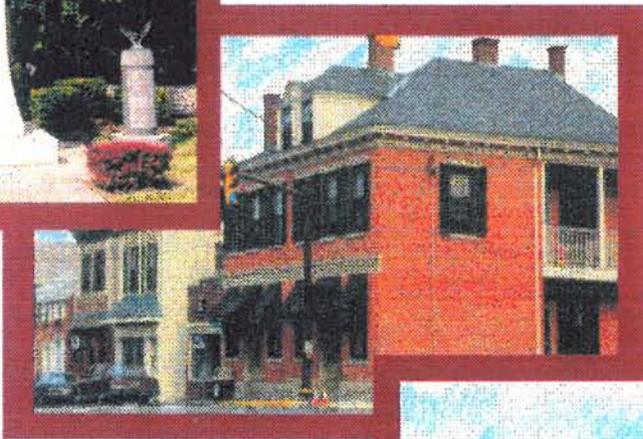
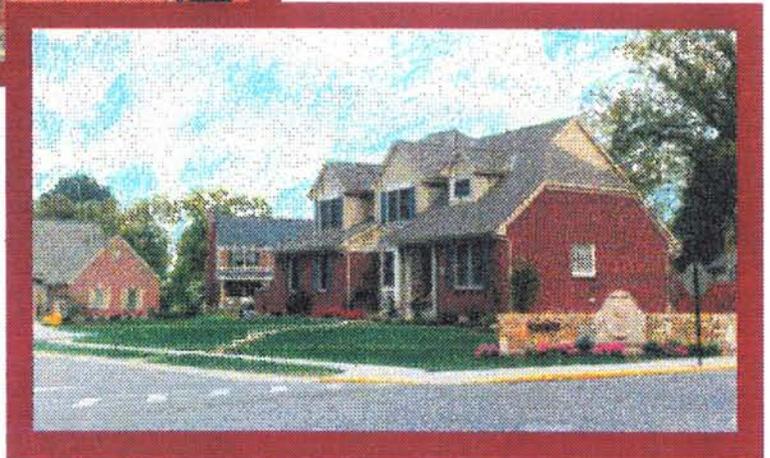


City of
St. Bernard



1998
Comprehensive
Plan



Prepared By:
St. Bernard Planning Committee
The Hamilton County Regional Planning Commission
The Hamilton County Office of Economic Development

RESOLUTION NO. 1, 1999

RESOLUTION ADOPTING THE CITY OF ST. BERNARD 1998 COMPREHENSIVE PLAN TO GUIDE REDEVELOPMENT EFFORTS FOR THE CITY OF ST. BERNARD INTO THE NEXT CENTURY.

WHEREAS, In 1964, the City of St. Bernard prepared a General Plan which was subsequently adopted by City Council as a basis for urban renewal projects throughout St. Bernard; and

WHEREAS, In 1998, the City of St. Bernard, through the cooperation of the Hamilton County Regional Planning Commission, the Hamilton County Office of Economic Development and the St. Bernard Planning Committee, prepared the 1998 Comprehensive Plan which updates the 1964 Plan; and

WHEREAS, Federal and State funds for urban renewal projects are not available anymore, the City of St. Bernard is looking to redevelopment alternatives and ways to guide community efforts in land use planning and economic development; and

WHEREAS, the 1998 Comprehensive Plan was developed to guide redevelopment efforts of the City of St. Bernard into the next century; now therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ST. BERNARD, STATE OF OHIO:

Section 1. The City of St. Bernard City Council hereby adopts, as attached, the City of St. Bernard 1998 Comprehensive Plan to guide redevelopment alternatives and ways to guide community efforts in land use planning and economic development for the City of St. Bernard into the next century.

Section 2. This Resolution shall take effect on the earliest date provided by law if approved by no more than the majority of the members of Council.

Passed this 4th day of February, 1999.

James J. Sicking
President of Council

ATTEST:

Darlene A. Bollmer
Clerk of Council

Approved this 4th day of Feb, 1999.

Barbara Siegel
Mayor

I, DARLENE A. BOLLMER, CLERK OF COUNCIL, CITY OF ST. BERNARD, STATE OF OHIO, DO HEREBY testify that the publication of Resolution No. 1, 1999, was made by posting true copies of the same in the most public places designated by Council: St. Bernard Square Bus Stop; Vine Street and Washington Avenue; Bertus Street Park; Greenlee Avenue and Jefferson Avenue; Sullivan Avenue and Delmar Avenue; each for a period of fifteen (15) days or more commencing Feb. 5, 1999.

ATTEST: *Darlene A. Bollmer* DATE *Feb. 4, 1999*
Clerk of Council

I, DARLENE A. BOLLMER, CLERK OF COUNCIL, CITY OF ST. BERNARD, STATE OF OHIO, DO HEREBY certify that this is a copy of Resolution No. 1, 1999.

Darlene A. Bollmer

City of St. Bernard Comprehensive Plan, 1998

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Barbara C. Siegel

Vice-Mayor

James J. Sicking

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Consultant Agencies

**Hamilton County
Regional Planning Commission**

&

**Hamilton County
Office of Economic Development**

October, 1998

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St. Bernard Comprehensive Plan
October, 1998

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EXECUTIVE SUMMARY

In 1964 the City of St. Bernard prepared a General Plan which was subsequently adopted by City Council as a basis for urban renewal projects. Those urban renewal projects met eligibility criteria to apply for federal and state funds. In 1998, the City of St. Bernard has prepared the 1998 Comprehensive Plan which updates the 1964 Plan. Although federal and state funds for urban renewal projects are not available anymore, the City of St. Bernard is looking to redevelopment alternatives and ways to guide community efforts in land use planning and economic development.

St. Bernard, Ohio, population 5,023, is located at the center of the Greater Cincinnati metropolitan area. Once a vibrant industrial community that thrived on the influx of its strategic location, availability of industrial lands and access to main transportation routes, it is now struggling with numerous changes that affect the vitality of the community. The residents are looking for alternatives to a city tax base too dependent on the industrial performance of a few companies, methods to reverse a declining population and strategies to improve a neighborhood business district.

This document is the result of seven months of intensive work of the St. Bernard Planning Committee and feedback from residents. The Comprehensive Plan for St. Bernard includes three parts: Existing Conditions, Community Vision, and Recommendations.

The Existing Conditions present a thorough inventory of social, economic, and physical aspects of St. Bernard. The second part, "Community Vision," synthesizes the residents' perception of their community, its strengths and weaknesses, the desired image of St. Bernard, and the goals and objectives that the community wants to embrace to reach that desired image.

A vision statement was formulated with the intent to provide the target for which the City of St. Bernard should aim when addressing community development and planning issues. The Vision incorporates the importance of the economy, neighborhoods, quality of life and the downtown business district.

The Vision Statement is: *"In the next twenty years St. Bernard will position itself as a model community with well-maintained residential neighborhoods, a vibrant business area that encourages pedestrian activity throughout the district, accessible and interconnected green spaces, and a balanced economy with a combination of retail, service, and technology oriented employers."*

The third part of the document, "Recommendations," contains land use and economic development guidelines. Land Use Recommendations include a Land Use Plan, an Open Spaces and Recreation Plan, a Street/Transportation Plan, Housing Alternatives, and a Special Planning District Proposal. The Economic Development Recommendations address the potential for redevelopment of the business district under the guidelines of a Main Street Program, and identify strategies to diversify the city tax base.

LAND USE RECOMMENDATIONS

Land Use Plan

The Plan consists of two parts: (a) a concept area analysis and recommendations, and (b) a land use plan map.

Concept areas delineate the most appropriate future land uses of large sectors of St. Bernard. Concept areas provide guidelines and strategies to maintain or improve characteristics of such areas. The Land Use Map identifies at the parcel level the most appropriate future land use.

Open Spaces and Recreation Plan

Existing and proposed parks, open spaces, and landmarks are integrated through a pedestrian and/or bike path in a system that physically and visually links the green areas to the residential areas. The plan recommends (a) to implement a park, "Heritage Trail", in the right-of-way of the Miami-Erie Canal, (b) the close off of McClelland Street at Vine Street, creation of an open space/green area and a visitor's information booth on the site, (c) a railroad museum in the old train station on Vine St. and I-75, (d) a community center on the site of the Vine Street playfield, (e) pedestrian and/or bike paths in designated areas that will bring people to the business district, (f) redesign of street intersections where pedestrian and vehicle traffic cross (Vine and Washington, Ross and Tower), and (g) signalization.

Street/Transportation Plan

Greenlee, Tower and Church-Rose Hill Avenues are designated as local collector streets. Such designation includes meeting a number of safety standards such as two moving lanes, on-street parking only on one side, speed limits, limited access points, intersection improvements, etc. Intersection improvements are also recommended along Vine and Ross Avenues.

It is recognized that the improvements will require further study and detailed engineering analysis to determine whether the benefits derived by the improvements outweigh the impacts that may result. The transportation improvements represent short-term solutions to St. Bernard's traffic problems. The recommendations represent the best available solution at this time without the benefit of such detailed analysis.

Housing Alternatives

Development of new housing in St. Bernard is limited because virtually all residential land has been built out.

Provision of new housing can be accomplished through the redevelopment of vacant or abandoned properties. As part of this study, eight potential development sites were identified in the residential area of St. Bernard. For analysis purposes, whenever possible, adjacent lots were consolidated in larger parcels. Using zoning requirements for each site, maximum number of dwelling units were calculated. The redevelopment area for all 8 sites totaled 3 acres, with a potential for development of 33 dwelling units, and an estimated population absorption of 123 people.

A way of increasing the number of housing units in the market without building additional dwellings is by "infilling," and/or reusing the existing housing stock. One alternative proposed is the infill of upper floors of buildings located in the business district with residential usage. Another alternative is a zoning text modification, allowing accessory apartments as a conditional use. An accessory apartment is a single dwelling unit apartment intended for use as complete independent living facility that is part and in the same structure and subordinate to a residence constructed as a single-family residence. One of the two dwelling units occupied is the principal residence of the owner.

Senior housing opportunities are limited if non-existent in St. Bernard. It is recommended further studies to evaluate the feasibility of different alternatives for senior housing: new development, and reuse or conversion of existing buildings.

Special Planning District

Along Vine Street between St. John's Cemetery and Clay Street a diverse array of land uses occur. Retail, office, service, residence, city offices, and educational uses coexist. The most visible uses are polarized by the neighborhood business district located in South Vine, and the community business district located in North Vine. The business district is an important element in the identity of St. Bernard. The appearance of some buildings in South Vine business district is one of decay and abandonment in part associated by the lack of design guidelines, inconsistent streetscape, signs, and other elements that fail to visually create a rhythm and identity of place.

Recommendations include a proposal for (a) a Special Planning District ordinance that will guide redevelopment

efforts in the designated area, (b) a boundary map, (c) design guidelines, (d) sign guidelines.

ECONOMIC DEVELOPMENT RECOMMENDATIONS

Neighborhood Business District

The Vine Street Business District is the heart of the St. Bernard community. If the Business District is to remain viable and become a vibrant focal point, the City must focus resources on its development. While North and South Vine have some distinct differences, there should be an attempt to create some kind of unity through sign design, streetscape, financial incentives, business recruitment, and promotion. All of these tasks require constant coordination and attention. A Main Street Program can provide all of these things with the help and guidance of a Main Street Coordinator.

City Tax Base

One of the primary tasks of an Economic Development Professional is to provide constant coordination and consistent information. Once economic development tools are in place, there must be someone (Economic Development Professional, Main Street Coordinator) or some group (e.g. Economic Development Committee, Business Calling Group) that promotes and explains these tools. The City of St. Bernard should review the plans' recommendations for economic development tools and designate someone or some group to learn, promote, and administer these tools.

OTHER RECOMMENDATIONS

City Status

A number of steps have been proposed in this plan to stop if not reverse the decline in population in St. Bernard. However, the effect of those programs is not immediate. The most optimistic population forecast shows a slight decline in population in the next 5 years. The loss of population to under the 5,000 mark endangers the city status of St. Bernard. City status has historically been an element of pride for St. Bernard residents. A change to a village status has the potential for political and administrative

adjustments that could be minimized by St. Bernard having a charter. For example, municipal officers are to be elected for the new municipal corporation, ordinances that are inconsistent with the village corporation shall be changed or repealed, civil service is optional for villages. By becoming a charter city St. Bernard residents will have the assurance that the principles, values, objectives, and guidelines for the community are guaranteed at all jurisdiction levels.

Plan Updates

After a Plan adoption, it is recommended to implement a process of Plan Updates every five years thereafter, to secure that changes in the social, economic, and physical environment are promptly taken into account and the City's (re)development efforts can be retrofitted accordingly.

INTRODUCTION

The St. Bernard Planning Committee and the Hamilton County Regional Planning Commission (HCRPC) with the Hamilton County Office of Economic Development (HCDC) worked on the 1998 Comprehensive Plan to guide redevelopment efforts of the City of St. Bernard into the next century. As part of the planning process, input from citizens was welcomed to identify goals, priorities and concerns to be addressed in a Comprehensive Plan.

The City of St. Bernard's General Master Plan of 1964 was used as a reference. Updated information on demographics, economics and infrastructure issues was provided for comparison purposes. The information regarding St. Bernard was analyzed in context, with the adjacent communities of Norwood, Elmwood Place, Cincinnati, and Hamilton County as reference.

The general purposes of the study were (1) to develop methods to maintain/increase population for continuance of city status for assurance of quality services to the

community, and (2) to plan for revitalization of commercial and industrial development to provide local services and employment opportunities as well as generate additional tax revenues.

The 1998 Comprehensive Plan for the City of St. Bernard re-evaluated and updated the Business District Plan and Land Use Plan components of the 1964 General Community Plan. The Comprehensive Plan includes a series of recommendations for land use, including strategies and a map, and recommendations for development programs. Included within the plan is an implementation framework.

THE PLANNING COMMITTEE

The Planning Committee was formed by fifteen residents of St. Bernard. They represented diverse groups and interests. Planning Committee members met regularly every month. Additional meetings were scheduled as needed. Meetings were held from March until October, 1998. The quorum for meetings was ten members. Motions passed with two third of the votes of planning committee members present. Gerry Weidmann was voted spokesperson of the group. A list of Planning Committee members follows:

William Blom
Mark Bollmer
Gary Brown
Tim Hackney
Robert Isfort
Barbara M. Kalb
Kathie Rickenbaugh
Michael Schildmeyer
John Schwallie
Gary Stegeman
George Stegeman
Jerry Steidel
Rev. Steve Steiner
Donald Tobergte
Gerald Wiedmann

THE PROCESS

During seven months a series of meetings was held to develop the St. Bernard Comprehensive Plan: ten planning

committee meetings, one community-wide meeting to gather information on what the more important community issues were, one sub-committee meeting to get feedback on land use and economic development objectives and strategies, and a final community/public hearing meeting where final recommendations were presented.

The St. Bernard Planning Committee first reviewed background research, identified problem areas and prepared for a community meeting. Planning Committee members served as facilitators of that community meeting.

At the first public meeting, in April, 1998, the community at large was asked to identify strengths, weaknesses, opportunities, threats, landmarks, and future development needs for St. Bernard. Using this information the Planning Committee developed goals, and identified major issues, objectives and strategies.

Guest speakers were invited to talk about issues of major relevance to the community. Jerry Caruso, Coordinator of the Main Street Program for the City of Harrison, and Michael Starke from Project Market Decisions presented the Planning Committee with facts about Main Street Program and senior housing, respectively.

Goals, objectives and strategies for land use and for development programs were presented to the community in a public meeting held in July, 1998 for review and feedback.

Then, based on community input the Planning Committee had the opportunity to adjust their recommendations. The last community meeting was held in October to present final recommendations.

Exhibit No. 1 shows the schedule of meetings.

Exhibit No. 1 Schedule of Meetings

ACTIVITIES	Feb				Mar					Apr				May					Jun				Jul				Aug				Sept				Oct				Nov															
	1	2	3	4	1	2	3	4	5	1	2	3	4	1	2	3	4	5	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4								
MEETING ATTENDANCE																																																						
10 Planning Committee																																																						
1 Public Meeting: SWOT*																																																						
1 Community Workshop: LUP** & Econ. Dev. – Goals, Objectives and Strategies																																																						
1 Public Meeting: Presentation of Recommendations to Community and City Council																																																						

*Strengths, weakness, opportunities, threats
 **Land Use Plan

1

EXISTING CONDITIONS

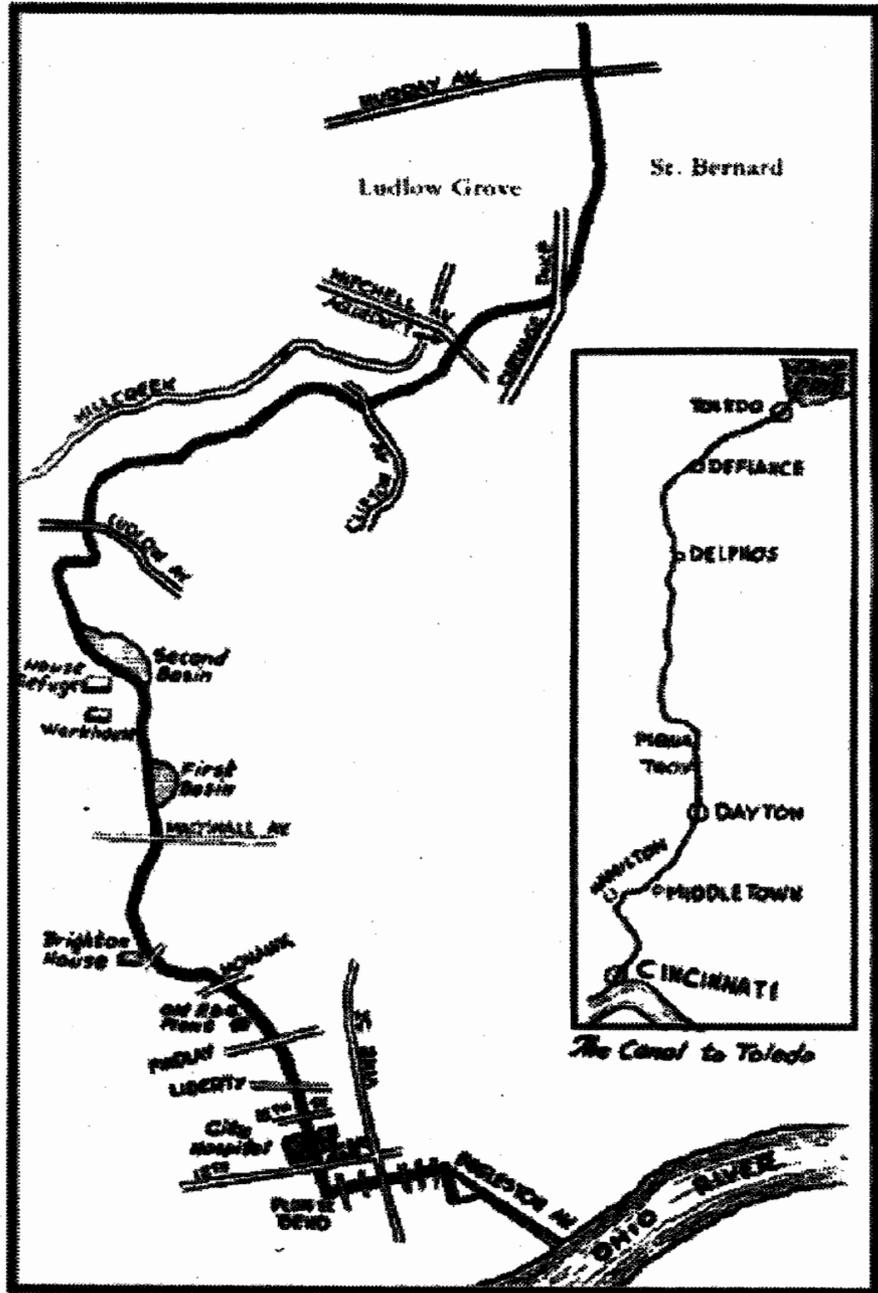
HISTORY

Many of the original settlers in the United States were attracted to the land in the vicinity of the rivers for its substantial industrial potential. The Miami-Erie Canal built in 1827 was an important transportation route that linked the northwestern territories to the Great Lakes and from there to the east coast, in the Greater Cincinnati Area.

In 1878 two communities, Ludlow Grove and St. Bernard, located along the Mill Creek Valley were incorporated as a village and named St. Bernard. Prior to 1878 Ludlow Grove was a small unplatted community settled in 1794 by John Ludlow along the road to White's Station near the Mill Creek on the west side of the Canal. St. Bernard was a German Catholic settlement platted in 1850 by John Bernard Schroeder and Joseph Kleine along Carthage Pike (east of the Miami-Erie Canal).

See Exhibit No. 2.

**Exhibit No. 2
Miami-Erie Canal – St. Bernard Location**



Source: St. Bernard, Ohio 1878-1978, page 15.

Between 1851 and 1872 three railroads were built in St. Bernard: (1) the Cincinnati, Hamilton & Dayton Railroad, (2) the Marietta & Cincinnati extended its line from Loveland to the Ch & D line, and (3) the Cleveland, Columbus, Cincinnati and Indianapolis. Almost a hundred years later, in 1958, the Interstate-75 was built through the community and generally followed the route of the Miami-Erie Canal.

In 1859 the first industry located in St. Bernard. Industries were attracted by the available land, access to rail and canal lines, and abundant water supply. In 1885 the factories of Procter & Gamble Company and the Emery Candle Company moved from downtown Cincinnati to Ludlow Grove area. The area was renamed Ivorydale after the new P&G plant. At the end of the 19th century industries employed over two thirds of workers in St. Bernard. Many more industries moved in during the first two decades of this century. From 1880 to 1910 St. Bernard's population grew fivefold. St. Bernard became a city in 1912, the third in the county and the first in the Mill Creek Valley. See Appendix No. 1 for more details.

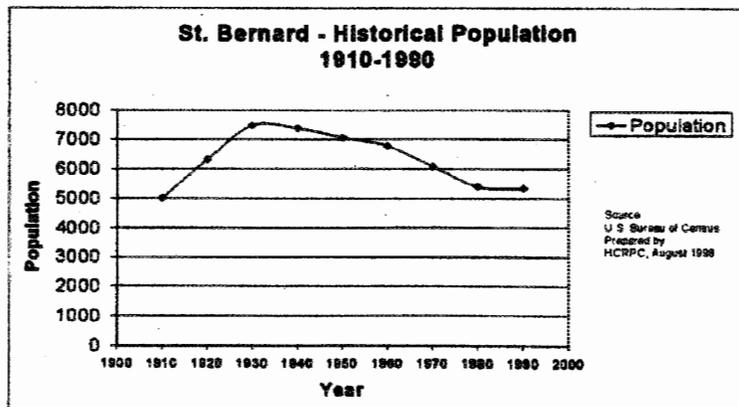
POPULATION

The population growth rate of St. Bernard has fluctuated over the decades. The population has grown from 5,002 in 1910 to 7,487 in 1930. According to the U.S. Census St. Bernard's population was gradually decreasing between 1930 and 1960. During the 70s the City experienced an abrupt loss of population in part explained by urban renewal projects that affected the northern part of the Vine Street Business District. Several blocks of houses and stores were demolished and developed into a suburban shopping square. It appears that in the past two decades St. Bernard has stabilized its population at around 5000. See Exhibits No. 3 and 4.

**Exhibit No. 3
St. Bernard
Historical Population 1910-1990**

Year	Population	% Change
1910	5002	
1920	6312	+26.18%
1930	7487	+18.61%
1940	7387	-1.33%
1950	7066	-4.34%
1960	6778	-4.08%
1970	6080	-10.30%
1980	5396	-11.25%
1990	5344	-0.96%

Exhibit No. 4



Current Population

The population for the City of St. Bernard has been estimated from the 1990 Census through mid 1998 using building permit data¹. In the last eight years, St. Bernard's population has stabilized as a result of the addition of 23 new housing units.² The 1998 estimated population is 5,046. The negative population change of -298 represents a -5.58% population change from April 1, 1990 to November 17, 1998 with a -0.10% average annual population change. See Exhibit No.5.

Exhibit No. 5 Building Activity in St. Bernard April 1990- June 1998

Year	Single-Family	Multi-Family	Demolition	Net Gain/Loss
1990	0	0		
1991	0	0		
1992	0	0	1	-1
1993	0	0	(*)	
1994	8	0	(*)	
1995	4	0	(*)	
1996	9	0	(*)	
1997	2	0	(*)	
1998 (thru June)	0	0	(*)	

Note: (*) No data available

Prepared by Hamilton County Regional Planning Commission

Source: Hamilton County Building Department and U.S. Census Bureau Building Branch

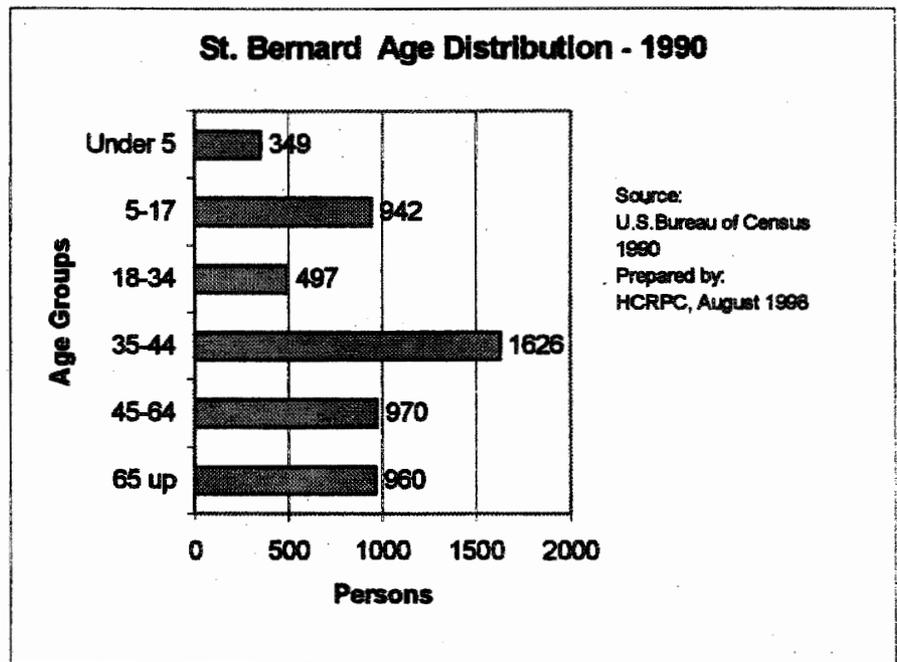
¹ Ohio Department of Development.- Population Estimate Software.

² Current population estimates by type of unit calculated 2.69 persons per unit for single units, 2.12 persons per unit for 2 units, 1.74 persons per unit for 3-4 units, 1.68 for 5 Or more, and 2.80 for mobile homes. It is considered the number of units in 1990 plus the number of units added since 1990. The estimated number of occupied units, assuming the same occupancy rates were reported in 1990. The estimated persons per unit figures were derived by applying the change in Ohio's persons per unit figure (1980-1990) to the subcounty area's 1990 figure. The number of persons living in each type of unit were derived by multiplying the persons per unit by the number of occupied units.

Age Composition

Age composition of a community is a factor that can be used to project future community trends. A community with a growing number of younger people, for example, may be more likely to experience growth than an area with an older, more established population. St. Bernard is an established mature community, where persons between ages of 35-44 are the largest group. Junior high and high school age persons and persons between ages 45-64 and 64 and up are equally represented in the city. See Exhibit No. 6

Exhibit No. 6



Population Forecast

The use of mathematically established models for community population forecasting has become the standard "method of operation" for planners in their planning analysis. For St. Bernard, three general methods of population forecast have been used, all of which analyze and forecast population trends in different ways³.

According to the linear and the geometric models, the population in St. Bernard is most likely to decline to somewhere around 4,000 people in the next twenty years by continuing the trend that has occurred up to now. For the same period, the parabolic model shows a trend in which St. Bernard loses some population reaching to 4,972 in its lowest point around 2005 but starts to regain population to slightly above the 5,000 mark by the end of the 2020. See Exhibits No. 7, 8 and 9.

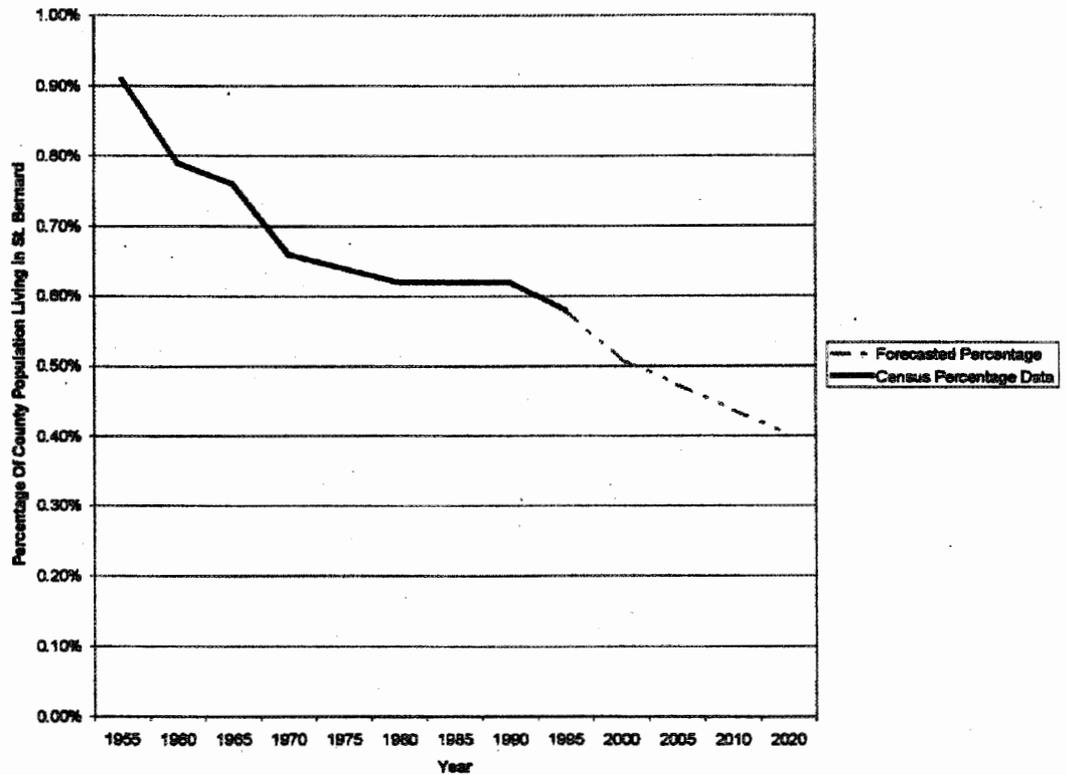
Of course, these are mathematical models that do not take into account community efforts in economic development, or other social or political factors that may change the appeal of St. Bernard as a residential area. For planning purposes results from the parabolic model would be used, therefore assuming a population of 5,000, by the year 2020.

³ Richard Klosterman: Community Analysis and Planning Techniques (1990).

Model 1- Linear Model ⁴

The first model used in the analysis is the most commonly used method in trend forecasting. It basically extends the continuing trend as it is occurring into an established future horizon. No attention to past fluctuations or behavior is accounted for in this model.

Exhibit No.7 City of St. Bernard Population Forecast - Straight Line Model



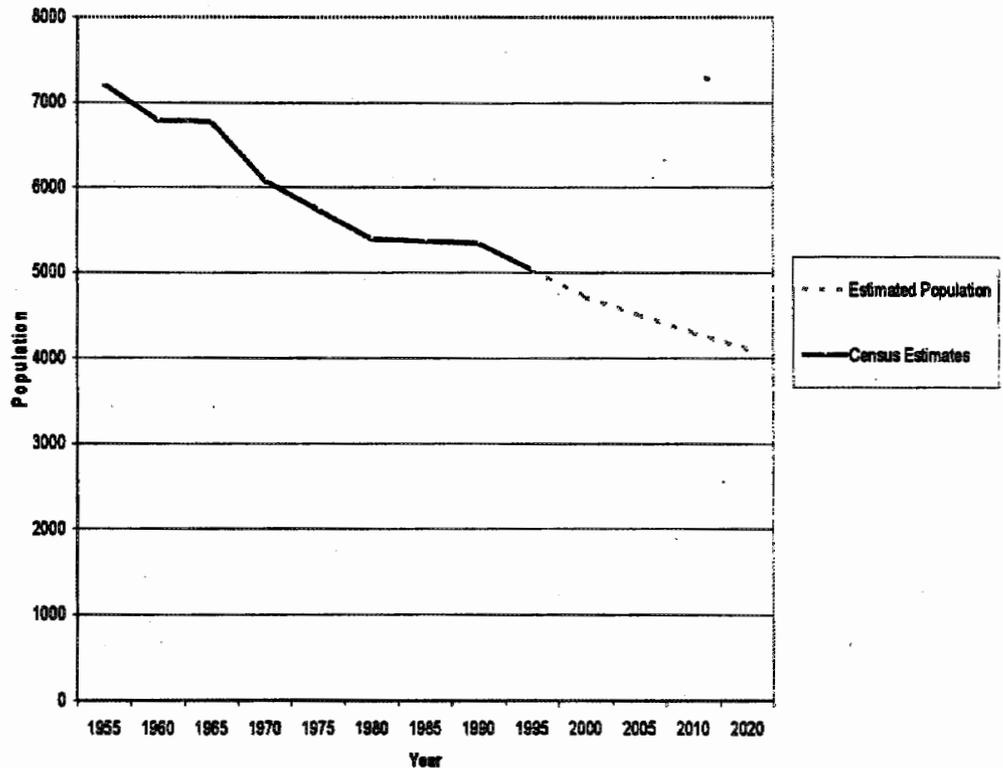
Source: U.S. Bureau of Census
Prepared by: HCRPC, August 1998

⁴ This model is also known as the "straight line" method.

Model 2- The Geometric Curve

This model is more detailed in its analysis of the established population trend. These curves were formulated to accurately describe data that is measured in discrete time intervals. This is proper for this analysis because five-year intervals of population data are used. Where the linear model assumes that growth or decline occurs in *constant increments*, the geometric curve assumes changes occurs at a *constant rate* over time. This method does not take into account any type of constraints that may occur on population change. These include changes in behavior, fertility patterns, etc. It simply projects the rate of change into the future.

Exhibit No. 8 City of St. Bernard Population Forecast – Geometric Curve Method

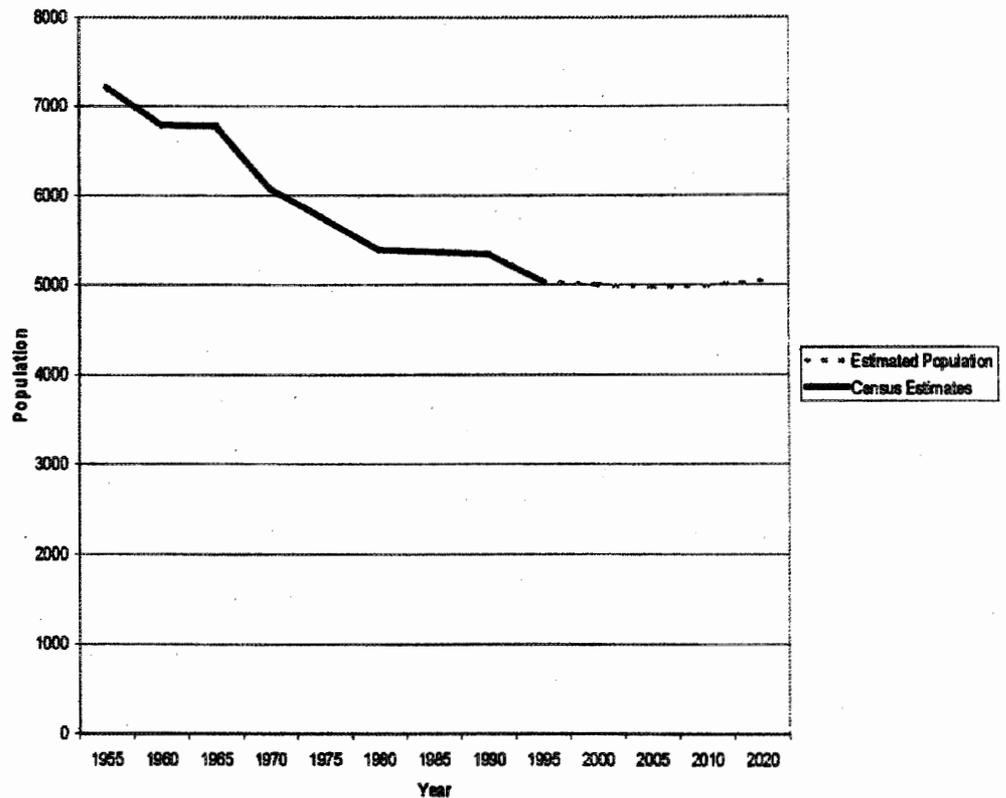


Source: U.S. Bureau of Census
Prepared by: HCRPC, August 1998

Model 3- The Parabolic Model

The parabolic model uses a more detailed equation to project future populations. The calculations take into account past minor fluctuations and changes in rates to project how the future trend will behave. This is a more in-depth forecast but it may over analyze in the sense that past fluctuations may not occur again in the future. (I.e. the rate of population growth due to the introduction of urban renewal likely not repeat itself.)

Exhibit No. 9
City of St. Bernard
Population Forecast – Parabolic Model



Source: U.S. Bureau of Census
Prepared by: HCRPC, August 1998

POPULATION TREND

The demographic analysis of St. Bernard shows a consistent pattern of a declining population, pattern similar to most other inner cities in metropolitan regions. Mature population is increasing while younger families are fleeing to the suburbs. St. Bernard confronts the challenge of retaining its current population and attracting new residents.

The potential loss of population in St. Bernard has different ramifications. The first and most obvious consideration is the lost vitality in the city. The other consequence of a downsize in population below the 5000 mark has to do with the Ohio Revised Code (ORC). According to the ORC a population count of 5000 and above gives a community the category of a city, below 5000 of a village. When that is not the case, changes are to be made to accommodate to the ORC mandate. The City of St. Bernard does not have a charter, therefore it is subject to all the ORC requirements. For more detailed information see Appendix No. 2.

Cultural aspects are important to consider too. The pride of this community comes partly from being a City. St. Bernard residents in 1912, rejected incorporation to the City of Cincinnati. This was a time when many other small communities became neighborhoods of Cincinnati. The village of St. Bernard opted to stand on its own and became a city in 1912.

The city will need not only to devise strategies to increase population, but also to work toward the development of a charter for the city to secure that principles, values and guidelines of the community are properly spelled out.

Socio-Economic Characteristics in Adjacent Communities

Cincinnati, Norwood and Elmwood Place were chosen for comparison purposes to find out how St. Bernard stands in relation to its immediate neighbors. County wide information was also included for reference. See Exhibit No. 10.

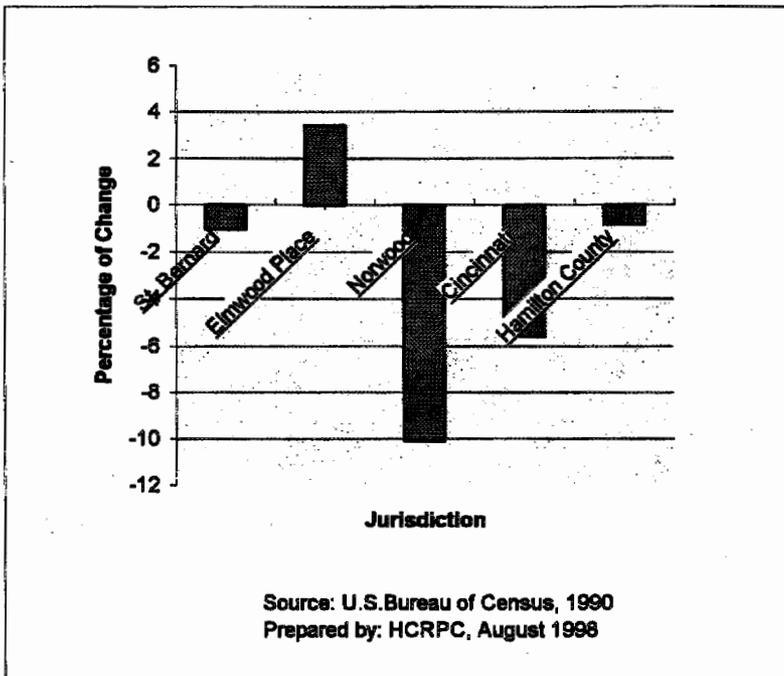
Exhibit No. 10 St. Bernard Compared to Other Selected Hamilton County Jurisdictions 1990

	St. Bernard	Elmwood Place	Norwood	Cincinnati	Hamilton County
Area (Square Miles)	1.54	0.33	3.1	78.82	412.81
Population	5,344	2936	23674	364,040	866,228
% Change in Population (1980-1990)	-1%	3.4%	-10.1%	-5.6%	-0.8%
Population Density (Hab/ Sq. Mile)	3,470	8,897	7,637	4,619	2,098
% Population Under 18 Years	24.7%	30.6%	25.1%	25.1%	25.9%
% Population 18 to 64	57.2%	57.9%	61.5%	61.1%	60.8%
% Population 65 Years and Over	18.1%	11.5%	13.4%	13.9%	13.3%
% Minority	5.0%	2.6%	1.7%	39.5%	22.3%
Median Household Income	\$27,527	\$20,478	\$22,191	\$21,006	\$29,498
Median Value of Owner Occupied Housing Units	\$59,000	\$38,100	\$51,500	\$60,800	\$71,500
Median Rent	\$338	\$278	\$318	\$329	\$355
% Renter Occupied Housing Units	37.2%	50.5%	45.6%	56.3%	39.1%
% Multi-Family Housing Units	52.1%	55.5%	54.8%	62.7%	41.3%
% Vacant Housing Units	5.5%	8.7%	5.6%	8.7%	6.2%

Source: U.S. Bureau of Census, 1990
Prepared by: HCRPC, August 1998

With a population change of -1% , about the same as the county level, St. Bernard has managed to retain its population in the past decade. Norwood and the City of Cincinnati on the contrary experienced considerable losses (10 and 5% respectively). Elmwood Place presents an interesting case being one of the few inner city neighborhoods that actually shows a positive population change. See Exhibit No. 11.

**Exhibit No. 11
Population Change
In Selected Communities in Hamilton County
1980-1990**

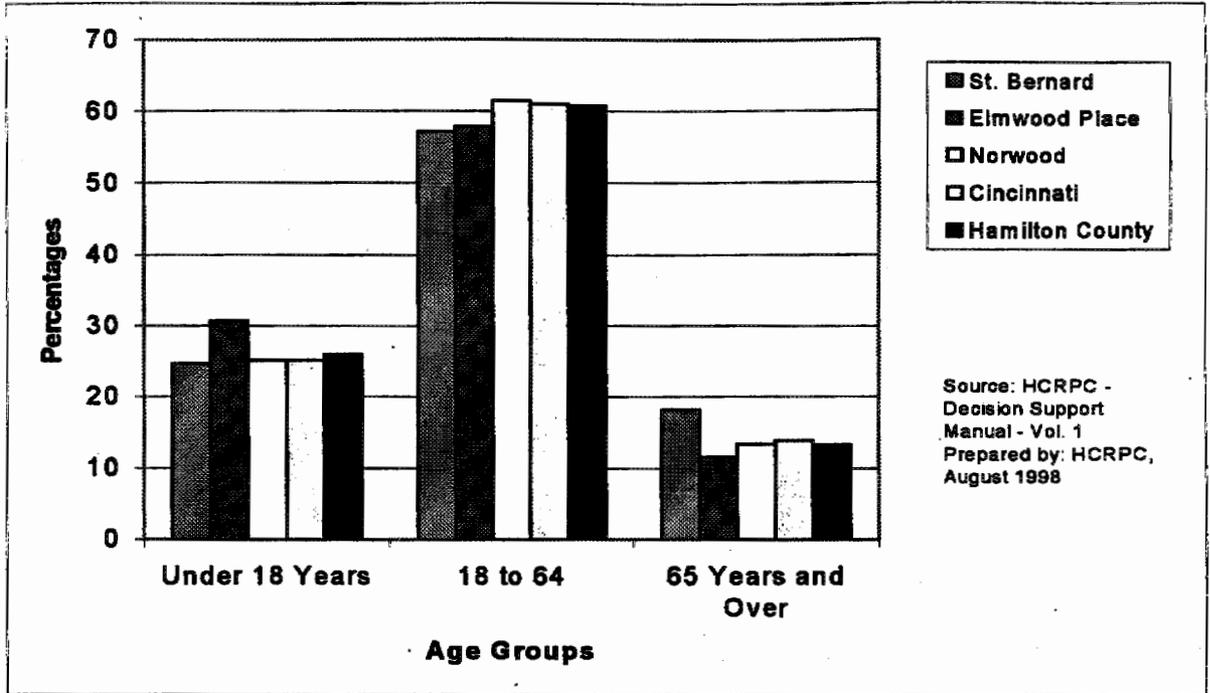


If the population of these communities is grouped into three age range categories: (1) under 18 years, (2) from 18 to 64 years, and (3) 65 years of age and older the result is as follows:

- Overall, St. Bernard's population in the group age of under 18 at 24.7% is very close to the county's average (25.9%), Cincinnati (25.1%) and Norwood (25.1%). However, Elmwood Place ranks above the mean with 30.6% , 5.9% higher than St. Bernard's.
- In the group age from 18 to 65, the county's average is 60.8%. St. Bernard's population in this "working age" group at 57.2% is slightly below average. Cincinnati (61.1%) and Norwood (61.5%) have a slightly higher percentage of population than the average.
- Hamilton County's average percentage of population 65 years of age and older is 13.3%. St. Bernard, Cincinnati, and Norwood have a larger share of older population than the county's average. St. Bernard has 4.8% more seniors than the county's mean. Elmwood Place on the contrary has a smaller share of older population.
- In conclusion, St. Bernard's population composition has a smaller group of younger population, a 'working age' group that is about as representative as the county's, and a larger older population share than the county's average.

See Exhibit No. 12.

**Exhibit No. 12
Age Distribution
In Selected Communities in Hamilton County
1980-1990**



Source: HCRPC -
Decision Support
Manual - Vol. 1
Prepared by: HCRPC,
August 1998

PHYSICAL CHARACTERISTICS

The physical development of a community in a large degree depends on the natural characteristics of where it is located. St. Bernard is situated in the Mill Creek Valley. Low lands along the Creek have developed as industrial sites. Higher lands located south and east of the Mill Creek out of the reach of periodical floods have developed as residential areas. Natural conditions such as topography and flood plains will be analyzed. Man-made physical elements also shape the city. Some of these characteristics will be also depicted. See Map No. 4.

Flood Plains

A significant portion of the industrial area, in the north and northwest part of town is within the flood plain along the Mill Creek. The adjacent land to the east border of the Mill Creek is within the 100-Year Flood Plain Boundary with a Base Flood Elevation line of about 500 feet. The area that extends from the northwestern corporation limit toward Beech and Spring Grove Avenues, and to June Avenue bordering the railroad tracts up to Murray Street is within the 500-Year Flood boundary.⁵ Most of the Mill Creek in the St. Bernard section has been channeled by the Corps of Engineers with concrete walls.

Topography

The topography of St. Bernard presents no major contrasts. Low lands that extend along the Mill Creek are used for industrial purposes. The terrain elevates in direction south and east of the Creek. The highest points are by St. Mary's Cemetery in the south-east part of town, at about 120 feet higher than the lowest point by the Mill Creek. Of more impact than the topography are the man-made barriers that have imposed separations between neighborhoods.

Physical Characteristics

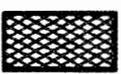
The most prominent physical aspect of St. Bernard is Interstate-75, which runs in southwest-northeast direction,

⁵ Source: National Flood Insurance Program. FIRM Flood Insurance Rate Map. City of St. Bernard, Ohio. Hamilton County. Community-Panel Number 390235 0001 B. September 1984. Federal Emergency Management Agency FEMA.

splitting the community into two sectors. The northern sector of the city is primarily industrial with an abundance of rail lines servicing the area. The southern portion of the community is characterized by the numerous dense neighborhoods that form St. Bernard's residential core. Vine Street divides the neighborhoods in east and west sectors. The city also has two distinct landmarks in St. Mary's Cemetery to the east and the Catholic Cemetery to its extreme south-west. The bulk of St. Bernard's commercial structures are located in the Vine Street business district, while its governmental center and civic amenities are situated on the corner of Vine and Washington.

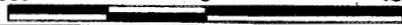


Legend:

-  10 Foot Contour Lines
-  100 Year Flood Boundary
-  Buildings

Source: CAGIS & Federal Emergency Management Agency, 1984

Graphic Scale: 1300 0 1300 Feet



**CITY
OF
ST. BERNARD
COMPREHENSIVE PLAN**

Content:

**Physical
Characteristics**

Map: **1**



**The Hamilton County
Regional Planning
Commission**

Prepared: August 1988

PUBLIC UTILITIES – INFRASTRUCTURE

Water

Water is furnished by Cincinnati Waterworks under contract. The source of supply being the Ohio River, water is available in abundant quantity.

Sewer

The St. Bernard sewer system consists of combined systems for sanitary and for storm drainage flow. The sewer system connects to the Cincinnati mains and the Mill Creek sewage treatment plant. Storm drainage is discharged directly into the Mill Creek. The Bloody Run is an open combined sewer overflow (CSO) which runs along the industrial northern border of St. Bernard. The CSO is maintained by the Metropolitan Sewer District. The Bloody Run CSO is the greatest issue concerning St. Bernard's sewers. There are three combined sewer overflow outlets from where the Bloody Run opens up at Prosser Avenue. The largest overflow outlet is at Prosser and the other two smaller overflow outlets are located down stream.

Currently, the Metropolitan Sewer District plans to put an unmanned treatment facility at the northwest corner of Prosser and Murray, and has separation projects lined up for the two downstream overflows. The entire undertaking should begin in approximately one year, and will take about 18 months to completion. These projects should correct the Bloody Run sewer problem.

There is a St. Bernard Sewer Plan put together by Joseph M. Allen Consultants. This plan specifically addresses sewer issues on a site by site basis and generally involves the separation of combined sewers and/or upgrades to existing lines. The Sewer Master Plan is being implemented and is running on schedule. The plan is expected to be fully implemented within 15 years.

Electricity

Electricity and gas are furnished by the Cincinnati Gas and Electric Co., while telephone service is supplied by Cincinnati Bell Telephone Company. Facilities of both of the companies are adequate to supply the future needs of the community.

Streets: Parking and Traffic

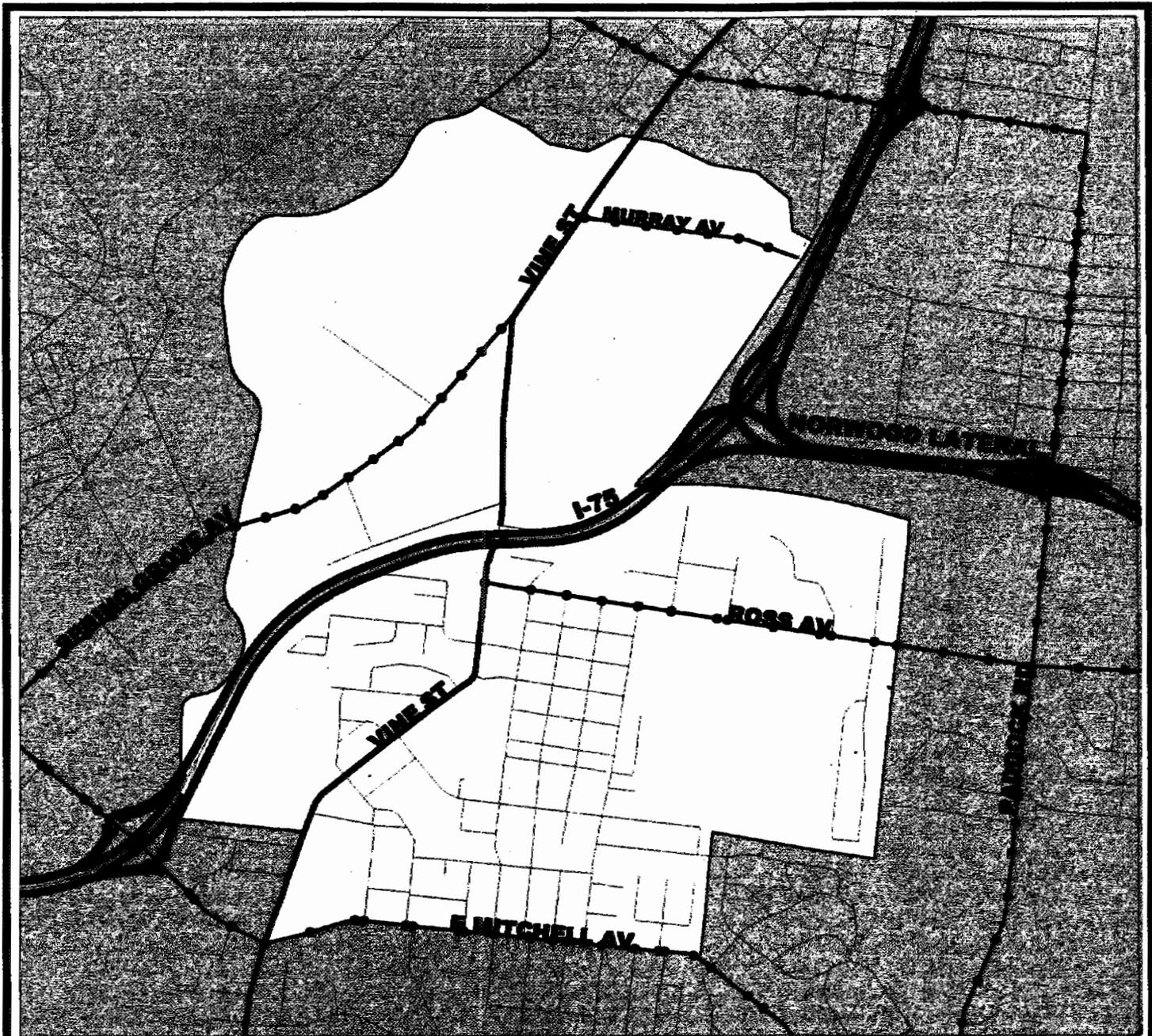
The city of St. Bernard is well served by major thoroughfares that link the community to the rest of the Greater Cincinnati area, and to the country. Interstate 75 crosses the city in a south-west north-east direction with two major interchanges in close proximity: the Mitchell Avenue-St. Bernard, and the Norwood Lateral -562. The first provides direct access to the city, and the second a close access to the east side of the metropolitan area through the Norwood Lateral. In addition, Vine Street is a major collector street that traverses the city in a north-south direction; Spring Grove Avenue is a minor collector that runs parallel to I-75; and Mitchell, Ross and Murray Avenues are minor collectors that travel in a east-west direction. See Map No. 2.

Most of the residential area in St. Bernard has developed within a grid pattern of narrow streets running north-south and east-west, with small blocks, and minimal off-street parking.

Heavy through-traffic associated with the industrial activities in St. Bernard typically uses I-75, Mitchell and Spring Grove Avenues. I-75 functions over capacity at peak hours and Vine Street, Spring Grove and Mitchell Avenues in St. Bernard are often used as a bypass to traffic congestion.

Within the City limits, the school, churches and halls, are the largest generators of traffic. During school year, students pick up and drop off, and special events such as football or basketball games result in traffic jams, and parking problems that overflow to the adjacent residential and commercial areas.

The combination of an extremely transited highway, I-75, and the city's location near to densely populated areas and to a concentrated industrial area, contribute to traffic



Legend:

-  Freeway
-  Major Arterials
-  Minor Arterials
-  Local Street

Source: Hamilton County Thoroughfare Plan Update,
 HCRPC & Engineer, 1993
 Graphic Scale: 1500 0 1500 Feet

**CITY
 OF
 ST. BERNARD
 COMPREHENSIVE PLAN**

Content:
**Hamilton County
 Thoroughfare Plan**

	Map 2
	The Hamilton County Regional Planning Commission Prepared August 1998

accidents in the proximity of St. Bernard. One of the most dangerous intersections, Mitchell Avenue and Vine Street, is in the region at the south border of St. Bernard. This intersection was ranked the 6th most dangerous intersection in the Cincinnati area⁶ according to traffic reports collected in 1995. The city of Cincinnati is currently evaluating the redesign of the intersection.

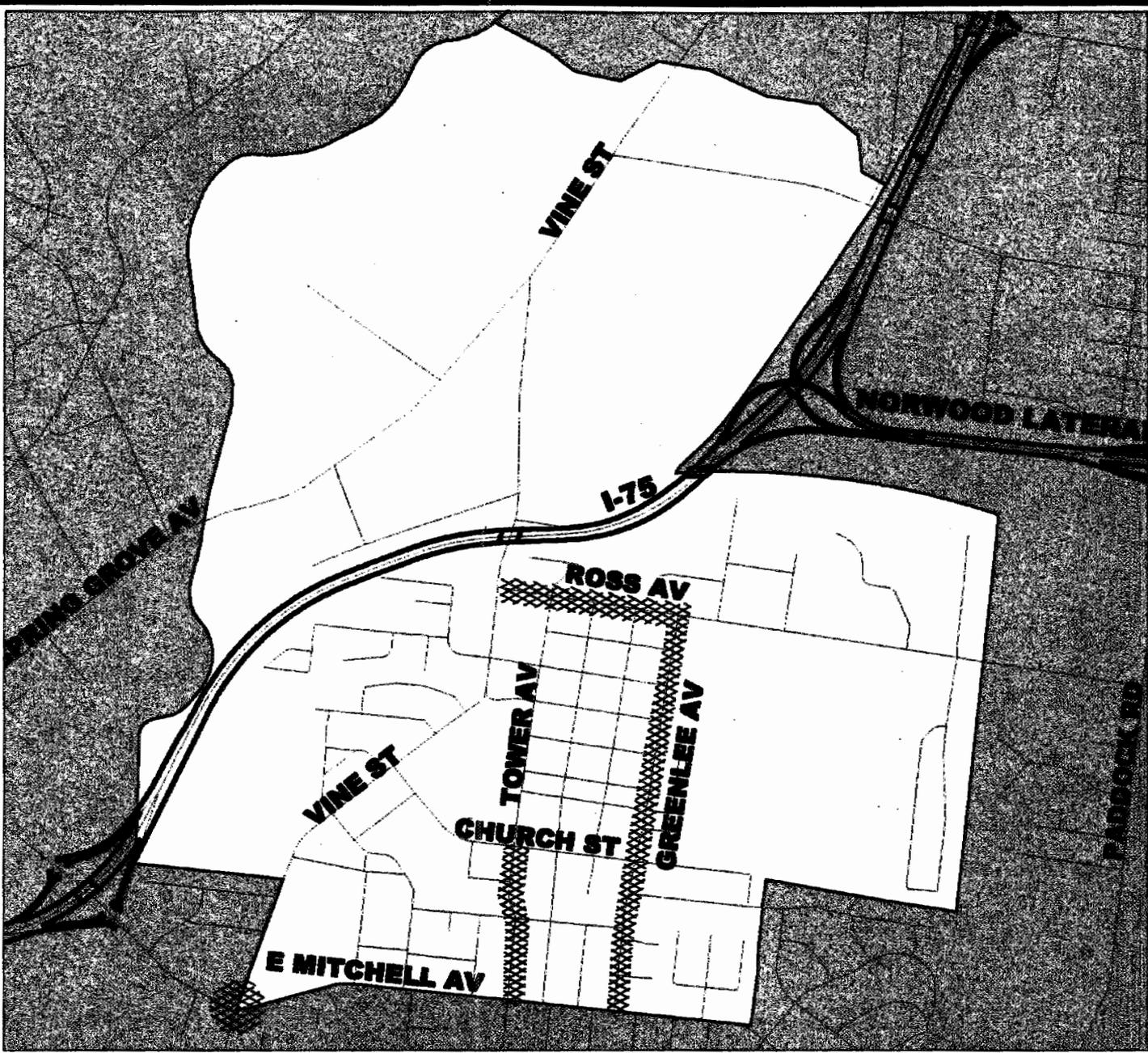
Within the City's boundaries, St. Bernard Police reports traffic accidents in the period 12/1/97 – 7/12/98 occurring on only three streets: Ross, Greenlee, and Tower. Sixty-three percent of reported accidents occurred on Greenlee Avenue. All but one of the 12 accidents reported on Greenlee involved parked vehicles. The Greenlee accidents occurred between 6:30 am and 5:30 pm from Tuesday to Saturday. The accidents on Ross were in the segment between Greenlee and Tower, and all involved operating vehicles only. On Tower Avenue, seventy-five percent of the accidents involved parked vehicles and occurred in the segment between Mitchell and Church. See Map No. 3, and Appendix No.3.

Parking and Traffic in Residential Areas

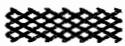
Standards for local streets in residential areas call for a minimum paved section of 36 feet (50 feet ROW), where two moving lanes of 10 feet each, and two parallel parking lanes of 9 feet each will suffice for the needs for ease and safe traffic as well as parking needs of a community.

Taking into consideration the fact that most of the residential parts of St. Bernard were platted at the end of last century and early decades of the Twentieth Century, it is not a surprise to find that the width of its streets do not fulfill modern requirements of parking facilities and traffic lanes. (See Appendix No. 4 Street information Table). Original design considerations did not provide for off-street parking in residential areas either. Furthermore, ownership of multiple vehicles per household as a common practice of modern life style aggravates the traffic and parking situation in residential areas.

⁶ Cincinnati Enquirer: John Hopkins: "Danger in the streets." March 8, 1998.



Legend:



Traffic Accidents Incidence Areas

CITY OF ST. BERNARD COMPREHENSIVE PLAN

Content: **Traffic Accidents Incidence**

Map **3**



The Hamilton County Regional Planning Commission

Prepared August 1998

Source: Traffic Crash Report, City of St. Bernard Police Report, 12/1997- 7/1998

Graphic Scale: 1500 0 1500 Feet

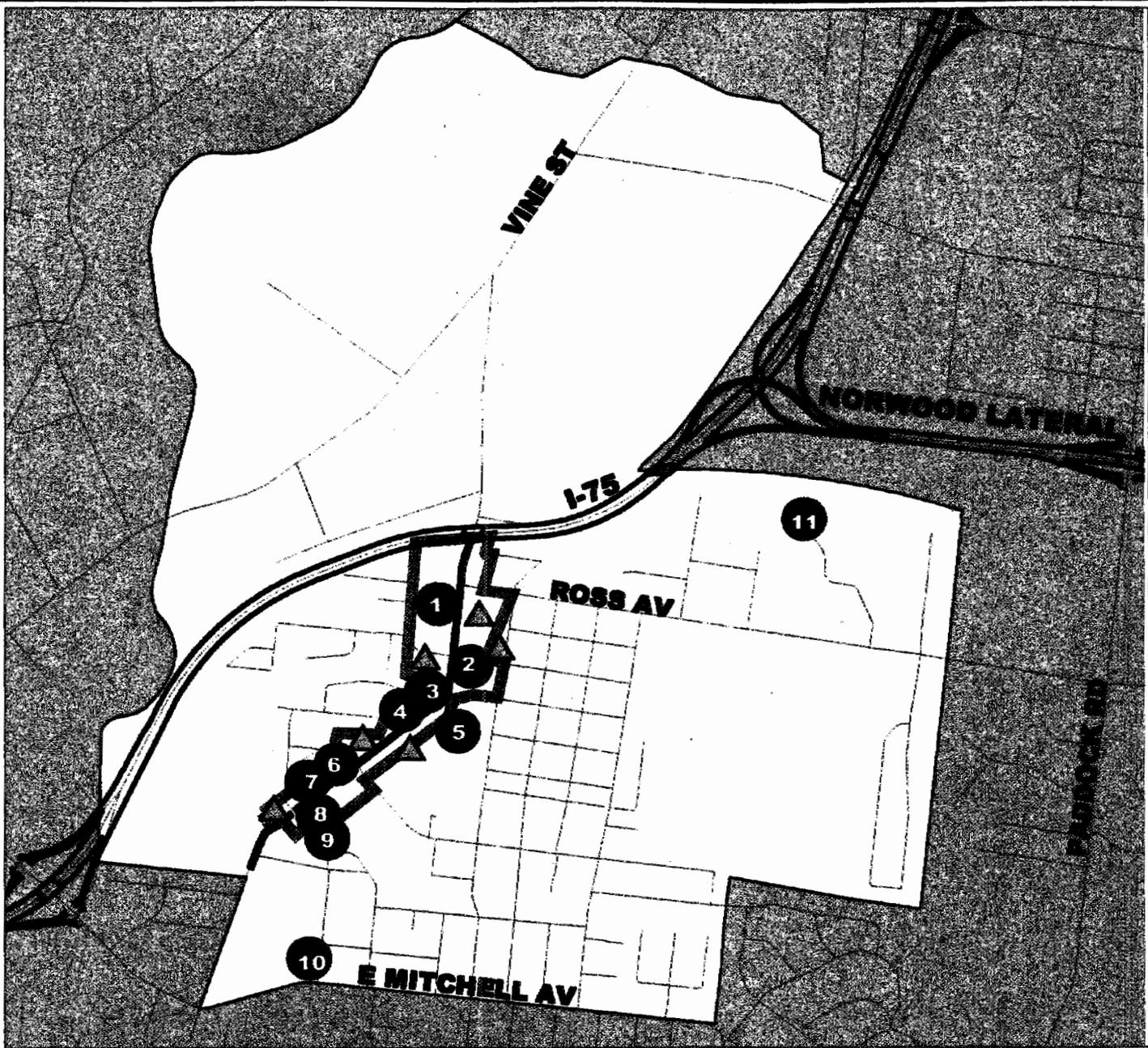
Parking in the Business District

Parking in the commercial area seems to be plenty and well distributed. Off-street and on-street parking is readily available. Public and parking lots are distributed along Vine Street. Standards call for parking spaces located within 300 feet of the commercial facility. The total number of public parking spaces available in the business district is 613. See Exhibit No. 13. It is remarkable the lack of signage to show the patrons where public parking is located. The City of St. Bernard also provides free parking in other non commercial areas. See Map No. 4.

Exhibit No. 13 Off-Street Public Parking in Business District

No.	Location	Parking Spaces
1	St. Bernard Square	360
2	110 Washington	76
3	Phillips East	12
4	Baker & Vine	25
5	Vine St. Park	54
6	Martin & Vine	27
7	4511 Vine	22
8	Bertus & Vine	17
9	Park Place	20
Total		613

Source: Field Survey
Prepared by: HCRPC - August 1998



Legend:

- | | |
|----------------------|--|
| 1 St. Bernard Square | 9 Park Place |
| 2 110 Washington | 10 Leonard & Mitchell |
| 3 Phillips East | 11 Tennis Lane |
| 4 Baker & Vine |  Business District |
| 5 Vine St. Park |  Public Parking Lots |
| 6 Martin & Vine |  Private Parking Lots |
| 7 4511 Vine | |
| 8 Bertus & Vine | |

Source: HCRPC Field Survey

Graphic Scale: 1300 0 1300 Feet

CITY OF ST. BERNARD COMPREHENSIVE PLAN

Content: **Off-Street Parking**



The Hamilton County Regional Planning Commission

Prepared: August 1988

HOUSING COMPOSITION

Several housing conditions have been compared: the amount of owner and renter units, the number of vacant and occupied housing units, the ownership of housing units (i.e. single family, multi-family, mobile home, etc.) and age of the structure. The most recent complete recording of housing conditions for St. Bernard was provided by the 1990 census. This data has been summarized here and augmented with available information on recent building activity where available.

The 1990 U.S. Census reported St. Bernard as having 94.5% occupied housing units and 5.5% vacant housing units, which is not particularly different from other communities in the area. Approximately 60% of the occupied housing units are owner occupied and the remaining 40% are renter occupied. Of the renter occupied housing 10% are single family, 39% are two family, 50% are multi-family, and 1% are reported as other. Many renters in St. Bernard are living in multi-family units as opposed to two-family or single-family housing. See Exhibits No.14 and 15

Exhibit No. 14
St. Bernard Housing Composition
1990

Housing type	Occupied	Vacant	Total
Single family	1101	42	1143
Two family	552	45	597
Multi-family	541	39	580
Mobile Home/Trailer	2	0	2
Other	19	2	21
	2215	128	2343

Source: U.S. Bureau of Census - 1990
Prepared by: HCRPC, August 1998

Exhibit No.15
St. Bernard Housing Tenure
1990

Housing type	Owner	Renter	Total
Single family	1012	89	1101
Two family	214	338	552
Multi-family	102	439	541
Mobile Home/Trailer	2	0	2
Other	12	7	19
	1342	873	2215

Source: U.S. Bureau of Census - 1990
Prepared by: HCRPC, August 1998

The tables in the previous pages represent the conditions as reported by the 1990 Census and do not reflect the growth between 1990 and 1998. In that time period, 23 new single family units were constructed. (See Exhibit No. 5). It is assumed that a majority of the single family dwellings are owner occupied.

Age of Housing and Tenure

During the 1940s, 50s and 70s the building activity in St. Bernard was constantly increasing the housing stock by about 10% (+) per decade. However, the 60s showed a recession in construction of new housing with only 3% of the houses in St. Bernard being built in that period. The rate of development that has been occurring during the 80s and 90s with a production of 1.7% and 0.9% respectively represents one of the lowest growth rates in the City's history. It is relevant to bring out the issue that most available residential land in St. Bernard has been buildout. It is important to point out that more than 60% of the St. Bernard housing stock was built before 1940. (See Exhibit No. 16). According to HCRPC analysis of U.S. Census 1990 data, the average age of housing in St. Bernard is in the range between 74 and 91 years-old. See Map No. 5 for a view of average age of housing in the County, and Map No. 6 for a view of the location of dwellings built between 1970 and 1996.

Exhibit No. 16
St. Bernard - Age of Housing

Year Built	Total Units	%	Vacant Units	Owner Occupied	Renter Occupied
1990 to 1998 (*)	23	0.9%	0	23	0
1989 to March 1990	0	0.0%	0	0	0
1985 to 1988	40	1.7%	0	40	0
1980 to 1984	0	0.0%	0	0	0
1970 to 1979	253	10.7%	16	123	114
1960 to 1969	73	3.0%	0	48	25
1950 to 1959	281	11.9%	34	125	122
1940 to 1949	237	10.1%	0	125	112
Before 1940	1459	61.7%	78	881	500

Source: Institute for Policy Research, U.S. Bureau of Census - 1998

(*) Building Department - City of St. Bernard - Assuming all units are owner occupied

Prepared by: HCRPC, August 1998

Another important characteristic of St. Bernard's housing stock analysis is that the occupancy of housing units built

during the 1940-1979 period shows that 44% of those houses are renter occupied, 50% owner occupied and 6% vacant.

Value of housing

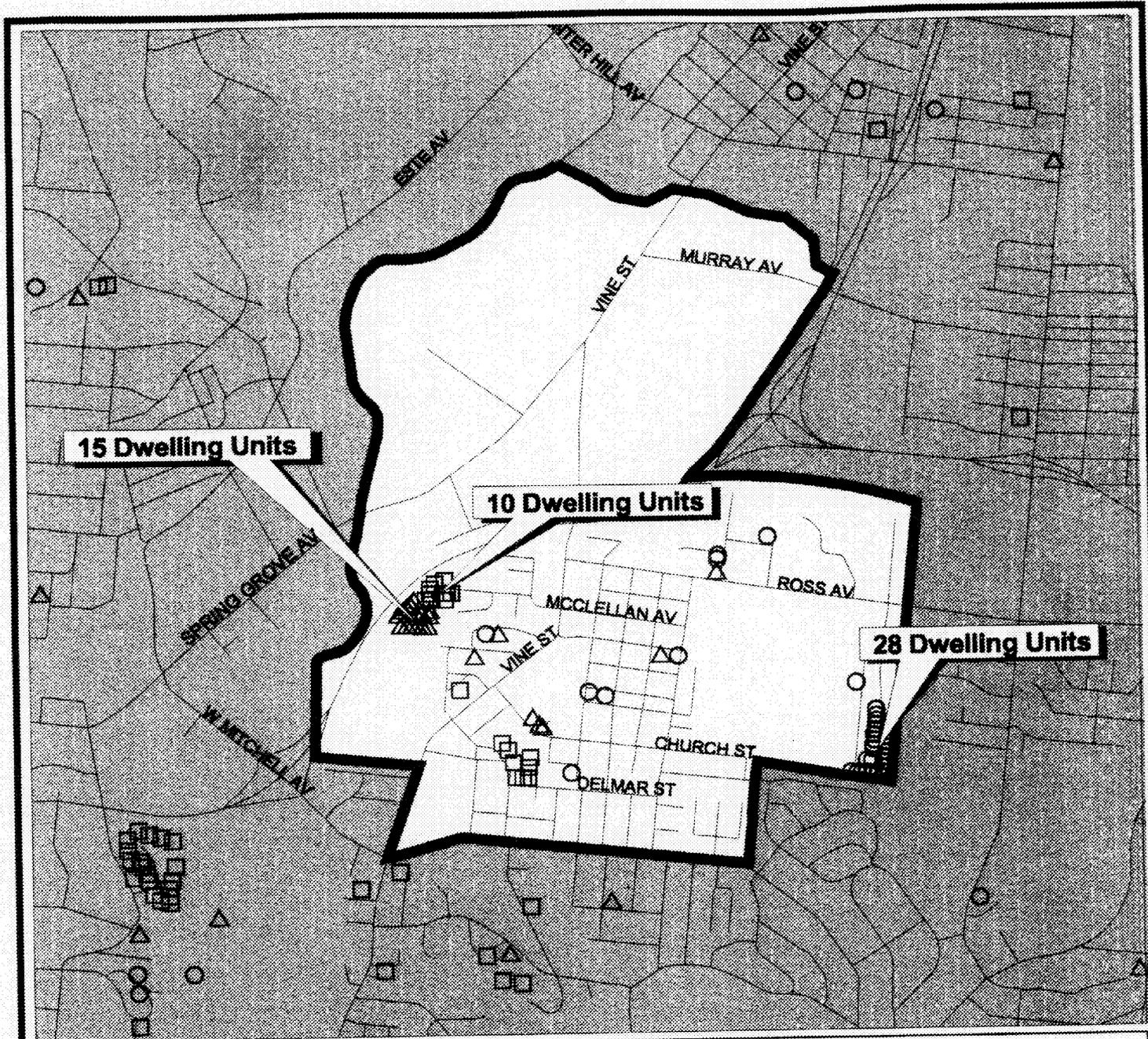
The value of housing within a community is a reflection of the demand for owner occupied housing. Likewise, the median gross rent is an indicator of the demand for renter occupied housing. The median value of an owner occupied housing units in St. Bernard is \$59,000, and the median gross rent is \$338, as reported by the 1990 U.S. Census. In comparison with area communities, and Hamilton County, the median value of owner occupied house for St. Bernard is below the County's average but very close to Cincinnati's mean. In sum, demand for housing in St. Bernard is about the same as for the City of Cincinnati.

The median gross rent in St. Bernard is below the mean for the county. However, it is higher than in adjacent communities. The 1990 demand for renter occupied housing is higher than the demand for owner occupied housing. Due to the recent development of new housing in the City, it can be assumed that the median value has increased. Exhibit No. 17 lists the median gross rent and the median owner occupied housing value for St. Bernard and the surrounding area.

Exhibit No.17

<u>Median Value of Owner Occupied Housing Units</u>		<u>Median Rent</u>	
St. Bernard	\$59,000	St. Bernard	\$338
Cincinnati	\$60,800	Cincinnati	\$329
Elmwood Place	\$38,100	Elmwood Place	\$278
Norwood	\$51,500	Norwood	\$318
Hamilton County	\$71,500	Hamilton County	\$356

Source: U.S. Bureau of Census, 1990
Prepared by: HCRPC, August 1998



Legend:

- Dwellings Built 1990-1996
- △ Dwellings Built 1980-1989
- Dwellings Built 1970-1979

Source: SMDA Dwellings Database Hamilton County Auditor's Data on CAGIS, 1998

Graphic Scale: 1800 0 1800 Feet

CITY OF ST. BERNARD COMPREHENSIVE PLAN

Content: **New Housing (1970-1996)**

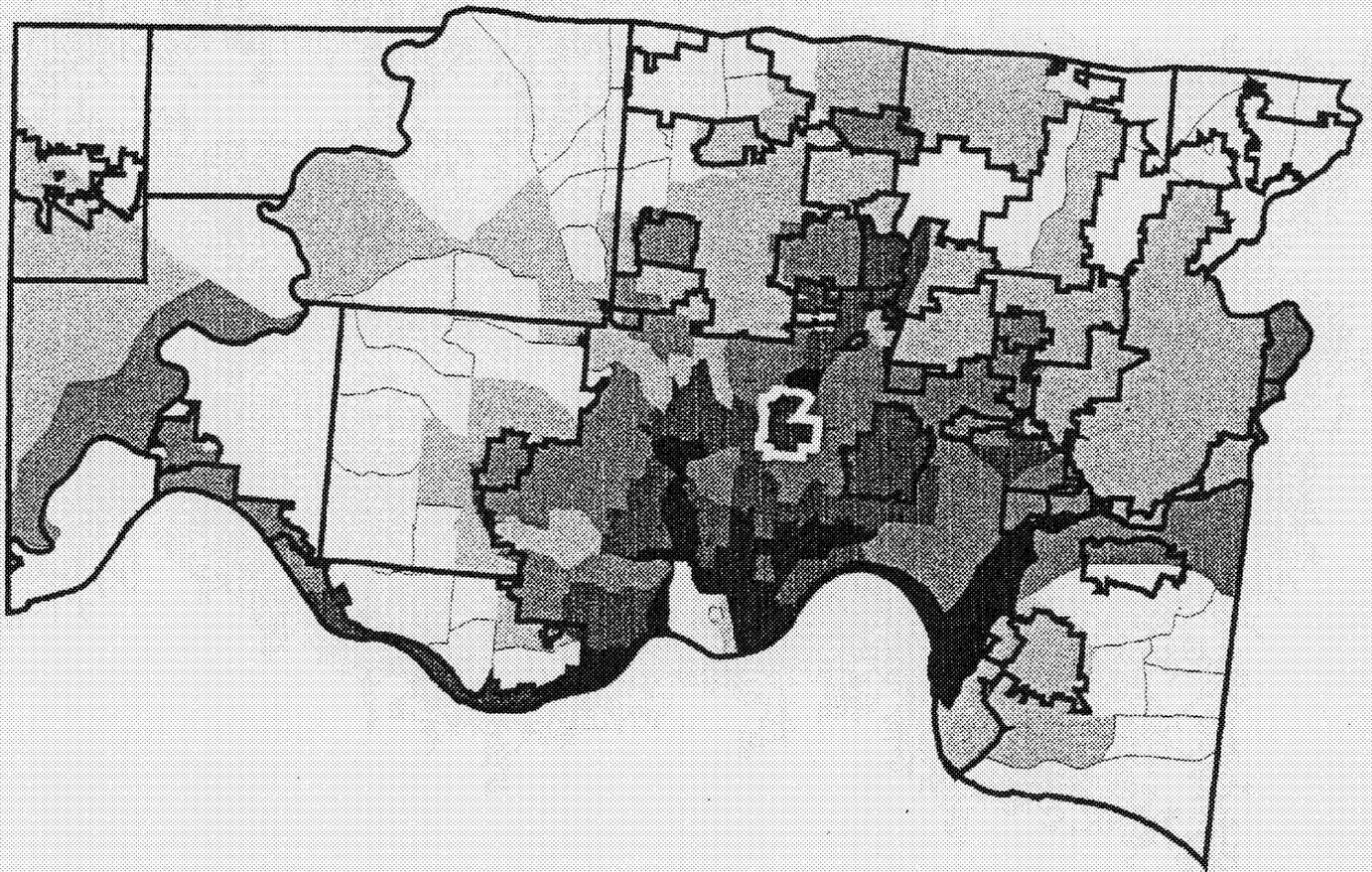


Map: **5**



The Hamilton County Regional Planning Commission

Prepared: August 1998



Legend:

Average Age of Housing by Census Tract

- 6 - 36 Years Old
- 37 - 53 Years Old
- 54 - 74 Years Old
- 75 - 91 Years Old
- 92 - 123 Years Old

Source: SMDA Dwellings Database Hamilton County Auditor's Data on CAGIS, 1998

Graphic Scale: 20000 0 20000 Feet

CITY OF ST. BERNARD COMPREHENSIVE PLAN

Content: Average Age of Hamilton County Dwellings



Map: 6



The Hamilton County Regional Planning Commission

Prepared: August 1999

COMMUNITY FACILITIES

Recreation and Open Spaces

In determining whether a community is adequately provided with areas for recreational use, two widely accepted standards may be applied: ten acres of recreation area available for each 1000 persons, of which from 3 to 5 acres should be in neighborhood playgrounds, playfields and parks; or approximately 10 percent of the developed areas of the community be devoted to recreational uses.

In the case of a closed-in suburban community, such as St. Bernard, one would expect that the extensive types of recreational areas and facilities will be provided as a part of a large metropolitan park system. Under such circumstances, it could be assumed that the local community need only be concerned with providing the 3 to 5 acres of neighborhood type facilities for each 1000 residents or that only 3 to 5 per cent of the developed area of the community need be devoted to recreational uses, the balance of the recreational needs of the local citizens being satisfied by the facilities of the Hamilton County Park Commission.

On the basis of these modified standards, St. Bernard should presently have between 15.1 and 27.3 acres of recreational area to serve the population of 5043, or between 28.5 and 47.5 acres based upon a total developed land area of 951 acres.

Equal in importance with total recreational acreage is its distribution in the community. Recreation facilities, particularly those of the neighborhood type, should be readily accessible, preferably within walking distance of all parts of the residential neighborhoods. Most of the neighborhoods in St. Bernard fall within this category. The Rose Hill development, however, does not have any open or recreational area neither an easy access to the parks available in the City of St. Bernard due to the lay out of its streets that open to Mitchell Avenue.

Existing Recreation Facilities

Parks

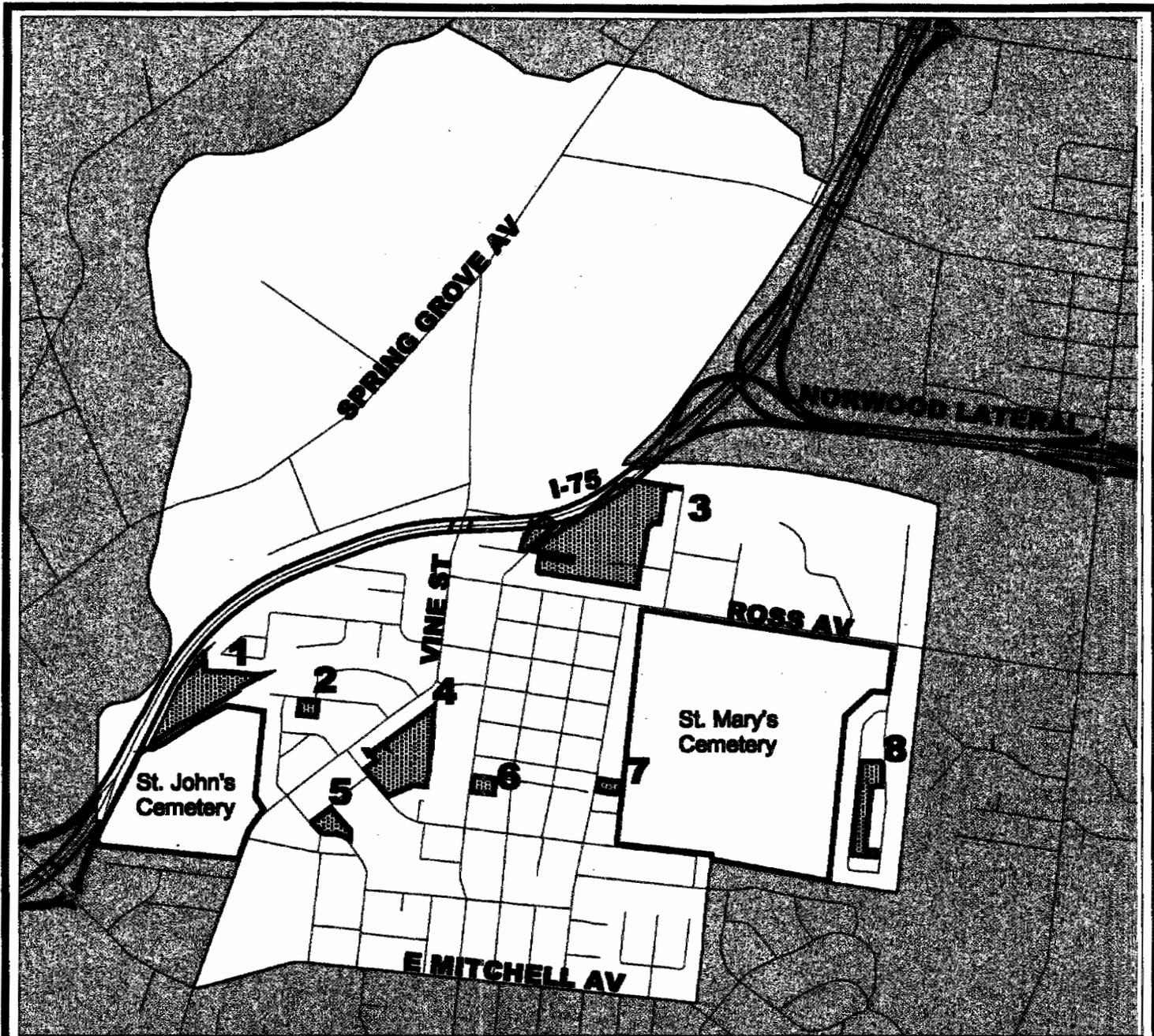
The 30 acres presently devoted to recreation uses compares quite favorably with what the standards previously indicated St. Bernard should have. Generally speaking, the existing playfields and playgrounds are well distributed. For existing recreational/open spaces see Exhibit No. 18 and Map No. 7.

The existing facilities provide a good range of recreation activities for a particular type of facility. Ross Park offers three picnic areas with shelters, athletic track, football field, four tennis courts, sand volley ball court, horseshoes, play equipment, and a first rate baseball field with batting cage and electric scoreboard, used by school, knothole and adult leagues. The playfield adjacent to the public schools has a community swimming pool, as well as tennis courts and ballfields. Facilities on the Ludlow Grove Playfield include a soccer field and a playground. The various playgrounds provide the usual play equipment, such as swings and slides, small ball diamonds and, in the case of the playlot at Park Place and Bertus Street, a wading pool:

**Exhibit No. 18
Existing Recreation Facilities**

No.	Existing Recreation Facilities	Area in acres
1	Ludlow Grove Playfield	5.48
2	Baker Ballpark	0.46
3	Ross Park	13.80
4	Vine Street Park	5.70
5	Park Place Park	1.00
6	Franklin Alley Park	0.60
7	Johnson Park	0.41
8	Alpine Subdivision Park	2.50
	Total	29.95

Source: Field Survey
Prepared by: HCRPC, August 1998



Legend:

- 1 Ludlow Grove Playfield
- 2 Baker Bowl
- 3 Ross Park
- 4 Vine Street Park
- 5 Park Place Park
- 6 Franklin Alley Park
- 7 Johnson Park
- 8 Alpine Subdivision Park

Source: HCRPC Field Survey

Graphic Scale: 1300 0 1300 Feet

CITY OF ST. BERNARD COMPREHENSIVE PLAN

Content: Existing Recreation/ Open Spaces

Map 7



The Hamilton County Regional Planning Commission

Prepared: August 1988

Open Space

Aside from recreational aspects, properly maintained open spaces are highly desirable in the community. They add to the attractiveness of residential and nonresidential areas and break up impressions of crowding and monotony made by row after row and block after block of closely built-together structures. At present some of this open space is afforded by the two large playfields, the two sizeable school sites, and the two cemeteries.

Schools

Public and parochial schools serve the city of St. Bernard. Using 1963 data as a base year, student enrollment in public schools has remained flat at the elementary school level, while the Junior-Senior level has increased by 27%.

The building capacity for the public schools is reported at 510 students for the elementary school (grades k-6), and for the Junior-Senior High at 700 students (grades 7-12). Even with the increase in enrollment, St. Bernard public school functions at excess capacity. See exhibit No.19. Due to school district boundaries, St. Bernard public school also serves Elmwood Place residents. Elmwood Place provides transportation and tuition to its students.

Exhibit No. 19
Enrollment in Public Schools
City of St. Bernard
(students)

LEVEL	YEAR		INFRASTRUCTURE	
	1963	1997	Building Capacity	Excess Capacity in 1997
K-6	356	357	510	153
Junior-Senior High	417	570	700	283

Source: 1963 General Plan.- St. Bernard-Elmwood Place City Public School, 1998
Prepared by: HCRPC, August 1998

Per student spending in St. Bernard-Elmwood Place City Public School is \$7,182⁷. The average per student expenditure for public schools in Hamilton County ranges between \$4,948 and \$9,175. The average spending for schools that perform the best in the county is \$7,050.⁸ The St. Bernard-Elmwood Place School has been placed on Academic Watch by the Ohio Department of Education since it met only 9 out of 18 academic standards evaluated.

The pool of parochial schools in St. Bernard is comprised of an elementary school, St. Clement, and a High School, Roger Bacon. The high school serves a much larger area than the City of St. Bernard. St. Clement school has experienced decreased enrollment from 504 in 1964 to 336 in 1998. About 50% of St. Clement's students are St. Bernard residents.

Roger Bacon is a co-ed school that consolidated Roger Bacon and Our Lady of Angels High Schools. In 1963, Parochial High Schools had a large number of students from a larger area than St. Bernard however, Our Lady of Angels had 150 students that were St. Bernard residents, and Roger Bacon had 100 students that were St. Bernard residents. In 1998, Roger Bacon has a total enrollment of 888 students. Less than 10% of the students are St. Bernard residents.

In conclusion, St. Bernard-Elmwood Place City School has excess infrastructure with capacity to absorb 400 additional students. In addition, per student spending is among the highest in the County. Efforts could be made to increase the academic performance in the schools to provide for additional incentives for young families with children in school age to relocate in St. Bernard.

Library

St. Bernard public library is located on 4803 Tower Avenue. It is part of the Cincinnati-Hamilton County Public Library system. This branch library serves the communities of St. Bernard and Elmwood Place.

⁷ The Enquirer - August 20, 1998.- Michael Hawthorne: Most Ohio Schools Below Standards: School Report Cards. Source Ohio Department of Education.

⁸ Madeira City, Wyoming City, Indian Hill Village, Mariemont City. Standards measure percentage of students passing proficiency tests in citizenship, mathematics, reading, and writing for grades 4th and 9th, 10th, 12th; attendance rate, and dropout rate. Source: ib.id.

Post Office

The local post office is located in the south wing of the St. Bernard Square (the shopping center on north Vine), across from the Fire Station.

Government Offices

Government Offices are located in the Civic Center built in 1976 at the intersection of Vine Street and Washington Avenue. Most of the administrative offices, city council and several halls open to the public are located in two buildings.

Police Station

Located on Vine Street. The City maintains a permanent force of 17 officers. The City employs a full time DARE officer. This police officer services the public and parochial schools, conducts summer programs, such as bike rodeo, etc.

Fire Station

Located at the intersection of Vine Street and Clay, across from the St. Bernard Square Shopping Center. The Fire Department has 19 full-time paid firefighters. Ambulance service is free of charge and often ambulance and manpower are provided to assist in routine transportation of residents to and from hospital. The Fire Department conducts annual interior inspections of homes and advises residents on hazards and code violations. Free batteries are available for smoke detectors, as well as battery installation if needed.

Churches

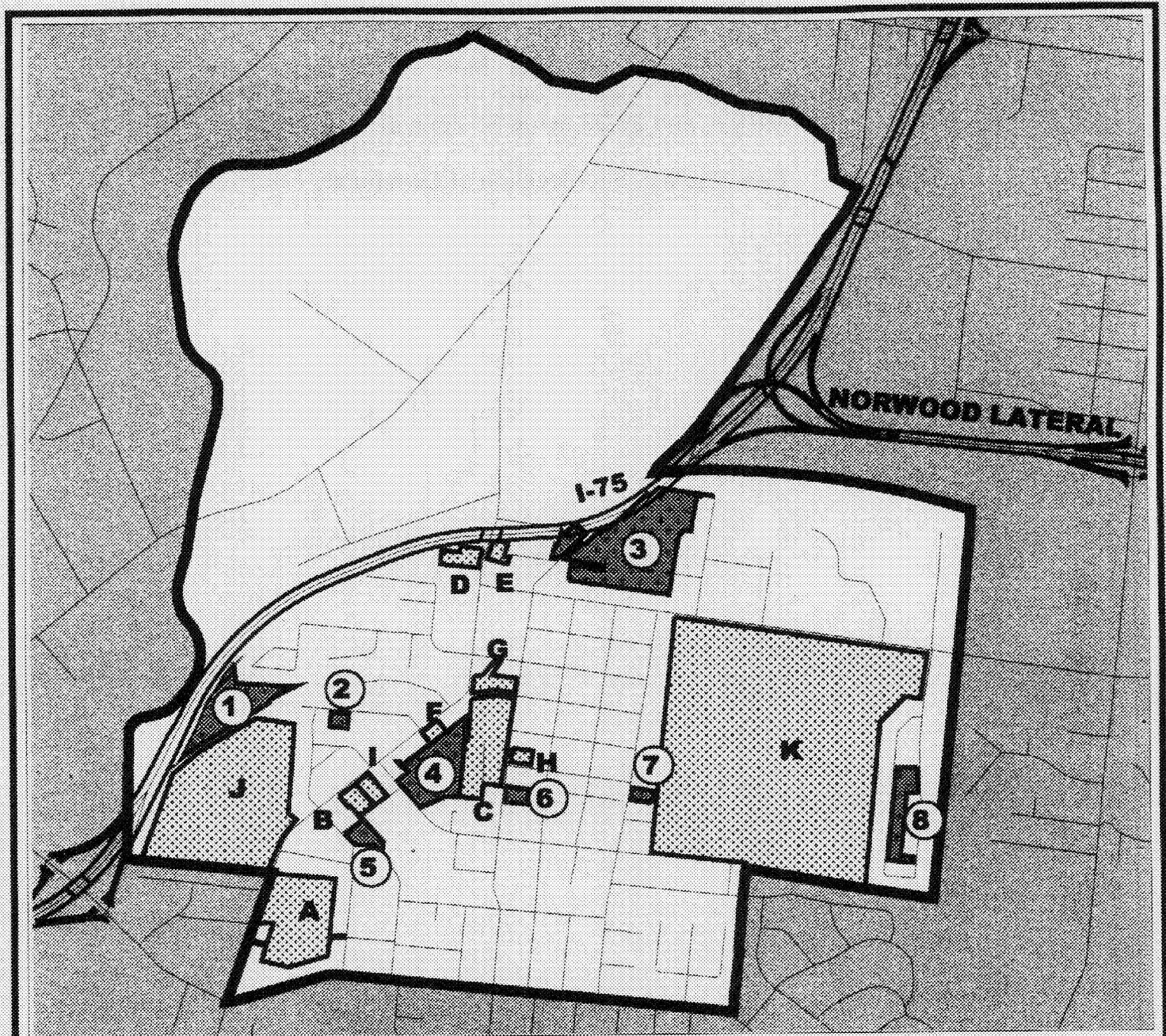
St. Bernard hosts churches of a variety of religious denominations. The largest congregations are St. Clement Catholic Church Emmanuel United Church of Christ, and Wilson Memorial Presbyterian Church.

Cemeteries

There are two cemeteries in St. Bernard: St. John's Catholic Cemetery, the oldest Catholic cemetery (1849) in the

Cincinnati area, and St. Mary's Cemetery. Combined both cemeteries extend over 115.98 acres (87.75 acres St. Mary's, and 28.23 acres St. John's).

See Map No. 8 for location of Community Facilities



Legend:

- 1 Ludlow Grove Playfield
- 2 Baker Bowl
- 3 Ross Park
- 4 Vine Street Park
- 5 Park Place Park
- 6 Franklin Alley Park
- 7 Johnson Park
- 8 Alpine Subdivision Park

- A Roger Bacon High School
- B St. Clement School
- C St. Bernard Middle and High Schools & St. Bernard Branch Public Library
- D Post Office
- E Fire Station
- F Police Station
- G Government Offices
- H Immanuel United Church
- I St. John's Church
- J Catholic Cemetery
- K St. Mary's Cemetery

Source: HCRPC Field Survey

Graphic Scale: 1300 0 1300 Feet

CITY OF ST. BERNARD COMPREHENSIVE PLAN

Content:

Public / Private Community Facilities



Map 8



The Hamilton County Regional Planning Commission

Prepared: August 1990

Other Services

In addition there are a number of services that the City of St. Bernard provides to its residents:

Dial-A-Ride

Residents call for a ride get picked up as soon as possible at that address and are delivered to anywhere within city limits. 7 days a week (weekend hours limited) \$0.25 a ride, \$0.10 for Seniors. Hours are often extended to accommodate community events, such as church services, bingos or special events where senior would attend and need bus for transportation.

Medical Bus

This service was initiated for St. Bernard citizens (seniors particularly) who did not have transportation. Operates 5 days a week, fare is the same \$0.25 or \$0.10. The bus will drive anyone who is scheduled to a doctor or therapy appointment, within the I-275 loop. The driver waits for that person and brings them back. The bus is equipped with lifts for disabled, and since St. Bernard have several wheelchair bound residents, the bus is available to take them to beauty shop, shopping, etc.

Health Dept.

St. Bernard has its own Health Department. The City employs one full-time nurse who makes house calls, administers various flu and allergy shots, etc. at no extra charge. Also on the Board of Health is a doctor and a City sanitarian.

Lifeline

This service is provided by the Health Department and paid for by the City. Currently, about 85 people in St. Bernard are on the lifeline system with a hook up to the Police Department.

Meals on Wheels

This service is coordinated by the Health Department. Volunteers pick up and deliver meals 7 days a week. When volunteers are unavailable, someone from City Hall or the Fire Department makes the delivery.

Meeting Hall Usage

There are three halls available for residents' use, free of charge (\$50 deposit is refunded after use, if no damages). Halls are available for showers, parties, reunions, etc. 7 days a week. Note: Halls are also available and heavily used for business events as well as, meetings, seminars, social gatherings, etc.

Trash

Trash is picked up twice a week and a carry-out to the curb service is still available in most neighborhoods. Recycling is picked up from the curb once a week (container provided). Yard waste is picked up once a week, from April through October.

Street Maintenance

Streets are swept on a regular basis during warm weather. Curb side leaf vacuuming is done during the fall and snow removal and salting during the winter months. Curbs and sidewalks are replaced and repaired as needed, at no cost to the property owner.

Pools

Olympic size pool and newer waterslide are available at the city playfield. A family season pass is \$25. Pool is open 7 days a week during summer months. Two parks with wading pools, open 5 days a week, 9-5pm, attendant on duty. The school's indoor pool is open to the public on Wednesday nights during winter months at the City's expense.

Public Transportation

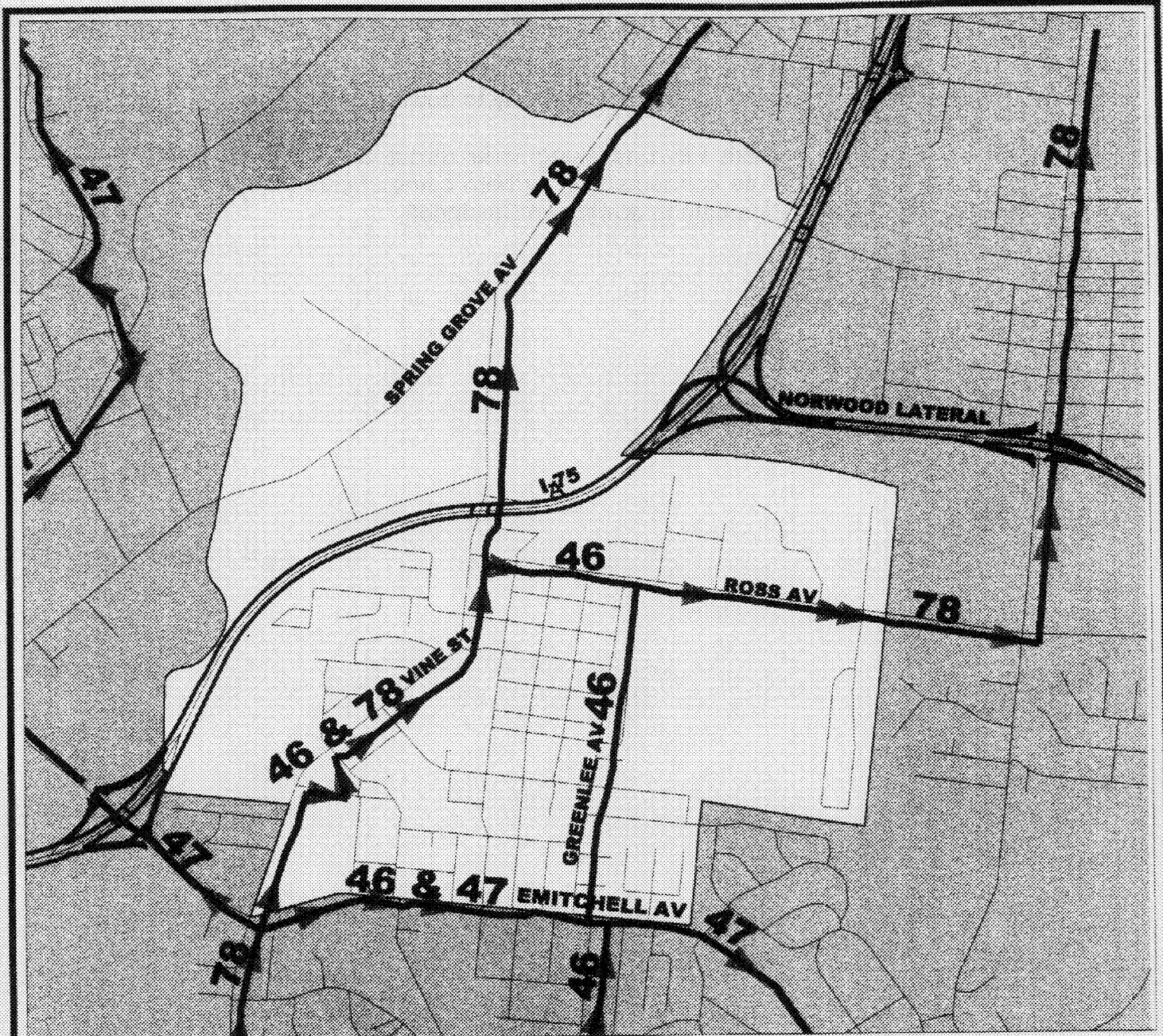
Public Transportation for the Greater Cincinnati Metropolitan Region is provided by the Southwest Ohio Regional Transit Authority's Metro system. The public transportation system is a radial system where most of the routes connect downtown Cincinnati to different communities in the metropolitan area. There are three bus routes that travel through St. Bernard: 46, 47 and 78. See Map No. 9.

Route 46 travels along the borders of St. Bernard (Greenlee, Ross, Vine Mitchell) heading south toward downtown passing through the University of Cincinnati area.

Route 47 serves St. Bernard on Mitchell Avenue connecting Winton Terrace to the north to downtown to the south. It

offers an eastern route via Reading Road and a western route via Central Parkway to downtown.

Route 78 runs along Vine Street and Ross Avenue. This route connects the northern communities of Springdale and Evendale to downtown Cincinnati.



Legend:

Route	Origin	Destination
46	Downtown	St. Bernard
47	Downtown (W) via Central Parkway (E) via Reading Road	Winton Terrace
78	Downtown	Springdale & Evendale

Source: CAGIS



CITY OF ST. BERNARD COMPREHENSIVE PLAN

Content: Public Transportation



Map: 9



The Hamilton County Regional Planning Commission

Prepared: August 1998

COMMUNITY ORGANIZATIONS

St. Bernard Chamber of Commerce

The St. Bernard Chamber of Commerce has been in existence for over 30 years. Current membership stands at about 95 businesses, out of approximately 170 businesses in the community. The businesses range from major industrial employers to sole proprietors from all sectors of the business community. The Chamber holds a monthly meeting of its members and elected officials at which guest speakers are sometimes invited. In addition to annual events such as a judging of residents' Christmas decorations with awards, the organization has a scholarship fund from which they award 2 scholarships for each high school in the community. In the recent past, attendance at meetings has been somewhat slim, averaging about 8 people per meeting.

St. Bernard Kiwanis Club

The St. Bernard Kiwanis Club involves itself in a number of civic and community activities. The Club, in its 50th year, currently has approximately 25 members. General meetings are scheduled for every Monday evening at 6:00 p.m. Dinner is usually served at meetings. Meetings take place in the Centennial Room of the Municipal Building. At General meetings, members socialize, make announcements, and play cards. Board Meetings are scheduled for the last Monday of every month at the same location. At Board Meetings, the Club leaders discuss the Minutes, general business, and future activities. The Club raises a Scholarship Fund every year from local banks that total approximately \$3,000. The Scholarships are awarded to students at the St. Bernard High School and the Roger Bacon High School. For the 30th year, the Kiwanis Club will be organizing another youth T-Ball league for St. Bernard. On St. Patrick's Day, the Club organizes a Famous Pancake Breakfast for the community every year. The Club also serves as facilitator for the St. Bernard Christmas Fund. The fund is distributed to "families in need" within the St. Bernard community.

St. Bernard Senior Citizens

The St. Bernard Senior Citizen's group is one of the most active in the Tri-State area. The group officially gathers at the Municipal Building for activities. The group is designed for Senior Citizens of the community that are age 55 and older. The group meets every Wednesday afternoon from 1:00 p.m. until 4:00 p.m. At each meeting, members play cards, conduct business and transcribe the minutes, play Bingo, and serve rolls and coffee for refreshment. Prizes are distributed after Bingo. Although the attendance is usually greater, normal meetings attract approximately 98 members. The group also hosts a monthly luncheon held on the 2nd or 3rd week of every month. The attendance is normally higher at the luncheons. The group also plans a short field trip four times a year. In addition to activities, the group plans a blood pressure check, flu shot, and eye exams throughout the year.

Idle Hour Social Club

State chartered in 1913 as the Idle Hour Music & Social Club, the group is one of the oldest non-profits in the State of Ohio. In 1937, the name was shortened to the Idle Hour Social Club. The Club is an active social group comprised mostly of men between the ages of 22 and 55. The group is open for anyone to join. However, the charter limits membership to 50 members. Currently, there is a waiting list of approximately 10 people. The Club meets once a month. During the warm weather months, the Club meets at the picnic areas in Ross Park in St. Bernard. During the cold weather months, the Club meets at The Lost Corner in St. Bernard. At monthly meetings, members play cards, conduct business, and engaged in discussion on various topics. The Club plans a variety of activities and events, including trips outside the City and two fundraisers. During the summer months, the club organizes a golf outing/picnic where a golf raffle fundraiser takes place. During the winter months, the Club organizes a poker tournament fundraiser. The group also periodically makes donations to the local schools and their organizations. Other Club activities include: an annual Christmas Party for member families, a trip to the Cincinnati Zoo, an annual trip to Turfway Park, an annual trip to an NBA franchise Indianapolis Pacers game, and an annual trip to the Casinos in Indiana.

Religious Organizations

There are a variety of churches in the City of St. Bernard. The three largest of these are St. Clement Catholic Church, Immanuel United Church of Christ, and Wilson Memorial Presbyterian Church. Each of these has several groups and committees within them, ranging from athletic clubs, social groups, and education committees.

Political Parties

The City of St. Bernard has two prominent political parties, the Independent Party and the Progressive Citizen Party. These two Parties are both very active in the community. St. Bernard is the only non-partisan City in Hamilton County, Ohio. The Democrat and Republican Parties have had a presence in St. Bernard at one time, until Cincinnati threatened to annex St. Bernard. Currently, the Progressive Citizen Party has the majority on council. The two political parties have opposed each other during most of the twentieth century. The Independent Party was formed approximately 80-100 years ago under the name of the Citizen's Party. In the 1980s the Citizen's Party changed its name to what is known today as the Independent Party. The Progressive Citizen Party began at approximately the same time.

The Independent Party is currently the minority Party in St. Bernard. The Party is comprised of approximately 100 dues paying members. The Party meets throughout the year and more often before an election. Executive meetings are scheduled for the first Wednesday of every month and involve a 10 member Board. General meetings are scheduled for the third Friday of every month and open to the public. Meetings take place in the Centennial Room of the Municipal Building. At General meetings, Party leaders recruit new members, inform citizens of events and Council activities, and socialize.

The Progressive Citizen Party is currently the majority Party in St. Bernard. The Party is comprised of approximately 450 public supporters. The Party has approximately 180 households on its mailing list. The Party meets throughout the year and more often before an election. General meetings are scheduled for the second Friday of every month and open to the public. Meetings take place in the

Centennial Room of the Municipal Building. At General meetings, Party leaders recruit new members, inform citizens of events, and discuss reports from Committees and City Council members.

St. Bernard Eagles

The St. Bernard Eagles Organization is a fraternal organization for the St. Bernard area. The Eagles meet Monday evenings at 8:00 p.m. in the St. Bernard Eagles Hall. At each meeting, members conduct business, plan activities, and socialize. The Eagles support local charities and schools. The group also organizes a Golf League. In addition, the Eagles sponsor a God, Flag, and Country Contest where competitions go all the way to the State level. The Eagles play Bingo on Sunday.

St. Bernard Women's Club

The St. Bernard Women's Club is a service organization that raises money for charity through its social events. The profits from bingo and rummage sales are passed along to selected charities. The club currently has thirty-five members.

Community Advisory Panel

Community Advisory Panels (CAP) are often established by industries to keep the community informed of activities at the local plant. A CAP is also used to address issues that affect both the business and the community. A variety of individuals are members of the traditional type of CAP, and their job is typically to listen and react to ongoing activities at the facility. This communication effort usually takes place through a representative from the industry. The Henkel Corporation currently has a CAP, on which the City of St. Bernard has representation. There has also been a discussion among other major employers in the City to create a CAP, encompassing a number of industries.

Community Events

The community comes together for several annual events in the City of St. Bernard. These events are organized and run by the Holiday Activity Committee – a group of volunteer citizens. The most popular events that are sponsored by the

City include the 4th of July celebration, Summer Concerts in the Park, the Memorial Day Parade, Easter Egg Hunt, a Halloween Costume Contest, and Christmas and Holiday festivities outside of City Hall. There are also other events and gatherings that are sponsored by various organizations in the community, including the Chamber's annual Christmas decoration judging, Church festivals and dinners, and the biannual swimming competition.

ECONOMY

Overview

As was the case back in the early 1960s, the economy of the Cincinnati Metropolitan Area (CMA) remains diversified and well-balanced today. Within this well-balanced economy, however, are communities that specialize in specific segments or industries.

St. Bernard plays a significant role in the manufacturing portion of the Greater Cincinnati economy. When looking at the types of businesses in St. Bernard, the major employers continue to be manufacturers. Procter and Gamble dominates this group. Henkel Industries comes in a distant second.

While the types of businesses in St. Bernard continue to be specialized, the occupations held by the residents of St. Bernard have become less oriented towards manufacturing and more diversified.

Labor Force

St. Bernard has experienced some major shifts in its labor force demographics. While the trend throughout the U.S. has been a shrinking manufacturing base over the past 30 years, St. Bernard because of its strong manufacturing identity has seen an even more dramatic decrease. Over the past 30 years, the number of persons working for a manufacturing business has been cut in half. The numbers have gone from almost 40% to just over 21%. This shift has been so dramatic, that St. Bernard's occupational breakdown has become similar to that of the Greater Cincinnati area as a whole. See exhibits 20-22.

In 1960, the labor force of St. Bernard consisted of 5,030 people over the age of 14, while today the labor force is made up of 4,113 people over the age of 16. While the decrease in the population of St. Bernard is a major reason for the decrease in this number, the shrinking definition of labor force also contributes to this fact. The labor force of St. Bernard makes up roughly 46.8% of the population which is comparable to the 47.3% number of the Cincinnati Consolidated Metropolitan Statistical Area* (CMSA). In the

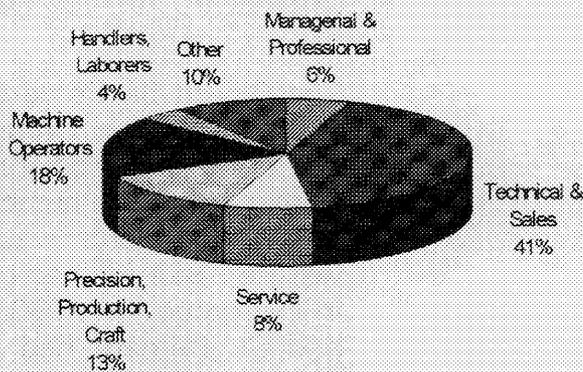
1960 Census, the labor force numbers were 58.8% for St. Bernard and 55.2% for the Cincinnati Standard Metropolitan Statistical Area (SMSA).

In 1990 95.4% of the labor force of St. Bernard were employed, while the number was 96.5% in 1960.

The City of St. Bernard has experienced major changes in the Occupational Groups over the past 30 years. In 1960, one of the major differences in the Cincinnati SMSA and St. Bernard were the number of clerical workers. The Cincinnati SMSA work force was made up of 15% clerical workers, while St. Bernard had roughly 23% of their residents working in this group. In 1990, however, both the Cincinnati CMSA and St. Bernard had 17% working in this segment. St. Bernard also experienced a decrease in the Machine Operators group while it experienced an increase in the Managerial and Professional group. See Exhibits 20, 21 and 22. These trends are consistent through out the Cincinnati area.

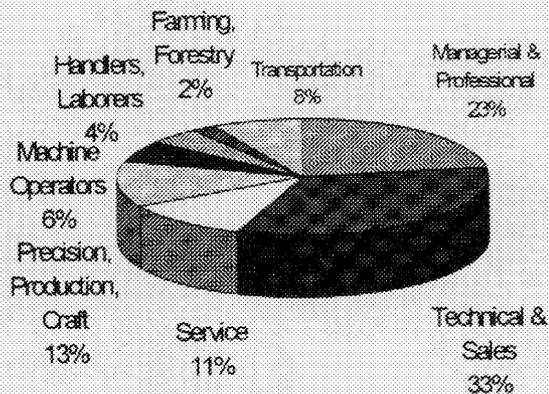
*CMSA (Consolidated Metropolitan Statistical Area) was used in 1992, and the SMSA (Standard Metropolitan Statistical Area) was used in 1958.

Exhibit No. 20
St. Bernard Occupation Types for the Year 1960



Source: 1960 U.S. Census

Exhibit No. 21
St. Bernard Occupation Types for the Year 1990



Source: 1990 U.S. Census

Exhibit No. 22
Cincinnati – CMSA & St. Bernard Industry Groups for
the Year 1990

<u>Industrial</u> <u>Group</u>	<u>Cincinnati</u>	<u>St. Bernard</u>
Agriculture	1.12%	3.00%
Construction	5.50%	4.96%
Mfg.	21.06%	21.38%
Transport.	6.04%	8.67%
Whole./Ret.	24.06%	21.78%
Bus. Repair	4.66%	5.44%
Fin./Ins./R.E.	6.74%	6.20%
Professional	23.69%	19.62%
Public Admin.	3.07%	5.64%

Source: 1990 U.S. Census

***Note: The 1960 U.S. labor force included individuals over the age of 14.
Today's labor force is represented by individuals over the age of 16.***

Manufacturing

The business community in St. Bernard is dominated by the manufacturing sector and, more specifically, by one company, Procter and Gamble. Manufacturing and warehousing facilities account for a majority of the employees who pay taxes in St. Bernard.

Along with Procter & Gamble, Henkel Industries, 7 Up/Royal Crown Cola, Klosterman Bakeries, and Cincinnati Specialties each employ approximately 100 employees or more each. After this small group, there are about a dozen companies employing around 30 to 85 employees.

The majority of St. Bernard's companies manufacture or distribute food, household products, or chemicals. This has not changed much over the past 30 years, although the Procter & Gamble Co. announced in 1997 that it will be closing a portion of its synthetic powder division in St. Bernard. How this will affect St. Bernard is not yet known, but it will more than likely be significant. The following is a list of the major employers in St. Bernard. This information was gathered through secondary sources, surveys, and interviews with some of the major employers. See Exhibit No. 23.

Exhibit No. 23 Largest Employers - St. Bernard - 1998

<u>Company</u>	<u>Employees</u>
P&G	1,800*
Henkel	600*
Seven Up/RC	226
Cin. Specialties	185
Klosterman	135
Rough Brothers	85
Hicon	80

Source: Pin Pointer 1996-98; Greater Cincinnati Chamber Business Directory - 1997; and HCOED Business Retention Surveys

*Includes only St. Bernard portion

Retail

The retail sector of St. Bernard has experienced a dramatic shift over the last thirty years. This is not unique for urban areas, but it demonstrates the change in the shopping patterns of urban dwellers like St. Bernard's residents. In 1958, St. Bernard had 79 retail establishments. In the 1992 Economic Census only 31 retail establishments remained. Some of these retail locations may have been replaced by service businesses.

Many of the specialty stores that determined the character of a local neighborhood business district have disappeared in the United States and have been replaced by "big-box" retailers. In 1992, St. Bernard had 19 eating and drinking establishments, 7 food stores, 4 drug/proprietary stores and 1 apparel and accessories store. The appliance stores and furniture stores that were around in 1958 had disappeared in 1992.

Per capita sales is one indicator of the importance of retail as a segment of the economy in an area. In 1958, St. Bernard's per capita sales in retail (\$1,072) compared favorably with the greater Cincinnati CMSA (\$1,188). In 1992, as expected, the retail sector of St. Bernard's economy had become less important and shrunk in comparison to Cincinnati CMSA of 1992. The new numbers showed that St. Bernard (\$5,002) fell behind the CMSA (\$7,877), in retail dollars spent per capita. These new numbers demonstrate the decentralization of the retail economy in urban areas and show that older, centralized urban communities like St. Bernard have lost a major portion of their retail sector.

While the per capita sales figure of St. Bernard was only 10% smaller than the CMSA in 1958, the per capita sales figure for St. Bernard was a sizeable 37% smaller than the CMSA figure in 1992.

Valuation

The change in the valuation of property is one method of determining the economic strength of a community. If a community experiences rapid investment in real and personal property, the logical consequence for that community is an increase in the tax base and an increasingly favorable financial situation.

Over the past 40 years, St. Bernard has experienced a growing tax base. From 1954 to 1997 the City of St. Bernard experienced an increase in the assessed valuation of real and personal property from \$21,180,920 to \$69,600,380. This change represents a 228% increase in the tax base over the period. This statistic seems favorable until we compare the situation of St. Bernard with that of the City of Cincinnati and Hamilton County.

While St. Bernard has experienced an increase in the assessed valuation by 228% between 1954 to 1997, the City of Cincinnati experienced a 270% increase, and Hamilton County experienced a 655% increase. The fact that St. Bernard has been built out for some time can account for some of this difference. Cincinnati probably had some land available for new development and property investment, but not much more comparatively. Hamilton County's increase demonstrates the move out from the core of the Metropolitan Area (MA).

Tax Rate Analysis

The City of St. Bernard is competitive among Hamilton County jurisdictions for both commercial and residential property taxes. In fact, the tax rates for residential, commercial, and industrial developments are some of the lowest in Hamilton County. St. Bernard has a lower residential real property tax rate than 87% of Hamilton County's other jurisdictions. The City has a lower commercial and industrial real property rate than 92% of Hamilton County's other jurisdictions. And finally, St. Bernard has the lowest personal property tax rate of any jurisdiction in Hamilton County. When combining these three indicators together, the tax rate structure in St. Bernard is lower than 93% of all jurisdictions.

In addition, while taxes in the municipality have fluctuated during the past five years, the net change is not significant. See Exhibit No. 24.

Exhibit No. 24
St. Bernard Commercial and Residential Tax Rates
1993 to 1997

		1997 Mills	1997-1996 % Change	1996 Mills	1996-1995 % Change	1995 Mills	1995-1994 % Change	1994 Mills	1994-1993 % Change	1993 Mills
Commercial	Personal	59.71	-2.32%	61.13	1.97%	59.95	0.00%	59.95	12.99%	53.06
	Real	52.168865	-3.13%	53.855315	-14.89%	63.275285	22.22%	51.773723	18.15%	43.82
Residential	Real	47.71303	-2.16%	48.764893	-19.11%	60.282295	18.57%	50.8392	19.17%	42.66

Mills = Amount charged per thousand dollars of property

Source: Hamilton County Auditors Tax Rate Sheets, 1993 to 1997

Prepared by: Hamilton County Office of Economic Development, 1998

COMMERCIAL DEVELOPMENT

A driving force behind the success of most municipal economies is the ability to develop a strong business sector component. Businesses provide many of the tax dollars that are used to support the services provided in most communities. St. Bernard is not an exception to this model. An understanding of the business community is essential when planning for the future of St. Bernard. This chapter gives a more detailed analysis of the different segments of St. Bernard's local economy and tries to demonstrate how it relates to the regional economy of Cincinnati.

Clusters and Business Grouping

Industrial

A listing of the industrial and commercial companies in St. Bernard can be found in Appendix No. 5 of this document. Listing the companies in alphabetical order or by number of jobs, however, is not enough. It is important to understand the industries and businesses that seem to cluster or group together in an area. This study is known as a cluster analysis. A cluster analysis usually gathers data on an area much larger than St. Bernard, since it focuses on an economic area rather than a city's boundaries. It is still important, however, to know what companies are attracted to St. Bernard. An economic development strategy can target certain types of businesses that find St. Bernard a good place to do business. Also, this strategy can design programs that attract these types of businesses.

Manufacturers and distributors of food, household products and chemicals have traditionally dominated St. Bernard's industrial sector. These businesses continue to be important to the St. Bernard economy. Recent developments, such as the closings of the Nu Maid Margarine Plant and the Synthetic Granular Plant of Procter and Gamble, emphasize the likelihood that St. Bernard's tax base can no longer depend on these industries as it did in the past.

St. Bernard, like most of the Cincinnati Metro Area, has a number of metal processing and fabricating companies that constitute another cluster or grouping of companies. A/R Industries, Rough Brothers, Moskowitz Brothers and other companies related to the metal industry provide over 200

jobs in St. Bernard. The presence of these companies helps diversify the St. Bernard economy.

Retail and Service

St. Bernard does not have any dominant retail or service groupings. The majority of retail and service businesses in St. Bernard is neighborhood oriented and does not offer single-destination retail locations. In other words, people from outside St. Bernard do not typically make special trips to the City to purchase from the retail and service stores. While only 20% of the businesses surveyed believed that a majority of their customers lived in St. Bernard, most of the customers from outside are more than likely passing through St. Bernard, work in St. Bernard, or live relatively close to the City. The professional offices, construction/roofing companies and businesses like Ellerbusch Instrument Co., a store specializing in surveying equipment, are some exceptions to this rule.

The groupings of retail and service businesses in St. Bernard are typical of most urban communities. St. Bernard does not have a mall, a "big-box" retailer, or any major clothing stores. Also, there are no "niche" type groupings of smaller businesses that focus around a theme, service or a type of product. Therefore, the business district, which constitutes a majority of the retail and service businesses in St. Bernard, survives primarily on local residents, "drive-by" traffic, and abutting neighborhoods.

Vacancies

While some may see vacant buildings and land as eyesores and problems, economic development professionals often see these sites as opportunities. Some sites have more potential than others. In an urban area such as St. Bernard, however, vacant land and useful vacant buildings are often hard to locate. St. Bernard does have some sites that might require some creative development. The City's major sites, however, with the exception of one (the former Orchem building on Vine Street), have been redeveloped in a reasonable amount of time.

St. Bernard does not have any major pieces of land that are currently being marketed as available. Some property

owners have parcels that are vacant, but these sites have not been listed with an agent or put on the market.

An inventory of available buildings is included Appendix No. 6. Exhibit No. 25 has a brief summary of those buildings as of August, 1998:

**Exhibit No. 25
Summary of Available Buildings for Retail
and Industrial Uses**

Address	Former Use	Zoning/Use	Size
200 Washington Ave.	Deli/Pony Keg	Retail	1,600 sf
4510 Vine St.	Bakery	Retail	2,940 sf
4719 Vine St.	Photo Studio	Retail	3,750 sf
4813 Vine St.	Brusman's	Retail/Service	N/A*
5226 Vine St.	Food Processing	Industrial	114,000 sf
McClelland & Vine St.	Crown of Life Ministries	Church/Public	N/A
Murray & Vine St.	Chemical Mfg	Industrial	4,000 sf
400 Murray Rd.	P & G Warehouse	Industrial	N/A
900 Kieley Pl.	Warehouse	Industrial	15,000 sf
500 Ross Ave.	N/A	Retail/Service	N/A

* N/A = Not Available

COMPETITION

Industrial

When analyzing the competition of St. Bernard's industrial sector, it would be fruitless to talk on a local or regional context. Many of these companies compete on a national or even international scale for their customers.

A more useful discussion centers on the competitive effort to keep these companies in St. Bernard. This competition comes from communities in the outlying suburbs as well as communities from other states and even other nations. St. Bernard has historically benefited from being a good place to locate an industrial business. There has been a change, however, in manufacturing and distribution processes, transportation costs, and the mobility of employees. This change has made a central urban location less important

than it was in the past. St. Bernard's lack of available land and its inventory of older buildings make it less competitive with other communities who are able to offer land for new buildings. St. Bernard will need to recognize these barriers when planning for its future business community.

Neighboring Business Districts

The St. Bernard Neighborhood Business District (NBD) is another area of the local economy that is important to the vitality of St. Bernard. A strong business district can create a positive image for a community and a weak NBD can do just the opposite. The St. Bernard NBD is neither strong nor weak. The businesses that are located on Vine Street may not be drawing a lot of clientele from the surrounding region, but most are viable and providing products and services to the local neighborhood. Vine Street is definitely a neighborhood-oriented shopping center.



Photo: South Vine Business District: Vine St. and Lawrence St.

The biggest hurdle that the St. Bernard NBD must face is that it has two separate identities. The southern part of Vine Street is for the most part a "Traditional Neighborhood Business District." Most of the buildings are older with multiple stories and smaller retail or service stores on the lower floors. This description is true for the southern portion of Vine, known as "South Vine."

The northern part of Vine is known locally as "North Vine." "North Vine" developed more recently. "North Vine" has newer stores that are larger, single-story buildings, with parking lots in front. The presence of these stores has added to the viability of Vine Street as a retail corridor. These stores have probably helped the south part of Vine Street survive. "North Vine" and "South Vine", however, are two separate and unique areas. St. Bernard's challenge is to either link these two areas together or accept that they will have two distinct characters and missions.



Photo: North Vine Business District: St. Bernard Square at Vine St. and Andrew St.

At the beginning of this study, the consultants and the locally formed Planning Committee selected a number of local business districts that they believed Vine Street competes for customers. These shopping areas included the Mitchell Avenue Kroger of Cincinnati; Surrey Square and the Rookwood Pavilion of Norwood; the Ridge and Highland area of Columbia Township; the Hyde Park Plaza of Cincinnati; and Kenwood Towne Centre of Sycamore Township. All of these shopping areas were located within a distance that was considered close enough to St. Bernard to cause competition. See Map No.10 for location of these competing shopping areas. The following is a summary of each area:

Mitchell Avenue Kroger: This Kroger supermarket is one of the newest in the Greater Cincinnati area and has the size and the conveniences of modern superstores.

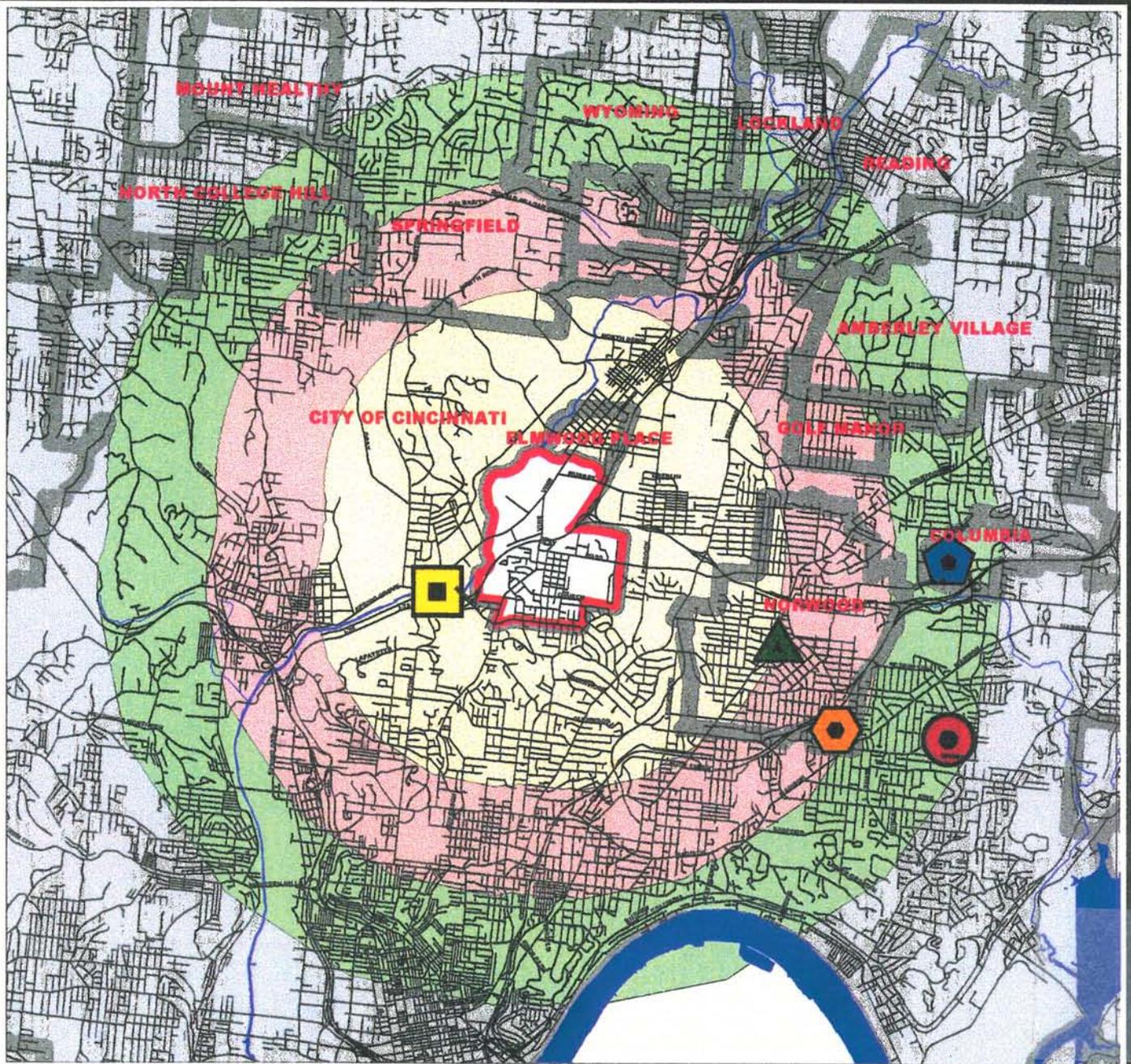
Surrey Square: Surrey Square is a combination neighborhood center and power center. While it serves the neighborhood with certain services and products (e.g. Thriftway, McDonalds, etc.), it also has stores that draw from outside the immediate area (e.g. Media Play, Johnny's Toys, and a number of small clothing stores).

Rookwood Pavilion: Rookwood is a power center. This center has an excellent mix of affordable stores that draw from outside of the Norwood/Hyde Park area. These stores include T.J. Maxx, Joseph Beth Booksellers, SteinMarts, and nationally known eating chains such as Don Pablo's and Longhorn Steaks.

Ridge & Highland: This area is a conglomeration of stand-alone "big box" retailers. These large nationally known retailers draw from a large radius and provide much more than just neighborhood retail. The stores in this area include Kmart, Walmart, Sam's, Builder's Square, and Frank's Nursery and Crafts.

Hyde Park Plaza: Hyde Park Plaza is also a combination neighborhood and power center. This center has a mix of stores that meet local needs (e.g. Kroger) and others that draw from outside the immediate area - e.g. Old Navy, Famous Footwear, and Just for Feet.

Kenwood Towne Centre: Kenwood is a regional shopping center. It draws from all over the Greater Cincinnati area. Its stores include large clothing/household appliance stores such as Lazarus, McAlpins (changing to Dillards) and Parisian. It also has all the specialty stores that one would expect in a major mall.



Legend:

-  Ridge & Highland
-  Surrey Square
-  Rookwood Pavillion
-  Mitchell Kroger
-  Hyde Park Plaza
-  1.5 Mile Radius Around St. Bernard
-  2.5 Mile Radius Around St. Bernard
-  3.5 Mile Radius Around St. Bernard

*Kenwood Towne Center is outside 3.5 mile radius

Source: HCRPC

Graphic Scale: 7500 0 7500 Feet

CITY OF ST. BERNARD COMPREHENSIVE PLAN

Content: **Competing Shopping Areas**

Map: 10

 The Hamilton County Regional Planning Commission

Prepared: August 1998

A survey was sent out to the businesses in St. Bernard, after deciding on these areas as the primary competition for Vine Street's customers. Part of the survey dealt with the ideas of (1) competing business districts and (2) customer orientation. Most of the businesses that responded to the survey did not feel that they competed with these areas in any major way. The Kroger store on Mitchell Avenue got the highest rating of "Very Competitive" from these storeowners and it only received this ranking from 8.5% of the respondents. This response is due in-part to the fact that not all of the stores in St. Bernard offer services or products that Kroger offers. Kroger is a "superstore", however, and offers much more in the way of products and services than a "traditional supermarket." Surprisingly, the other shopping locations received a rating of "Very Competitive" from 5.1% or less of the respondents. Considering the varied market orientation of these different shopping areas and their proximity, note that the Vine Street shop owners do not feel that these shopping centers are very competitive at attracting customers away from the St. Bernard NBD. It would seem logical to assume that a majority of the St. Bernard storeowners recognize their orientation as a neighborhood shopping center. Even further, two thirds or 66.1% felt that the majority of their customers come from St. Bernard, Cincinnati, and the Valley area. The survey also shows, however, that many storeowners stated that they did not feel that the local community supported them enough.

Note: More information regarding the survey responses can be found later in this chapter and in the Appendix No. 7.

ECONOMIC SECTOR - TREND ANALYSIS

While the trends in St. Bernard's economy were touched upon in the previous chapter, a more in depth analysis is needed. St. Bernard, like most urban areas has experienced an economic shift during the past 30 years. Once prime industrial land, the Mill Creek Valley and St. Bernard in particular are losing part of their industrial sector to the suburbs. Not only are they losing new developments due to a lack of land, but retaining businesses is a challenge as well. The recent closing of Procter & Gamble's Synthetic Granular plant operations highlights this trend. Retail

development has traditionally been tied to demographics and needs to locate close to its customers. While there are still customers in St. Bernard, certain types of retail stores have moved out of the central core of metropolitan areas. St. Bernard has experienced these trends and this is demonstrated when we analyze the data over time.

The information used to perform this trend analysis is the Economic Census information that is gathered by the United States Census Bureau for the period of 1963 to 1992. The Census Bureau collects this information at five-year intervals. There are 8 major classifications of information: retail; wholesale; service; manufacturing; financial, insurance, and real estate; transportation, communications, and utilities; minerals; and construction.

The Bureau collects all of this information and presents it in different formats. For some of the different sectors of the economy, however, the analysis does not include data on a municipal level, such as St. Bernard. For this reason, this analysis focuses on the four major categories of the economy. These categories include retail, wholesale, service, and manufacturing.

This analysis tracks information over the past four decades: 1963, 1972, 1982, and 1992. These dates were chosen based on the time when the last plan for St. Bernard was performed, 1964, and the years for which the Census Bureau collects information (years ending in 2 and 7 – or every five years). The information from the 1960s falls on 1963, since the Bureau did not start collecting information on a consistent five-year basis until after that Census. Detailed information for all four decades can be found in Appendix No.7 of this report. The information was collected for St. Bernard, the Cincinnati Metropolitan Area (CMA), and the State of Ohio.

Retail

The retail portion of St. Bernard's economy has undergone a trend towards fewer establishments with more employees. This trend seems to indicate that St. Bernard, like most communities, has seen the replacement of "Mom and Pop" operations with larger retail stores. This is not to say that St. Bernard has any of the large "big-box" retailers that are

found in some communities, but that it has seen some increase in the size of its retail stores. This is especially true on the "North Vine" section of Vine Street.

The number of retail establishments in St. Bernard decreased from a high of 57 in 1963 to 31 in 1992. During this same period though, the number of employees in retail increased from 302 to 391. This change in the number of employees might be explained by the likelihood that larger retail operations have more part-time workers than smaller mom and pop operations. It also could be the possibility that Vine Street in 1963 served the immediate residents in St. Bernard and with the arrival of some larger retail operations its market might have expanded into the surrounding neighborhoods. See Exhibit No.26: ST. Bernard – change in number of establishments and Exhibit No. 27: St. Bernard – change in number of employees.

ST. BERNARD CHANGE IN NUMBER OF ESTABLISHMENTS

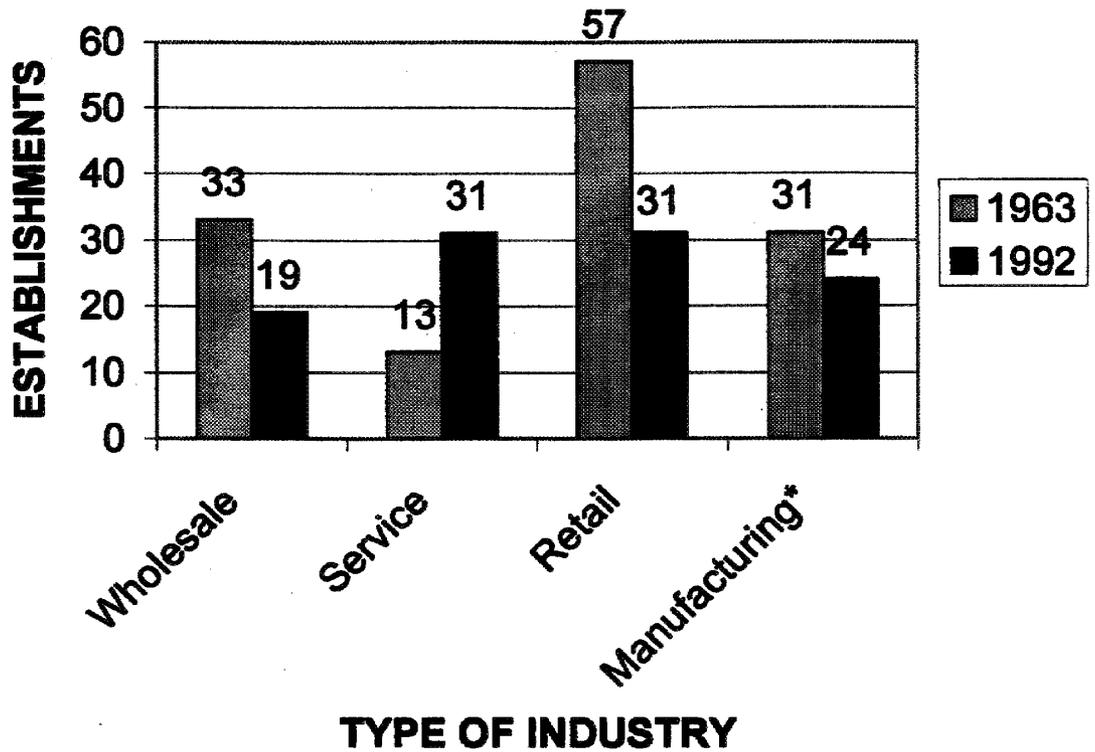
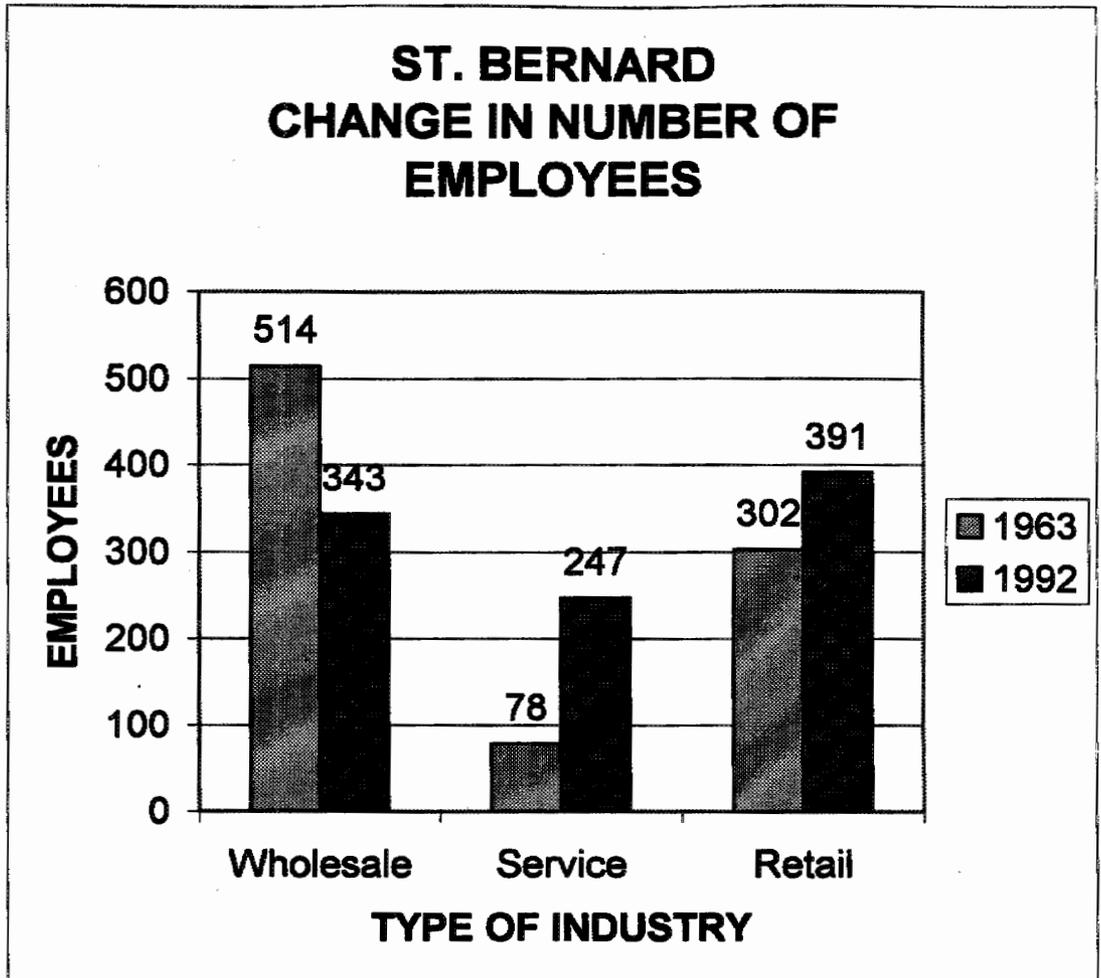


Exhibit No. 27



Source: U.S. Census Bureau, 1963, 1992.

Note: Employment numbers are not divulged by the Census if information on a single company would be released. Manufacturing in St. Bernard is so dominated by individual companies that the information was not released.

Service

The service industry in St. Bernard experienced the same explosion that was true for most of the country during the past four decades. The number of service establishments grew from 13 in 1963 to 31 in 1992 – an increase of 138%. The number of employees changed from 78 to 247 – an increase of 217%. These numbers are not quite as large as the increases in Cincinnati or the State of Ohio (see Appendix No.5, but they show that St. Bernard is following a similar trend. See Exhibit No. 26: St. Bernard change in number of establishments and Exhibit No. 27: St. Bernard – change in number of employees.

Wholesale

St. Bernard has also endured the loss of wholesale establishments over the study period (See appendix No. 5). While the Cincinnati Metropolitan Area (CMA) and the State saw increases in the number of wholesale establishments, 56% and 35% respectively, the City of St. Bernard sustained a loss of 42% of its wholesale distributors. This loss is also apparent in the number of employees lost or gained. The Metro Area benefited from a gain of 111%, the State gained 70%, and the City of St. Bernard lost 33%. The loss to St. Bernard is more than likely the result of changes in the way that retail and manufacturing establishments have changed their location decisions. The larger retail, "big-box" companies and many manufacturers are not limited to the urban core; so wholesale distributors have followed their lead. See Exhibit No. 26.

Manufacturing

An analysis of manufacturing in St. Bernard is a little more difficult due to reporting requirements of the United States Bureau of Census. Federal law, requires the Bureau to not release any information that will disclose data for an individual business. Since St. Bernard has one or more manufacturing companies that dominate the City's economy, the Bureau will not release specific numbers such as payroll or number of employees. Summaries of manufacturing for St. Bernard have the entry "(D)" in the place of specific

statistics. In the listing of abbreviations, the Census summary states that a "(D)" is used when information is "withheld to avoid disclosing data for individual companies." This analysis, therefore, is limited to the change in the number of establishments during this period.

Another challenge for this analysis is that the Manufacturing Census was not compiled in 1963 for places with a population less than 10,000. For this reason, we must compare 1972 data with 1992 data to get a historic picture of the manufacturing sector in St. Bernard. The Census information indicates what might be expected. For example, the number of manufacturing establishments decreased from 31 to 24 over that period (See Exhibit No. 26). This data once again suggests a pattern of decentralizing in the manufacturing sector. The data also shows a willingness to locate in areas outside of the urban core. See Exhibit No. 26.

SURVEY RESULTS

One component of the analysis included surveying the businesses of St. Bernard. The opinions and information provided by business owners/management is useful for planning future economic development programs. Two separate surveys were sent. The first, the Business Retention Survey, was sent to industrial, distribution, manufacturing and certain large service companies, and the second, Business Owners Survey, was sent to retail and small service businesses. The second survey focused more on opinions about the Vine Street Business District.

Industrial Business Retention Survey

Forty-three surveys were mailed to industrial, distribution, manufacturing, and large service companies in the City. 23 of those companies responded, yielding a response rate of 53%. Most of the businesses that responded to the survey were manufacturers. The number of employees of the responding businesses ranged from 6 to 900, and the companies predicted that employment for the years 1999 and 2001 would increase. When asked if they had trouble hiring qualified employees, nearly 65.2% of the companies stated that they did have trouble; this is not unique to St. Bernard, but is indicative of current low unemployment figures and other job training issues around the region. Overall, a vast majority thought that sales in the next 1-3 years would increase, and several companies have already

planned significant expenditures for capital improvements for the years 1999 and 2000. Respondents were asked to rank a number of services and programs. Marks were generally positive, with excellent ratings for police and the highway system. Businesses were asked open-ended questions about their greatest benefit and obstacle for their St. Bernard location. 19 companies wrote in comments regarding central location and highway access as their greatest benefit, and several companies indicated their obstacle as being land-locked or not having adequate space. In relation to that, 39% of the businesses indicated that they did have expansion or relocation plans. Any business who indicated those types of plans, or showed other concerns received either a follow-up letter or phone call which reiterated that their business is important to the City and to the County, and we would like to assist them if we can.

Business Owner's Survey

Fifty-nine useable surveys were returned, yielding a response rate of 52%. A majority of responding businesses were members of the St. Bernard Chamber of Commerce. About an equal number of respondents owned their buildings as did rent.

Businesses were asked, "In general, how satisfied are you with Vine Street as a commercial business district?" About 45% were either satisfied or very satisfied, 37% were neutral, and the balance was either dissatisfied or very dissatisfied. When looking at specific aspects of the district, many companies felt that aesthetics were a problem, while the traffic safety and pedestrian friendly aspects of the district received high marks. Nearly 96% of the businesses wanted to see either moderate or significant change in the business district. When asked about local services, again police received very high ratings, and about 90% of respondents said that they had no problems with public services, regulations, or laws.

Similar to the Industrial Survey, businesses were asked about the benefits and obstacles of their location. In this survey respondents were asked to choose from a list of items. Ease of access and proximity to a good market of consumers were the top benefits; very few local clients and lack of a variety of businesses in the District were the most common obstacles.

As to the future health of these retail and service businesses, it appears that they believe they will remain viable, as nearly half of businesses thought sales would increase, and 36% thought that they would stay the same. Again, any business indicating concerns or problems were contacted.

Complete results of both surveys can be found in the Appendix No. 9.

* A separate binder will be provided to the City with all statistical frequencies as well as the survey instrument and mailing list.

TRENDS

Neighborhood Business District

If nothing is done to promote the Business District, Vine Street will more than likely continue to decline with little or no property investment and increased vacancies that will negatively impact the entire neighborhood. There are many examples of this situation throughout the Cincinnati Metropolitan Area (CMA).

Unlike other Neighborhood Business Districts (NBD), Vine Street has not declined to a dire situation. While the Business District still has life, St. Bernard should put resources toward the "on-going" promotion and organization of the area. Image and perception are important in this situation. If St. Bernard waits until the Business District fails, it may find like many other communities that it is too late. The Recommendations Section of this document provides proactive steps that can be taken by St. Bernard to promote the Business District.

Industrial Sector

St. Bernard has seen a foreshadowing of what could happen if the industrial sector of the economy is ignored. The loss of Procter & Gamble's Synthetic Granular Division is a warning sign. While St. Bernard has not ignored this portion of the economy, the Procter & Gamble Division closing is indicative

of a national trend. It is imperative to continue to promote the economic development tools available and to stay in constant contact with the management of these firms. It is important to note that some companies will be lost to other communities.

Losing one company or part of a company can be damaging, but the City must continue to redevelop any vacant building or land with new companies or expanding companies. This part of economic development is also an on-going effort and requires constant coordination. There are steps that St. Bernard can take to combat the loss of companies. These steps are listed in the chapter entitled Recommendations.

ECONOMIC DEVELOPMENT PROGRAMS

At the current time, the City of St. Bernard has several economic development programs in place: the Enterprise Zone Program, the Community Reinvestment Area Program, the Home Improvement Program (HIP), an Urban Renewal Ordinance, the Community Awareness and Emergency Response (CAER) Program, and other financing programs.

Enterprise Zone Program

The Enterprise Zone Program is a tool used to encourage economic growth, stimulate new private investment, and create or retain jobs in Hamilton County. An Enterprise Zone is a designated area in which tax incentives are available to promote business and industrial development. The City of St. Bernard and the Hamilton County Board of Commissioners have established the entire City of St. Bernard as an Enterprise Zone under the authorization of Ohio Revised Code (O.R.C.) Sections 5709.61 to 5709.69. The first zone was established in 1987, and was re-certified by the City and County in 1990 and 1995, as required by the State of Ohio (City of St. Bernard Ordinance No. 51, October 6, 1994, and Hamilton County Commissioners' minutes Vol. 257 Image 369). The zone also includes the Village of Elmwood Place, and is classified as a full-authority, distressed-based zone under new Ohio legislation passed in July 1994. In order to be certified as a full authority zone, the municipalities met distress criteria established by the Ohio Revised Code. The criteria included structures that were vacant, demolished, or were vacant and tax delinquent (5709.61 (A) (1) (d)), and had a population loss of at least 10% between 1970 and 1990 O.R.C.(5709.61 (A) (1) (e)).

Under the Enterprise Zone Program, a portion of the tax on the increase in assessed value resulting from improvements made as part of a project can be exempted from taxation for a maximum period up to ten years. Eligible Improvements include both real property and new tangible personal property. Taxes on land, or existing property are not eligible for exemption except in special circumstances. Exemptions on existing property are available under special circumstances that involve treatment of environmental contamination or preventing the closure of a large

manufacturing facility that has been employing 1,000 or more people.

At the current time, St. Bernard has approved four Enterprise Zone agreements. See Exhibit No.28:

**Exhibit No.28
ST. BERNARD ENTERPRISE ZONE AGREEMENTS**

COMPANY	DATE OF AGREEMENT	EST. DATE OF EXPIRATION	TOTAL INVESTMENT	% EXEMPTION ON PROPERTY FOR # OF YEARS		JOBS	
				REAL	PERSONAL	CREATED	RETAINED
Henkel Corporation	7/19/89	7/19/99	129,000,000	70%/10	70%/10	85	—
Procter & Gamble	7/31/81	7/31/02	202,900,000	75%/10	75%/10	48	277
Rough Brothers	11/9/84	11/9/04	479,500	50%/10	50%/10	9	42
Vulcan Oil & Chemical Prod.	8/13/87	12/31/89	2,700,000 (2 phases)	85%/10	85%/10	7 (projected)	48 (projected)

Source: Hamilton County Office of Economic Development Records, 1998.

COMMUNITY REINVESTMENT AREA PROGRAM

The City of St. Bernard established a Community Reinvestment Area (CRA) in 1979 under Ohio Revised Code Sections 3735.65 to 3735.70. The area includes what is generally referred to as the "South Vine Business District." See Map No. 11.

The CRA Program is a tax incentive program that can offer exemptions on real property tax increases that are a result of improvements to existing buildings, additions to existing structures, or new construction. Because St. Bernard adopted its legislation in 1979, it falls under the "old" law. This law states that any property owner in the designated area that completes such improvements is eligible for the exemption. The ordinance allows for a 100% real property tax exemption for the following periods: a) 10 years for the remodeling of every dwelling containing not more than two family units upon which the cost of remodeling is at least two thousand five hundred dollars; b) 12 years for the remodeling of every dwelling containing more than two units, and commercial or industrial properties, upon which the cost

of remodeling is at least five thousand dollars; and c) 15 years for the construction of residential, commercial or industrial structures. To date, there are seven properties that have applied for the exemptions. The investment from those projects is estimated at \$247,000 – for an average investment of approximately \$35,000. Most of these improvements were made almost two decades ago; therefore, the value of these improvements has probably appreciated with time.

See Exhibit No. 29 for a summary of St. Bernard's Community Reinvestment Area Agreements.

**Exhibit No. 29
ST. BERNARD COMMUNITY REINVESTMENT AREA
AGREEMENTS**

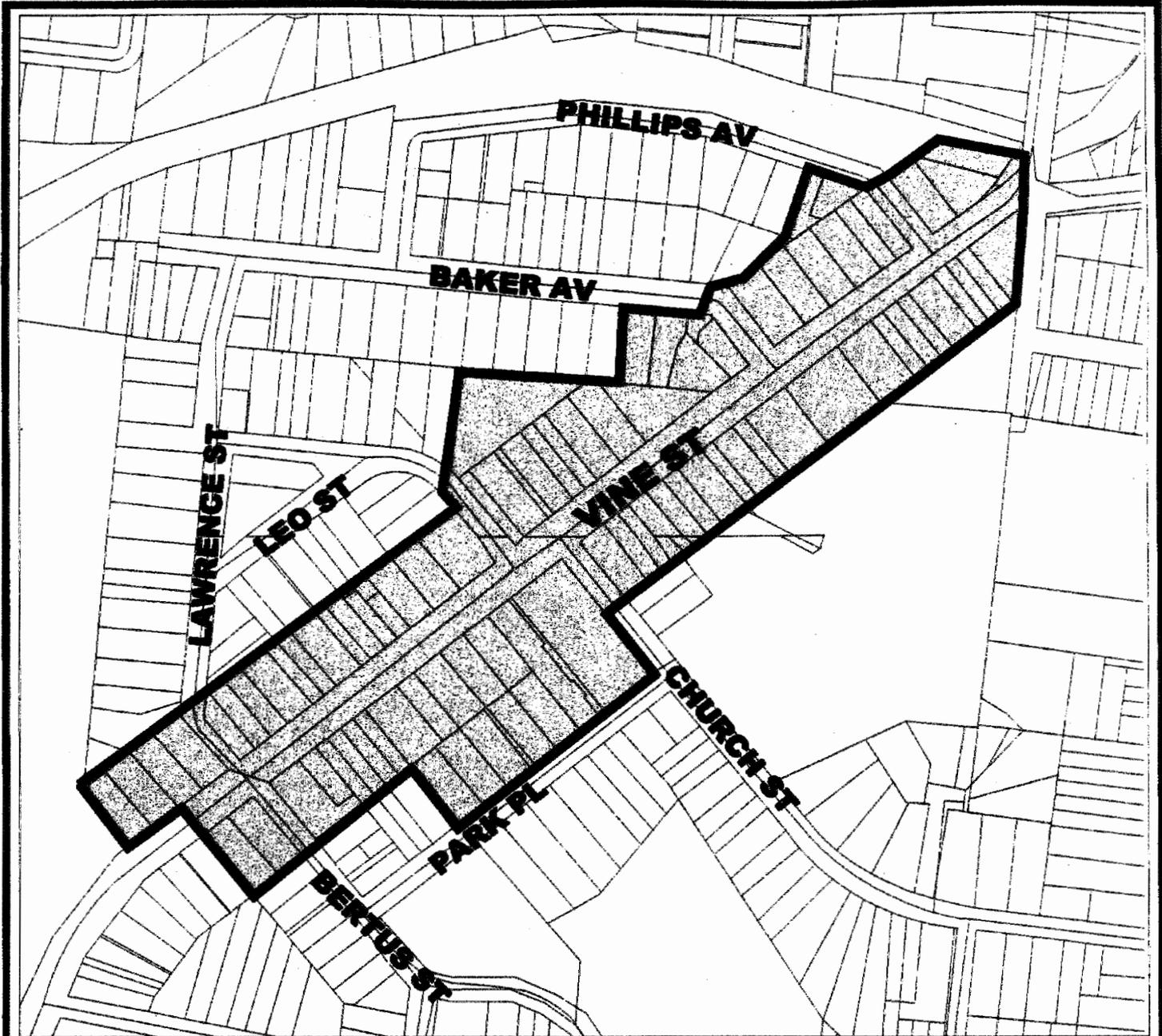
Company	Address	Date of Execution	Date of Exp.	BPP	Cost Of Improvements
Pollution Assoc. Co	4721 Vine St.	3-29-79	3-29-93	582-0007-0025-00	\$ 29,599 (NAV)*
Meiners Tavern Inc.	4535 Vine St.	8-1-80	8-1-93	582-0007-0139-00	\$ 60,908 (NAV)
Wilson, Ernest & Judy	4527 Vine St.	8-26-80	8-26-92	582-0007-0142-00	\$ 18,670 destroyed 1984
Lauch, Ronald	4631 Vine St.	8-14-81	8-14-93	582-0007-0248-00	\$ 23,000 (NAV)
Keeble, Charles	4710 Vine St.	8-1-79	8-1-93	582-0012-0008-00	\$ 9,919 (NAV)
Sedell, Joan /Reuter Inc	4604 Vine St.	8-26-82	8-26-95	582-0012-0020/21	\$ 85,624 (AV)*
Schwallie, Marian F.	4512 Vine St.	9-6-80	9-6-93	582-0013-0009-00	\$ 19,000 (AV-CDU)*

Source: Hamilton County Office of Economic Development Records, 1998.

- * NAV = No Additional Valuation
- * AV = Additional Valuation
- * AV-CDU = Additional Valuation due to a change in "Condition, Desirability, and Usefulness."

HOUSING IMPROVEMENT PROGRAM

The Home Improvement Program (HIP) was created by the City of St. Bernard to "create, ensure, and preserve a safe and stable housing stock...." The Program was intended to pursue community growth and increase property values within the City of St. Bernard. Even further, the Program will ensure the inspection of housing structures so that they comply with the property maintenance code of St. Bernard.



Legend:



Community Reinvestment Area

Source: City of St. Bernard

Graphic Scale: 250 0 250 Feet

**CITY
OF
ST. BERNARD
COMPREHENSIVE PLAN**

Content:
**Community
Reinvestment
Area**



Map 11



**The Hamilton County
Regional Planning
Commission**

Prepared: August 1998

The approach and implementation phases of the HIP are clearly identified by the Housing Improvement Program Committee of the City Council. Each structure will have been inspected from the outside. A complaint or other indications that reveal a life safety issue may require a detailed inspection of the structure's interior. The first phase of implementation includes performing an exterior and life safety problem inspection of existing structures. The second phase includes addressing interior problems in more detail.

The City of St. Bernard can hire up to two Assistant Inspectors and a Clerk/Stenographer to assist with the implementation of this Program. These positions are hired by the Safety Director and managed by the Code Assistance Officer. A Housing Board will oversee, review, and amend policies to the Program. The Board consists of a Chairperson, Lender, Auditor, Finance Officer, Director of Law, and two Residents. Since homeowners that attempt to repair code violations may endure financial hardship, the City of St. Bernard helped develop some low interest loan programs.

The City of St. Bernard is able to secure loans to homeowners in order to comply with the property maintenance code. The following is a list of the low interest loans available to homeowners participating in St. Bernard's HIP: Low Income, Low Interest Loan Program, Star Bank's Home Advantage Program, the Reduced Interest Loan Program, and the People Working Cooperatively (PWC) Program.

Urban Renewal Ordinance/Spot Blight

The Ohio Revised Code (ORC Sections 725.01 to 725.11) provides St. Bernard with the tool of Urban Renewal to help revitalize areas that have become blighted. The definition of blight in this instance can include areas that are subject to something as ordinary as faulty street and lot layout. Urban Renewal permits St. Bernard to acquire property through eminent domain, redevelop property and infrastructure, offer tax incentives, and issue bonds to finance these activities. Although most of these tools can be found in other forms in the O.R.C., urban renewal makes the process of using them easier.

The Urban Renewal Area is a blighted area that a municipality designates as appropriate for an urban renewal project. Section 725.01 of the O.R.C. gives the definition for urban blight. The Urban Renewal Plan identifies the boundaries of the project area, a land-use plan, a delineation of land acquisition areas, demolition and removal of structures, conservation or rehabilitation of existing structures, re-development restrictions, proposed changes, City financial obligations, relationships to other City plans and objectives, and a Relocation Plan.

St. Bernard may finance urban renewal projects through urban renewal bonds. St. Bernard could establish an urban renewal debt retirement fund for the purpose of repaying debt incurred from implementing an Urban Renewal Plan. A development agreement may require a property owner that benefits from urban renewal to make service payments, in lieu of taxes, to the fund during the term of any exemption from property taxes.

The City of St. Bernard is able to offer tax incentives for Urban Renewal projects on real property improvements up to 75% (100% with school board approval) for the number of years stated in the development agreement. These tax incentives are valid as long as there are urban renewal bonds payable from the urban renewal service payments.

Community Awareness and Emergency Response (CAER)

The Community Awareness and Emergency Response, or CAER Program, although perhaps not considered a traditional type of economic development program, is an important program to St. Bernard's industrial community. In interviews with some of the top employers in St. Bernard, company officials noted the value of such a program. The program was initiated in 1985, with the overall goal to improve the protection of public health and safety in the community. CAER is a chemical industry initiative, and has been adopted by member companies of the Chemical Manufacturers Association (CMA). It is designed with two related purposes:

1. **Community Awareness:** to develop a community outreach program and to provide the public with information on chemicals manufactured or used at local chemical plants.
2. **Emergency Response Planning:** to improve local emergency response planning by combining chemical plant emergency plans with other local planning to achieve an integrated community emergency response plan

Other Financing Programs

There are a variety of other federal, state, and local financing programs available to assist business development projects. The Small Business Administration (SBA) 504 Program, the Ohio 166 Regional Loan Program, and Industrial Revenue Bonds are designed for fixed asset (land, building, and fixed equipment) purchases. The SBA Microloan Program is specifically for working capital (inventory, receivables, and operating capital) funds. The SBA 7 (a) Loan Guarantee can be used for working capital funding or fixed asset funding. All of these programs can be accessed through the Hamilton County Office of Economic Development.

LAND USE AND ZONING

With the exception of agricultural use the city of St. Bernard has a wide array of land uses within its 1.54 square miles. Interstate 75 separates the city's heavy industrial area from almost all other uses. Residential uses are concentrated south and east of the highway. A concentration of light industrial uses are located in the north east portion of the city, abutting light industrial uses in the City of Cincinnati (Bond Hill/North Avondale area). See Exhibit No. 30 for statistics on the City's land uses.

**Exhibit No. 30
St. Bernard – Existing Land Use Statistics**

Land Use Type	Acres	Percentage
Commercial	33.62	3.42
Office	3.26	0.33
Educational	16.53	1.68
Institutional	1.43	0.15
Parks and Recreation	38.71	3.94
Public-SemiPublic	138.07	14.05
Heavy Industrial	287.71	29.29
Light Industry	94.42	9.61
Single Family	169.27	17.23
Two Family	40.77	4.15
Multi Family	16.76	1.71
Vacant	18.90	1.92
Streets and Unidentified	131.67	12.52
*Total	982.36	100.00%

Source: Field Survey – Hamilton County Auditor's Office
Prepared by: HCRPC, August 1998

* Two different methods have been used to obtain Existing Land Use Statistics in 1964 and 1998. In 1964, St. Bernard General Plan calculated 996 acres as total area using field survey techniques. In 1998, acreage was obtained from aerial photos and computer software, available through CAGIS.

The Existing Land Use Map (Map No. 12) shows how the land in St. Bernard is being used based on a field survey and CAGIS⁹ information for the entire area. Properties were categorized into one of the following uses: Single family, Two family, Multi-Family, Office, Public/Semi Public, Commercial, Light Industrial, Heavy Industrial, Educational, Institutional, Green Space/Recreational, and Vacant. In

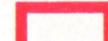
⁹ CAGIS: Cincinnati Area Geographical Information System

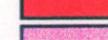
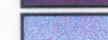
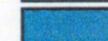
addition, streets and unidentified areas shown in white occupy the remaining area.

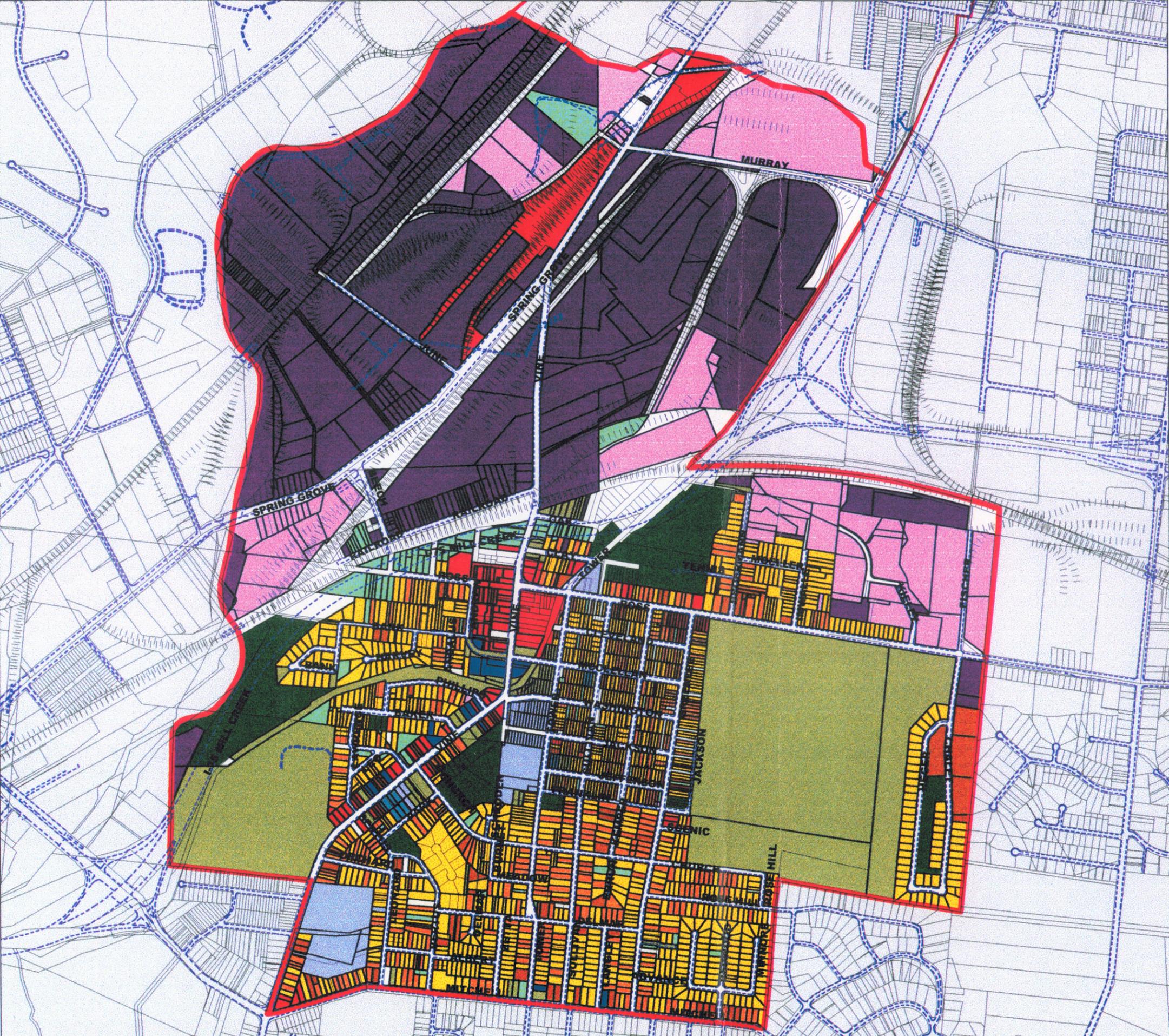
The survey of existing land uses provides a physical foundation for analyzing the community. The land use map illustrates how each parcel of land is currently utilized. The zoning map represents how each parcel can be used. See Map No. 13 and Exhibit No. 31 for a zoning summary.

The Existing Land Use Map is essential when identifying land use patterns and types throughout the City. The map is used to identify areas of importance and specific land use types. The Land Use Map is also important because it shows the potential development areas (vacant land or potential redevelopment areas), which are essential for future growth of St. Bernard.

EXISTING LAND USE

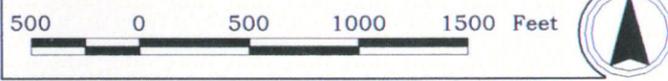
-  Pavement
-  Parcels
-  Railroads
-  St. Bernard Boundary

- Existing Land Uses
-  Agriculture
 -  Vacant
 -  Single Family
 -  Two Family
 -  Multi Family
 -  Office
 -  Public/Semi Public
 -  Commercial
 -  Light Industrial
 -  Heavy Industrial
 -  Educational
 -  Institutional
 -  Parks & Recreation



St. Bernard COMPREHENSIVE PLAN

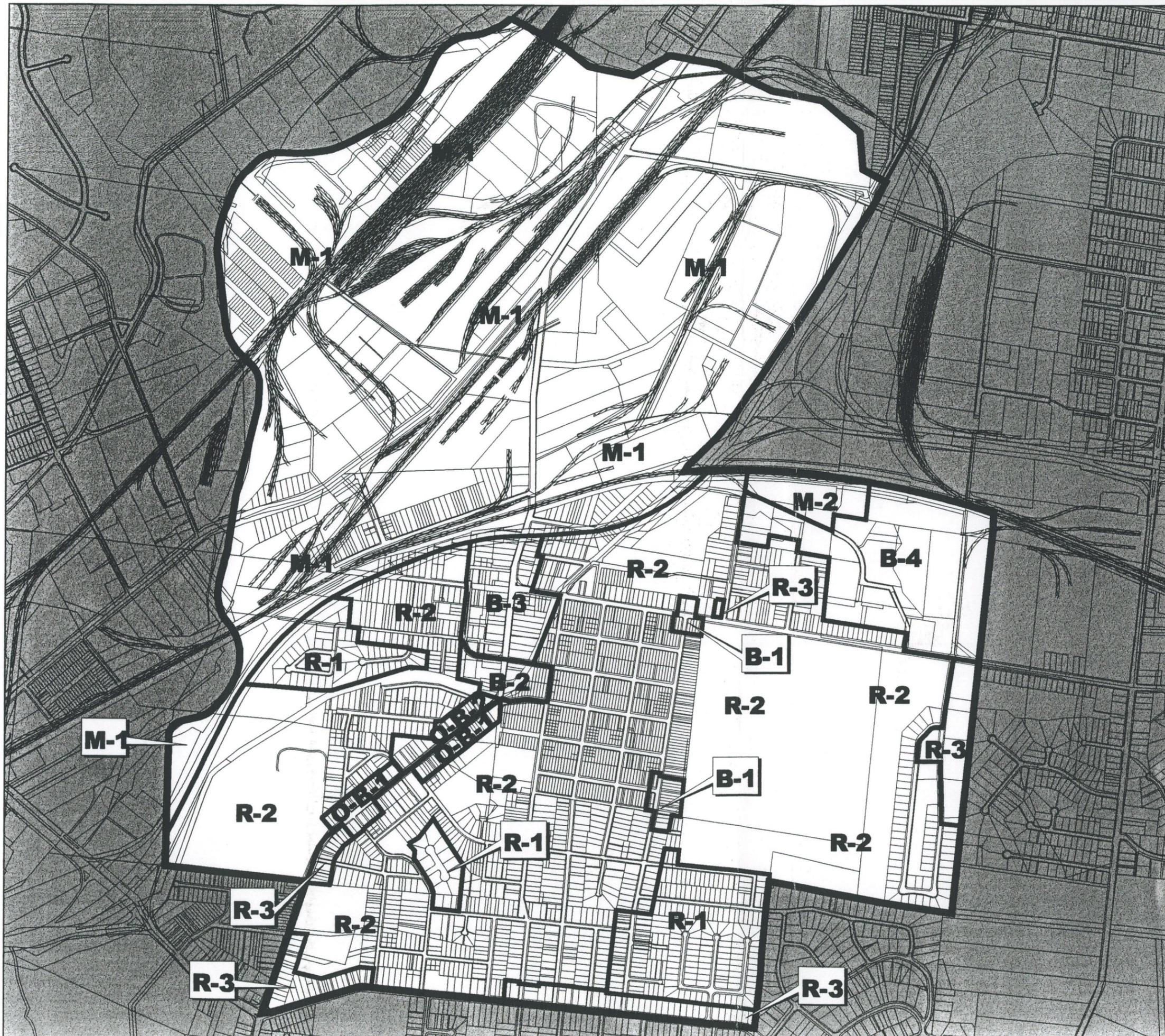
Map: 12



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ZONING

-  Zoning
-  Parcels
-  St. Bernard
-  Roadway
-  Railroads



St. Bernard COMPREHENSIVE PLAN

Map: 13

500 0 500 1000 1500 Feet



Prepared by
**The Hamilton County
Regional Planning Commission**

HAMILTON COUNTY

February 1998

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Exhibit No. 31
St. Bernard Zoning Code Summary
 Based on the "Codified Ordinance of St. Bernard"

Zoning District	Description	Exceptional Uses	Height Stories, Ft.	Lot Area Square Ft.	Lot Area Per Family	Lot Frontage	Front Yard Depth	Side Yard Depth	Rear Yard Depth
R-1	One-Family Residence District	Dwelling Groups = "two or more detached dwellings located on a single parcel of land."	2 ½, 35	5000 (1 and ½ stories) 5000 (2 and 2 ½) 10000 (other permitted uses)	NA	50 50 100	25 25 25	6 8 15	35 35 35
R-2	One and Two-Family Residence District	Same as R-1	2 ½, 35 (Dwellings) 3, 40 (other)	5000 (1 and ½ stories) 5000 (2 and 2 ½) 10000 (other permitted uses)	2500 2500	50 50 100	25 25 25	5 8 15	30 30 30
R-3	Multi-Family Residence District	Motels, Motor Homes, Tourist Homes, Clubs, Hospitals	2 ½, 35 (Dwellings) 60ft (other)	6000 (1 and 1 ½ story dwellings) 7200 (2 and 2 ½ story dwellings) 8000 (3 and 3 ½ story dwellings) 10000 (4 and 4 ½ story dwellings) 10000 (other permitted uses)	1500 1500 1500 1500	50 60 65 80 100	25 25 25 25 25	6 8 10 15 15	30 30 35 40 30
R-4	Row House District	Same as R-3	2 times the distance from building line to center line of street	5000	Efficien. = 400 Intermed = 550 Regular = 550	1&2 story = 20 >2 = 20+2 per story		1&2 story = 5 (12 total) >2 story = 5+3(12 +6 per story total)	25 +3 per story
B-1	Neighborhood Business District	Same as R-3 including Retail, Services, Clinics, Basic Restaurants	2 ½, 30	None (Non residential Uses) Same as R-3 (Residential)	Same as R-3	None Same as R-3	20 Same as R-3	None; 10 if adjoining g R District	None; 10 if adjoining R District
B-2	Office District	Same as B-1 including Offices, Banks, Liquor Restaurants, Schools	Same as R-3	Same as B-1	Same as B-1	Same as B-1	Same as B-1	Same as B-1	Same as B-1

B-3	Community Business District	Same as B-2 including Motor Vehicle Services, Summer Gardens, Drive-In Eating	4 stories, 50 ft	None (Commercial Uses) Same as R-3 (Residential Uses)	None (Commercial Uses) Same as R-3 (Residential Uses)	None (Commercial Uses) Same as R-3 (Residential Uses)	None (Commercial Uses) Same as R-3 (Residential Uses)	None (Commercial Uses) Same as R-3 (Residential Uses)	None (Commercial Uses) Same as R-3 (Residential Uses)
B-4	General Business District	Numerous	Same as B-3	All Requirements Same as R-3 (Residence) None (Non-Residence)		None	20	None; 35 if adjoining R District	
O-B-1,2	South Vine Development District	As permitted under R-1 through R-4, B-1 through B-4, as approved by City Council							
M-1	General Manufacturing District		3 stories, 50 ft (200 ft of R District)	None (Non Residential)	None	None	20	None; 50 if adjoining R District	40 (1 story) 50 (2 story) 60 (3 story) Five each add. Story
M-2	Special Manufacturing District	Storage	3 stories, or 40 ft (100 ft of R District)	5 acres or more		None	30	None; 25 next to R District	None; 40 if adjoining R District

Potential Development Areas

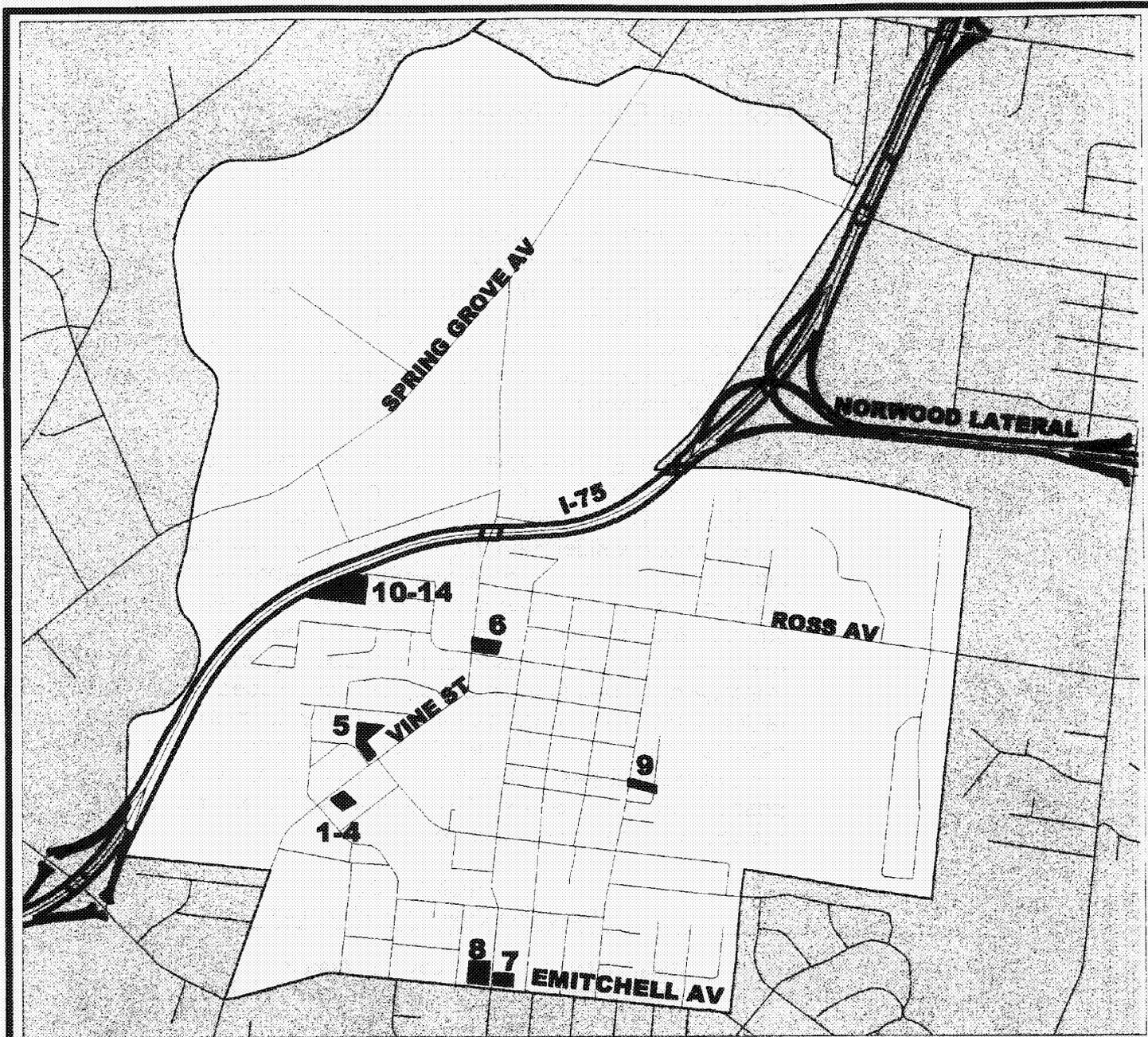
Potential Development Areas are identified based on their current status as vacant land or as areas where redevelopment could occur in the future. See Map No. 14 for location. Approximately 138,000 square feet, or 3.2 acres, of land currently zoned for residential use is vacant within the City of St. Bernard. However, the City of St. Bernard was platted in the late 1800s and subsequently developed in the early 1900s with a rigid street grid and very small parcels pattern.

Notwithstanding, new development and redevelopment must comply with the current Planning and Zoning Code (passed in 1966). The Planning and Zoning Code was prepared taking into consideration modern suburban standards that incorporate minimum requirements for setbacks, off street parking, height, etc. requiring minimum lot sizes of 5,000 square feet, and frontage minimum of 50 feet. However, the average lot size in St. Bernard is 3,800 square feet with a frontage of 25 feet in the most densely developed area. This factor could prevent the potential for development of some parcels. See Exhibit No.32 for a listing of potential development areas. Due to zoning constraints, whenever possible in the analysis of potential redevelopment areas, parcels have been consolidated.

**Exhibit No. 32
Potential Development Areas**

Development Area No.	Existing Zoning	Existing Land Use/Location	Lot Frontage	Area in Sq. ft.	Zoning Requirement Minimum Lot Size in Sq. Ft.
1-4 consolidation	OB-1	Residential, Vacant, Office (Vine & Bertus)	100	12,458.16	8000
5	OB-2	Vacant (Vine & Martin)	75	29,900.00	2500 - R-2
6	B-3	Vacant (Vine & McClellan)	70	12,458.16	10000
7	R-2	Vacant (Mitchel & Tower)	72	17,641.80	5000
8	R-2	Vacant (Mitchel & Tower)	50	9,234.72	5000
9	R-2	Vacant (4613 Greenlee)	25	8,537.76	5000
10-14 consolidation	R-2	Vacant, and Single-Family for sale (E. Ross)	150	47,872.44	2500
Total				138,103.04 Sq. feet	

Source: Field Survey
Prepared by: HCRPC, August 1998



Legend:

P.D.A. No.	Address
1-4	4506, 4508, 4510, 4512 Vine Street
5	4551 Vine Street (Vine and Martin)
6	4828 Vine Street (Vine & McClellan)
7	208 Mitchel Avenue (Mitchel and Tower)
8	160 Mitchel Avenue (Mitchel and Tower)
9	4612 Greenlee
10-14	221 W. Ross Avenue and area to the West

CITY OF ST. BERNARD COMPREHENSIVE PLAN

Content: **Potential Development Areas**

Map: **14**

 **The Hamilton County Regional Planning Commission**
HAMILTON COUNTY
 Prepared: August 1988

Source: HCRPC Field Survey
 Graphic Scale: 1300 0 1300 Feet

Planning Areas

For analysis purposes the City has been divided into eleven planning areas.¹⁰ Each one of them comprises an area that has certain characteristics or environmental features in common and therefore, may be assumed to constitute an area of physical and/or social unity of sorts. See Map No. 15.

1. Northern Industrial

Area north and west of the I-75. The largest heavy industrial area in the City. I-75 separates and provides a buffer between its principal industrial and non-industrial part. It includes P& G complex and other major industries.

2. Eastern Industrial

Located south of the Baltimore and Ohio Railroads and North of St. Mary's Cemetery, in the extreme eastern portion of the City. Light and heavy industry development. Some activities are raising environmental concerns from adjacent neighborhoods.

3. Moeller Ave.

Surrounded by the Eastern Industrial section, St. Mary's Cemetery and the community playfield off Ross Avenue. It is a small predominantly residential area with single family, some two family dwellings and a few commercial and industrial establishments. There are only two non-residential uses still in this area. The community is requesting more effective buffering from the industrial area. Direct access to schools and parks.

4. Ross-Jefferson

Located between the principal business district and St. Mary's Cemetery, and from the City playfield to the north to Franklin Avenue on the south. It contains a mix of all types of residential buildings. Several non-residential uses: offices, city offices, and public schools. The district is split by Tower and Greenlee Avenues, which carry relatively large volumes of north-south traffic, as well as by Washington Avenue, which carries local east-west traffic into the business district. Parking in this residential area is a problem. Direct access to schools and parks

¹⁰ The city of St. Bernard has not experienced major physical changes in the last 30 years. The Planning Areas analysis departs from the St. Bernard's 1964 General Plan Sectional Analysis. It is been updated and augmented as needed.

5. Business District

The business district runs along Vine Street, and comprises two characteristic sectors. The northern sector is marked by modern, suburban style businesses. The southern sector has maintained a more historical character of buildings and neighborhood services.

North Vine

The north part of the business district that goes from Washington Avenue to the Expressway is the principal shopping area of the community, with a modern shopping center and drive-in restaurants. Few residential uses remain in this sector. Heavy volumes of traffic at certain hours on Vine St. translates in traffic congestion and pedestrian hazards.

South Vine

Located on Vine Street from Washington Avenue on the north to the Cincinnati Catholic Cemetery on the south contains different kinds of buildings and uses: single-family to commercial. In most cases, the buildings retain the scale of the original buildings dated in the late 1800s. There is also an entrance to the city playfield as well as the St. Clement Catholic Church. Heavy traffic and parking are current problems especially during school hours.

6. Bank Ave.

Located between the business district and the expressway in the west part of town. It is a residential section with mostly single family homes. Scattered two-family and multi-family buildings. Ludlow Grove Park-soccer field in the western corner of the area. Only one industrial site remains in the northern part of this section.

7. Baker-Lawrence

Small residential area located west of Vine Street between the business district, the Catholic Cemetery and the abandoned Miami-Erie Canal right-of-way. It contains: single-family, some two-family and multi-family buildings. Access to schools facilities is limited. There is a small neighborhood park and access to Ludlow Grove Park.

8. Bertus Street

Located south of the city, between the business district, Mitchell Avenue and the Church-Delmar section. Large residential area. There is a mixture of residential uses: single-family-two-family and a few multi-family dwellings. Principal city park and a smaller city playground, Roger Bacon parochial school.

9. Church-Delmar

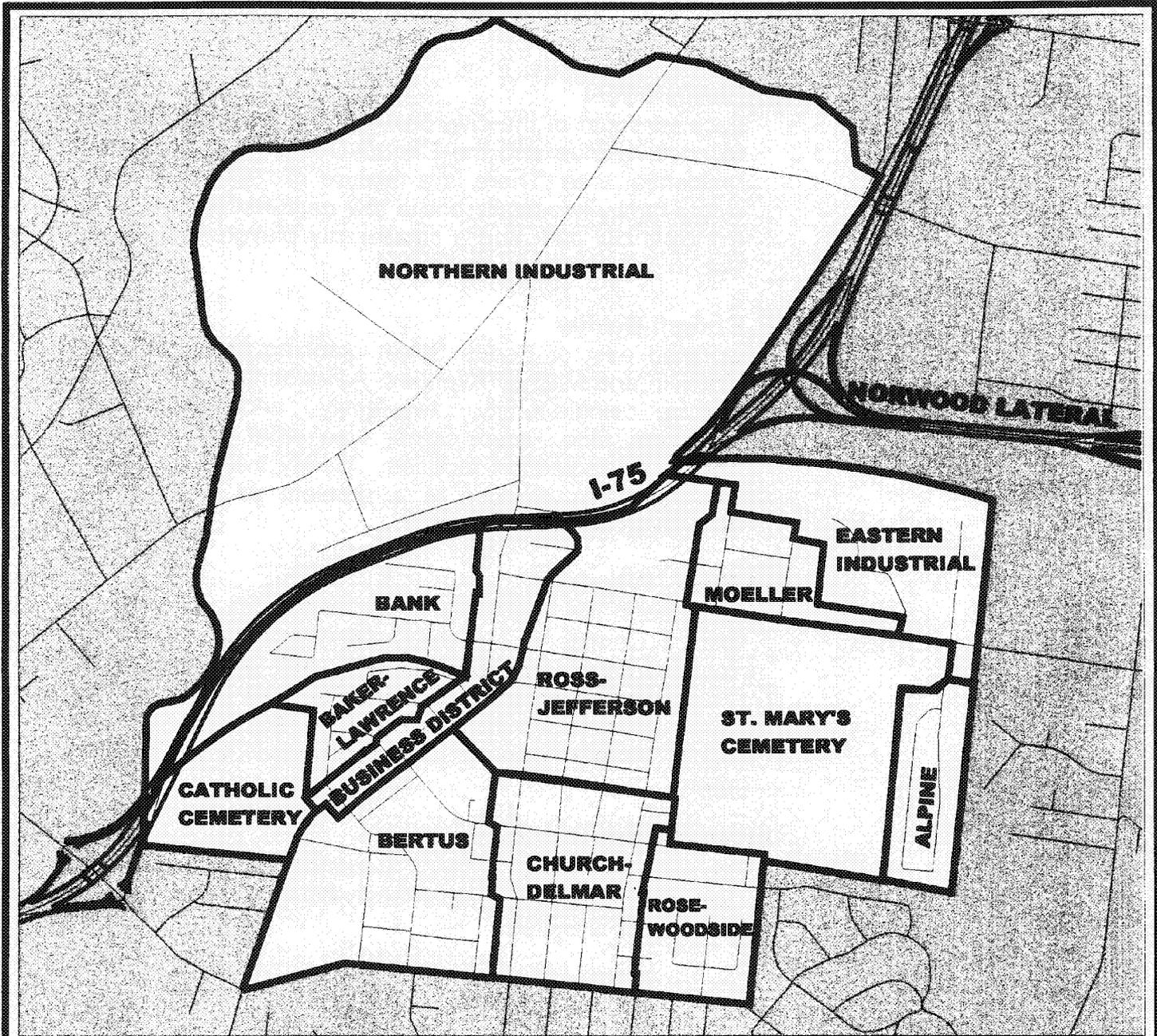
Located east of Bertus Street planning area, between Franklin and Mitchell Avenues. A residential area with a mixture single-family, two-family and multi-family dwellings. One small corner type store left. Not well served by recreation facilities. Heavy traffic on Tower and Greenlee. Parking is a problem as well as the circulation of service vehicles.

10. Rose -Woodside

Located in the southeast corner of the city south of St. Mary's Cemetery. A small residential area with single family homes, few two-family and multi-family dwellings. This area is somewhat cut off from the rest of the city due to the street layout which are cul-de-sacs opening to the south (Mitchell Avenue). Completely lacks any recreation area.

11. Alpine Subdivision

Located east of St. Mary's Cemetery. Residential area with single family and multi-family housing. Park. Access to schools is limited.



**CITY
OF
ST. BERNARD
COMPREHENSIVE PLAN**

Content:

Planning Areas



Map **15**



The Hamilton County
Regional Planning
Commission

Prepared August 1986

Source: HCRPC & 1964 St. Bernard General Plan

Graphic Scale: 1300 0 1300 Feet

2

COMMUNITY VISION

EXPECTATIONS FOR ST. BERNARD

This section identifies the Community's image for the future of St. Bernard. The issues that are relevant to today's residents and community leaders are identified. These issues form the foundation for many of the ideas, discussions and recommendations presented in this Plan.

A Vision Statement is also provided in this section. The Vision Statement defines the expectations for St. Bernard in the future, while Community Goals guide the formulation of the Plan. Community Objectives articulate community ideas that will help achieve the Vision for St. Bernard. Strategies comprise the necessary actions, improvements or approaches to accomplish the various aspects of the process and thereby move toward the Vision for the City.

COMMUNITY ISSUES

The intent of this Plan is to establish a framework to increase the likelihood that the image of St. Bernard will be a positive one regardless of the observer. The image of a community differs from the perspective of a long time resident, a recent resident, or a passerby. A general image is defined by a combination of perceptions and the actual conditions within a community. The image a St. Bernard resident has of the City may not necessarily be the same as the image of someone from outside the community. When Planning Committee members were asked to define St. Bernard in one word, numerous positive responses were received:



St. Bernard Planning Committee Meeting – March 16, 1998

The process of preparing a Comprehensive Plan requires broad based community input to represent the interests and concerns of St. Bernard. The planning process included several levels of citizen participation, including regular Planning Committee meetings, public meetings, citizen interviews, and business surveys. The following is a summary of the important issues and elements which will improve the current and future image of the City of St. Bernard. The responses have been grouped into two categories: strengths and opportunities, and problem areas. (See Appendix No. 10 Planning Services Newsletter: Community Workshop).

STRENGTHS OF ST. BERNARD

Four primary areas of strengths within the City were consistently identified by residents during the April 16, 1998 community meeting. It is as important to ensure that strengths are maintained as it is to try to adjust and improve problem areas¹¹. Each of the strengths are discussed below.

Location in the Region

St. Bernard residents view the city's location within the metropolitan area as the primary strength of the City. St. Bernard's location on Interstate 75, access to the eastern part of the metropolitan area through expressway 562 (Norwood Lateral), and the proximity to downtown Cincinnati and Northern Kentucky were viewed as an asset. The City's location is considered key to attracting businesses and industries.

Transportation is readily provided by Queen City Metro buses which connect the City to the public transportation system.

In addition, St. Bernard is strategically located near two major universities (Xavier University and University of Cincinnati), and five hospitals (Children's, University, Bethesda, Deaconess, Good Samaritan) within a 2 miles

¹¹ St. Bernard Community Meeting: SWOT exercise, April 28, 1998.

radius, providing an excellent opportunity for a variety of niche retail or specialty service businesses.

Atmosphere of Community

St. Bernard is the best kept secret in the metropolitan area. Residents highly appreciate the family oriented, comfortable and independent small town environment that St. Bernard offers. The city's size and scale of the community is attractive. Existing residents, as well as new residents, choose to live in St. Bernard in part due to the city's character, which is more desirable than other inner city communities. The downtown business district is viewed as an important component of the city. It is a defining characteristic for St. Bernard. Also related to the atmosphere of the community is the variety of neighborhoods within St. Bernard. The mixture of different housing types is a strength which provides an opportunity for a variety of income groups. The general attitude and friendliness of St. Bernard residents is a strength. Similarly, there is a good mixture of businesses in the downtown area which provide and contribute to the City's character. The general consensus indicates that the mixture of businesses can be strengthened.

Quality of Life

There are several characteristics about living in St. Bernard that contribute to the quality of life. Some of these characteristics include :

- The small town atmosphere and the overall attitude and friendliness of those living in St. Bernard. This atmosphere makes St. Bernard an attractive place to live.
- Public and parochial schools are a strength which could attract future residents and could contribute to the City's ability to attract new businesses.
- Public services received from the City are of high standards. There is an overall attitude that St. Bernard is a safe place to live because of the quality of services provided by the City.
- The highly desirable situation of an industrial sector physically separated and buffered by the expressway from the rest of the city is considered a great benefit.

Potential of the City

The city has strong potential for the future. Many residents believe that St. Bernard has potential to grow. There is an attitude that St. Bernard has not yet been 'discovered' despite its long history. There is an increasing number of people in search of small communities with a small town atmosphere, and the location of St. Bernard only increases its potential to attract new residents. St. Bernard provides many incentives for relocation such as having one of the lowest property taxes in the region, a solid tax base, prudent city officials, and available affordable housing. It should be emphasized that the City should encourage quality growth that will be compatible and non-threatening to the small town atmosphere.

AREAS OF CONCERNS

In many cases it is often easier to identify problem areas than to identify strengths. The problems within a community often overshadow the strengths, which are commonly taken for granted. The following describes areas of concern to be addressed to improve St. Bernard's future.

Business Retention/Revitalization of Business District

A major concern of St. Bernard residents is its business district. Historically located along Vine Street (former Main Street and Carthage Pike), it is still identified as the heart of the City. The South Vine segment of this area shows **SOME** signs of accelerated decay: buildings in disrepair, vacant store fronts, abandoned buildings, profusion of unregulated signs and other undesirable streetscape elements, and the general appearance of abandonment. The North Vine segment, developed as a suburban shopping center, is thriving and growing apart from the South Vine both in its physical aspect as well as in the type of commercial activities offered. What South Vine has that the North Vine District does not is a special character associated to the mass and scale of the original buildings that blend well with

the small town character of St. Bernard. However, non-concerted efforts have been made to redevelop the business district once again into a vibrant commercial area.

Housing / Affordable Senior Housing/ Loss of Population

St. Bernard's residents are aware that the aging population of their community demands special attention. The community is concerned with the idea of elderly residents moving out of the City due to the lack of senior housing alternatives in St. Bernard.

Residents are also aware of the fact that there is a permanent migration of residents from inner cities neighborhoods to suburban areas. The community feels the pressure of competing with the suburbs for the same population. Citizens and city officials are considering ways to attract potential residents to relocate in St. Bernard. However, there are limited opportunities for new housing to attract new residents.

The aging population and the potential exodus of young families to suburban environments threatens St. Bernard with an irreversible loss of population that will not only impact the vitality of the City but may have other negative repercussions such as the loss of city status.

Aesthetics: Image of St. Bernard / Appearance of Properties

The appearance of some properties within St. Bernard is a concern of many residents. There are substandard housing areas and rundown properties where property owners refuse to clean up their homes. There is an overall dissatisfaction with the City's ability to enforce regulations on property maintenance and cleaning up of specific properties. City officials find the Code allows property owners to extend building permits almost indefinitely. This is viewed as an issue that will need to be addressed in order for St. Bernard to reverse the "old image" from the perspective of outsiders.

One of the problem areas is the perception of the city of St. Bernard. To many residents, the city's image to people living outside the community needs improvement. Some residents believe there is a need to reverse this image in order to achieve future visions for the city. The negative perception from people outside the City is not necessarily viewed to be accurate. It is suggested that the image is not consistent with reality as far as the quality of life in the City. One way to establish a more positive image of the community is to improve the entrance gateways into St. Bernard. Some residents recommend the city undertake a promotional effort to improve the image of the city and revamp the city's landmarks.

Parking and Traffic

Parking and traffic issues received considerable attention and discussion. For St. Bernard residents parking and traffic problems are very different for the business district and for the residential areas.

The community resented traffic congestion, and lack of parking availability result of school activities.

There was a general consensus on addressing traffic and parking problems in residential and commercial areas.

City Tax Base

The City tax base is highly dependent on the activities of industries located in St. Bernard. Historically, St. Bernard has had an excellent relationship with its industrial community. The success of those manufacturing plants has been beneficial to the wellbeing of the city. An elevated percentage of the city revenues come from only a few industries. Citizens and city officials looking to the effect of changing economic conditions would like to see diversification of their tax base. The objective is to have a more elastic response to potential revenue shortages to secure the flow of funds for the City for the provision of community services.

VISION FOR ST. BERNARD

This vision statement summarizes the community's hopes as identified by the citizens during the planning process.

"In the next twenty years St. Bernard will position itself as a model community with well-maintained residential neighborhoods, a vibrant business area that encourages pedestrian activity throughout the district, accessible and interconnected green spaces, and a balanced economy with a combination of retail, service, and technology oriented employers."

The vision statement is intended to provide the target for which the City of St. Bernard should aim when addressing community development and planning issues. The Vision incorporates the importance of the economy, neighborhoods, quality of life and the downtown business district.

The vision statement establishes the expectations of the community for the future. Community goals provide the direction of concerted efforts. Objectives and strategies identify attitude, outlook and approach needed to achieve the larger picture expressed by the vision.

Community Goals

Three community-wide goals were articulated by the City to guide the formulation of the Comprehensive Plan:

1. Help to rest, if not reverse, the decline in the population.
2. Revitalize community commercial developments, particularly retailing activities
3. Diversify tax base

Community Objectives

- To retain current residents and promote relocation of new residents
- To develop a visually appealing image of St. Bernard for residents as well as for outsiders

- To provide the highest level of community services to St. Bernard residents and businesses
- To encourage economic development within the city that is compatible with the character and atmosphere of the community
- To diversify city tax base
- To identify and implement solutions to local and regional issues and problems, such as traffic, flood control
- To provide for a livable environment where residents and industry alike feel protected
- To solve parking and traffic problems in the city
- To protect the small town character of the City of St. Bernard, maintaining the history and character established over the last two centuries

Strategies

Objective No. 1

To retain current residents and to promote relocation of new residents

Strategies

- Upgrade/maintain existing housing stock to retain current residents and to attract new residents
- Facilitate the provision of new housing
- Encourage private sector to redevelop vacant or abandoned properties for housing
- Re-evaluate city's redevelopment tools for urban renewal, spot blight, etc.
- Offer incentives to property owners for up keeping properties
- Enforce building code
- Evaluate effectiveness of loan program for upgrading property
- Promote development of multi-family/multi-apartments, row houses and townhouses
- Identify and promote redevelopment of existing buildable lots in residential areas
- Evaluate feasibility of senior housing within the city of St. Bernard

Objective No. 2

To develop a visually appealing image of St. Bernard for residents as well as for outsiders

Strategies

- Improve city aesthetics
- Identify city boundaries (gateways)
- Identify city's landmarks
- Develop a signage plan
- Address incompatibility of small businesses in residential areas (blend –aesthetically- existing business with surrounding residential architecture; eliminate when possible non-conforming uses)

Objective No. 3

To provide the highest level of community services to St. Bernard residents and businesses

Strategies

- Maintain/improve current community facilities
- Update park equipment in disrepair
- Repair/redesign pool area – community center
- Continue dialog with the Hamilton County-Cincinnati Public library system: interest in expanding St. Bernard branch library
- Develop new community facilities
- Promote implementation of neighborhood tot-lots (play areas for pre-school age children)

Objective No. 4

To encourage economic development within the city that is compatible with the character and atmosphere of the community

Strategies

- Improve aesthetics on Vine street to attract businesses and customers

- Adopt design standards for Vine Street businesses
- Develop a plan that would address overall aesthetics on Vine Street - include signage and streetscape options
- Examine feasibility of underground utilities - do for aesthetics, but also look to the future (e.g. fiber optics, etc.)
- Revitalize Vine Street Business District
- Create a "Main Street" type of program to promote the business district area on an on-going basis
- Promote business growth /attraction that will minimize vacancies
- Survey market of businesses -
 1. Residents of St. Bernard (tax bill survey)
 2. Customers (zip code survey, etc.)
- Improve Chamber of Commerce participation
- Use economic tools to boost economic development (CRA, link deposit loan, tax increment financing, spot blight program, urban renewal, etc.)

Objective No. 5

To diversify city tax base

Strategies

- Develop or redevelop vacant and other industrial properties
- Diversify industrial base
- Use cluster analysis and trend analysis
- Look at historical changes and current trends that detail the types of businesses that are attracted to the area - promote programs that help these types of businesses.
- Coordinate efforts to market available industrial sites (work with realtors, developers, and property owners)
- Organize realtors roundtable sessions, promote incentive and loan programs

Objective No.6

To identify and implement solutions to local and regional issues and problems

Strategies

- Maintain communication with MSD – Bloody Run treatment plant implementation
- Continue support St. Bernard Sewer Master Plan program
- Remain active in the Mill Creek Watershed – Greenway Master Plan regional decision making process
- Continue dialog with ODOT to obtain protection wall along I-75
- Collaborate with the city of Cincinnati to find solutions for the Mitchell and Vine intersection.

Objective No. 7

To provide for a livable environment where residents and industry alike feel protected

Strategies

- Maintain a separation of land uses
- Address sound problems and screening issues

Objective No. 8

To solve parking and traffic problems in the city

Strategies

- Maximize parking options for residents
- Educate residents (public relations). Encourage residents to park in garages
- Evaluate one-way streets and on-street parking
- Promote implementation of residential parking lots
- Enforce current parking regulations

- **Secure ease traffic in residential areas to provide accessibility to service/emergency vehicles (fire trucks, ambulances, waste collection, etc.)**
- **Identify public parking lots (signage)**
- **Establish a hierarchy of traffic - street calming alternatives - establish importance of auto or pedestrian (e.g. cross walks)**
- **Provide adequate signs, road and parking surface treatments**
- **Alleviate congestion and parking problems in business district during school, church, halls peak hours.**
- **Develop a collaborative plan between the City and schools to devise alternatives for student pick-up and drop-off bays, and school bus waiting areas.**
- **Close-off street(s) to decrease business and residential crossover (e.g. McClelland)**

3

RECOMMENDATIONS

INTRODUCTION

This section identifies long-range land use and economic development recommendations. The recommendations, based on the analysis of existing conditions¹², input from residents¹³, and available information suggest a course of action for achieving St. Bernard residents' goals.

Some recommendation may require more detailed analysis prior to adoption and implementation.

¹² information was gathered from primary and secondary sources. Surveys (land use, business, retail, industry) and interviews were used to get current information. U.S. Census, Auditor's Office Data, St. Bernard official documents, Chamber of Commerce, Planning Advisory Service among others were used as secondary source of information.

¹³ Two public meetings were held. On April 28, 1998 a SWOT exercise provided information on strengths, weaknesses, opportunities and threats as seen for St. Bernard residents. For more information on this meeting, see Appendix No. 9. On July 14, 1998 residents were invited to a workshop where goals, objectives and strategies developed were presented. Considerable feedback was received. Comments were incorporated into recommendations as presented at this time.

LAND USE RECOMMENDATIONS

The Land Use Plan is a result of careful consideration of existing conditions and the desired image for the future. The St. Bernard Land Use Plan consists of: (1) concept areas, land use map and land use categories, (2) open spaces and recreation plan, (3) street/transportation plan, (4) housing alternatives for redevelopment areas and for existing housing stock, and (5) special planning district.

Overall Land Use Plan Strategy

The City of St. Bernard is divided into five concept areas for the purpose of this study. They are used to determine appropriate land use types and suitable development policies at the macro level. The concept area map identifies general land use areas: (1) open spaces and recreation area, (2) downtown special planning area, (3) residential area, (4) heavy industrial area, and (5) light industrial area. See Map No. 16.

LAND USE CONCEPT AREAS

Open Spaces and Recreation Area

The Open Spaces and Recreation Area identifies all parks, open spaces (such as cemeteries), and proposed open spaces and recreation facilities. The predominant use is recreational, active or passive, on fields or open spaces.

Recommendation:

To establish connections linking open spaces and neighborhoods visually and physically. Pedestrian and/or bike paths should be developed to bring people to downtown from every corner in the city.

Downtown Special Planning Area

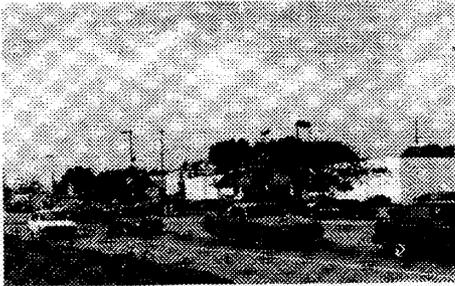
Vine Street between Clay St. and St. John's Cemetery is a corridor of about 0.5 miles where different types of land uses and activities take place. Commercial, institutional, educational, and residential uses converge into the area that has been called Downtown St. Bernard for almost two centuries. This area zoned as O-B1, O-B2, B-3, and R-3



South Vine Business District with St. Clement Church in the background.

allows all type of neighborhood business, services, offices, as well as all the gamut of residence types.

From an architectural point of view, Vine Street is a show room of the St. Bernard building activity in the past two hundred years. The southern part has numerous buildings from the late 1800s. Although some of them have been "modernized," the scale and mass is still consistent with the original design of the city and blend well with the adjacent neighborhoods of the period. St. Clement - the church, school and convent - are a landmark not only for the City, but for the metropolitan region.



North Vine Business District.

The northern part, with buildings developed in the mid 1970s, presents a different architectural approach. It emphasizes suburban lifestyle: ample and visible parking, suburban style shopping facilities, drive-in businesses. It breaks with the city's street grid and with the surrounding building environment.

The Vine Street corridor also concentrates most of the municipal buildings, schools, churches, post office and cemetery. Most of the retail and service stores in St. Bernard on Vine are located on the first story level. Second and third stories are used as storage and also as residences.



St. Bernard Architecture 1908.

The Vine Street business district is also the first and sometimes the only image of the City that passersby will have of St. Bernard. Streetscape, signage, building appearance, and store fronts are part of that image that so far have not been articulated in a coherent language to show the viewer how interesting a place St. Bernard is.

Recommendations:

To improve the conditions and general appearance of St. Bernard:

- Establish a property maintenance program throughout the city
- Prepare and implement an Urban Design Master Plan that includes architectural design standards and guidelines for the city



The Vine Street district is the first and sometimes the only image of the City that passersby will have of St. Bernard.



Residences on Vine Street (on Bertus Neighborhood).

To support downtown revitalization:

- Increase efforts to encourage the development of a variety of service and specialty retail and commercial uses
- Encourage the development of increased professional office and restaurant uses to complement existing and expanded retail and commercial establishments.
- Identify parking in the downtown area
- Work with business and property owners to develop a plan to enhance streetscape elements that will further define the image of downtown

To facilitate conditions to bring people to live in the downtown area:

- Develop infill housing in vacant or abandoned properties
- Design infill housing with first floor commercial uses.

Residential Area

This area is actually a pool of all residential neighborhoods in St. Bernard as identified in the Planning Areas: Ross-Jefferson, Moeller, Bank, Baker-Lawrence, Bertus, Church-Delmar, Rose-Woodside, and Alpine Heights. (See Map No. 11). The area is a combination of small, high density residential tracts zoned R-1, R-2, and R-3, which allows single-family, two-family, and multi-family residences, and extends east and west of Vine Street.

Recommendations:

- To eliminate nonconforming uses over time
- To provide additional screening, and design requirements to blend commercial architecture with surrounding residential environment in the small commercial pockets already located at strategic points in residential areas
- To improve Greenlee, Tower and Church streets to meet operational traffic standards
- To consider consolidation of parcels in superblocs¹⁴ in the Ross-Jefferson neighborhood, if ever redeveloped. The Ross-Jefferson neighborhood is the most densely populated neighborhood in St. Bernard. It is also an attractive neighborhood that maintains the turn of the

¹⁴ Urban design concept by which blocks of urban land are assembled in a larger tract of land. Then the land is developed as a Plan Unit Development which grants zoning modifications in exchange for creative design, open spaces dedication, off street parking, controlled access management, etc.

century character. However, if ever redeveloped, consolidation of parcels, careful consideration to access management to the sector to reach better circulation and parking, increased or at least similar densities as existing and consideration to design would be factors to consider.

Heavy Industry Area

Most of the heavy industrial uses in St. Bernard are located north and west of I-75 in an area zoned M-1 which allows general manufacturing. I-75 provides separation and buffer with the rest of the city.

Recommendations:

To improve City aesthetics:

- Landscape of properties fronting Vine Street and Spring Grove Avenue and coordination with property owners.
- Locate/create gateways at the entrance to the industrial area.

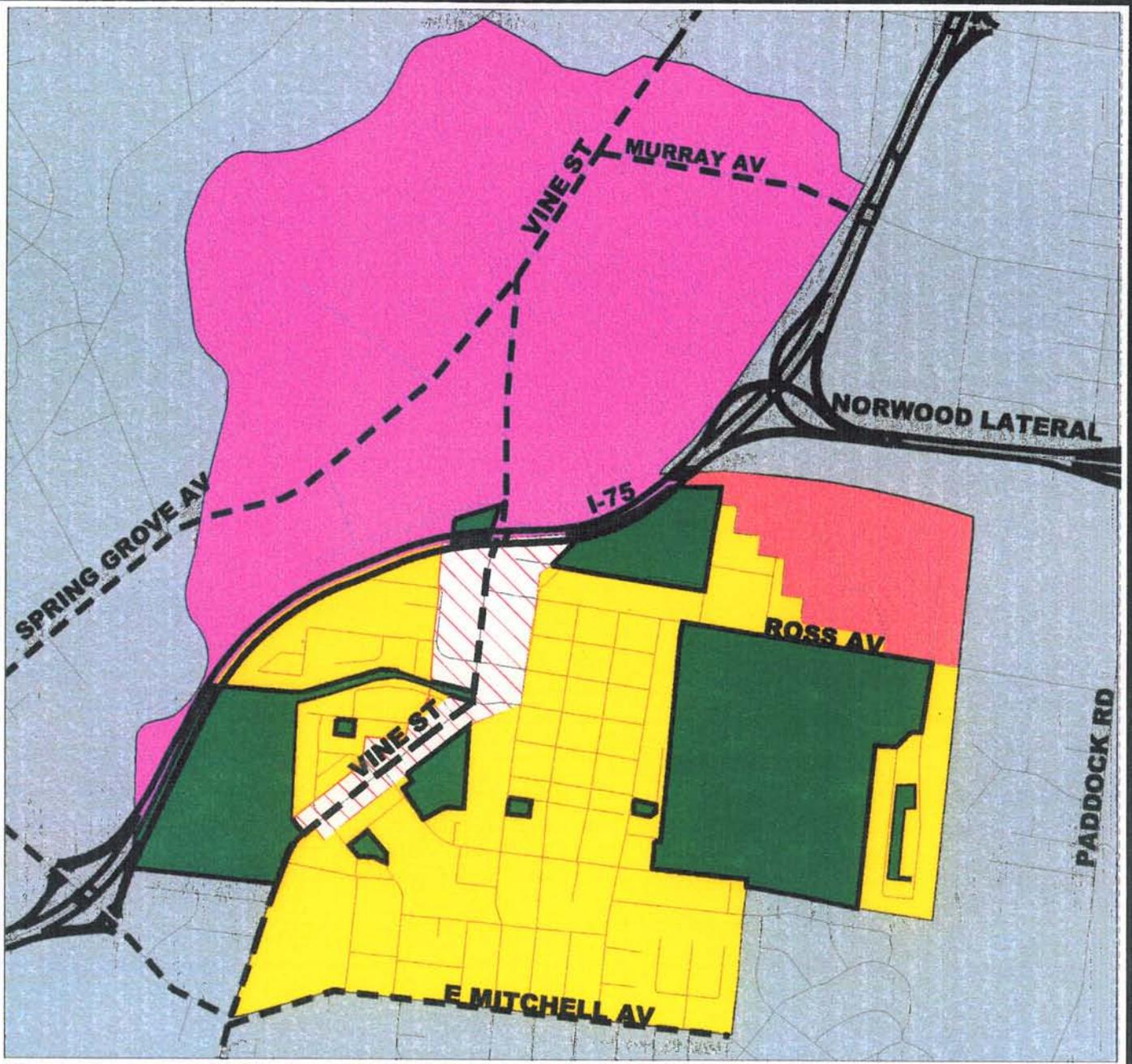
Light Industry Area

The City of St. Bernard currently contains several existing uses classified as light industrial uses, most of them concentrated in the eastern part of town between the highway and St. Mary's Cemetery. The area is zoned M-2 and B-4, which allow offices, warehouses, garages, and other light manufacturing activity. The light industrial district should retain existing regulations to the extent necessary to avoid creating extensive amounts of nonconforming use regulations.

Recommendations:

To address aesthetics and environmental concerns

- Regulate site design, outdoor storage, signage and landscape and buffer requirements for new or redeveloped properties and for existing properties abutting residential areas or fronting Ross Avenue.



Legend:

-  Downtown Special Planning District
-  Residential (Mixed Densities)
-  Heavy Industrial
-  Light Industrial
-  Parks / Open Spaces

Source: HCRPC

Graphic Scale: 1300 0 1300 Feet

CITY OF ST. BERNARD COMPREHENSIVE PLAN

Content: **Concept Areas**

Map: **16**

 The Hamilton County Regional Planning Commission

Prepared: August 1988

LAND USE PLAN

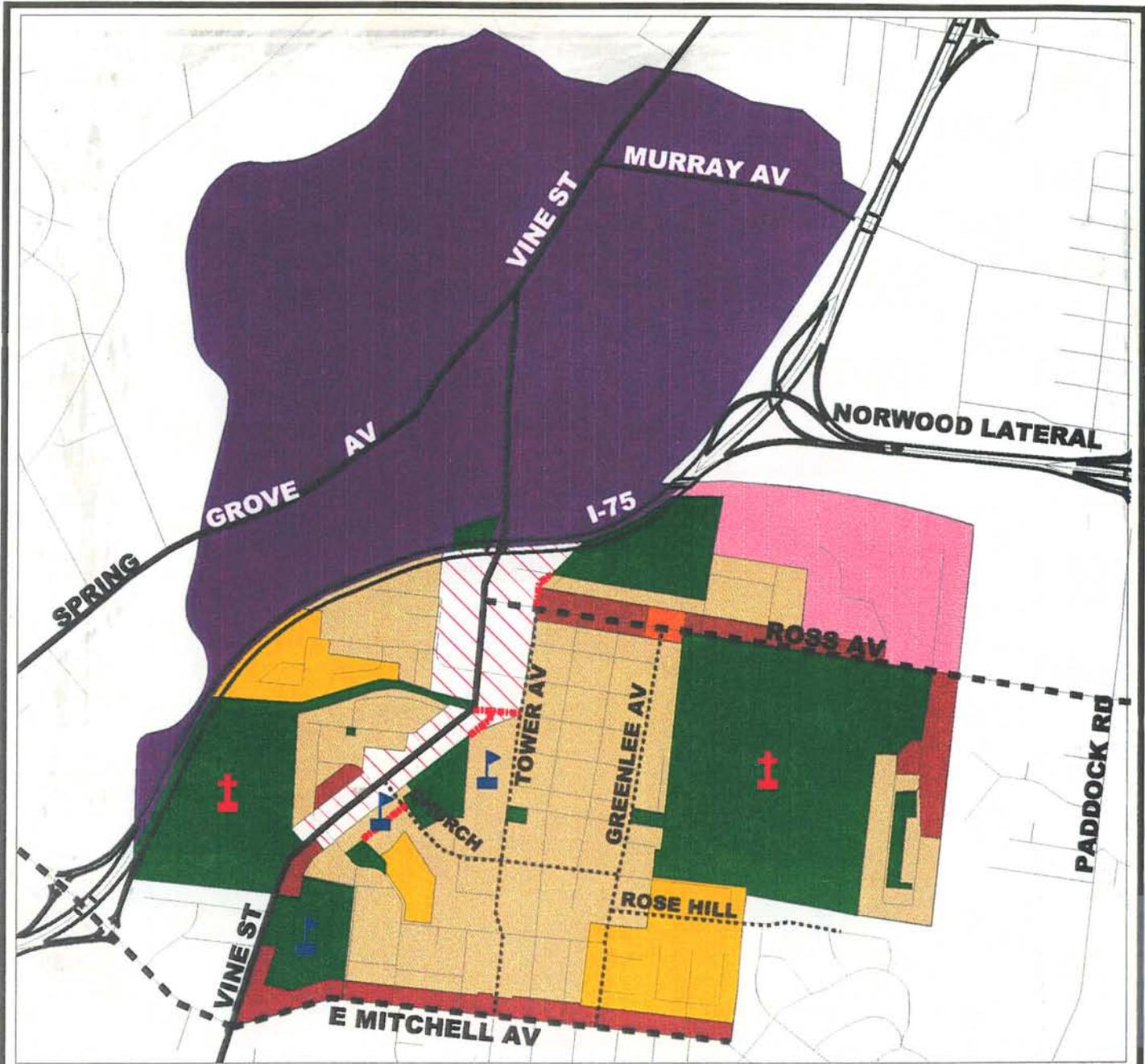
The Land Use Plan shows, in general terms, the desirable long-range development for the City of St. Bernard. A Land Use Map has been prepared taking into account existing conditions and the concept areas analysis. The map presents recommendations for the individual sites. See Map No. 17 for location and Exhibit No. 33 for description of land use categories .

The 1964 St. Bernard General Plan proposed a Land Use Plan which is included as Exhibit No. 34 for reference. However, land use plans are only recommendations that serve as a guide for future development. In the past 30 years, St. Bernard developed in ways that were different from what was planned. The present Land Use Plan proposes three major land use changes:

- The parcels in the triangle formed by Lawrence and Martin and abutting the Vine Street business district should be changed from single and two family residence to multi-family residence.
- The parcels in the general area of Greenlee between Scenic Avenue and Jackson should be changed from commercial/neighborhood business to single and two family residence.
- The parcels along Vine Street in the so called Downtown Special Planning District should be considered a special planning area with separate land use guidelines.

LAND USE CATEGORIES

The categories describe general development characteristics of a particular use, which are desirable in order to achieve a specific spatial development goal. The Land Use Categories represent what the preferred use of the land in the City should be, either presently, or in the near future.



Legend:

- | | |
|--|--|
|  Single Family |  Expressway |
|  Two- Family |  Major Arterial |
|  Mixed Use Transitional |  Minor Arterial |
|  Multi- Family |  Local Collector (Existing) |
|  Light Industrial |  Local Collector (Proposed) |
|  Heavy Industrial |  Schools |
|  Downtown Special Planning District |  Cemetery |
|  Public/ SemiPublic |  Pedestrian/Bike Path |

Source: HCRPC
 Graphic Scale:



CITY OF ST. BERNARD COMPREHENSIVE PLAN

Content:
Proposed Land Use Map



Map: 17



The Hamilton County Regional Planning Commission

Prepared: August 1998

Exhibit No. 33 Land Use Categories

- 1. Residence Single Family** *(Yellow)* 

Low density detached housing and related compatible uses.
- 2. Residence One and Two Family** *(tan)* 

Detached or attached single-family or two-family housing.
- 3. Residence Multi Family** *(Dark brown)* 

Detached or attached housing (apartments or condominiums) and related compatible uses.
- 3. Mixed Use Transitional** *(Orange)* 

Detached or attached housing, low intensity office (such as conversion of single family residence) and related compatible uses (excluding industrial) that provide a transition between residential uses and other types of development.
- 4. Office-General** *(Blue)* 

Office uses and related compatible uses at intensities consistent with surrounding development.
- 5. Retail - Neighborhood** *(Light Pink)* 

Low intensity neighborhood oriented retail and service uses that provide a transition between residential uses and other types of development or that achieve compatibility and service appropriate to the adjacent residential neighborhood.
- 6. Retail - General** *(Red)* 

Community and regional oriented business uses that tend to locate along highways with relatively high traffic volumes.

7. Industry - Light (*Light Purple/Magenta*) 

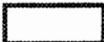
Smaller scale industrial uses such as warehouses, storage, limited manufacturing, research and development, transit terminals and wholesaling activities in enclosed facilities without offensive emissions or nuisance.

9. Industry - Heavy (*Dark Purple*) 

Larger scale industrial uses such as intensive manufacturing activities which may contain outside storage.

10. Public, Semi Public and Institutional (*Green*) 

Parks, playgrounds, community centers, schools, churches, country clubs, sports clubs, golf courses, cemeteries, hospitals, and educational, philanthropic, religious or charitable institutions, and forests or wildlife reservations, public properties and buildings similar uses.

10. Downtown – Special Planning District 

Mixed uses such as neighborhood business, services, offices, general business, institutional, educational, and residential.

11. Utility

Facilities for gas, electric, water, sewer, cable television or other utility.

Typically any use that is controlled by the Public Utilities Commission of Ohio or government service.

12. Right-Of-Way

Generalized location of land reserved for public roads, railroad lines or other types of inter-modal transportation routes.

Typically linear transportation routes.

Related Definitions

- a. **Open Space and Buffer Areas:** Generalized indication of need for development to include appropriate buffers between setbacks, landscape screening, fences or other buffers to achieve compatibility between adjacent dissimilar uses of land. (*Light Green*)

- b. **Development Unit:** An area requiring a specific plan for contiguous lots, buildings or tenants to achieve development coordination of access points, timing of phases, design compatibility or other cooperative goals.

EXHIBIT No. 34

COMPREHENSIVE MASTER PLAN OF ST. BERNARD - OHIO



RESIDENTIAL

-  ONE FAMILY
-  ONE & TWO FAMILY
-  MULTI FAMILY
-  MIXED USE

COMMERCIAL

-  SHOPS & OFFICES
-  PARKING LOT

PUBLIC & INSTITUTIONAL

-  PUBLIC SCHOOLS & RECREATION
-  PAROCHIAL SCHOOLS, CHURCHES & CEMETERIES
-  GOVERNMENTAL FACILITIES

INDUSTRIAL

-  INDUSTRIAL

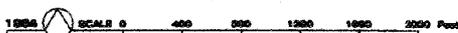
THOROUGHFARES

-  LIMITED ACCESS HIGHWAY
-  PRIMARY THOROUGHFARE
-  SECONDARY THOROUGHFARE
-  LOCAL COLLECTOR STREET

SCHOOLS

-  HIGH SCHOOL
-  JUNIOR HIGH SCHOOL
-  ELEMENTARY SCHOOL

LAND USE PLAN



DATE: 10/15/64

CITY PLANNING COMMISSION
ST. BERNARD - OHIO

LADISLAS SEGOE AND ASSOCIATES - CITY PLANNERS - CONSULTING ENGINEERS - CINCINNATI, OHIO

RECREATION/OPEN SPACES PLAN

Although St. Bernard has adequate green spaces and recreational facilities for its population, those facilities are not adequately promoted. There is the potential for a multiplier effect in community perception by promoting the green spaces as a system of local parks. For that effect the Plan proposes to develop a connector element such as a bicycle or a pedestrian path that will physically and visually link parks, fields, open spaces, and landmarks. An additional consideration in this proposal is the deliberate intent of bringing people to the business district.

Recommendations:

A. The proposed connector system should be formed of six paths that meet in the City's hub in the intersection of Vine Street - Washington Avenue - Phillips Avenue. Each path is a tentacle that reaches a park or an open space. See Map No. 18. The path should be designed in such a way as to be easily identified by sidewalk treatments, signs, clearly marked pedestrian crossings, etc.

- The most southern path goes along the Vine Street business district toward St. John's Cemetery, with a bypass to the community center off Church Street.
- A second 'tentacle' of the system connects Ludlow Grove Soccer Field and Playground, Baker Ballpark, and the proposed "Heritage Trail" on the Right-of-Way (ROW) of the old canal.
- A third path, coming from Spring Grove Avenue down to Beech Street and Railroad Avenue until Vine Street down to the central hub. This path connects the Greenway, developed along the Mill Creek, to downtown St. Bernard. This path goes by the proposed "Railroad Museum" in the train station located on Vine Street between the railroad track and I-75, the North Vine Business District, and the proposed open space on the McClelland Street closing.
- A path that branches out of the previous one at Vine and Ross Avenue travels in an easterly direction connecting Ross Park, St. Mary's Cemetery and the Alpine Heights Park. Due to potential conflicts of pedestrian, bicycles, and other motorized vehicles,



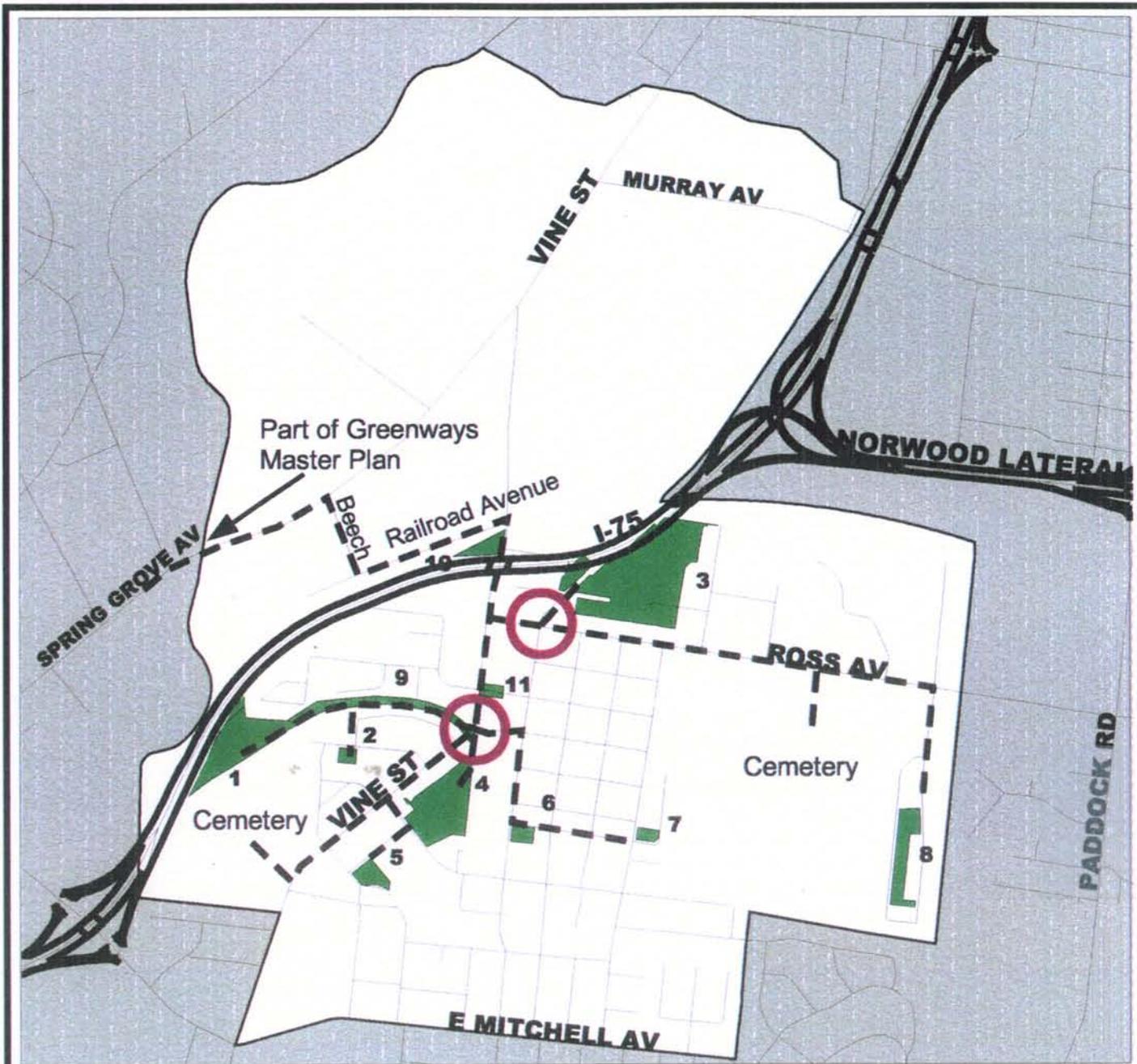
special attention should be paid to the design of the intersection at Ross and Tower Avenues.

- A fifth path goes off Vine Street at Washington Avenue to the west on Tower, and from Tower to the south until Franklin Avenue. This path goes through the Ross-Jefferson neighborhood connecting Johnson Park and Franklin Park.
 - Finally, a path should connect the community center and Park Place Park.
 - The two intersections at (a) Vine Street – Washington Avenue – Phillips Avenue, and at (b) Ross Avenue and Tower be carefully designed to provide for the safety of pedestrians. See Map No. 18 for location.
- B. the Miami-Erie Canal right-of-way should be developed as a "Heritage Trail". The 4.5 acres of this abandoned canal is to be designed as a walking path, open air museum where passersby could learn of the importance of the canal in the development of the western territory and in the development and wealth of the Mill Creek area.
- C. McClelland street should be closed at Vine. This area should be redesigned as a green open area on Vine street. A water fountain and a visitor's information booth will be located here.
- D. the train station located between the highway and the railroad tracks should be rehabilitated to serve as a mini-museum to explain the importance of trains in the area.
- E. a community center in the location of the city playfield between the high school and St. Clement should be designed. Currently used for parking, and out door sports, the 5.7 acres area have a strategic location in the geographic center of the residential area. It is recommended an overall redesign to include a Community Center, outdoor swimming pool, and parking facilities.

Note that the City currently provides recreation and other community services through arrangements with institutions whose existing facilities have excess capacity. However, the location of Vine Street Playfield is ideal for a Community Center if a feasibility analysis shows benefits from substantial investment.

F. Although this falls beyond the City's power, it is recommended to explore the possibilities of Procter & Gamble developing a Museum at Ivorydale to recount the history of the soap industry and St. Bernard's relevance in the period.

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Legend:

Existing

- 1 Ludlow Grove Playfield
- 2 Baker Bowl
- 3 Ross Park
- 4 Vine Street Park
- 5 Park Place Park
- 6 Franklin Alley Park
- 7 Johnson Park
- 8 Alpine Subdivision Park

Proposed

- 9 Heritage Trail (Canal)
- 10 Railroad Museum
- 4 Community Center*
- 11 McClelland Close Off - Visitor's Information Booth

 Intersection

 Walking/Bike Path

* Location

Source: HCRPC Field Survey

Graphic Scale: 1300 0 1300 Feet

CITY OF ST. BERNARD COMPREHENSIVE PLAN

Content:

Recreation/Open Spaces Plan



Map:

18



The Hamilton County Regional Planning Commission

Prepared: August 1998

STREET/TRANSPORTATION PLAN

It is recognized that street/transportation improvements will require further study and detailed engineering analysis to determine whether the benefits derived by the improvements outweigh the impacts that may result. The transportation improvements represent short-term solutions to St. Bernard's traffic problems. The Street/Transportation Plan recommendations are the best available solution at this time without the benefit of such detailed analysis.

The 1994 Hamilton County Thoroughfare Plan¹⁵ identifies a hierarchy of streets and specifications based on volume of traffic to provide for the easy and safe displacement of vehicles and people in the County. St. Bernard's main streets are part of this plan.

The Hamilton County Thoroughfare Plan identifies in St. Bernard or its immediate vicinity these main streets

- Highways: I-75 and Norwood Lateral
- Major arterials: Vine Street and Spring Grove Avenue
- Minor arterials: Ross Avenue and Mitchell Avenue
- Local Collector: Murray Street

Field survey identified major intersections with some signalization treatment (traffic lights, stop signs, etc.):

- Mitchell and Vine Street
- Vine St. and Church
- Vine St. and Washington
- Vine St. and Ross
- Vine St. and Spring Grove
- Vine St. and Murray

Recommendations for the St. Bernard street plan are based on field survey, traffic accident reports, and analysis of circulation patterns. See Map No. 19.

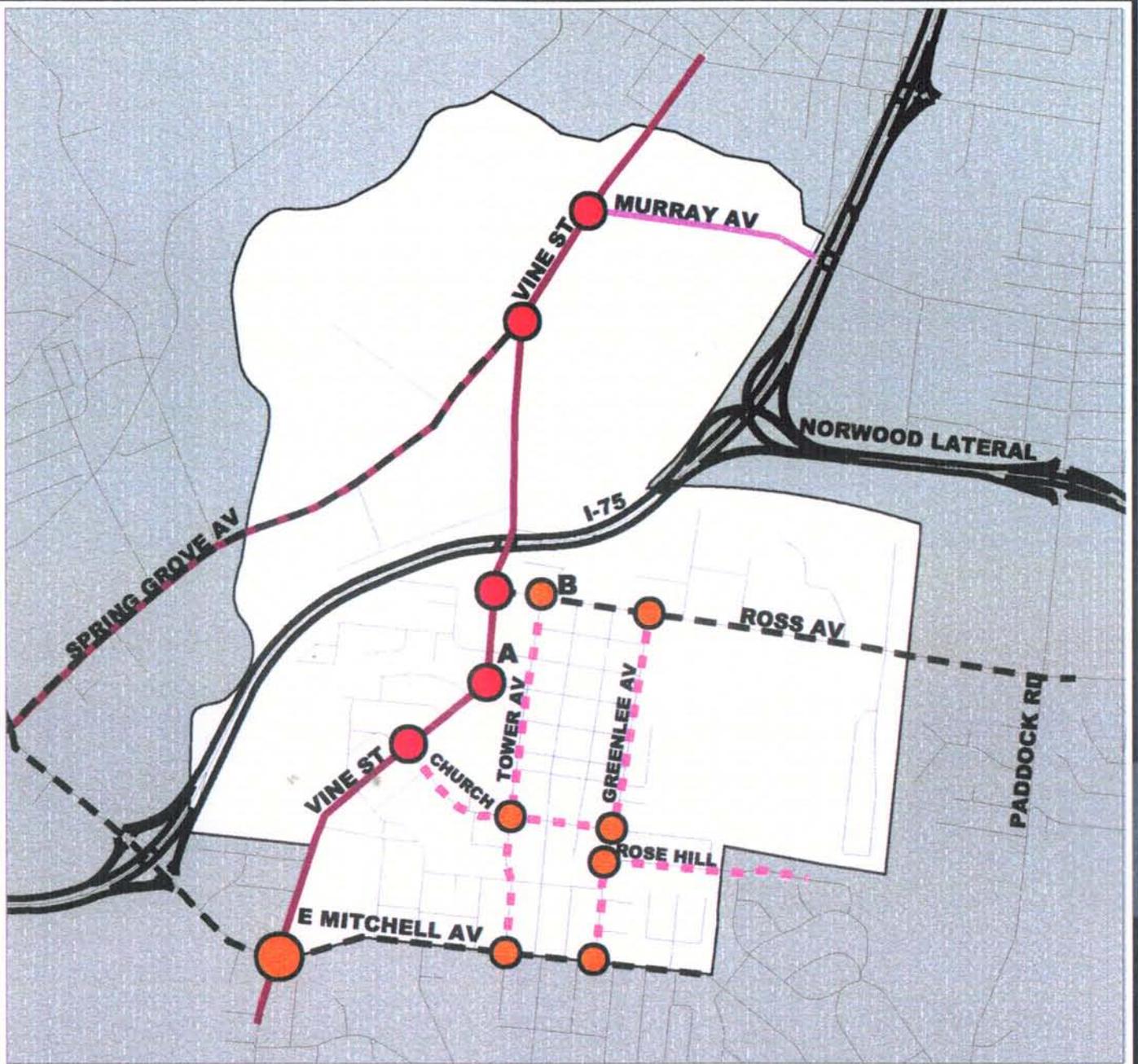
Recommendations:

1. Initiate study and intersection/signalization improvement at:
 - Mitchell Avenue and Tower

¹⁵ The Hamilton County Thoroughfare Plan consists of a Map and a Document. The Map was adopted by County Commissioners in 1964. The document, which contained some controversial issues was never officially adopted.

- Church Avenue and Tower
 - Ross Avenue and Tower
 - Mitchell Avenue and Greenlee
 - Rose Hill Avenue and Greenlee
 - Church Avenue and Greenlee
 - Ross Avenue and Greenlee
2. Tower, Greenlee and Rose Hill Avenues, though local streets, should be considered local collector streets for this community. Therefore, they should meet the corresponding guidelines:
- 2 moving lanes
 - average speed between 15 and 30 mph
 - limited access points
 - stop signs or traffic signals every 300 ft
 - Tower and Greenlee Avenues to keep on-street parking on one side only
 - Do not allow on-street parking at any time on Church St. (from Burnet to Rose Hill) and on Rose Hill Avenues
3. Initiate study and implementation of pedestrian and bike trails and crossings as depicted in Map No 19.

See Map No. 19 for Street Plan Proposal



Legend:

<u>Existing</u>		<u>Proposed</u>	
	Expressway		Local Collector
	Major Arterial		Intersection Improvement
	Minor Arterial		Main Intersection
	Local Collector		Pedestrian Intersections

Source: HCRPC

Graphic Scale: 1500 0 1500 Feet

CITY OF ST. BERNARD COMPREHENSIVE PLAN

Content: **Street/ Transportation Plan**

Map: **19**



The Hamilton County Regional Planning Commission

Prepared: August 1998

HOUSING ALTERNATIVES

New Housing

Providing for new housing in a highly developed community such as St. Bernard is a challenge. In the course of the study for the Comprehensive Plan, a few sites were identified as vacant, or abandoned, and with potential for redevelopment. As mentioned under "Existing Conditions," the potential development areas are located in residential areas. Taking into account planning and zoning code considerations, every site was analyzed to yield the highest number of new housing units. For that same reason, individual parcels were assembled or consolidated into larger parcels. This approach estimates that about 33 new housing units could be developed to house a potential population of 123 new residents. Potential population was calculated taking into account U.S. Census data estimates of housing occupancy per type. See Exhibit 35. For location refer to Map No. 14 Potential Development Areas.

**Exhibit No. 35
Potential Development Areas: Housing Potential**

Development Area No.	Lot Frontage in ft.	Area in Sq. ft.	Minimum Lot Size in Sq. ft.	Potential Buildout (Housing Units)	Potential Population	Comments
1-4 consolidation	100	12,458.16	8000	8	21.52	Row houses 1500 sq.ft. per family (2.69 members)
5	75	29,900.00	2500 - R-2	11	29.59	R-2 (family = 2.69 members)
6	70	12,458.16	10000	8 per floor (1500 sq.ft)	13.2	Variance: office first floor and residence upper floor - family 1.65 members
7	72	17,641.80	5000	6	12	Two-family @ 2500 sq.ft. per family (2 members)
8	50	9,234.72	5000	3.6	7.2	Two-family @ 2500 sq.ft. per family (2 members)
9	25	8,537.76	5000	2	4	Two-family @ 2500 sq.ft. per family (2 members)
10-14 consolidation	150	47,872.44	2500	21	35.7	1.7 hab/unit
Total		138,103.04		32.6	123.21	

Sources: Field Survey- Hamilton County Auditor's Office, 1998 - St. Bernard Planning and Zoning Code
Prepared by: HCRPC, August 1998

In the redevelopment of sites, other factors besides land availability need to be taken into account including: ownership, value of the property, market demand of real estate properties in the area, etc. Regarding ownership of a property, it is simpler to deal with one property owner than with multiple parties. Value of properties to redevelop also plays an important role when evaluating redevelopment alternatives. Exhibit No. 36 presents some additional information for the sites identified.

**Exhibit No. 36
Potential Development Areas
Information**

Development Area No.	No. of Property Owners	Existing Land Use	Auditor's Office Assessed Property Value
1-4 consolidation	3	Residential, Vacant, Office (Vine & Bertus)	\$231,900
5	1	Vacant (Vine & Martin)	\$19,200*
6	1	Vacant (Vine & McClelland)	\$403,400
7	1	Vacant (Mitchel & Tower)	\$25,400
8	1	Vacant (Mitchel & Tower)	\$58,700*
9	1	Vacant (4612 Greenlee)	\$49,700
10-14 consolidation	5	Vacant parcels. Property affected by fire. Property for sale. (Ross Ave.)	\$30,220*
Total			\$818,520

* Some parcels did not have assessed values recorded in the Auditor's files.

Sources: Field Survey – Hamilton County Auditor's Offices Records
Prepared by: HCRPC, August 1998

Existing Housing Stock

When looking into St. Bernard's existing housing stock and its occupancy rate, three observations were made:

- a. The percentage of population 65 years of age and older is growing. Elderly property owners have to take care of property maintenance and taxes. In some cases at an advanced age, ailing health may prevent those owners from properly caring for their buildings.
- b. Second or higher floors in the business district may not be occupied to their full capacity.
- c. No senior housing facilities exist in St. Bernard. Elderly persons may have to move out of the City housing alternatives are not offered.

Recommendations:

1. A zoning text modification should be adopted allowing accessory apartments as a conditional use. An accessory apartment is a single dwelling unit apartment intended for use as a complete independent living facility that is part of and in the same structure and subordinate to a residence constructed as a single-family residence. One of the two dwelling units occupied is the principal residence of the owner. Under this alternative:
 - No exterior alterations of an existing structure shall be made that depart from the residential character of the building.
 - All new structures shall be compatible in residential design with the surrounding neighborhood. However, any improvement required by code or necessitated by licensing requirements shall not be deemed incompatible.
 - No signs shall be erected for purposes of identification except a permitted street address sign.
 - The conditional use shall be subordinate to the principal permitted use with regard to usage and character
 - The intensity of the particular use shall be evaluated with regard to the location, size, and configuration of the tract.
 - The property will revert to its original use once the conditions that originate the request cease

- The conditional use should be re-evaluated every two years
2. Second and upper floors in the business district be used as housing units.
 3. Further study should be conducted to evaluate senior housing alternatives for St. Bernard.¹⁶

¹⁶ See Action Plan: Senior Housing, and Appendix No. 11 for more information.

SPECIAL PLANNING DISTRICT: EXISTING CONDITIONS

The Business District in St. Bernard is formed of two distinctive areas: South Vine and North Vine. The northern business district developed in the 70's has all the characteristics of a suburban commercial strip: ample parking, drive in businesses, and a scale and mass of the facilities that breaks with the surrounding built environment. The South Vine Business District has developed as a neighborhood business strip. Businesses in this area have been restricted in size, scale and mass to the pre-existing building environment and lot size inherited from the early 1800s.

Between the North and South Business District there is a transition area (Vine between Washington and McClelland) where commercial activities are replaced by institutional uses like the City offices.

The 1964 St. Bernard General Plan and City's redevelopment efforts in the 70s identified the special characteristics of the commercial strip located on Vine Street between Washington and St. John's Cemetery. The area was identified as the South Vine Preservation Area District. An ordinance and boundary map were passed in 1978 and are part of the St. Bernard Planning and Zoning Code. See Appendix No. 11. No special provisions have been taken for the North Vine Business District.

Although the St. Bernard Business District stretches for only 0.5 mile along Vine Street in a corridor pattern, the type and scale of buildings, building materials, signs, sidewalks treatment, and overall streetscape, differ greatly between the south and north end. However, the perceptible differences are not having the effect of the enhancement of the district but instead give the general appearance of disruption and decay.

The St. Bernard Business District is an important landmark for residents and for passersby. It is strategic to the revitalization of the area to provide guidelines to direct redevelopment efforts in the Business District.

The package of recommendations presented includes aspects such as rezoning of the area, proposal for

ordinances, sign design, and identifying target areas. The objective is to present a set of tools to facilitate the maintenance and upgrading of the area. This could be considered as a process toward the beautification and unification of physical characteristics of downtown.

Physical Environment

The existing zoning ordinance establishes a classification for downtown St. Bernard that is not fully adequate for present times. With redevelopment of downtown anticipated city officials do not have specific planning references to guide growth in orderly way. The diverse characteristics and mix of land uses within the study area is not considered in the current zoning classification. For this reason the study area needs a special classification. A Special Planning District is proposed having several purposes:

1. To encourage development of vacant and underused lots
2. To lessen the adverse effects of incompatible uses
3. To encourage property owners, business owners and residents to coordinate maintenance and improvement of the downtown area

Boundaries

See Map No. 20

Priorities and Objectives of Special Planning District

The Special Planning District proposed for downtown St. Bernard is a zoning tool that will permit the City to handle the growth and redevelopment of the downtown area in an orderly way. There are three priority areas to work with: (a) redevelopment, (b) streetscape improvements, and (c) parking, traffic and pedestrian flow. The identification of priority areas allows the city to concentrate efforts in developing projects to optimize resources. The objectives are:

- establish a consistent image of downtown St. Bernard
- expand the business/retail activities with complementary uses
- expand the effect of redevelopment on property value
- improve redevelopment

- develop a compatible use pattern

The expected results include:

- a viable place where improved shopping, entertainment and services will occur
- a mix of stores and commercial services that promote extensive renovation and redevelopment
- investment in buildings and infrastructure
- increased land use density
- a reasonable circulation and access for vehicles, pedestrian and cyclists

Target Areas

The following is a listing of elements for redevelopment projects for the Special Planning District:

Redevelopment

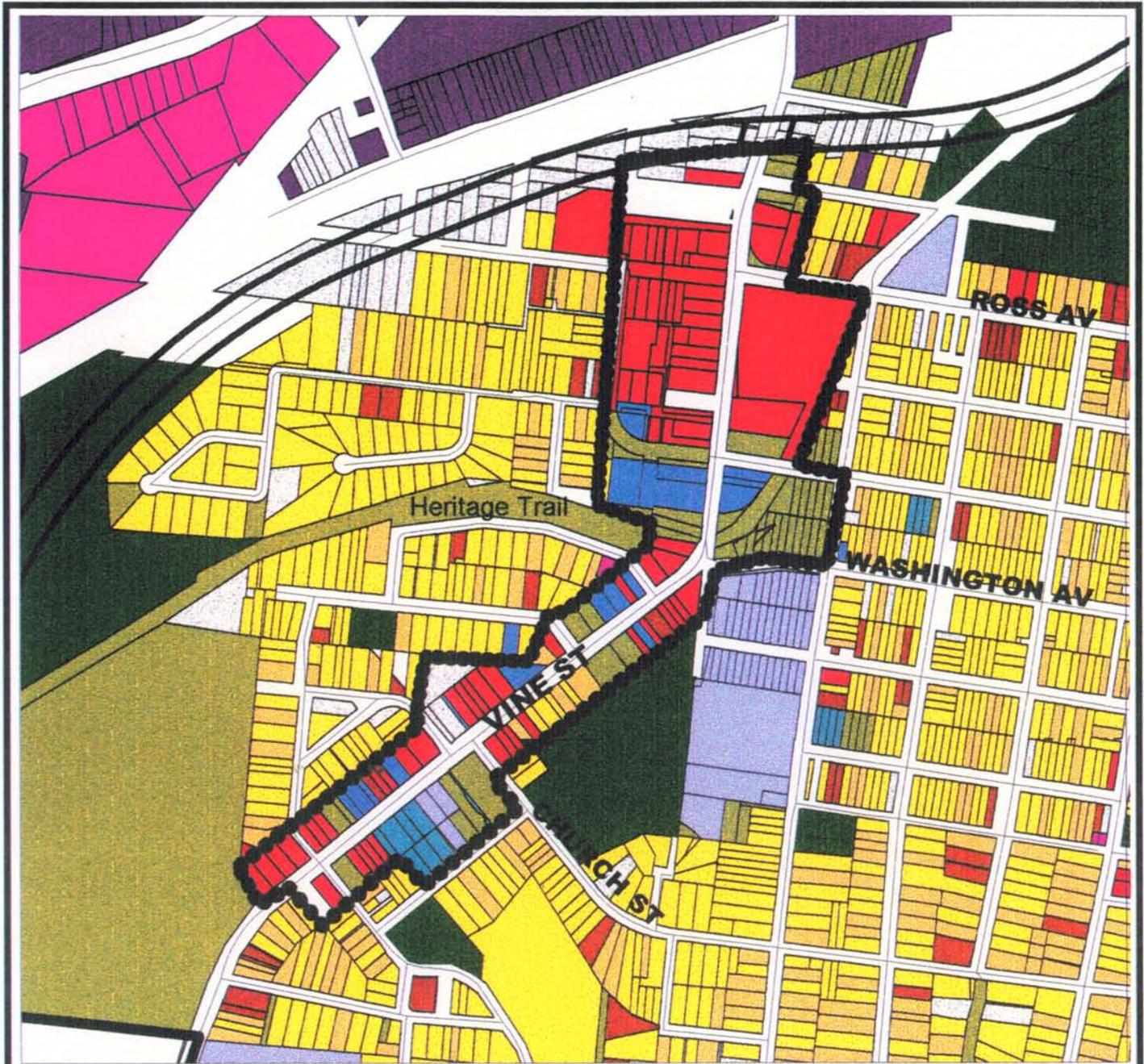
1. Business
2. Housing
3. Recreation/Landscape
 - * McClelland Park (close McClelland at Vine)
 - * Entrance to Heritage Trail

Streetscape improvements

1. Sign design control
2. Enforcement of Building Numbering
3. Design criteria adoption and control
4. Streetscape plan, adoption and implementation

Parking, Traffic and Pedestrian Flow

1. Clear identification of off-street parking facilities
2. Street/Transportation Plan (See Map No. 19)
3. Pedestrian/bicycle path (See Open Space/Recreation Plan – Map No. 18)



Legend:

Existing Land Use

- | | |
|---|--|
|  Special Planning District |  Public/Semi Public |
|  Agriculture |  Commercial |
|  Vacant |  Light Industrial |
|  Single Family |  Heavy Industrial |
|  Two Family |  Educational |
|  Multi Family |  Institutional |
|  Office |  PR |
| |  PU |

Source: City of St. Bernard, CAGIS

Graphic Scale: 500 0 500 Feet

CITY OF ST. BERNARD COMPREHENSIVE PLAN

Content: Special Planning District Existing Land Use

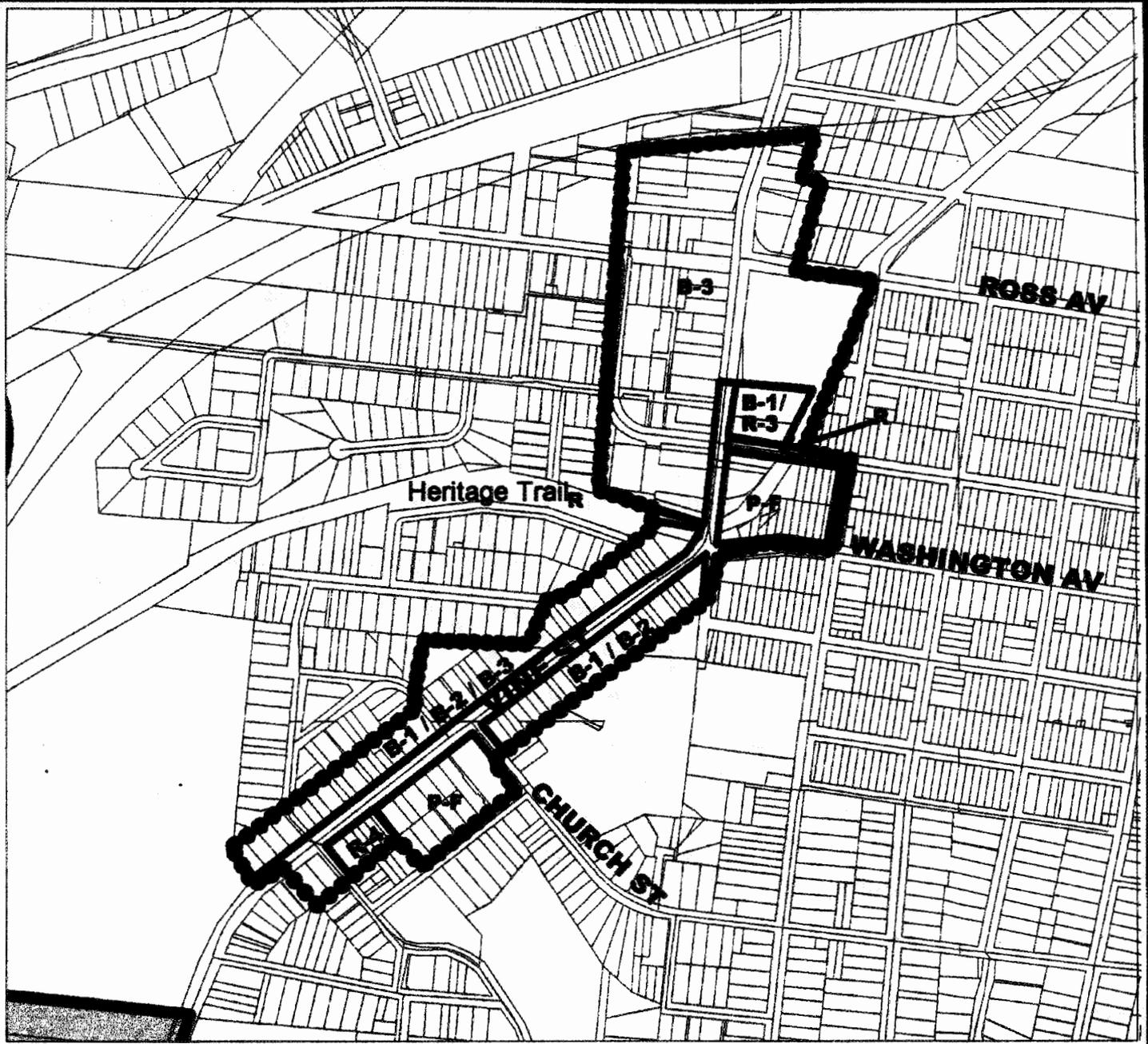


Map: 20



The Hamilton County Regional Planning Commission

Prepared: August 1998



Legend:

Zoning Designations

- P-F** Public Facilities
(Institutional, Educational)
- R** Public Recreational
- B-1** Neighborhood Business
- B-1/B-2** Neighborhood Business and Office
- B-3** Community Business
- R-3** Multi-Family Residence
- R-4** Row House District

Source: HCRPC, CAGIS

Graphic Scale: 500 0 500 Feet

**CITY
OF
ST. BERNARD
COMPREHENSIVE PLAN**

Content:
**Special Planning
District
Proposed Zoning**

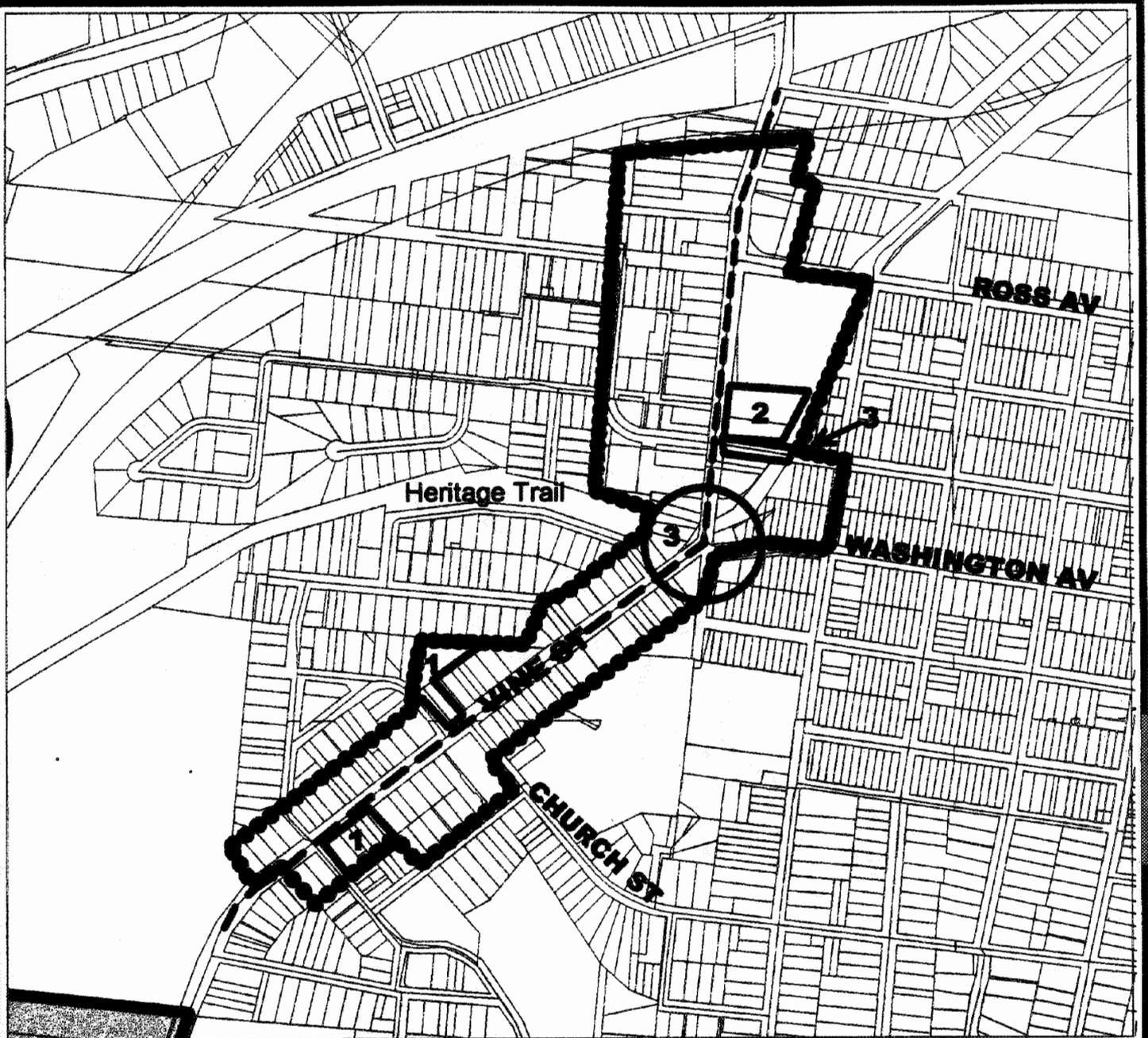


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The Hamilton County
Regional Planning
Commission

Prepared: August 1998

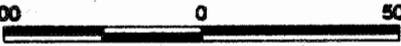


Legend:

Target Areas

- 1 Residential
- 2 Residential/Business
- 3 Recreation/Landscape
-  Pedestrian Path
-  Redesign Intersection

Source: HCRPC, CAGIS

Graphic Scale:  500 0 500 Feet

**CITY
OF
ST. BERNARD
COMPREHENSIVE PLAN**

Content:
**Special Planning
District
Target Areas**



The Hamilton County
Regional Planning
Commission

Prepared: August 1999

Proposed Ordinance for "SP" Special Planning District – Discussion Draft

The following draft is not intended to be adopted but only presents concepts for consideration and discussion, and would be modified based on local goals that may be identified in a Neighborhood Business District or in a "Main Street" program.

Introduction

The City of St. Bernard includes an area comprised of many old village lots with structures that are typical of the community's architectural and historical past. Downtown St. Bernard blends the City's valuable historic and architectural resources with retail and commercial, services, residential and institutional activities. It is important to guide the redevelopment of this area but also to maintain and enhance City's image as new development takes place. In order to establish the appropriate guidelines for Downtown St. Bernard, the City of St. Bernard should consider designating this area as "SP" Special Planning District.

Purpose

The "SPD" Special Planning District will provide for orderly growth and development of Downtown St. Bernard, and protect the property rights of all individuals by assuring compatibility of uses and practices within districts. The "SP" Special Planning District will help:

- 1. Property owners, developers, and architects understand what the overall character of buildings should be*
- 2. To respect the historic qualities of the area through compatible land use, building design, and economic development*
- 3. To protect the visual character of the neighborhood*
- 4. To minimize conflicts between new construction and the existing unifying physical environmental elements and exterior features of certain areas*

The purpose of the "SP" Special Planning District is to establish specific design standards for both rehabilitation and new construction projects within the designated area.

Permitted Uses

The "SP" Special Planning District is comprised of several zoning classifications as listed below: R-3 Multi-family Residence District, R-4 Row Houses Residence District, B-1 Neighborhood Business District, B-2 Office District, B-3 Community Business District, R Recreation District, and PF Public Facilities District. (See Map No. 21):

Exhibit No. 37
Permitted Land Uses by Zone District

Zoning Classification	Permitted Use
R-3 Multi-Family Residence District	Multi-family dwellings, boarding and lodging houses
R-4 Row House District	Same as in R-3
B-1 Neighborhood Business District	(a) Same as in R-3 (b) Retail and Services: supplying commodities or performing services primarily for residents of the neighborhood on a day-to-day basis (c) Parking Facilities
B-2 Office District	(a) Same as in R-3 (b) Business and/or professional offices (c) Eating and drinking places – no drive in (d) Entertainment (e) Trade or business school (f) Hotel (g) Bed and Breakfast (h) Parking Facilities (i) Public utilities (j) Services: Funeral Homes
B-3 Community Business District	(a) Same as in B-1 and B-2 (b) Retail and Services: art and antique shops, artist's supply stores, interior decorating shops, furniture and appliance stores, self-service laundries, dry cleaning shops (c) Eating and drinking establishments (d)
R Recreation District	Public – SemiPublic and Institutional Land Uses. The St. Bernard Planning and Zoning Code allows the following uses as a right under R-1 zoning district (one-family residential district): Parks, City Square Schools, Churches, City Offices
PF Public Facilities	

Source: City of St. Bernard – Planning and Zoning Ordinance
Prepared by: HCRPC, August 1998

"SP" Special Planning District Map

The districts established above as shown on the official "SP" Special Planning District Map, together with all references have the same force and effect as if herein fully described in writing. Refer to Map No. 21..

Review Process

New construction and rehabilitation projects are subject to the approval requirements and procedures as outlined in the City of St. Bernard Zoning Code. Prior to any plan preparation, anyone contemplating new construction and/or rehabilitation projects should contact the City Administration and review pertinent sections of the St. Bernard Zoning Code.

Design Criteria and Guidelines¹⁷ for the Special Planning District

- 1. Buildings shall generally relate in scale and design features to the surrounding buildings, showing respect for the local context. As a general rule, buildings shall reflect a continuity of treatment obtained by maintaining the building scale or by subtly graduating changes; by maintaining front setbacks at the build-to-line; by continuous use of front porches on residential buildings; by maintaining cornice lines in buildings of the same height; by extending horizontal lines of fenestration; by echoing architectural styles and details, design themes, building materials and colors used in surrounding buildings.**
- 2. Buildings on corner lots shall be considered significant structures, since they have at least two front facades visibly exposed to the street. If deemed appropriate by the planning commission, such buildings may be designed with additional height and architectural embellishments to emphasize their location.**
- 3. Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including projections, recesses, and changes in floor level shall be used in order to add architectural interest and variety, and to relieve the visual effect of a simple long wall. Similarly, roof-line offsets shall be provided, in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof. The exterior of townhouses or apartments may be designed to appear as a single building, such as a large single-family detached dwelling.**
- 4. The brick buildings, facing a public street or internal open space, shall be architecturally emphasized through fenestration, entrance treatment, and details. Buildings with more than one façade facing a public street or internal open space shall be required to provide several front façade treatments.**
- 5. The architectural treatment of the front façade shall be continued, in its major features, around all visibly exposed sides of a building. All sides of a building shall be architecturally designed to be consistent with regard to style materials, colors and details. Blank wall or**

¹⁷ From: Visions for a New American Dream. Pages 334-341. A.C. Nelessen, 1993

- service area treatment of side and/or rear elevations visible from the public viewshed is discouraged.*
- 6. All visibly exposed sides of a building shall have an articulated base course and cornice.*
 - 7. Gable roofs with a minimum pitch of 9/12 should be used to the greatest extent possible.*
 - 8. Fenestration shall be architecturally compatible with the style, materials, colors, and details of the building. To the possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level, including storefront or display windows.*
 - 9. Blank, windowless walls are discouraged.*
 - 10. All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades, and other where appropriate. Any such element utilized shall be architecturally compatible with the style, materials, colors, and details of the building as a whole, as shall the doors.*
 - 11. In mixed-use buildings, the difference between ground floor commercial uses and entrances for upper level commercial or apartment uses shall be reflected by differences in façade treatment. Storefronts and other ground floor entrances shall be accentuated through cornice lines. Further differentiation can be achieved through distinct but compatible exterior materials, signs, awnings, and exterior lighting.*
 - 12. Storefronts are an integral part of a building and shall be integrally designed with the upper floors to be compatible with the overall façade character. Ground floor retail, service, and restaurant uses shall have large pane display windows. Such windows shall be framed by the surrounding wall and shall not exceed 75% of the total ground level façade area. Buildings with multiple storefronts shall be unified through the use of architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.*
 - 13. Fixed or retractable awnings are permitted at ground level, and on upper levels where appropriate, if they complement a building's architectural style, materials, colors, and details; do not conceal architectural features, such as cornices, columns, pilasters, or decorative details; do not impair façade composition; and are designed as an integral part of the façade. Canvas is the preferred material, although other water-proofed fabrics*

may be used; metal or aluminum awnings are prohibited. In buildings with multiple storefronts, compatible awnings should be used as a means of unifying the structure.

- 14. Light fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials, colors, and details of the building and shall comply with local building codes.*
- 15. Air conditioning units, HVAC, exhaust pipes or stacks, elevator housing, and satellite dishes an other telecommunications receiving devices shall be thoroughly screened from view from the public right-of-way and from adjacent properties by using walls, fencing, roof elements, penthouse-type screening devices, or landscaping.*
- 16. Fire escapes shall not be permitted on a building's front façade.*
- 17. Solid metal security gates or solid roll-down metal windows shall not be permitted.*
- 18. All materials, colors, and architectural details used on the exterior of a building shall be compatible with the building's style, and with each other.*

Street Furniture

Elements of street furniture, such as benches, waste containers, planters, phone booths, bus shelters, bicycle racks, and bollards should be carefully selected to ensure compatibility with the architecture surrounding buildings, the character of the area, and with other elements of street furniture. Consistency in the selection and location of the various elements of street furniture is critical for maximum effect and functional usage.

Street Furniture: Samples



Guidelines for Sign Design¹⁸

Sign design is important to consider as an element with a high potential that could reinforce or weaken the image of downtown. Most planning guidelines agree that type, size and location of a sign can be determined by a zoning ordinance, but the sign's material, colors, and design must generally be determined through voluntary guidelines and friendly persuasion by the planning board. The general principle that applies to most small towns signs is that the Community should be treated as a pedestrian and a slow traffic environment. Narrow streets, small buildings, small front-yard setbacks, and slow moving traffic all demand small signs. A few sign types are suitable: projecting signs, and wall signs (which may include window or awning signs).

Following are specific criteria for each type of permitted sign. Only one of these signs may be used per business.

1. Building Numbering

Dwellings and buildings in the City shall be numbered and designated as hereinafter provided. It shall be the duty of each resident owner of a building in the City and of the occupant of each building therein owned by non residents to procure the proper numbers for such building and affix the same in a conspicuous place to the front of such building. It shall be the duty of any person hereafter erecting any building in the City, within 10 days after the issuance of a certificate of occupancy, to procure the proper numbers and affix the same to such new building.

2. Wall signs attached parallel to the building

- a. the entire sign should be affixed to one continuous, flat, vertical, opaque surface or the sign may consist of individually mounted letters*
- b. cannot project more than 6" from the building's surface*
- c. cannot extend higher than the bottom of the sill of the second story window, or above the lowest point of the roof, or over 25" above grade (whichever is lowest)*
- d. cannot be attached to roofs, chimneys, smokestacks, or stairtowers*

¹⁸ Bormet, Jon, et. Al., pages 33-36. City of Montgomery, Heritage District. Design Review Criteria. Montgomery, Ohio. No date.

- e. *must be at least 6" from the lintel or other trim of the window above or below it*

3. Signs attached at right angles to a building

- a. *no more than one right angle sign is allowed for each business establishment*
- b. *can have no more than two faces*
- c. *can project no more than four feet from the building*
- d. *the bottom of the sign must be at least seven feet above ground level (sidewalk)*
- e. *the top of the sign may no extend higher than the lowest level of:*
 - 1. *the bottom of the sills of the second story window*
 - 2. *the lowest point of the roof*
 - 3. *25' above grade*
- f. *signs may not be attached to roofs, chimneys, smokestacks, stair towers or penthouses*
- g. *no exposed guy wires of turnbuckles allowed*

4. Free-standing signs

- a. *only one ground mounted or yard arm sign per parcel*
- b. *shall be only two sides*
- c. *ground mounted signs shall be limited to 30 square feet per side; signs over 16 square feet per side must be approved by Planning Commission. Yard arm signs may have no more than 6 square feet per side*
- d. *minimum setback to be determined from curb or pavement edge but no less than 10 feet or 50% of building setback but never within the public right-of-way*

5. Awning signs

- a. *awning signs may displayed only on the front of the awning*
- b. *signs may be displayed directly above a plain awning as long as it still clears the bottom lintel of the second story by 6" and conforms to the requirements of sign type #2 wall signs*

6. Window signs

- a. *may only be applied directly to the inside surface of the window glass*
- b. *must be in scale with window size and proportion. Minimum height allowed without review is 4"; however, height up to 8" will be considered for review.*
- c. *May use black, gold and white colors (other colors will be reviewed for consideration)*

8. Signs identifying upper story tenants or street level tenants

Having no street frontage should comply with the following:

- a. for buildings with only two tenants, signs per #3 above may be used*
- b. when there are more than two tenants, each may use one identifying plaque at place of building access. Height of plaque is optional. Width of plaque may not exceed width or surface of attachment. Maximum area is 3 square feet*
- c. all plaques should be placed adjacent to building entrance. Where more than one plaque is placed at an entrance, the total group is to be related in an orderly and integrated manner in one or more vertical columns with common vertical center lines. The horizontal center line of each group must be 5'-0" above the average grade level*
- d. plaques may be of any cast metal or natural stone or wood*
- e. letters or characters should not exceed 2 ½" in height; symbols may not exceed 8" in height; all letters and symbols should be integral with the base material or painted on the base (in the case of wood). No more than 3 lines of letters should be used. No internally illuminated plaques shall be used*

8. Letters of a Sign

Letters should contrast well with its (the sign's) background and be centered within the sign

9. Sign Materials

Sign materials can be of any cast metal, natural stone or wood, or glass. Vinyl may be used for window signs. Plastic is prohibited.

10. Lighting

Signs can be externally lit only, using a continuous light source, i.e. no flashing signs.

11. All signs shall be stationary

12. No support for a sign should extend above the cornice line of the building to which it is attached

13. Sign Message

The sign message should be concise, and provide for sufficient identification

ECONOMIC DEVELOPMENT RECOMMENDATIONS

Business District

The business district of St. Bernard, centering on Vine Street is the true community center for the City. Vine Street is St. Bernard's downtown or its "Main Street." While this statement is important to recognize, it is also important to realize the position that Vine Street holds in the market place as a retail center. While the residents of St. Bernard may see Vine Street as the center of activity for the community, surrounding customers and consumers do not see it as a retail attraction. As stated in the Existing Conditions portion of this document, Vine Street primarily serves as a neighborhood retail center. Very few of the stores in the business district attract customers from communities that are not abutting St. Bernard. Non-resident consumers are more than likely from drive-through traffic or from surrounding communities.

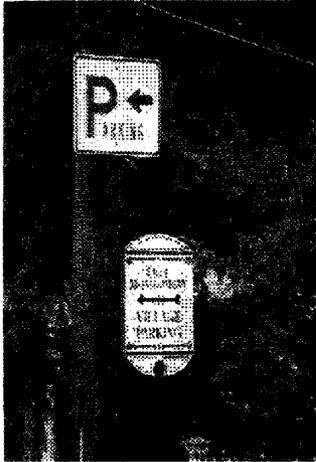
The business district has some obstacles as well as some opportunities that it must recognize before it can grow into a vibrant community center. The following recommendations address these obstacles and should be viewed a variety of tools that can be utilized in the efforts to revitalize Vine Street.

Boundaries

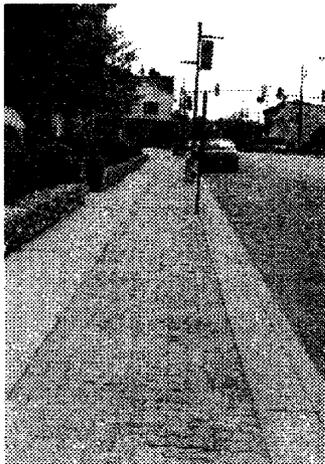
Promote North and South Vine as one Business District. While these two areas were built during different periods and have a different mix of stores, there should be an attempt to have some kind of unifying aesthetic/look. North and South Vine have inherent differences that will not change, but it is possible to make them appear more connected. Recommendations on how to unify Vine Street follows in the Aesthetic and Main Street portions of the recommendations.

Parking

As demonstrated, there is ample parking space in the Business District. A new parking strategy should include the following:



Clear identification of off-street parking lots.



Unifying visual elements: sidewalk treatment.

- Efforts should be placed on creating signage that emphasizes the location, and free cost of municipal parking lots.
- Restrictions should be made for on-street parking - maintain time limits, encourage business owners to park off street.
- City and school should designate representatives to address safety issues and congestion.

Aesthetics

Consider doing a "streetscape" plan for the Business District to address aesthetic issues:

- This could be done cost effectively by utilizing a studio class at a local University. The Hamilton County Office of Economic Development has coordinated these types of activities and would be available to help coordinate this process.
- Recruit local service-oriented groups to consider "Business District Beautification" as a project (flower planting, etc.).
- Use the Chamber of Commerce to champion the importance of aesthetic issues.
- Consider a Special Improvement District (SID) for funding streetscape improvements and gateways - explained in the Economic Development Tools portion of the Recommendations.
- Adopt design standards as part of an overlay district, and utilize code enforcement to rectify any "eyesores".
- Consider expanding the Community Reinvestment Area and linking it with other programs (i.e. Linked Deposit Loan/Façade Loan, Historic Tax Credits, and Microloans - see Economic Development Tools Section) to make it more effective.

Aesthetics are only part of the answer to creating a viable Business District. Certain concerns surrounding aesthetics are automatically taken care of when a business district is viable (i.e. vacant buildings). Streetscaping by itself does not make a Business District work. Certain small improvements can have a visual impact that affects the perception of an area. A comprehensive approach,

however, including financial assistance and on-going coordination must be taken.

Main Street Program

Implement a Main Street type of program in the business district. The program is based in economic restructuring, organization, promotion and design. It is suggested to hire a Main Street Coordinator to organize efforts of citizens and institutions in a coordinated on-going basis toward the revitalization of the District. An important part of the Main Street Program is promotion. Organization of events, promotional materials, advertising are some of the most common tools used by Main Street Coordinators. An attractive physical environment is key to the success of such a program. As part of a Main Street Program it is necessary to provide design guidelines for signs, storefronts, streetscape, merchandise displays, and promotional materials.

Community involvement is key in the implementation of a Main Street Program. It is recommended that a Main Street Association of property owners, business owners and residents be formed to promote the revitalization of the business district.

COMMERCIAL/INDUSTRIAL RECOMMENDATIONS

Diversify City Tax Base

The Industrial sector is a major player in the economy of St. Bernard. While major losses (e.g. the Synthetic Granular Division of Procter & Gamble) appear threatening to the tax base, the City has tools to combat these losses by retaining businesses still in St. Bernard and by attracting new business to the relatively few vacant properties. A strategy to promote economic development to office and industrial users should include:

- Building a relationship with property owners, developers, and realtors in order to keep a pulse on the industrial/office market (e.g. a Realtors Roundtable – see the Economic Development Tools Section)
- Promoting economic development tools to all industrial businesses.
- Considering clusters and trends within St. Bernard when attracting and retaining industry.
- Promoting strengths such as:
 - (a) Excellent accessibility is excellent (I-75, 74, 71, 275, and rail access)
 - (b) Top-notch City Services
 - (c) Lower taxes are lower than most Hamilton County jurisdictions
- Maintaining and expanding relationship with Procter & Gamble
 - (a) Although the City cannot rely on a single industry, they are a major asset to the City.
 - (b) Keep the lines of communication open regarding their redevelopment plans, and find out how the City may assist.
- Maintaining and expanding relationship with other communities
St. Bernard has a strong industrial base. The business surveys showed sales and investments growing. St. Bernard businesses are optimistic about the future.
- Creating a new Community Advisory Panel (CAP) with local industries. The Panel is an excellent opportunity for the City to stay involved.

- Recruiting Industrial Managers to be part of Associations. Sometimes it is easier to get industrial/office managers involved in an association since they do not usually have the same time constraints as retail managers.
- Using industrial business and property owners to help promote the City as an excellent place to do business (e.g. a business-calling program – see Business Retention in the Economic Development Tools).
- Continuing the CAER Program, as it is a definitive asset to the industrial community.
- Providing necessary infrastructure in line with demands of new technology such as fiber optic wiring.

ECONOMIC DEVELOPMENT TOOLS

Community Reinvestment Area

St. Bernard should consider expanding the use of its CRA program to include the entire City. The goal of this proposal is three-fold. First, the use of a tax incentive program is a necessary tool when competing with other communities for retaining or attracting businesses. Since the State of Ohio is considering the end of the enterprise zone program, a CRA could become a useful tool when negotiating with Industrial and Commercial prospects. Second, the use of the CRA by itself is not enough of an incentive to induce all companies on Vine Street to refurbish the interiors and façades of their stores. Maybe using a CRA as part of a package with low-interest loans, public sector streetscaping, and Main Street coordination, would convince more businesses that they would see a benefit. Finally, since the City is concerned about losing City status and since residential growth creates a market for retail, perhaps a CRA for residential could promote the renovation of some homes and attract more residents. A time limit could be included in the legislation of the CRA in order to limit a long-term loss of residential taxes and also to create a marketing promotion such as creating a new St. Bernard for the next Millenium.

Enterprise Zone

The City should continue to use this tool, but should be prepared for the possibility that the Ohio legislature may not continue this program after mid 1999.

Special Improvement District (SID)

A SID could be considered to help fund a Main Street program, streetscaping, or other ideas that would benefit the Business District. A SID is an area that adds a special assessment to the taxes collected from businesses in an area. The SID must be approved by a percentage of property owners and would direct proceeds towards programs or improvements that benefit the businesses. Since St. Bernard has one of the lowest tax rates in Hamilton County, this could be argued as an equitable approach to financing projects that will benefit businesses.

Linked Deposit Loan Program

Under this program a business is approved for a loan by a conventional lender. The City of St. Bernard would then place a certificate of deposit (same amount as the loan) with the lending institution, receiving a lower interest rate on its deposit than it would normally receive. The remaining interest would be used to write down the cost (interest) that would have been charged to the private enterprise. This program provides low-interest financing for businesses or property owners who might not otherwise be able to get these loans. If used in cooperation with a CRA abatement, this loan could be used to encourage façade or other real property improvements to buildings on Vine Street.

Urban Renewal/Spot Blight Program

The Ohio Revised Code (O.R.C.) provides municipalities with this tool to help revitalize areas that have become blighted. This program is already in place in St. Bernard and should be considered for both residential and commercial areas when removing or redeveloping of buildings that detract from the surrounding area.

Tax Increment Financing (TIF)

This program can be used to promote future development in St. Bernard. A TIF redirects the income stream from real property taxes on a new development. The proceeds can be used to finance public infrastructure improvements that are connected to a development and which serve a public purpose. (O.R.C. 5709.40-5709.43, 5709.67.1)

Microloan

This program provides financing to small businesses for working capital needs (inventory, receivables, and operating capital). This program should be promoted to small businesses on Vine Street and can be accessed through the Hamilton County Office of Economic Development.

Historic Tax Credits

This incentive provides a 20% federal tax credit that can be claimed by businesses that substantially rehabilitate certified historic buildings.

Other State and Federal Loan Programs

Other loans such as the SBA 504 and the State 166 loan should be promoted to businesses that are considering the purchase of fixed assets (Land, Building, and Equipment). These loans can also be accessed through the Hamilton County Office of Economic Development.

Business Retention

This tool is an on-going effort. St. Bernard should consider establishing a Business-Calling Program. The program could be set-up in a number of different ways. One way is to do in-person visits or "interviews" with businesses in the City. The approach should be unobtrusive, allowing the business to voice their opinions. The purpose of the interview is not only to find out information about the businesses, but also to open the lines of communication between the business community and the City, and to funnel pertinent information to those businesses. The calling program is not a vehicle for political gossip or similar discussion, and thus the volunteers must be chosen carefully and trained. Managers from long-time or active businesses, the City's Development Director,

members of the Chamber of Commerce, or other volunteers could conduct the interviews. Another way to enhance Business Retention is through a mail survey to businesses, and/or a newsletter to keep businesses informed of happenings in the City that might affect them. It is important to highlight in the correspondence a "point-person" who the business can contact with concerns or suggestions. Crucial to any Business Retention Program is follow-up and regular contact with the businesses.

Economic Development Committee

The City should consider forming an Economic Development Committee. This committee would consist of business, government, and citizen representatives who would direct the efforts of an Economic Development Director, Main Street Coordinator or any person assigned the responsibility of directing the promotion of business development.

Realtor Roundtables

A roundtable is used to promote the image of a community to professionals who are in constant contact with new business prospects. A roundtable can be used to collect information from Realtors and developers on new businesses or developments and their opinions on how to market a community to potential businesses. The roundtable can also be used to disseminate information on available buildings, new loan/tax incentive programs, or new promotions or events in St. Bernard (e.g. Main Street).

Job Creation Tax Credit

The Ohio Revised Code allows municipalities to set up a program that offers credits against municipal income taxes on business profits, based on new income tax revenues generated from new jobs. St. Bernard could use this program when competing to retain or attract a business that does not have major investments in property, but has a large payroll.

4

ACTION PLAN

Programs with multi-goal intent

Strategies presented previously can not be taken in isolation. The implementation of a strategy might serve to accomplish different goals. The purpose of this section is to (a) identify programs that will leverage on the strengths of the community, and (b) coordinate efforts to implement strategies that in turn will accomplish multiple goals. The programs are:

- Marketing the City
- Main Street Program
- St. Bernard Heritage Trail
- Public-Private Partnerships
- Urban Design Master Plan
- Senior Housing Feasibility

MARKETING THE CITY

St. Bernard has proved to have numerous strengths: it is centrally located, has direct access to highways that connect to the metropolitan region and to the rest of the country, has an almost ideal land use separation between industrial and

residential uses, property taxes are among the lowest in the County, the community is well provided by City services. Notwithstanding, the City of St. Bernard is experiencing loss of population, the appearance of a troubled business district, and potential changes in its industrial base.

With so many positive factors on its side, the community wonders why St. Bernard can not be once again the vibrant community of the beginning of the century.

One alternative is to develop a program that promotes the City's strengths to a certain market/markets. Market a community involves knowing your customers (the businesses, investors, residents, or shoppers you want to reach) and competitors (other cities, the suburbs, another county, even another state), finding benefits that appeal to that customer, developing a message to convey those benefits effectively, and using the right media to get your message out.

By taking a selling approach to marketing, the City will find the right thing to sell, setting your community apart and monitoring your results while testing new approaches. A stand-out benefit can be found by mining data or exploiting a distinctive local asset.

A desirable marketing plan should include, discussing clients, strategy, strategic partners, positioning, and plans for promotions and communications, and first year actions. Importance of research and planning to guide marketing activities toward target markets that can be most effectively reached and that will be most beneficial to the community.

Other cities have successfully used multi-media advertising to promote their communities. The marketing campaign includes image building, video, radio and television, newspapers and magazines articles and advertising, web pages, and strategy target marketing.

The City could hire a consultant firm to develop a marketing plan. The City could also request the University of Cincinnati, College of Business Administration to take the project on to be developed as part of a graduate Marketing class.

Main Street Program

While a Main Street Program may seem like a quaint approach to bringing character and historic charm to an area, the program is based on sound market-oriented, business principles. Miracles On Main Street, a publication of the National Main Street Center (NMSC), states that "every dollar invested in the operation of a Main Street program leverages \$22.10 in public and private investment in physical improvements."

The Main Street approach focuses on a four-point strategy:

- Economic Restructuring
- Organization
- Promotion
- Design

When relating these ideas to St. Bernard, a blueprint for the revitalization of Vine Street begins to take shape.

- Economic Restructuring
One of the first goals of a Main Street program is to analyze the market orientation of a business district and to recruit and retain businesses that will create a vibrant mix of stores. These businesses must relate to the demographics of the surrounding community and to potential customers. A Main Street Coordinator would compile demographic and market information to assist with the location decision process of potential businesses. In the case of St. Bernard, the approach taken will build on the current services to the neighborhood while investigating a niche that is either not currently being served or which would benefit from concentrating in one retail area.
- Organization
A Main Street Coordinator organizes the efforts of local banks, corporations, the chamber of commerce, civic groups, government, and individual citizens in a coordinated, on-going basis.
- Promotion
The area must be marketed. A Coordinator organizes sales events, festivals, and promotional materials that market the area's unique heritage. A brochure that

highlights the types of businesses, parking areas, historic points of interest, recreational opportunities, and promotional events could be designed.

- **Design**

A friendly, attractive environment is critical to the success of a Main Street program. This idea focuses on a unified approach to signs, storefronts, streetscaping, merchandising displays, and promotional materials.

The City should promote the Business District on an ongoing basis. Whether there is support to hire a full-time or part-time Main Street Coordinator, the City should consider implementing a program at some level. The cost does not have to be prohibitive, and can be financed through public and private funding such as a Special Improvement District, donations from corporations, chamber dues, public seed money, and grants (i.e. grants to promote litter reduction and recycling as received through the Hamilton County Solid Waste Management District). The Main Street Organization is typically an independent not-for-profit organization (e.g. 501(c) 3) that is not within the City government or the Chamber of Commerce. This allows the organization to be autonomous, run by its own Board of Directors, and not beholden to any individual group or agency. The business community may be willing to support private sector participation since it will be one of the major beneficiaries of a Main Street Program and since it benefits from one of the lowest tax rates of any community in Hamilton County.

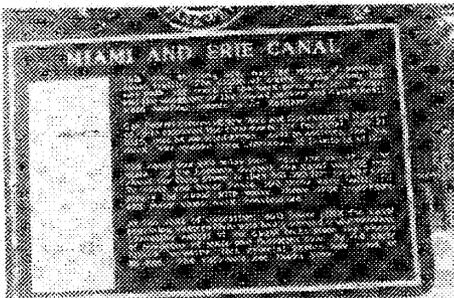
Other General Recommendations

- When considering a new site for the library, consider keeping it within the Business District (or near). This type of facility attracts people, and is a great opportunity to increase customers for the business district.
- Maintain community facilities near the Business District when possible. Location near the NBD creates a synergy between the businesses and public facilities.
- Capitalize on the historic charm of the buildings in the Business District. Preserve as many buildings as possible.

- The Business District is still viable. Now is the time to concentrate on efforts to improve it. There is no single solution to address its weaknesses; the process will be an on-going effort
- Develop some type of theme for the Downtown Area (Vine Street).
 - (a) The businesses currently located in the District do not offer an outstanding theme or niche.
 - (b) Specialty retail is sometimes perceived as "glamorous." Given the character of the District, however, a service orientation in South Vine and the viability of convenience retail in the northern part of the District may be the most feasible approach.
- Thorough market analysis should be done in order to determine where concentration of efforts should be focused. (Business Owners' surveys can be used as a starting point, but a market research firm will be more accurate). A survey of residents through the tax bill is a possibility for a "quick and dirty" analysis. Keep in mind, though, that businesses believed that the majority of their customers live outside the City.

ST. BERNARD HERITAGE TRAIL

The development of St. Bernard as a successful industrial community has strong ties to the history of the Mill Creek as part of the Miami-Erie Canal. The history of the city is also linked to the railroads, and to the industrial production of soap. The implementation of a program that acknowledges all this elements in the history and development of St. Bernard might be used to reinforce promotional packages for the city.



The Miami-Erie Canal connected the Northwestern territories to the Great Lakes and from there to the East Coast in a very active trade route. The Miami-Erie Canal does not operate anymore, and most of its right-of-way was used for the construction of the interstate 75. However, some land of the old canal has been left undeveloped in the West part of St. Bernard, between Vine Street and I-75. It is

recommended to develop a park with the concept of a historical trail in the old canal. This park will have a twofold purpose. On one hand, it will provide a recreation area to St. Bernard residents, on the other hand, it will educate the community about the history of the City and its linkages to the Miami-Canal.

PUBLIC-PRIVATE PARTNERSHIPS

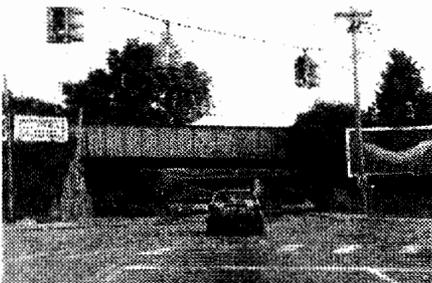
The City of St. Bernard can benefit from partnerships with different institutions to promote the community as a residential area, appropriate for industrial or business relocation, to study some issues, to lobby for County or State attention, and so forth.

Some of the organizations the community should be looking for such type of partnership are:

- Greater Cincinnati Chamber of Commerce
- University of Cincinnati
- Xavier University
- The hospitals located in a 2-3 miles radius
- Other incorporated areas in the county such as Norwood, Elmwood Place, Fairfax, Madeira, and so on.
- Board of Education
- Hamilton County Public Library
- Youth Collaborative
- Historical Society
- Foundations
- Bank and Loan Institutions
- Industries

URBAN DESIGN MASTER PLAN

During the April's public meeting the community indicated its interest in improving the general aesthetics of the City, and the need for landmarks that will identify the city's gates. It is recommended to prepare an Urban Design Master Plan for the city that will include gates design and location, parks and recreation, streetscape, etc.



Gateways in St. Bernard.

SENIOR HOUSING FEASIBILITY STUDIES

It is recommended to initiate a Senior Housing Study to evaluate senior housing alternatives for St. Bernard.

Planning Committee members as well as residents (See Appendix No.10) considered that lack of senior housing alternatives in St. Bernard were an important issue to address in the Comprehensive Plan. An expert in the field, Michael Starke, was invited to a Planning Committee meeting to present an overview of market requirements for senior housing in St. Bernard. As a result of that meeting, the Planning Committee reached consensus. Although St. Bernard has an increasingly growing elderly population, there is not enough of a critical mass nor the income range necessary to implement senior housing. However, Planning Committee decided to recommend to the City to further study alternatives for senior housing in St. Bernard such as reuse of buildings, City subsidies, etc. See Appendix No.12 for more details.

5

IMPLEMENTATION FRAMEWORK

Overview

The implementation framework represents public guidelines for the City of St. Bernard. As such, it establishes the City positions on a number of issues that face the Community today and which must continue to be addressed during the coming two decades. The implementation framework provides guidelines with respect to certain social and economic issues, especially as they affect land use. The plan also serves as an information source for developers, property owners, and the public at large. Finally, the plan provides the basis for future, more specific plans to be prepared as part of the implementation process.

Implementing the Plan requires two essential actions by the City: first updating the zoning map to correspond to the plan map, and second, responding to the recommendations contained in the plan.

Plan Amendments and Update

The Comprehensive Plan has been developed to provide flexibility so that it will meet the city's needs for at least a five-year period. The plan requires updating every five years. This update represents a comprehensive revision of the original plan; it retains certain guidelines and concepts introduced and implemented, but provides a series of new goals and strategies based on the adopted vision. With the adoption of this comprehensive plan the next interim update should be completed by 2003. With each update there should be an evaluation as to whether the strategies are working and the extent to which the following update should focus on fine-tuning those guidelines, or whether a comprehensive revision is needed.

This plan provides for two types of amendments: corrections, which may occur at any time during the planning period; and the update, which is mandated to take place every five years.

One of the primary objectives of the five-year update is to provide the community, developers, and individuals an opportunity to review and suggest revisions to the plan. The five year updates shall be initiated by the city.

While the plan has been designated to provide enough flexibility to accommodate some unforeseen events, there are times when an interim amendment may be necessary. Individual property owners may request a plan amendment or the city may initiate one. The following are guidelines for amending the plan prior to the mandate five-year update:

Special Plans

The comprehensive plan is intended to guide growth on a city basis, with enough flexibility to respond to most local conditions. However, situations will arise in which more specific, localized planning efforts are needed. These special plans may be prepared in response to the city's desire to refine the Plan as it applies to a subarea, a major development proposal, or the construction of a major infrastructure improvement.

Projections and Assumptions

The comprehensive plan is based on projections on population, household size, and housing units, as well as anticipated employment growth. The plan relies on forecasts

provided by the U.S. Census. Obviously, with the 2000 Census approaching, if projections prove inaccurate, the plan will require adjusting. The plan is also based on assumptions about trends, such as business/industry location, continuing outmigration toward the suburbs, and about public investments in infrastructure. Should such assumptions not bear out, again, the plan must be adjusted accordingly.

New Issues

Occasionally new issues emerge that the plan does not anticipate, often in response to changes in State or Federal policy. In such situations, the goals and strategies, as well as the comprehensive plan, may require revisions.

Comprehensiveness

Although the plan elements address issues adequately on a city scale, there may be situations in which more detailed analysis is necessary. For example, urban design master plan, main street program, potential development areas for new housing. When such plans are adopted, however, and amendment to the comprehensive plan may be necessary.

Data Updates

The many maps and tables that support the comprehensive plan are based on the best information available at the time of preparation. Such data may change to such an extent to justify an amendment to the plan.

IMPLEMENTATION FRAMEWORK

RECOMMENDATIONS	PERSON / ORGANIZATION TO IMPLEMENT	TIMEFRAME
A. Marketing the Community		
1. Marketing Plan	Consultant / city / community organizations	6 months
2. Implementation	City / residents/ Main Street Coordinator /Chamber of Commerce	Phase I – 1 year
3. Evaluation and adjustments	Consultant / city / community organizations	3 months
4. Implementation	Consultant / city / community organizations	Phase II – 1 year
B. Revitalization of Business District – Implementation of Main Street Program		
1. Main Street Association	Property owners, business owners, residents	3 months
2. Main Street Coordinator	Main Street Association / City / Chamber of Commerce	6 months
3. Main Street Plan preparation	Main Street Coordinator/Main Street Association	1 year
4. Main Street Plan Implementation	Main Street Coordinator/Main Street Association / city	1 year
5. Main St. Plan Evaluation and adjustment	Consultant/ Main St. Coordinator / Main St. Association	3 months
6. Implementation Phase II	Main Street Coordinator/Main Street Association	1 year
C. Public-Private Partnerships		
1. Identification of areas of interest	City, Chamber of Commerce, Main Street Association	3 months
2. Scout for partnership opportunities	City, Chamber of Commerce, Main Street Association, Main Street Coordinator	On going
3. Evaluation of results of partnerships	City, Chamber of Commerce, Main Street Association, Main Street Coordinator	3 months after first year of implementation

RECOMMENDATIONS	PERSON / ORGANIZATION TO IMPLEMENT	TIMEFRAME
D. Diversify City Tax Base		
1. Establish Economic Development Committee	Public/Private Sector partnership	3 months
2. Industrial Diversification Plan	Economic Development Committee	6 months
3. Implementation	Economic Development Committee; Main Street Coordinator	1 year
E. Urban Design Master Plan		
1. Steering/Planning Committee designation	City council	3 months
2. Plan design	City council / consultant/planning committee	8 months
3. Plan adoption	City/ residents	3 months
4. Plan implementation	City council	On fases
4.1 Landscaping of properties fronting Vine St. and Spring Grove Ave. (Industrial sector)	City – Property Owners – Chamber of Commerce	1 year
4.2 Locate/create gateways at the entrance of industrial areas	City – Property Owners – Chamber of Commerce	2 years
4.3 Regulate site design, outdoor storage, signage and landscape and buffer requirements for new or redeveloped properties or for existing properties abutting residential areas or fronting Ross Ave.	City – Property Owners - residents	1 year
F. Senior Housing Feasibility Study		
1. Study	Consultant	6 months
2. Actions	City council	3 months
G. Land Use Plan		
1. Adoption	City council	3 months
2. Special Planning District Adoption	City council – support of property owners and business owners	6 months
3. Architectural design committee	City council – support of property owners and business owners - residents	1 year
4. Adopt Architectural Design Standards and Guidelines for Special Planning District	City Council – consultant – property owners and business owners - residents	1 year
5. Establish a property maintenance program throughout the city	City Council - residents	1 year

RECOMMENDATIONS	PERSON / ORGANIZATION TO IMPLEMENT	TIMEFRAME
H. Recreation/Open Spaces Plan	City Council – consultant - residents	2 years
I. Heritage Trail		
1. Adoption - concept	City	3 months
2. Plan design	Consultant	6 months
3. Implementation	City	1 year
J. Railroad Museum in the train station	City Council – property owner (railroad) - consultant - residents	2 years
K. Community Center Feasibility study	City Council – consultant - residents	3 years
L. Close off McClelland at Vine – Redesign public space	City Council – consultant - residents	2 years
M. Street/Transportation Plan		
1. Street/Transportation Plan long-term	City Council – consultant - residents	4 years
2. Street/Transportation Plan Short-Term: Tower, Greenlee and Rose Hill Avenues to meet operational traffic standards	City Council – Police Department – consultant - residents	1 year
3. Street/Transportation Plan: pedestrian and bike trails	City Council – consultant - residents	2 – 3 years
N. Housing		
1. Evaluate New Housing (redevelopment)	City Council – consultant – property owners - developers	6 months
2. Accessory Apartments Conditional Use. Adoption	City Council – property owners	6 months
O. Coordination with other communities/organizations		
1. Mitchell and Vine intersection	City of Cincinnati – Hamilton County – City St. Bernard	2 years
2. Protection Wall along I-75	City of St. Bernard – ODOT – Hamilton County - residents	2 years
P. City Charter		
1. Designate a Committee	City council	3 months
2. Research other communities	Committee- consultant	3 months
3. Prepare proposal	Committee - consultant	9 months
4. Council to approve proposal	City council	3 months
5. Residents to vote	Residents	Variable
6. If voted, all other legal procedures		Variable

Land Use Recommendations to be accomplished through:

Building Code

- Property maintenance program

Zoning Code

- Special Planning District
- Architectural design standards
- Streetscape along Vine Street & Spring Grove Avenue
- Site design, outdoor storage, streetscape along Ross Avenue
- Accessory apartments as conditional use

Special Plans

- Urban Design Master Plan
 - Establish streetscape standards
 - Establish architectural design standards
 - Gateways design and location
 - Site design, outdoor storage, signage, etc.
- Recreation/Open Spaces Plan
 - Heritage Trail
 - Railroad Museum
 - Community Center
 - Pedestrian/bike Paths
 - McClelland Public Space
- Street/Transportation Plan
 - Close off McClelland
 - Greenlee, Tower, Church and Rose Hill, local collector streets
 - Pedestrian and bike trails
 - Intersection improvements
- Housing Alternatives
 - Evaluate development of new housing in selected sites
 - Senior Housing Feasibility Study

6

SOURCES OF FUNDING

Surface Transportation Program (STP) Funds (TEA21):

Use: bicycle and pedestrian facility construction or non-construction projects such as brochures, public service announcements, and route maps. The projects must be related to bicycle and pedestrian transportation and must be part of the Long Range Transportation Plan. These funds are programmed by the Metropolitan Planning Organization (MPO) in the Transportation Improvement Program. For the Tri-State region OKI is the managing organization. Contact: John Heilman 513/6211-6300

Eligible Transportation Enhancement Activities:

Transportation Enhancement Activities must have a relationship to the intermodal transportation system. The Transportation Enhancement program provides means of stimulating additional activities that go beyond the customary cultural or environmental mitigation required when developing a transportation improvement project. The intent of the program is to more creatively integrate transportation facilities into their surrounding communities and the natural environment.

Historic and Archaeological Transportation Enhancements

- Acquisition of historic sites
- Historic highway programs
- Historic preservation
- Rehabilitation and operation of historic transportation buildings, structures, or facilities (including historic railroad facilities and canals)
- Archaeological planning and research
- Establishment of transportation museums

Scenic and Environmental Transportation Enhancements

- Acquisition of scenic easements and scenic sites
- Scenic highway programs including the provision of tourist and welcome center facilities
- Landscaping and other scenic beautification
- Control and removal of outdoor advertising
- Mitigation of water pollution due to highway runoff or reduce vehicle-caused wildlife mortality while maintaining habitat connectivity

Pedestrian and Bicycle Facilities

- Provision of facilities for pedestrians and bicycles
- Provision of safety and educational activities for pedestrians and bicycles
- Preservation of abandoned railway corridors (including the conversion and use thereof for pedestrian and bicycle trails)

National Recreation Trails Fund Act (NRTFA). (TEA21):

Eligibility: cities and villages, counties, townships, special districts, state and federal agencies, and nonprofit organizations. Specifications: up to 50% matching federal funds (reimbursement). Contact: Bill Daehler 614/265-6402

Community Development Block Grant Program – Ohio Small Cities (HUD U.S. Department of Housing and Urban Development):

Financial grants to communities for neighborhood revitalization, economic development, and improvements to community facilities and services.

Downtown Ohio, Inc.

Technical assistance provided to communities to start a Main Street Program

Hamilton County Solid Waste Management District

Administers grant money from Ohio Department of Natural Resources' Recycle Ohio Grant. RFP in July and awarded in August. Splits \$141,000 between Hamilton County jurisdictions for Recycling, Education, and Litter Prevention. It can be used for a Main Street Litter Prevention program.

Hamilton County Office of Economic Development

Administer the SBA 504 Loan (Land, Building, Machinery & Equipment); State's 166 Loan (Land, Building, Machinery & Equipment for Manufacturers); SBA Microloan (Working Capital Loan); State Tax Incentives (Enterprise Zone and others); Staffs Small Business Development Center (Technical Assistance); and provides other Economic Development Services for Hamilton County jurisdictions.

APPENDICES

1. St. Bernard: History/ Significance
2. City status vs. Village status
3. Traffic Crash Report
4. Street Information
5. List of Industrial and Commercial Companies
in St. Bernard
6. Inventory of Available Buildings for
Retail and Industrial Uses
7. Trend analysis: Retail, Wholesale, Services and
Manufacturing Sectors. 1963 – 1982 – 1992
8. Services Establishments
9. Surveys Results
10. Planning Services Newsletter: Community Workshop
11. South Vine Development District
12. Senior Housing

APPENDIX 1

ST. BERNARD: HISTORY / SIGNIFICANCE

*From: Historic Inventory of Hamilton County, Ohio.
An Historic Survey of 42 Suburban Communities: St. Bernard.
Miami Purchase Association for Historic Preservation.
June 1991.*

St. Bernard started out as two separate villages. John Ludlow settled the northern village called Ludlow Grove in 1794. The settlement centered around White's Station located on the Mill Creek and grew with the creation of the Miami-Erie Canal in 1827. With the construction of three independent railroads alongside the canal route between 1851-1866, industry flourished. The southern village of St. Bernard was founded along Carthage Pike by John Bernard Schroeder and Joseph Kleine, both Catholic immigrants from Germany. In the same year the two founders helped establish St. Clement Church, which became the center for the community. In 1878 the two communities were incorporated as a village and named St. Bernard.¹

The village was dramatically changed in 1885 when the factories of the Procter & Gamble Company and the Emery Candle Company relocated from downtown Cincinnati to the former Ludlow Grove area between the Mill Creek and the Miami-Erie Canal. The industries were attracted by the large amount of land available, rail and canal lines, and abundant water supply. The area was renamed Ivorydale after the new Procter & Gamble plant. Along with the Erkenbrecker Starch Works, these three industries employed over two thirds of the workers in St. Bernard.

Many industries moved to St. Bernard during the first two decades of the twentieth century, including a number of chemical, lumber, and fertilizer works. Two prominent soap companies, Globe Soap Company and M. Werk Company, were relocated to St. Bernard from Cincinnati in 1907 and 1913. Together with Procter & Gamble, these companies made St. Bernard the "soap capital of the world." St. Bernard's industries flourished during World War II. In 1958, Interstate -75 was built generally on the former route of the Miami-Erie Canal thus maintaining the historical separation between the industrial and residential sectors of the city.

¹ Miami Purchase Association & Hamilton County Department of Community Development *Historical Inventory of Hamilton County* (1991), p.1-3

From 1880-1910, St. Bernard's population grew fivefold, to a population of 5,002, enabling it to become a city in 1912. This increase in population continued throughout the 1940s. The commercial district on Vine Street evolved from the 1880s to the 1920s yet most have been altered since that time. Four blocks of the district contain 2 and 3 story stores and houses. Many of the homes on the east side of Vine Street were built during the first decades of the 20th century. On the west side of Vine Street, most houses date from the 1860 to the 1880s. A federally-funded urban renewal project impacted the Vine Street Business District in the 1970s. In the northern part of the district, several blocks of houses and stores were demolished and re-developed into a suburban shopping square. In the southern part of the district, the older buildings were renovated. Also a new city hall, fire station, police station, elementary school and high school were built.

APPENDIX 2

City Status vs. Village Status

One valid concern is for the city of St. Bernard to lose its City status as a result of a loss of population below the 5000 mark established by the Ohio Revised Code.

When a city's population does drop below 5,000, the impending demotion from a city to village should have little effect on the community if the city has a charter. The city has already established a governmental structure in its charter, which will remain in effect after the village designation. Furthermore, the financial powers and grant opportunities of the municipal corporation will not be reduced or changed in any dramatic way as to negatively impact the community.

Once the population drops below 5,000 according to the most recent decennial census, the Ohio Revised Code (ORC) mandates that the city will lose its city status and become a village (ORC 703.01). It is important for the citizens of St. Bernard to understand how this change will effect their government in two realms- from the legal/political standpoint and from the financial standpoint.

If a city does fall below 5,000 persons in the decennial census, the community is required to perform its own population count to verify the population loss. The city auditor is required to do this count, and he or she must appoint five people to perform the population survey and report it to the state legislature. This is mandated in ORC 703.03.

Charter Government

According to Sara Hendrier, Director of Research at the *Ohio Municipal League*, if a city has an adopted charter in effect at the time of the demotion in status, the structure set up by that charter remains the governing structure. Furthermore, those officials who have been appointed or elected under the charter will remain in power after the change to village status. It is only when the city has no adopted charter that the demotion to village status has a major effect.

Legal/Political Effects of Demotion to Village

The elected officials in St. Bernard will be affected. This process entails giving the officials a brief amount of transitional time after the demotion and then their positions are put back to the voters for consideration under the new village form.

A minor difference between a city and village is that the citizens of a village may petition to have themselves removed from that village and be included in an adjacent township. 709.39 of the Ohio Revised Code states,

Any property owners in a village may petition to detach themselves from that village to an adjoining township, or they may create a new township (ORC 709.39).

This could have some impacts on St. Bernard if a portion of the citizenry moves to leave the city after the demotion to a village. However, given that the City of Cincinnati surrounds St. Bernard, and that there is no adjacent township, it appears that this is highly unlikely

Financial Effects of Village Designation

If the City of St. Bernard becomes a village after the decennial census, the effects on its taxing power and grant opportunities will be minimal. The Ohio Revised Code addresses this issue in sections 703 and 709, in which the process of demotion, either by petitioned request or by population loss and the provisions for the change in governance are outlined².

It appears that the demotion of a city to village has no significant impact on its ability to finance itself or incur debt. Section 703.17 of the ORC states,

the surrender of corporate rights by a city...does not affect rights accrued or liability incurred by such a city or the power to settle claims, dispose of property, or levy and collect taxes to discharge liabilities. Such rights, liabilities, and powers shall remain in effect as though no surrender had been made (ORC 703.17).

The Code also states that all property taxes collected by the city shall remain in the possession of that municipality once it becomes a village (ORC 703.18).

There will be a slight change in St. Bernard's employment structure because villages are not required to have a civil service system in place. The village may choose to continue their present civil service system, but the civil service mandate will no longer be in effect.

In terms of grant eligibility, there will be no specific effect on St. Bernard if it becomes a village. The city will still be eligible for grants that the city has applied for in the past. Generally, the type of incorporation (city or village) does not play a specific role in grant eligibility. Population is more of a factor in the grant process because of its use in grant amount calculation, and it is the determinant of who administers the grant. For example, Community Development Block Grant (CDBG) funds are distributed from the federal level to cities with a population

² An additional source of information comes from *Know Your Ohio Government*, published by the League of Women Voters (1993).

over 50,000. If cities do not meet this size requirement, then they are eligible for the state CDBG programs, which are federal funds administered with the discretion of state agencies. These state programs have no "city" requirement for the grants, only that they not be eligible for the federal funding.

APPENDIX 3

TRAFFIC CRASH REPORT CITY OF St. BERNARD Period 12/1/97 - 7/12/98

Street	Intersection	Vehicle No. 1	Damage	Vehicle No. 2	Damage	Vehicle No.3	Damage	Date	Day	Time
Ross	Greenlee	operating	front	operating	rear			3/21/98	sat	10:00
Ross	Tower	operating	front - towed	operating	rear			3/3/98	tue	17:51
Ross	Greenlee	operating	left door	operating	left front			3/14/98	sat	12:46
Greenlee	5006 Greenlee	operating	rear end	parked	left rear fender			2/7/98	sat	6:30
Greenlee	4806 Greenlee	operating		parked	left mirror			3/21/98	sat	14:00
Greenlee	Scenic Ave	operating		parked	left mirror			4/28/98	tue	12:47
Greenlee	4423 Greenlee	operating	right door & fender	parked	left door & fender			4/30/98	thu	17:30
Greenlee	4516 Greenlee	operating	right door & fender	parked	left mirror			5/1/98	fri	16:30
Greenlee	Rosehill	operating	front right	parked	front & left fender	parked	rear	5/13/98	wed	13:00
Greenlee	4516 Greenlee	operating	right door & fender	parked	left mirror			5/1/98	fri	16:35
Greenlee	4449 Greenlee	operating	right door & fender	parked	left fender & door			6/17/98	wed	15:45
Greenlee	Delmar	operating	(snow) none	parked	left rear light			2/4/98	wed	8:00
Greenlee	Mitchell	parked	left rear light	operating	right front (snow - ice)			2/4/98	wed	7:51
Greenlee	Cleveland	operating	left mirror					1/22/98	thu	7:50
Tower	Mitchell	parked	left mirror and fender	operating	right mirror?			12/1/97	mon	13:09
Tower	4431 tower	operating	front	operating	right fender			3/21/98	sat	10:02
Tower	4615 tower	operating	left rear light	parked	left door			2/3/98	tues	21:20
Tower	Church	operating		parked	left rear fender			7/12/98	sun	3:00

Source: City of St. Bernard Police Department

Total reports 19
Report involved only three streets Ross, Greenlee and Tower

63% of reports involved accidents occurred in Greenlee Avenue
All but one of the accidents reported on Greenlee involved parked vehicles (11 out of 12)
All the accidents in Greenlee occurred between 6:30 am and 5:30 pm and from Tuesday to Saturday

All the accidents in Ross where in the portion between Greenlee and Tower
All the accidents on Ross Ave. involved operating vehicles only.

All the accidents in Tower where in the portion between Mitchell and Church
75% of accidents in Tower involved parked vehicles

APPENDIX 4

City of St. Bernard Street Information

Street Name	Direction (N-S, E-W)	Length (feet)	Existing Pavement (Width)		Existing Lanes	
			Collector Street (Standard 44')	Local Street (Standard 36')	Parking Lanes in Parallel (Standard 2-9 ft.)	Traffic Lane (ft) Existing
Advance St.	E-W	285.76		21	18	3
Albert St.	E-W	959.75		24	18	6
Andrew St.	N-S	1,093.59		25	18	7
Andalus Ct.	N-S	298.95		21	18	3
Bertus St* (Vine-Park)	N-S	1,834.06		20	18	2
Bertus St* (Park-Mitchell)				26	18	8
Burnet St.*(Vine to Park)	N-S	311.16		20	18	2
Burnet St.*(Park-Mitchell)				26	18	8
Baker Ave.	E-W	1,044.02		30	18	12
Bank Ave.(Vine-160 deg. Pass Andalus Ct.)	E-W	2,284.83		24	18	6
Bank Ave.(to the end)				20	18	2
Broermann Ave.	N-S	1,066.09		30	18	12
Clay St.	E-W	410.00		30	18	12
Cleveland Ave.	E-W	1,047.45		30	18	12
Chalet Dr.	N-S	1,996.14		30	18	12
Church St.* (Vine to Burnett)	E-W	3,207.03		30	18	12
Church St.* (Burnet-Rose Hill)	E-W			24	18	6
Dartmouth St.	N-S	438.16		25	18	7
Delmar Pl.	E-W	313.85		24	18	6
Delmar St.	E-W	1,730.78		24	18	6
Errun Ct.	N-S	328.16		25	18	7
Fischer Pl.	N-S	1,044.75		24	18	6
Greeniee Ave.	N-S	3,413.78		30	18	12
Harvey Ct.	E-W	570.52		24	18	6
Heger Dr.	N-S	259.51		30	18	12
Imwalle Ave.	N-S	661.37		30	18	12
Jackson Al.	N-S	802.05		30	18	12
Jackson Ave.	E-W	1,047.13		30	18	12
Jefferson Ave.	E-W	1,039.85		30	18	12
June St.	N-S	1,354.26		24	18	6
Kemper Ave.	N-S	2,128.29		30	18	12
Kieley Ln.	N-S	522.73		25	18	7
I-75 (Mill Expressway)	N-S	6,703.00				
Lawrence St.(Rest of Street)	N-S	902.72		24	18	6
Lawrence St.(Vine Entrance)				20	18	2
Leo St.	N-S	325.05		24	18	6
Leonard St.	N-S	1,132.33		24	18	6
Martin Ave.	E-W	558.74		24	18	6
McClelland Ave.	E-W	1,467.39		30	18	12
Meadow Ave.	E-W	341.47		24	18	6
Minnore St.	N-S	439.76		25	18	7
Moeller Ave.	E-W	548.17		25	18	7
Murray Rd.	E-W	2,140.54		40	18	22
Oak St.	E-W	356.46		30	18	12
Orchard St.	E-W	929.04		26	18	8
Park Pl.	N-S	630.41		24	18	6
Phillips St.	E-W	924.77		25	18	7
Redwood Ter.* (Entrance)	N-S	726.68		24	18	6
Redwood Ter.* (Residences)				25	18	7
Rose Hill Ave.	E-W	1,116.39		24	18	6
Rose Hill Ln.	E-W	288.72		24	18	6
E. Ross Ave* (Vine-Tower)	E-W	4,185.33		36	18	18
E. Ross Ave* (Tower-Corp.Line)				36	18	18
Scenic Ave.	E-W	258.46		24	18	6
Schroder Dr.	N-S	219.21		18	18	0
Spring Grove Ave.	N-S	3,441.77	60		18	42
Sullivan Ave.	N-S	3,497.39		30	18	12
Tennessee Ave.	E-W	420.98				
Tennis Ln.	E-W	532.37		18	18	0
Tower Ave.	N-S	3,839.13		30	18	12
Vine St.	N-S	8,039.26	46		18	28
Washington Ave.	E-W	1,506.84		30	18	12
Woodside Heights	E-W	526.32		24	18	6
Zetta Ave.	N-S	702.01		30	18	12

Notes:

**Time-Saver Standards for Housing Development
Street Parking & Streets and Highways
Standards**

<u>Type of Facility</u>	<u>ROW</u>	<u>Pavement</u>	<u>Traffic Lanes</u>	<u>Parking Lanes</u>	<u>Speed</u>
Collector:	64'	44'	2-12'	2-10'	Collector
Local:	50'	36'	2-10'	2-9'	Local

City of St. Bernard Planning and Zoning

Subdivision Standards

<u>Major Streets</u>	<u>Pavement</u>	<u>ROW</u>
Primary-dual roadway	70'	120'
Primary-single roadway	64'	90'
Secondary	38'	80'
<u>Minor Streets</u>		
Multiple Dwelling Use	38'	60'
Single-family dwelling use	27'	50'

ROW = Right of Way

APPENDIX 5

St. Bernard Industrial Cluster

Construction/Special Trade/Contractors

1752	Cincinnati Floor Co.
1741	Hicon Inc.
1741	Hummel Industries
1771	"
1799	"
1731	Metro Electric Inc.
1761	Siegel Roofing and Sheet Metal

Food and Kindred Products

2051	Klosterman Bakery
2052	"
2086	Seven-Up, Royal Crown, and Canada Dry

Lumber and Wood Products (except furniture)

2434	Sachi Woodworking, Inc.
2449	Ohio Plywood Box Co.

Printing, Publishing, and Allied Industries

2759	Phoenix Screen Process Co., Inc.
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Chemicals and Allied Products

2819	Chemical Ventures
2869	Cincinnati Specialties, Inc.
2819	Henkel Corporation—Chemicals Group
2842	Procter & Gamble

Petroleum Refining and Related Industries

2992	Cincinnati Vulcan Co.
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Stone, Clay, Glass, and Concrete Products

3272	Baxter, Wilbert Burial Vault
3273	Cincinnati Ready Mix Concrete/ S.J. Roth Enterprises, Inc.

Primary Metal Industry

3312	AR Industries, Inc.
3317	Service Steel (Div. Of Van Pelt)
3341	Moskowitz Brothers (also 5093)

Fabricated Metal Products (except machinery & transportation equipment)

3448	Rough Brothers
3471	St. Bernard Plating Co.
3449	United Fabricating and Erection Co.
3441	" "
3446	" "

Industrial & Commercial Machinery & Computer Equipment

3599	Binns Machinery Products Co.
3555	Central Roller of Cincinnati
3579	Mailco Office Products, Inc.

Measuring, Analyzing, and Controlling Instruments

3861	Lazer System Inc.
------	-------------------

Misc. Manufacturing Industries

3993	J.D.S. Manufacturing Co.
3999	Rough Brothers

Wholesale Trade—Durable Goods

5075	Cafco Filters
5093	Moskowitz Brothers
5023	Olympic Flooring & Distributors
5039	Sakrete Inc.

Wholesale Trade—Nondurable Goods

5111	Cincinnati Cordage & Paper Co.
------	--------------------------------

Food Stores

5461	Klosterman Bakery
------	-------------------

Real Estate

6512	Hummel Industries Inc.
------	------------------------

Holding & Other Investment Offices

6712	Hummel Industries Inc.
------	------------------------

Business Services

7310	ASAP Event Advertising
7349	Hummel Industries

Misc. Repair Services

7699	Cafco Filters
------	---------------

*No SIC codes found for the following:

Alsied Supply Co.
Community Towel & Uniform Co.
H&S Chemical Co.
J.C. Package Express
St. Bernard Self-Storage
Summit Transportation

Source: Hamilton County Office of Economic Development, Business Surveys, 1998.

St. Bernard Business District Groupings Retail & Service

Development/Realty/Home Improvement

Siegel Roofing
St. Clair, Walter & Son Roofing
Gayheart Roofing

Food

Chili Time Restaurant
Meiner's Café
Moon Tavern
Priscilla Bakery
Skyline Chili
St. Bernard Dairy Queen
Gold Star Chili
LaRosa's
Long John Silvers
Pizza Hut
Subway
Washington Grille
Wendy's
Wok Inn Chinese Restaurant
Kelly & Paul's
Kentucky Fried Chicken
Mackzum Café
*Crosley's
*Garfield's

Funeral Homes/Cemetery Service

Albert L. Boehmer & Son Funeral Home
Imwalle Memorial Funeral Home
St. John Cemetery Office

Printers

Print Zone

Professional Offices

Bruce Holt Cookingham, CPA
St. Bernard Tax Service
Paul Boehm Law Office
Collins, Cornell, Heeb, Miller & Co.

Beauty/Tanning

Cutter's Edge Beauty Salon
Amanda's Beauty Salon
Betty's Finished Touch Family Haircare
John's Barber Shop
*Mane Image

Auto Service/Mechanic

Jerry Day Auto Service, Inc.
Torbeck's Auto Repair

Utility Services

St. Clair Electronics

Banks

Fifth Third Bank
First Safety Bank
Procter & Gamble Empl. Credit Union
Winton Savings & Loan Assoc.

Shoe Repair

C. Howell Shoe Repair
LVM Shoe Repair

Doctors/Dentists

W.E. Kennedy, DDS
Portmann Chiropractic Health Center

Dry Cleaners

Nu Life Dry Cleaners

Discount Retail Outlet

Sav-A-Lot

Photography

Howard Studio Photography
Midwest Portrait Services Inc.

Video

Picture Show Video

Grocery/Drug Store

Ron's St. Bernard IGA
United Dairy Farmers
Revco
Walgreen's

Trucking Equipment

Flower Shop/Florist

Construction

Collectibles

Hardware

Industrial Retail & Service

Ellerbusch Instrument Co.
Rumpke Recycling Center
XLC Service

Misc. Retail & Service

Staffing America
A&J Vacuum Cleaners Sales & Service
Diebold Diana & Co.
Tom Ragouzis & Co.
T.J. Boeskin Enterprises
Triumph Energy

St. Bernard Industrial Cluster

Construction/Special Trade/Contractors

1752 Cincinnati Floor Co.
 1741 Hicon Inc.
 1741 Hummel Industries
 1771 "
 1799 "
 1731 Metro Electric Inc.
 1761 Siegel Roofing and Sheet Metal

Food and Kindred Products

2051 Klosterman Bakery
 2052 "
 2086 Seven-Up, Royal Crown, and Canada Dry

Lumber and Wood Products (except furniture)

2434 Sachi Woodworking, Inc.
 2449 Ohio Plywood Box Co.

Printing, Publishing, and Allied Industries

2759 Phoenix Screen Process Co., Inc.

Chemicals and Allied Products

2819 Chemical Ventures
 2869 Cincinnati Specialties, Inc.
 2819 Henkel Corporation—Chemicals Group
 2842 Procter & Gamble

Petroleum Refining and Related Industries

2992 Cincinnati Vulcan Co.

Stone, Clay, Glass, and Concrete Products

3272 Baxter, Wilbert Burial Vault
 3273 Cincinnati Ready Mix Concrete/
 S.J. Roth Enterprises, Inc.

Primary Metal Industry

3312 AR Industries, Inc.
 3317 Service Steel (Div. Of Van Pelt)
 3341 Moskowitz Brothers (also 5093)

Fabricated Metal Products (except machinery & transportation equipment)

3448 Rough Brothers
 3471 St. Bernard Plating Co.
 3449 United Fabricating and Erection Co.
 3441 "
 3446 "

Industrial & Commercial Machinery & Computer Equipment

3599 Binns Machinery Products Co.
 3555 Central Roller of Cincinnati
 3579 Mailco Office Products, Inc.

Measuring, Analyzing, and Controlling Instruments

3861 Lazer System Inc.

Misc. Manufacturing Industries

3993 J.D.S. Manufacturing Co.
 3999 Rough Brothers

Wholesale Trade—Durable Goods

5075 Cafco Filters
 5093 Moskowitz Brothers
 5023 Olympic Flooring & Distributors
 5039 Sakrete Inc.

Wholesale Trade—Nondurable Goods

5111 Cincinnati Cordage & Paper Co.

Food Stores

5461 Klosterman Bakery

Real Estate

6512 Hummel Industries Inc.

Holding & Other Investment Offices

6712 Hummel Industries Inc.

Business Services

7310 ASAP Event Advertising
 7349 Hummel Industries

Misc. Repair Services

7699 Cafco Filters

*No SIC codes found for the following:

Alside Supply Co.
 Community Towel & Uniform Co.
 H&S Chemical Co.
 J.C. Package Express
 St. Bernard Self-Storage
 Summit Transportation

Source: Hamilton County Office of Economic Development, Business Surveys, 1998.

St. Bernard Business District Groupings Retail & Service

Development/Realty/Home Improvement

Siegel Roofing
St. Clair, Walter & Son Roofing
Gayheart Roofing

Food

Chili Time Restaurant
Meiner's Café
Moon Tavern
Priscilla Bakery
Skyline Chili
St. Bernard Dairy Queen
Gold Star Chili
LaRosa's
Long John Silvers
Pizza Hut
Subway
Washington Grille
Wendy's
Wok Inn Chinese Restaurant
Kelly & Paul's
Kentucky Fried Chicken
Mackzum Café
*Crosley's
*Garfield's

Funeral Homes/Cemetery Service

Albert L. Boehmer & Son Funeral Home
Imwalle Memorial Funeral Home
St. John Cemetery Office

Printers

Print Zone

Professional Offices

Bruce Holt Cookingham, CPA
St. Bernard Tax Service
Paul Boehm Law Office
Collins, Cornell, Heeb, Miller & Co.

Beauty/Tanning

Cutter's Edge Beauty Salon
Amanda's Beauty Salon
Betty's Finished Touch Family Haircare
John's Barber Shop
*Mane Image

Auto Service/Mechanic

Jerry Day Auto Service, Inc.
Torbeck's Auto Repair

Utility Services

St. Clair Electronics

Banks

Fifth Third Bank
First Safety Bank
Procter & Gamble Empl. Credit Union
Winton Savings & Loan Assoc.

Shoe Repair

C. Howell Shoe Repair
LVM Shoe Repair

Doctors/Dentists

W.E. Kennedy, DDS
Portmann Chiropractic Health Center

Dry Cleaners

Nu Life Dry Cleaners

Discount Retail Outlet

Sav-A-Lot

Photography

Howard Studio Photography
Midwest Portrait Services Inc.

Video

Picture Show Video

Grocery/Drug Store

Ron's St. Bernard IGA
United Dairy Farmers
Revco
Walmart's

Trucking Equipment

Flower Shop/Florist

Construction

Collectibles

Hardware

Industrial Retail & Service

Ellerbusch Instrument Co.
Rumpke Recycling Center
XLC Service

Misc. Retail & Service

Staffing America
A&J Vacuum Cleaners Sales & Service
Diebold Diana & Co.
Tom Ragouzis & Co.
T.J. Boeskin Enterprises
Triumph Energy

Source: Hamilton County Office of Economic Development, Business Surveys, 1998

**AVAILABLE AND
VACANT PROPERTIES**

CITY OF ST. BERNARD

AUGUST 1998

Prepared by:

**Hamilton County Office
of Economic Development**



Hamilton County Development Co., Inc.

Confidential No.

Available Building Sq. Ft.

200 Washington Ave. 1,625

Building Features

Total Sq. Ft.: 1,625

Available Sq. Ft.: 1,625

Office Sq. Ft.:

Dimensions:

Column Spacing:

Ceiling Height:

No. of Floors: 2

Floor Type:

Wall Type:

Roof Type:

Sprinklered:

Sale/Lease: Sale

Year Built: 1900

Condition:

Former Use: Ret (Morel's Deli)

Multi Tenant:

Truck Docks:

Drive-in Doors:

Crane:

Zoning:

Industrial Park:

Acreage:

Add'l Acreage:

Asking Price:

Utilities

Electric Supplier: CG&E

Gas Supplier: CG&E

Water Supplier: CWW

Sanitary Sewer: MSD

Storm Sewer: MSD

Telecommunication: Cincinnati Bell

Primary Voltage:
Delivery Voltage:

Main Size (in.):
Pressure (psi):

Main Size (in.):
Pressure (psi)

Main Size:

Location:

Switching
Fiber Optic:

Address: 200 Washington Ave.

Parcel: 582-0008-0108

City/Town: St. Bernard

Sector: I-75 Corridor

00503



Hamilton County Development Co., Inc.

Available Building	Sq. Ft.
200 Washington Ave.	1,625

Confidential No.

Transportation

Interstate: I-75

Distance (mi.):

Highway:

Distance (mi.):

Rail:

Siding:

Commercial Airport: GCNKY

Distance (mi.):

Local Airport:

Distance (mi.):

Water Port: Ohio

Distance (mi.):

Parking:

Local Property TaxesReal: 52.16 / \$1,000 @ 35%
(Land & Building)Personal: 59.71 / \$1,000 @ 25%
(Equipment & Inventories)

District: 201

Abatement Possible: Yes-CRA

Comments

Agent Name: Ann Cramer

Company: Sibcy Cline

Phone: 677-1830

Miscellaneous: Corner pony-keg store



Hamilton County Development Co., Inc.

Confidential No.

Available Building Sq. Ft.

4510 Vine St.

Building Features

Total Sq. Ft.:	Year Built: 1895
Available Sq. Ft.: 2,940	Condition:
Office Sq. Ft.:	Former Use: Ret (Village Bakery)
Dimensions:	Multi Tenant:
Column Spacing:	Truck Docks:
Ceiling Height:	Drive-in Doors:
No. of Floors: 3	Crane:
Floor Type:	Zoning:
Wall Type:	Industrial Park:
Roof Type:	Acreage:
Sprinklered:	Add'l Acreage:
Sale/Lease: Sale	Asking Price:

Utilities

Electric Supplier: CG&E	Primary Voltage:
Gas Supplier: CG&E	Delivery Voltage:
Water Supplier: CWW	Main Size (in.):
Sanitary Sewer: MSD	Pressure (psi):
Storm Sewer: MSD	Main Size (in.):
Telecommunication: Cincinnati Bell	Pressure (psi)
	Main Size:
	Location:
	Switching
	Fiber Optic:

Address: 4510 Vine St.

Parcel: 582-0013-0010

City/Town: St. Bernard

Sector: I-75 Corridor

00504



Hamilton County Development Co., Inc.

Available Building	Sq. Ft.
--------------------	---------

4510 Vine St.	
---------------	--

Confidential No.

Transportation

Interstate: I-75

Distance (mi.): 1 mile

Highway:

Distance (mi.):

Rail:

Siding:

Commercial Airport: GCNKY

Distance (mi.): 15 miles

Local Airport:

Distance (mi.):

Water Port: Ohio

Distance (mi.):

Parking:

Local Property Taxes

Real: 52.16 / \$1,000 @ 35%
(Land & Building)

Personal: 59.71 / \$1,000 @ 25%
(Equipment & Inventories)

District: 201

Abatement Possible: Yes - CRA

Comments

Agent Name:

Company:

Phone: 595-9057 (pager)

Miscellaneous: Existing business (bakery)



Hamilton County Development Co., Inc.

Confidential No.

Available Building	Sq. Ft.
4719 Vine St.	3,750

Building Features

Total Sq. Ft.: 3,750

Available Sq. Ft.: 3,750

Office Sq. Ft.:

Dimensions:

Column Spacing:

Ceiling Height:

No. of Floors:

Floor Type:

Wall Type:

Roof Type:

Sprinklered:

Sale/Lease: Sale

Year Built: 1908

Condition:

Former Use: Ret (Howard's Photo)

Multi Tenant:

Truck Docks:

Drive-in Doors:

Crane:

Zoning:

Industrial Park:

Acreage:

Add'l Acreage:

Asking Price:

Utilities

Electric Supplier: CG&E

Gas Supplier: CG&E

Water Supplier: CWW

Sanitary Sewer: MSD

Storm Sewer: MSD

Telecommunication: Cincinnati Bell

Primary Voltage:
Delivery Voltage:

Main Size (in.):
Pressure (psi):

Main Size (in.):
Pressure (psi)

Main Size:

Location:

Switching
Fiber Optic:

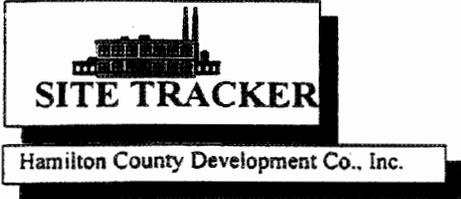
Address: 4719 Vine St.

City/Town: St. Bernard

Sector: I-75 Corridor

Parcel: 582-0007-0026

00505



Available Building	Sq. Ft.
4719 Vine St.	3,750

Confidential No.

Transportation

Interstate: I-75	Distance (mi.): 1 mile
Highway:	Distance (mi.):
Rail:	Siding:
Commercial Airport: GCNKY	Distance (mi.): 15 miles
Local Airport:	Distance (mi.):
Water Port: Ohio	Distance (mi.):
Parking:	

Local Property Taxes

Real: 52.16 / \$1,000 @ 35% (Land & Building)	Personal: 59.71 / \$1,000 @ 25% (Equipment & Inventories)
District: 201	Abatement Possible: Yes - CRA

Comments

Agent Name:	Company:
Phone: 791-0888	

Miscellaneous: Formerly Howard's Photography Studio



Hamilton County Development Co., Inc.

Confidential No.

Available Building	Sq. Ft.
4813 Vine St.	

Building Features	
Total Sq. Ft.:	Year Built: 1935
Available Sq. Ft.:	Condition:
Office Sq. Ft.:	Former Use: Com/Ret/Res (Brusman's)
Dimensions:	Multi Tenant:
Column Spacing:	Truck Docks:
Ceiling Height:	Drive-in Doors:
No. of Floors:	Crane:
Floor Type:	Zoning:
Wall Type:	Industrial Park:
Roof Type:	Acreage:
Sprinklered:	Add'l Acreage:
Sale/Lease: Sale	Asking Price:

Utilities	
Electric Supplier: CG&E	Primary Voltage: Delivery Voltage:
Gas Supplier: CG&E	Main Size (in.): Pressure (psi):
Water Supplier: CWW	Main Size (in.): Pressure (psi):
Sanitary Sewer: MSD	Main Size:
Storm Sewer: MSD	Location:
Telecommunication: Cincinnati Bell	Switching Fiber Optic:

Address: 4813 Vine St.	Parcel: 582-0007-0017-00
City/Town: St. Bernard	
Sector: I-75 Corridor	

00506



SITE TRACKER

Hamilton County Development Co., Inc.

Available Building	Sq. Ft.
4813 Vine St.	

Confidential No.

Transportation

Interstate: I-75	Distance (mi.):
Highway:	Distance (mi.):
Rail:	Siding:
Commercial Airport: GCNKY	Distance (mi.):
Local Airport:	Distance (mi.):
Water Port: Ohio	Distance (mi.):
Parking:	

Local Property Taxes

Real: 52.16 / \$1,000 @ 35% (Land & Building)	Personal: 59.71 / \$1,000 @ 25% (Equipment & Inventories)
District: 201	Abatement Possible: Yes-CRA

Comments

Agent Name:	Company:
Phone:	
Miscellaneous: Private owner	



Hamilton County Development Co., Inc.

Confidential No.

Available Building	Sq. Ft.
5226 Vine St.	114,000

Building Features

Total Sq. Ft.: 114,000

Available Sq. Ft.: 114,000

Office Sq. Ft.: 8,100

Dimensions: 90' x 735'

Column Spacing: Varies

Ceiling Height: 12' - 24'+

No. of Floors: 2*

Floor Type: Concrete

Wall Type:

Roof Type: Built-up

Sprinklered: Yes

Sale/Lease: Sale

Year Built:

Condition:

Former Use: Ind

Multi Tenant:

Truck Docks: 8

Drive-in Doors:

Crane: No

Zoning: M-1

Industrial Park:

Acreage: 8.31

Add'l Acreage:

Asking Price:

Utilities

Electric Supplier: CG&E

Gas Supplier: CG&E

Water Supplier: CWW

Sanitary Sewer: MSD

Storm Sewer: MSD

Telecommunication: Cincinnati Bell

Primary Voltage:
Delivery Voltage:

Main Size (in.):
Pressure (psi):

Main Size (in.):
Pressure (psi)

Main Size:

Location:

Switching
Fiber Optic:

Address: 5226 Vine St.

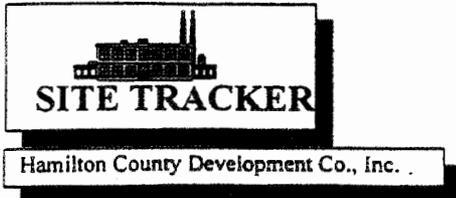
City/Town: St. Bernard

Sector: I-75 Corridor

Parcel: 582-0002-0017

00500

Submitted by: HCDC



Available Building	Sq. Ft.
5226 Vine St.	114,000

Confidential No.

Transportation

Interstate: I-75	Distance (mi.):
Highway: Rt. 562 Norwood lateral	Distance (mi.):
Rail: Yes	Siding:
Commercial Airport: GCNKY	Distance (mi.):
Local Airport:	Distance (mi.):
Water Port: Ohio	Distance (mi.):
Parking: 0	

Local Property Taxes

Real: 52.16 / \$1,000 @ 35% (Land & Building)	Personal: 59.71 / \$1,000 @ 25% (Equipment & Inventories)
District: 201	Abatement Possible: Yes - EZ

Comments

Agent Name: Thomas Hammons Company: Gerdson Garfield Inc.

Phone: 241-1100

Miscellaneous: *25,000 sf additional warehouse/manufacturing space on floors 3 thru 7; good visibility from I-75; rail & parking on both sides of building with rail doors; heavy power distributed throughout; phase 1 environmental report on file; storage tanks on upper floors & outside; 4 month-to-month tenants, so market whole building as available



Hamilton County Development Co., Inc.

Available Building Sq. Ft.

Murray & Vine

Confidential No.

Building Features

Total Sq. Ft.:	Year Built:
Available Sq. Ft.:	Condition:
Office Sq. Ft.:	Former Use: Ind (Former ORCHEM)
Dimensions:	Multi Tenant:
Column Spacing:	Truck Docks:
Ceiling Height:	Drive-in Doors:
No. of Floors:	Crane:
Floor Type:	Zoning:
Wall Type:	Industrial Park:
Roof Type:	Acreage: 2.00
Sprinklered:	Add'l Acreage:
Sale/Lease:	Asking Price:

Utilities

Electric Supplier: CG&E	Primary Voltage:
Gas Supplier: CG&E	Delivery Voltage:
Water Supplier: CWW	Main Size (in.):
Sanitary Sewer: MSD	Pressure (psi):
Storm Sewer: MSD	Main Size (in.):
Telecommunication: Cincinnati Bell	Pressure (psi)
	Main Size:
	Location:
	Switching
	Fiber Optic:

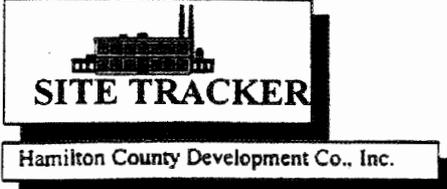
Address: Murray & Vine

Parcel: 582-0002-0088

City/Town: St. Bernard

Sector: I-75 Corridor

00502



Available Building	Sq. Ft.
Murray & Vine	

Confidential No.

Transportation

Interstate: I-75	Distance (mi.):
Highway:	Distance (mi.):
Rail:	Siding:
Commercial Airport: GCNKY	Distance (mi.):
Local Airport:	Distance (mi.):
Water Port: Ohio	Distance (mi.):
Parking:	

Local Property Taxes

Real: 52.16 / \$1,000 @ 35% (Land & Building)	Personal: 59.71 / \$1,000 @ 25% (Equipment & Inventories)
District: 201	Abatement Possible: Yes - EZ

Comments

Agent Name: _____ Company: _____
Phone: _____

Miscellaneous: Abandoned building formerly the ORCHEM Bldg., now owned by Texo Corp.



Hamilton County Development Co., Inc.

Confidential No.

Available Building	Sq. Ft.
900 Kieley	15,000

Building Features

Total Sq. Ft.: 15,000

Available Sq. Ft.: 15,000

Office Sq. Ft.: 2,000

Dimensions:

Column Spacing:

Ceiling Height:

No. of Floors: 1

Floor Type:

Wall Type:

Roof Type:

Sprinklered:

Sale/Lease: Lease

Year Built:

Condition:

Former Use: Mfg/Ware

Multi Tenant:

Truck Docks: No

Drive-in Doors:

Crane:

Zoning:

Industrial Park:

Acreage: 1.20

Add'l Acreage:

Asking Price:

Utilities

Electric Supplier: CG&E

Gas Supplier: CG&E

Water Supplier: CWW

Sanitary Sewer: MSD

Storm Sewer: MSD

Telecommunication: Cincinnati Bell

Primary Voltage:
Delivery Voltage:

Main Size (in.):
Pressure (psi):

Main Size (in.):
Pressure (psi)

Main Size:

Location:

Switching
Fiber Optic:

Address: 900 Kieley

City/Town: St. Bernard

Sector: I-75 Corridor

Parcel: 582-0003-0158

00501

Submitted By: HCDC



Hamilton County Development Co., Inc.

Available Building	Sq. Ft.
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900 Kieley	15,000
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Confidential No.

Transportation

Interstate: I-75

Distance (mi.): 1/2 mile

Highway:

Distance (mi.):

Rail:

Siding:

Commercial Airport: GCNKY

Distance (mi.): 10 miles

Local Airport:

Distance (mi.):

Water Port: Ohio

Distance (mi.): 5 miles

Parking: 0

Local Property Taxes

Real: 52.16 / \$1,000 @ 35%
(Land & Building)

Personal: 59.71 / \$1,000 @ 25%
(Equipment & Inventories)

District: 201

Abatement Possible: Yes-EZ

Comments

Agent Name:

Company:

Phone: 242-7526

Miscellaneous: Private owner; possible multi-tenant

SUMMARY STATISTICS FOR - WHOLESALE TRADE 1963-1992

	Establishments (number)				Sales				Annual payroll				Paid employees for pay period including March 12 (number)			
	1963	1992	Change	% Change	1963	1992	Change	% Change	1963	1992	Change	% Change	1963	1992	Change	% Change
St. Bernard	33	19	-14	-42%	33,799	107,835	74,036	219%	3,350	9,762	6,412	191%	514	343	-171	-33%
Cincinnati	2,272	3,546	1,274	56%	4,043,305	37,590,609	33,547,304	830%	169,808	1,632,781	1,462,973	862%	26,807	56,509	29,702	111%
Ohio	14,299	19,305	5,006	35%	18,207,942	127,343,908	109,135,966	599%	941,142	7,282,750	6,341,608	674%	152,868	260,100	107,432	70%

Source: U.S. Census Bureau, Economic Census, 1963, 1992.

SUMMARY STATISTICS FOR - SERVICE INDUSTRIES 1963-1992

	Establishments (number)				Receipts (\$1,000)				Annual payroll (\$1,000)				Paid employees for pay period including March 12 (number)			
	1963	1992	Change	% Change	1963	1992	Change	% Change	1963	1992	Change	% Change	1963	1992	Change	% Change
St. Bernard	13	31	18	138%	1,238	12,602	11,364	918%	483	6,158	5,675	1175%	78	247	169	217%
Cincinnati	3,123	12,212	9,089	291%	281,558	8,570,366	8,288,808	2944%	83,681	3,345,948	3,262,267	3898%	22,683	149,242	126,559	558%
Ohio	23,933	69,909	45,976	192%	1,743,605	40,844,187	39,100,582	2243%	517,609	16,136,829	15,619,220	3018%	145,842	758,374	612,532	420%

Source: U.S. Census Bureau, Economic Census, 1963, 1992.

SUMMARY STATISTICS FOR - RETAIL TRADE 1963-1992

	Establishments (number)				Sales (\$1,000)				Annual payroll (\$1,000)				Paid employees for pay period including March 12 (number)			
	1963	1992	Change	% Change	1963	1992	Change	% Change	1963	1992	Change	% Change	1963	1992	Change	% Change
St. Bernard	57	31	-26	-46%	10,289	26,732	16,443	160%	1,134	3,964	2,830	250%	302	391	89	29%
Cincinnati	7,897	10,497	2,600	33%	1,586,739	13,738,824	12,152,085	766%	196,033	1,672,479	1,476,446	753%	58,610	149,337	90,727	155%
Ohio	61,888	63,701	1,813	3%	12,411,511	79,030,973	66,619,462	537%	1,459,288	9,256,512	7,797,224	534%	446,161	837,874	391,713	88%

Source: U.S. Census Bureau, Economic Census, 1963, 1992.

SUMMARY STATISTICS FOR - MANUFACTURING 1963-1992

	Establishments (number)				Annual payroll (\$1,000)				Paid employees for pay period including March 12 (number)			
	1963	1992	Change	% Change	1963	1992	Change	% Change	1963	1992	Change	% Change
St. Bernard*	31	24	-7	-23%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cincinnati	1,971	2,735	764	39%	988,973	5,865,000	4,876,027	493%	153,930	167,000	13,070	8%
Ohio	15,483	18,282	2,799	18%	8,123,609	34,864,900	26,741,291	329%	1,239,515	1,044,400	-195,115	-16%

Source: U.S. Census Bureau, Economic Census, 1963, 1992. * Note: 1972 Data was used in place of 1963 Data.

SUMMARY STATISTICS FOR - RETAIL TRADE 1982-1992

	Establishments (number)				Sales (\$1,000)				Annual payroll (\$1,000)				Paid employees for pay period including March 12 (number)			
	1982	1992	Change	% Change	1982	1992	Change	% Change	1982	1992	Change	% Change	1982	1992	Change	% Change
St. Bernard	27	31	4	15%	19,927	26,732	6,805	34%	2,355	3,964	1,609	68%	249	391	142	57%
Cincinnati	7,642	10,497	2,855	37%	6,398,228	13,738,824	7,340,596	115%	789,407	1,672,479	883,072	112%	95,008	149,337	54,329	57%
Ohio	57,666	63,701	6,035	10%	45,461,561	79,030,973	33,569,412	74%	5,480,961	9,256,512	3,775,551	69%	666,148	837,874	171,726	26%

Source: U.S. Census Bureau, Economic Census, 1982, 1992.

SUMMARY STATISTICS FOR - MANUFACTURING 1982-1992

	Establishments (number)				Annual payroll (\$1,000)				Paid employees for pay period including March 12 (number)			
	1982	1992	Change	% Change	1982	1992	Change	% Change	1982	1992	Change	% Change
St. Bernard	29	24	-5	-17%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cincinnati	2,079	2,735	656	32%	3,381,200	5,865,000	2,483,800	73%	149,900	167,000	17,100	11%
Ohio	16,966	18,282	1,316	8%	24,812,400	34,864,900	10,052,500	41%	1,108,400	1,044,400	-64,000	-6%

Source: U.S. Census Bureau, Economic Census, 1982, 1992.

SUMMARY STATISTICS FOR - WHOLESALE TRADE 1982-1992

	Establishments (number)				Sales (\$1,000)				Annual payroll (\$1,000)				Paid employees for pay period including March 12 (number)			
	1982	1992	Change	% Change	1982	1992	Change	% Change	1982	1992	Change	% Change	1982	1992	Change	% Change
St. Bernard	23	19	-4	-17%	81,676	107,835	26,159	32%	7,689	9,762	2,073	27%	388	343	-45	-12%
Cincinnati	2,536	3,546	1,010	40%	18,725,061	37,590,609	18,865,548	101%	755,133	1,632,781	877,648	116%	36,970	56,509	19,539	53%
Ohio	16,965	19,305	2,340	14%	79,622,242	127,343,908	47,721,666	60%	4,237,948	7,282,750	3,044,802	72%	220,797	260,100	39,303	18%

Source: U.S. Census Bureau, Economic Census, 1982, 1992.

SUMMARY STATISTICS FOR - SERVICE INDUSTRIES 1982-1992

	Establishments (number)				Receipts (\$1,000)				Annual payroll (\$1,000)				Paid employees for pay period including March 12 (number)			
	1982	1992	Change	% Change	1982	1992	Change	% Change	1982	1992	Change	% Change	1982	1992	Change	% Change
St. Bernard	15	31	16	107%	4,273	12,602	8,329	195%	1,519	6,158	4,639	305%	127	247	120	94%
Cincinnati	7,249	12,212	4,963	68%	2,675,800	8,570,366	5,894,566	220%	1,030,252	3,345,948	2,315,696	225%	75,477	149,242	73,765	98%
Ohio	52,092	69,909	17,817	34%	15,514,605	40,844,187	25,329,582	163%	6,091,070	16,136,829	10,045,759	165%	450,846	758,374	307,528	68%

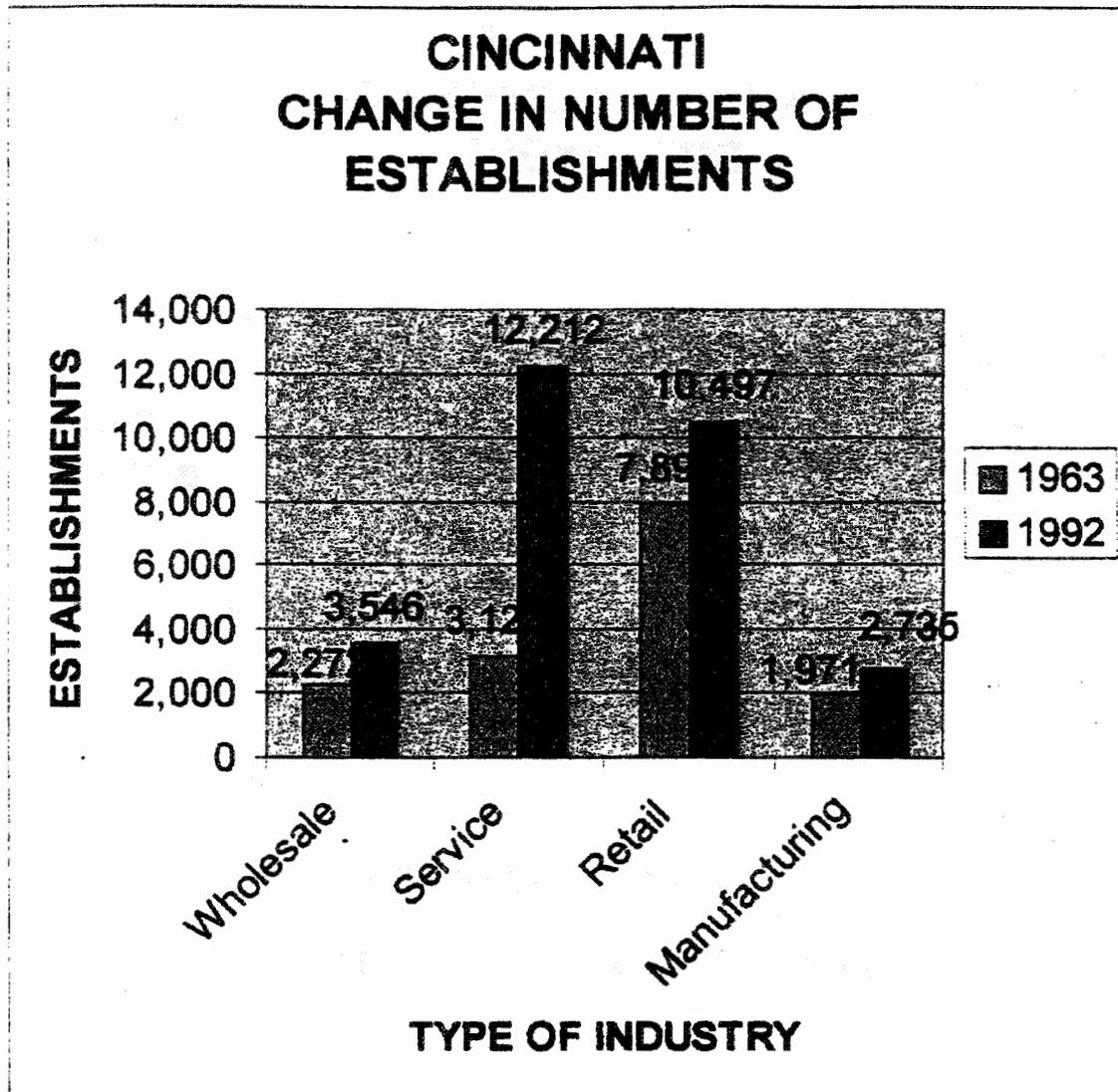
Source: U.S. Census Bureau, Economic Census, 1982, 1992.

APPENDIX No. 6

APPENDIX 7

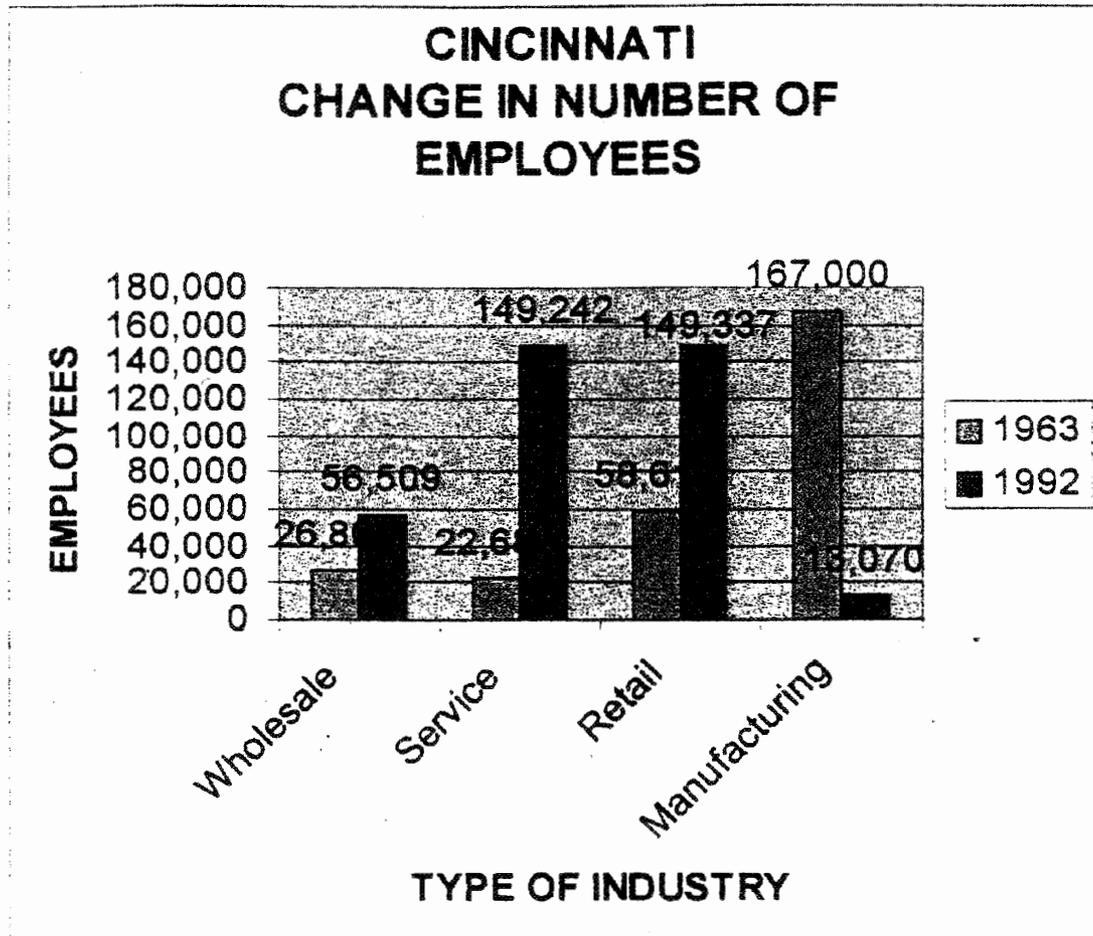
Trend Analysis - Charts

Cincinnati Change in Number of Establishments



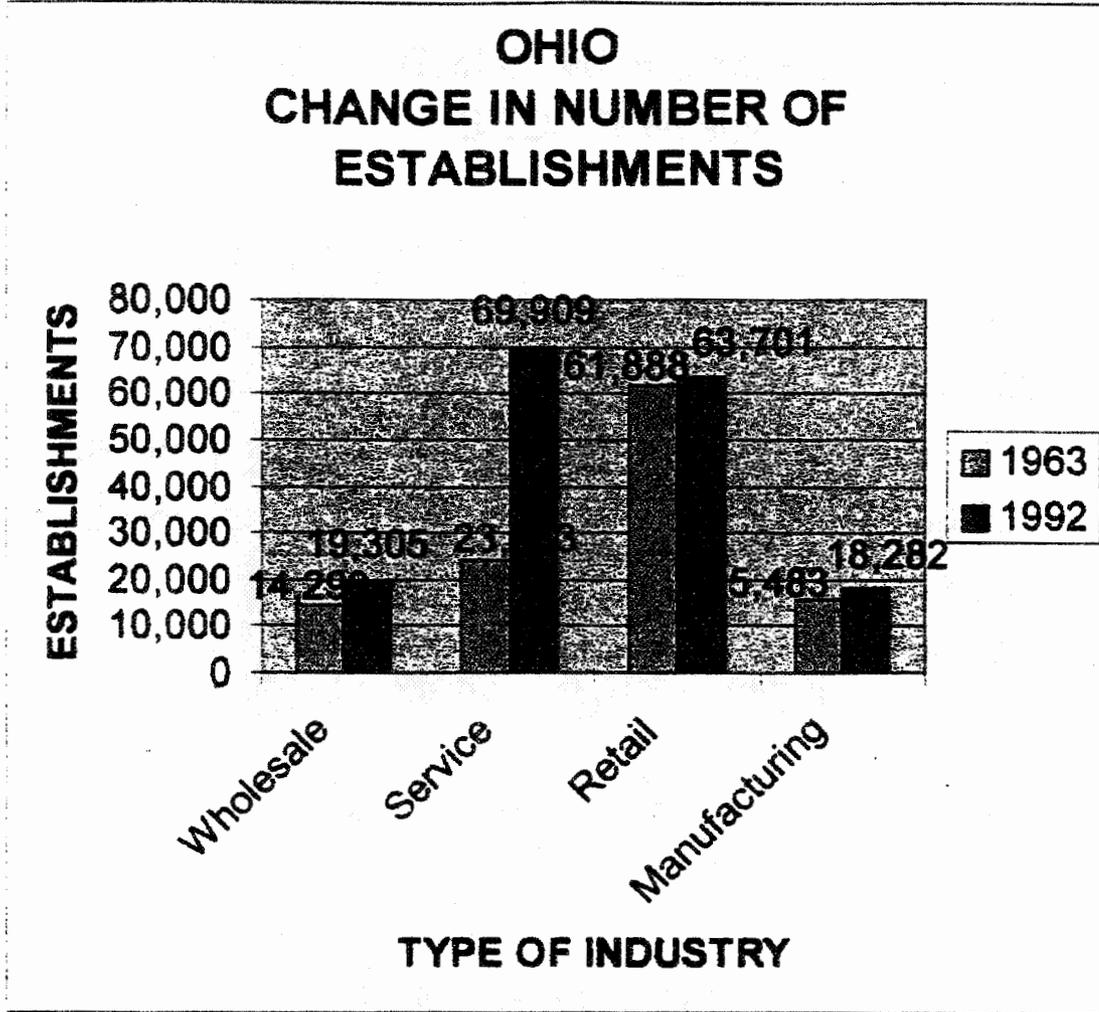
Source: U.S. Census Bureau, Economic Census, 1963, 1992.

Cincinnati Change in Number of Employees



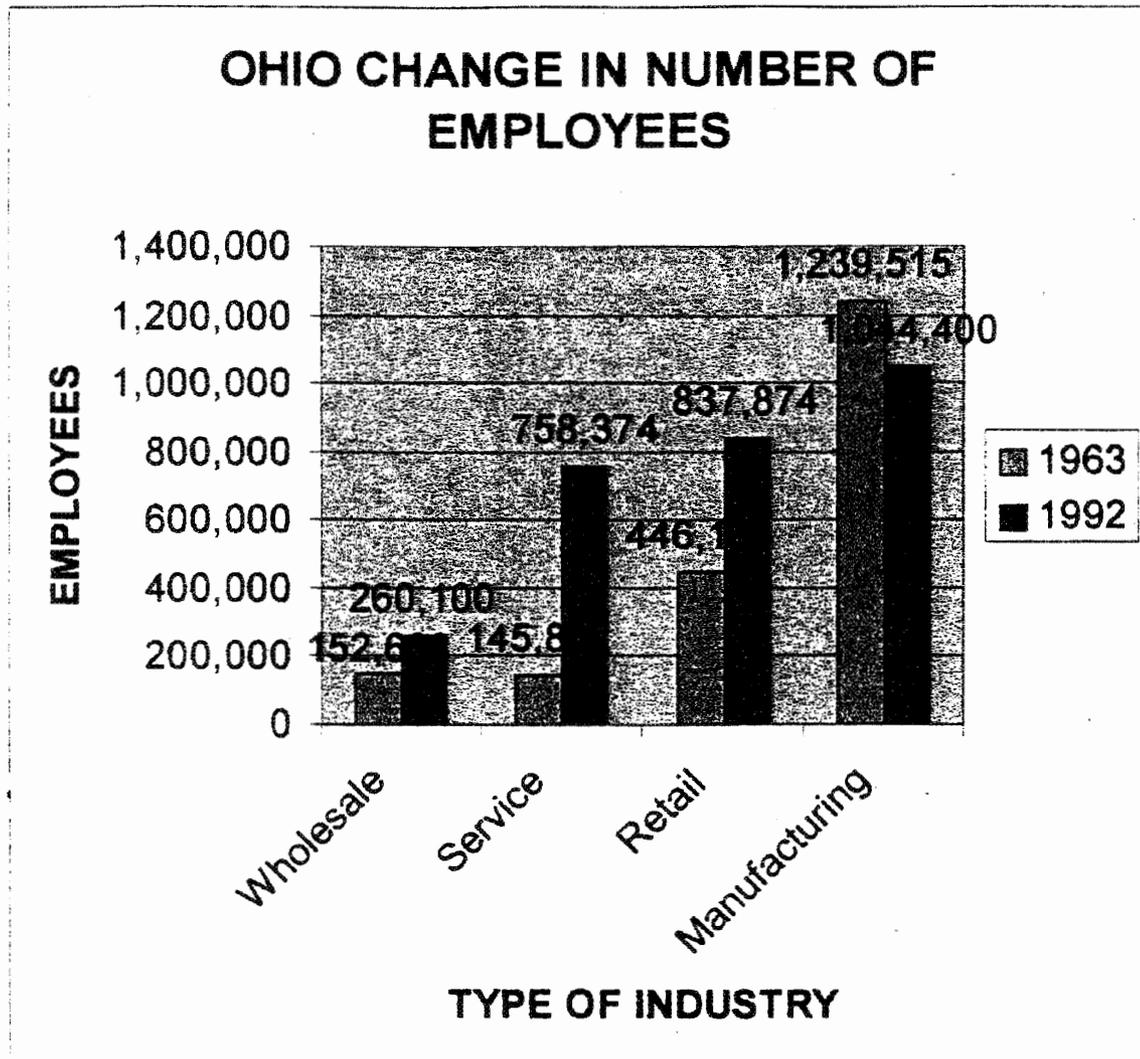
Source: U.S. Census Bureau, Economic Census, 1963, 1992.

Ohio Change in Number of Establishments



Source: U.S. Census Bureau, Economic Census, 1963, 1992.

Ohio Change in Number of Employees



Source: U.S. Census Bureau, Economic Census, 1963, 1992.

APPENDIX 8

SUMMARY STATISTICS FOR - WHOLESALE TRADE 1963-1992

	Establishments (number)				Sales				Annual payroll				Paid employees for pay period including March 12 (number)			
	1963	1992	Change	% Change	1963	1992	Change	% Change	1963	1992	Change	% Change	1963	1992	Change	% Change
St. Bernard	33	19	-14	-42%	33,799	107,835	74,036	219%	3,350	9,762	6,412	191%	514	343	-171	-33%
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SUMMARY STATISTICS FOR - SERVICE INDUSTRIES 1963-1992

	Establishments (number)				Receipts (\$1,000)				Annual payroll (\$1,000)				Paid employees for pay period including March 12 (number)			
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SUMMARY STATISTICS FOR - RETAIL TRADE 1963-1992

	Establishments (number)				Sales (\$1,000)				Annual payroll (\$1,000)				Paid employees for pay period including March 12 (number)			
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SUMMARY STATISTICS FOR - MANUFACTURING 1963-1992

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Cincinnati	1,971	2,735	764	39%	988,973	5,865,000	4,876,027	493%	153,930	167,000	13,070	8%
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SUMMARY STATISTICS FOR - RETAIL TRADE 1982-1992

	Establishments (number)				Sales (\$1,000)				Annual payroll (\$1,000)				Paid employees for pay period including March 12 (number)			
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Source: U.S. Census Bureau, Economic Census, 1982, 1992.

SUMMARY STATISTICS FOR - MANUFACTURING 1982-1992

	Establishments (number)				Annual payroll (\$1,000)				Paid employees for pay period including March 12 (number)			
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Cincinnati	2,079	2,735	656	32%	3,381,200	5,865,000	2,483,800	73%	149,900	167,000	17,100	11%
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Source: U.S. Census Bureau, Economic Census, 1982, 1992.

SUMMARY STATISTICS FOR - WHOLESALE TRADE 1982-1992

	Establishments (number)				Sales (\$1,000)				Annual payroll (\$1,000)				Paid employees for pay period including March 12 (number)			
	1982	1992	Change	% Change	1982	1992	Change	% Change	1982	1992	Change	% Change	1982	1992	Change	% Change
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Source: U.S. Census Bureau, Economic Census, 1982, 1992.

SUMMARY STATISTICS FOR - SERVICE INDUSTRIES 1982-1992

	Establishments (number)				Receipts (\$1,000)				Annual payroll (\$1,000)				Paid employees for pay period including March 12 (number)			
	1982	1992	Change	% Change	1982	1992	Change	% Change	1982	1992	Change	% Change	1982	1992	Change	% Change
St. Bernard	15	31	16	107%	4,273	12,602	8,329	195%	1,519	6,158	4,639	305%	127	247	120	94%
Cincinnati	7,249	12,212	4,963	68%	2,675,800	8,570,366	5,894,566	220%	1,030,252	3,345,948	2,315,696	225%	75,477	149,242	73,765	98%
Ohio	52,092	69,909	17,817	34%	15,514,605	40,844,187	25,329,582	163%	6,091,070	16,136,829	10,045,759	165%	450,846	758,374	307,528	68%

Source: U.S. Census Bureau, Economic Census, 1982, 1992.

APPENDIX 9

SURVEYS

Industrial Business Retention Survey

- 43 surveys were mailed to industrial, distribution, manufacturing, and large service companies in the City. 23 of those companies responded, yielding a response rate of 53%.
- Of the 23 businesses that responded to the survey, 47.8% were manufacturing companies, 8.7% were distribution, and 30.4% were service companies.
- 6 of the responding businesses began operation of their St. Bernard site in 1955 or earlier. Between 1960 and 1979, 4 businesses began operations. From 1980-1988, 7 businesses began, and 4 more started between 1992-1994. The earliest date of operation listed by a company was 1885.
- When asked where the business was prior to operating at the St. Bernard site,
 - (a) 2 operated at a different site within the City
 - (b) 11 operated somewhere else in Hamilton County
 - (c) 1 operated somewhere within the State of Ohio
 - (d) 8 did not have a prior location; they began in St. Bernard
- When looking at whether businesses lease or own their facilities, there were nearly twice as many owners as renters, with 15 and 8 respectively.
- The average space occupied by these companies was about 14,000 square feet.
- When asked if that amount of space was adequate for their needs, 69.6% said that "yes" it was enough space, and 30.4% said "no" it was not enough.

- The number of employees of responding businesses varied from 6 to 900. The following are the means and medians for past years, current (at survey time), and estimates for future years:

1985:	Median – 33
1990:	Median – 35
1995:	Median – 25
Current (5/98):	Median – 20
1999:	Median – 25
2001	Median – 34

- About half of the companies did not have employees who live in St. Bernard; 11 of the 23 responding companies had employees who lived in the City, ranging from 1 employee to 18 employees.
- When asked if they have any problems hiring qualified employees, 65.2% stated that they did have trouble.
- Companies were asked a series of questions about their sales.
 - * During the past 3 years, 73.9% of companies experienced increasing sales.
 - * Only 4.3% reported decreasing sales over the past 3 years
 - * 69.6% thought sales next year would increase, and 21.7% thought that they would stay the same. Only one company (4.3%) thought that sales would decrease.
 - * During the next 1-3 years, 73.9% of responding companies expect to expand their sales.
- Companies were also asked if they expected to expand the following over the next 1-3 years: Building, Equipment, Product Line
 - * 69.6% do not expect to expand their building.
 - * 43.5% do not expect to expand their equipment, and 52.2% do expect to expand their equipment (One company did not answer).
 - * 73.9% do not expect to expand their product line.
- When asked what category best describes the market area that they serve, 39.1% indicated their market as the "metropolitan area," 26.1% indicated "within 250 miles," 21.7% indicated a national market, and 8.7% indicated an international market.
- When asked what percentage of their sales were exports, 56.5% (13 companies) said that less than 10% of their sales were exports,

34.8% (8 companies) stated that they do not export. 8.7% (2 companies) stated that 11-25% of their sales were exports, and no companies stated exports as between 41-60%.

- Respondents were asked to rank a number of services and programs for their Hamilton County location on a scale of 1 to 5; 1 being poor, 5 being excellent. Following are the top rankings for each category:

* Infrastructure:	43.5% rated this as a "3" or average 26.1% rated as a "4"
* Utilities:	43.5% rated as a "3" 39.1% rated as a "4"
* Highway System	30.4% rated as a "4" 30.4% rated as a "3" 21.7% rated this as excellent
* Police/Safety	65.2% rated this as excellent 13% rated as a "3"
* Business Networking	47.8% rated as a "3" 30.4% rated as a "2"
* Education System	65.2% rated as a "3" 13% rated as a "2"
* Job Training	43.5% rated as a "3" 26.1% rated as a "2"
* "Pro-business attitude of local government"	47.8% rated as a "3" 26.1% rated as a "4"

- Companies were asked open-ended questions about the greatest benefit, and the greatest obstacle of their location in Hamilton County.

Benefits:

* 19 companies wrote something in regard to central location or highway access.

* Other comments written in included positive remarks about city services and the attitude of the local government.

Obstacles:

* Several companies made a note about not having adequate space, or being landlocked.

*Two companies wrote in a comment about dust and dirt from a nearby concrete plant.

- Respondents were asked, "What is the most important service that could be provided to your company to support economic growth and development?" This was an open-ended question, and responses varied. Some individual responses made comment to taxes, the "condemned" railroad overpass, worker training, and changing the "good old boy" form of government.

- From their perspectives as business people, respondents were asked to rate certain amenities for Hamilton County, again on a scale from 1 to 5, with 1 being poor and 5 being excellent.

* *Medical Care, Hospitals:* 39.1% rated this as a "4"
39.1% rated this as a "5"

* *Recreation Facilities:* 34.8% rated this as a "5"
30.4% rated this as a "4"

* *Cultural Richness:* 39.1% rated this as a "4"
26.1% rated this as a "5"

* *Colleges & Universities* 43.5% rated this as a "4"
30.4% rated this as a "5"

* *Housing Opportunities* 34.8% rated this as a "5"
34.8% rated this as a "4"

* *Hotel Accommodations* 47.8% rated this as a "3"
21.7% rated this as a "5"

- When asked if they had any expansion or relocation plans, 56.5% of companies stated that they do not have any of those plans, and 39.1% responded that they did have expansion or relocation plans.

- Companies were asked to estimate the capital investment at their site from 1980-1995. 8 of the 22 responding companies did not

complete this question. Of those that did respond, numbers ranged from \$1,000 to \$200,000,000.

- Companies were also asked to estimate future capital investment at their site for the years 1999 and 2000. In looking at 1999, from the 7 companies that responded, the average estimated investment is \$2,207,428.57; the median estimated investment is \$500,000 for 1999. Of the 5 companies that made estimates for the year 2000, the average estimated investment is \$3,100,000, and the median estimated investment is \$1,800,000.

Business Owner's Survey

Background

1. Fifty-nine (59) useable surveys were returned, yielding a response rate of 52%.
2. 66.1% of the businesses that responded indicated that they were members of the St. Bernard Chamber of Commerce.
3. Respondents were asked to indicate the number of full-time and part-time employees they currently have. 24 (41%) companies indicated having fewer than 3 full-time employees, and 29 (49%) companies indicated having fewer than 7 part-time employees. 50.8% of companies stated that they did not have trouble finding qualified employees.
4. When asked "In general, how satisfied are you with Vine Street as a commercial business district?" 10.2% were very satisfied, 33.9% were satisfied, 37.3% were neutral, 11.9% were dissatisfied, and 3.4% were very dissatisfied.

Business Location

5. The survey asked businesses what year they began operations at their current site. 4 companies began in 1946 or earlier, 16 started from 1961-1978, 10 began operations in the 1980's, and 24 began in the 90's. 50.8% began operations at their current location, and 44.1% had their business at another location before opening in St. Bernard.
6. Respondents were asked to select from a list what they thought were their three greatest benefits of their location in St. Bernard:

- 67.8% indicated "ease of access" as one of the greatest benefits.
 - 54.2 % indicated "proximity to a good market of consumers"
 - 30.5% indicated "loyalty of local clients/customers"
 - 20.3% indicated "pedestrian and sidewalk access to my business"
 - 11.9% indicated "proximity and access to other businesses on Vine"
 - 6.8% indicated "variety of businesses in the Vine Street Area District"
7. The next question asked businesses what they considered (again from a list) as the three greatest obstacles of their location in St. Bernard:
- 28.8% indicated "very few local clients/customers patronize my business"
 - 32.2% indicated "lack of variety of businesses in the Vine Street District"
 - 27.1% indicated "difficult for consumers to do multi-stop shopping with surrounding businesses"
 - 15.3% indicated "not close to a good market of consumers"
 - 6.8% indicated "difficulty of access to my business"
 - 5.1% indicated poor sidewalk and pedestrian access to my business"
8. When comparing their St. Bernard business to another location in the Greater Cincinnati area, respondents indicated the following:
- 1.7% said that their St. Bernard location did a better business
 - 10.2% said that their St. Bernard location did a comparable business
 - 8.5% said that their St. Bernard location did a worse business
 - 54.2% said that this was not applicable, as they did not have another location in the Cincinnati area.

Doing Business

9. 20.3% of businesses believed that the majority of their customers lived in St. Bernard. This was followed by 8.5% living in the Valley area, 37.3% living throughout the Cincinnati area, and 27.1% living throughout the metro area and other locations.
10. Businesses were asked to rank the top three most important reasons why people do business with them.

- 47.5% ranked quality as the most important reason
- 28.8% ranked service as the most important reason
- 23.7% ranked price as the most important reason

Items that were often not ranked as the top three reasons why people did business with respondents included the following:

- 88.1% did not indicate convenience to other businesses as a top reason
- 84.7% did not indicate selection as a top reason
- 86.4% did not indicate store appearance
- 74.6% did not indicate their St. Bernard location as a top reason.

11. We asked businesses to think about other shopping centers or areas that their business competes with. They were asked to rate those areas on a scale from 1 to 5, where 1=very competitive, and 5=not a competitor

- 8.5% checked Kroger (at Mitchell) as very competitive ("1"), and 28.8% ranked it as not a competitor ("5")
- 6.8% ranked "other" as a "1,"
- 5.1% ranked Ridge & Highland as a "1", 3.4% ranked it as a "4," and 28.8% ranked it as a "5"
- 3.4% ranked Kenwood as a "1", 1.7% ranked it as a "4," and 32.2% ranked it as a "5"
- 3.4% ranked Surrey Square as a "1," 1.7% ranked it as a "2," 1.7% ranked it as a "3," 1.7% ranked it as a "4," and 28.8% ranked it as a "5"
- 1.7% ranked Hyde Park Plaza as a "1", 1.7% ranked it as a "2," 1.7% ranked it as a "3," and 32.2% ranked it as a "5"
- 1.7% ranked Rookwood Pavilion as a "3," 1.7% ranked it as a "4," and 32.2% ranked it as a "5"

12. From 1994 until now, 54.2% of respondents stated that their sales increased, 22% stayed the same, and 15.3% stated that their sales decreased. When asked what they thought sales would do next year, 47.5% thought that they would increase, 35.6% thought they would stay the same, and 8.5% thought that sales would decrease.

Local Services

13. When asked to rate City services, 69.5% of respondents gave police an excellent rating and 27.1% gave it a good rating, 66.1% gave fire an excellent rating and a 28.8% gave it a good rating, 93.2% gave street maintenance an excellent or good rating, 81.4% rated general responsiveness as either good or excellent, 64.4% gave recreation a good or excellent rating, 55.9% gave the permit process either a good or excellent rating, and 52.5% gave parking a good or excellent rating.

89.8% of respondents indicated in a separate question that they had no problems with specific public services, regulations, or laws.

Commercial Development of Vine Street

14. When asked to imagine the Vine Street Area Business District 5 years from now, over 80% of businesses who responded to the question wanted to see some type of change.

- 44.1% wanted to see moderate change
- 42.4% wanted to see significant change
- 3.4% wanted it to stay the same

15. Respondents were asked to rate aspects of the Vine Street Area Business District on a scale of 1 to 5, where 1=excellent, 2=good, 3=no opinion, 4=fair, and 5=poor. The results were as follows:

"Aesthetics"-

28.8% rated aesthetics as good

47.4% rated aesthetics either fair or poor

"Pedestrian Friendly" -

59.4% rated this aspect either excellent or good

20.3% rated this as either fair or poor

"Traffic Safety"-

66.1% rated this as excellent or good

10.2% rated this as fair

"Signage"-

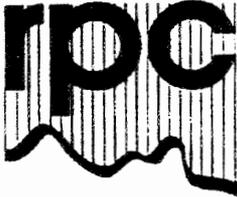
42.4% rated signage either excellent or good

27.2% rated signage either fair or poor

"Access between Businesses"-
42.4% rated this as good
23.7% rated this as either fair or poor

Property Information

16. 45.8% of respondents stated that they rent space for their business, and 44.1% said that they own their facility. 25.4% responded that they plan to renew their lease, 3.4% did not (71.2% did not answer the question). When asked if the space they occupied was adequate for their needs, 33.9% of renters said "yes," and 12% said "no;" 28.8% of owners said "yes," and 15.3% said "no."



PLANNING SERVICES

MAY 1998

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City of St. Bernard: *"Where the sun always shines"*

COMMUNITY WORKSHOP PROVIDES IDEAS FOR THE CITY'S ACTION PLAN

As part of the process of updating the Master Plan for the City of St. Bernard a community meeting was held on April 28, 1998. This was a brainstorming session to identify relevant issues for the residents of St. Bernard. The workshop, designed as a SWOT* exercise, covered six different topics: Gateways/Landmarks, Strengths, Liabilities, Future Development/Redevelopment, Needs, and Shopping Patterns.

Approximately sixty residents attended the meeting. There were forty-five St. Bernard residents at the six tables for the SWOT workshop. Every table had a facilitator (a member of the planning committee who volunteered for that role) who guided the participants throughout the exercise.

The opening topic of the workshop focused on physical aspects of the city. The groups marked sites on maps they felt were the gateways to the city. They also listed landmarks. The most prolific segment of all was "Strengths" where residents had the opportunity to list all of the assets of the community. Residents were given the opportunity to prioritize needs and identify them as immediate or long-term by 'voting' on issues identified during the exercise. The segment "Future Development/Redevelopment"

Continued on page 2

*Strengths, Opportunities, Weaknesses and Threats

CONTENTS:

1. Community Workshop - Highlights
Where Do We Go From Here?
2. Areas of Improvement
Needs
3. Gateways and Landmarks
Strengths
Future Development/Redevelopment
Walking Paths
Shopping Patterns
4. Composite Map

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Catalina Landivar-Simon, Editor

HIGHLIGHTS OF RESULTS

The three most frequent topics during the workshop were Housing, Business and Community Facilities.

There was a strong emphasis on short and long-term needs for senior housing, multi-family residences/apartments, and new homes, which perfectly correlates with the concern of St. Bernard residents for the lack of senior housing, old housing stock and ruin down homes.

Participants in the workshop showed a remarkable interest for the short and long run in defining a business district plan, recruiting more businesses, and attracting businesses that cater to the residents. Concurrent with that South Vine Business District was identified as an area of concern. Other issues mentioned were lack of support to local businesses, small business retention and empty storefronts.

Since community facilities was such a great strength of St. Bernard, looking for areas of improvement seemed to be a difficult task to the attendees. However, parks in the form of park equipment, better use of park land, and parks for toddlers was an issue. Other issues that got considerable attention were the need of a central gathering place such as library/community center, and activities for teens.



Photo: Gary Brown

Where do we go from here?

The Planning Committee will review the results of the workshop, and based on the input from the residents identify goals, strategies to reach those goals and criteria for evaluation of the strategies.

More community participation is expected. Two workshops on Land Use and Economic Development are scheduled in the coming months. In these workshops participants will have the opportunity to evaluate the strategies based on criteria proposed by the Planning Committee.

The Planning Committee will work on

implementation options, prioritization of strategies and land use and business district recommendations.

A final community meeting will be held then to review and get feedback on the Committee's recommendations.

The Planning Committee will finalize recommendations based on community input then an implementation framework and schedule will be prepared.

For information on upcoming workshop you can contact Catalina Landivar-Simon (513)946-4455.

From page 1

COMMUNITY WORKSHOP

ment" was an opportunity for creative thinking, and the groups shared their vision of where and what type of redevelopment should occur. Participants identified areas of improvement in the segment "Weaknesses/Liabilities."

The last part of the workshop was a survey of the residents to identify shopping patterns. Votes were cast by pasting color dots next to the issues the participant felt were the most relevant. Green dots were used to identify long-term needs, orange dots for immediate needs, and red dots for weaknesses/liabilities. Every participant received twelve dots, four of each color. Facilitators were instructed not to vote on issues their groups were voting on.

There were also a number of residents that attended the meeting without participating in the SWOT exercise. Some decided to observe the workshop, and/or provide a written opinion on different issues.

Available for all the workshop attendees was a wall map titled "Let's take a walk..." where participants were invited to draw lines showing where they walk in St. Bernard.

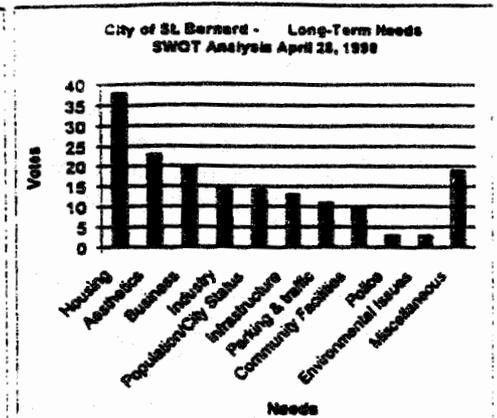
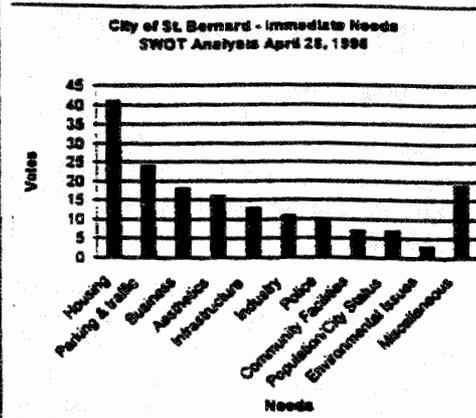
Conducting the workshop were Catalina Landivar-Simon and Paul Smiley from Hamilton County Regional Planning Commission and Jennifer Vatter and Harry Blanton from the Hamilton County Office of Economic Development.

Areas of Improvement

Weaknesses/Liabilities were grouped under 11 different categories, including "Miscellaneous" which included all the topics that were difficult to place under any of the other categories. Many topics were listed, however, for the final count and categorization only the issues that got voted on were taken into account.

Categories were formed based on the number of recurrences of topics: Business, Housing, Community Facilities, Police, Population/City Status, Parking & Traffic, Vine Street, Aesthetics, Environmental Issues, Industry, and Miscellaneous. Total votes 167.

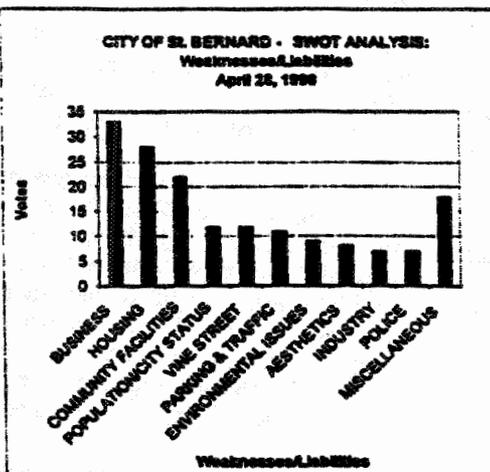
Needs



The issues identified as "Needs" fall into 11 different categories, including "Miscellaneous" which served as a catchall for issues that did not fit under the other 10 topics. The categories of "Needs" were: Housing, Infrastructure, Aesthetics, Parking and Traffic, Industry, Business, Environmental Issues, Police, Community Facilities, Population/City Status, and Miscellaneous.

The list of issues identified under "Needs" and "Weaknesses" was indeed longer, but in order to group them under categories, only the ones that received "votes" were counted.

NEEDS	VOTES		
	IMMEDIATE	LONG-TERM	TOTAL
HOUSING	41	38	79
PARKING & TRAFFIC	24	11	35
INFRASTRUCTURE	13	13	26
AESTHETICS	16	23	39
INDUSTRY	11	15	26
BUSINESS	18	20	38
COMMUNITY FACILITIES	7	10	17
ENVIRONMENTAL ISSUES	3	3	6
POLICE	10	3	13
POPULATION/CITY STATUS	7	14	21
MISCELLANEOUS	19	19	38
TOTAL	169	169	



WEAKNESSES/LIABILITIES CATEGORIES:	VOTES PER CATEGORY
BUSINESS	33
HOUSING	28
COMMUNITY FACILITIES	22
POPULATION/CITY STATUS	12
VINE STREET	12
PARKING & TRAFFIC	11
ENVIRONMENTAL ISSUES	9
AESTHETICS	8
INDUSTRY	7
POLICE	7
MISCELLANEOUS	18
TOTAL	167

GATEWAYS and LANDMARKS

Gateways or entrances to the city were consistently identified by the six groups on: Vine at Mitchell, Mitchell at Redwood, Ross Ave. at Fischer, the most western end of Spring Grove Ave. within the city (P&G), and on Murray at Vine.

The most mentioned landmarks were St. Clement Church, Roger Bacon H.S. Veteran's Memorial, statue of Jefferson at Ross Park, the cemeteries St. Mary and St. John, the City Hall and the Canal Bed.

There were a number of ideas regarding how to mark the entrances to the city. The main comments referred to signage at entries, and prioritization of main and secondary entrances by size using the same theme. Several people felt that larger signs would be most appropriate to 'bring attention' to the city. A group said "the space dictates design." There were also more concrete ideas like structures over the street, trees, flower pots on lampposts and islands in the streets for signs.

STRENGTHS

The greatest strength of the city apparently resides in the community facilities. More than half of all comments referred to facilities and services the city provides such as parks, the fire and police department, recreation activities, municipal building free to residents, Dial-A-Ride, Medical Bus, and home pick up of garbage. School and church ranked high in the city strengths. Strategic location in the metropolitan area and easy access to main highway system were also identified. Regarding industry, there was an emphasis on the positive physical relationship between P&G and the city being separated and buffered by the expressway.

Proximity to downtown and to medical centers was mentioned as a retail/business strength. Also the variety of businesses within walking distance: restaurants, groceries, pharmacy, banks, and doctors and dentists.

FUTURE DEVELOPMENT/ REDEVELOPMENT

The groups identified several sites as ripe for redevelopment: the NuMaid property, Park Place area, South Vine Street, the lot next to LaRosa's, Canal to Bank St., and the pavilion on Vine St. and Philips.

There were also very creative ideas such as merging St. Bernard and Elmwood Place, annexing bordering areas (N. Avondale and Clifton Heights), new streetscape on Vine St., sidewalks, re-examine the Zoning, creating a community center or gathering area, providing more parking and also eliminating parking on one side of street to get wider streets, as well as creating a safety and sound barrier along I-75.

A group suggested that the area between Bertus and St. Clement School would be appropriate for senior housing. Some indicated new homes, upgrades of existing homes, senior housing, row housing and a desire for less rental property.

WALKING PATHS

Some paths were identified by residents: along Mitchell Ave. in an easterly direction, Vine Street, St. Mary's Cemetery, and usually a few blocks from the place of residence.

SHOPPING PATTERNS

By Jennifer Vatter, HCDC

The last category of items that citizens were asked to comment on was "Shopping Patterns." Each group was asked three questions to this topic.

The first question asked them how often they shopped the Vine Street Area Business District (which was divided into "old" and "new" Vine, or "south and "north."), and how often they shopped elsewhere. Overall, nine respondents shopped both old and new Vine daily, and 14 respondents shopped elsewhere daily. Eighteen shopped old Vine once a

week, 28 shopped new vine once a week and 17 shopped elsewhere once a week. This speaks well for the Vine Street Business District, as citizens responded that they are shopping the District frequently. However, it is important to keep in mind that this is not a random survey, and does not statistically represent the entire St. Bernard community. Because these are the types of people who took the time to come to a community meeting, they may also be the type who are more keyed into their community in general, and thus shop more in their community.

The second question asked the citizens what types of goods and services they purchased in the District and elsewhere in the last 30 days. Old Vine was the highest in the areas of banking, carryout/fast food, and sit down dining. Citizens at the meeting shopped New Vine mostly for groceries, health/beauty/pharmacy and carryout/fast food. Citizens shopped elsewhere more frequently for a variety of goods, including groceries, hardware, sit down dining, personal services, repair services, business services, and other retail.

The last section of the Shopping Patterns section asked each citizen to state what he or she thought was the greatest strength of the district, and the greatest weakness of the district. The following were items that were stated 2 or more times by respondents. Strengths: groceries, banks, parking, accessibility, dial-a-ride, variety of restaurants, and clean, well-managed IGA and Walgreen's. Weaknesses: no hardware store, no Laundromat, nice restaurant (lack of), cleanliness, no mail, no clothing store.

THANK YOU

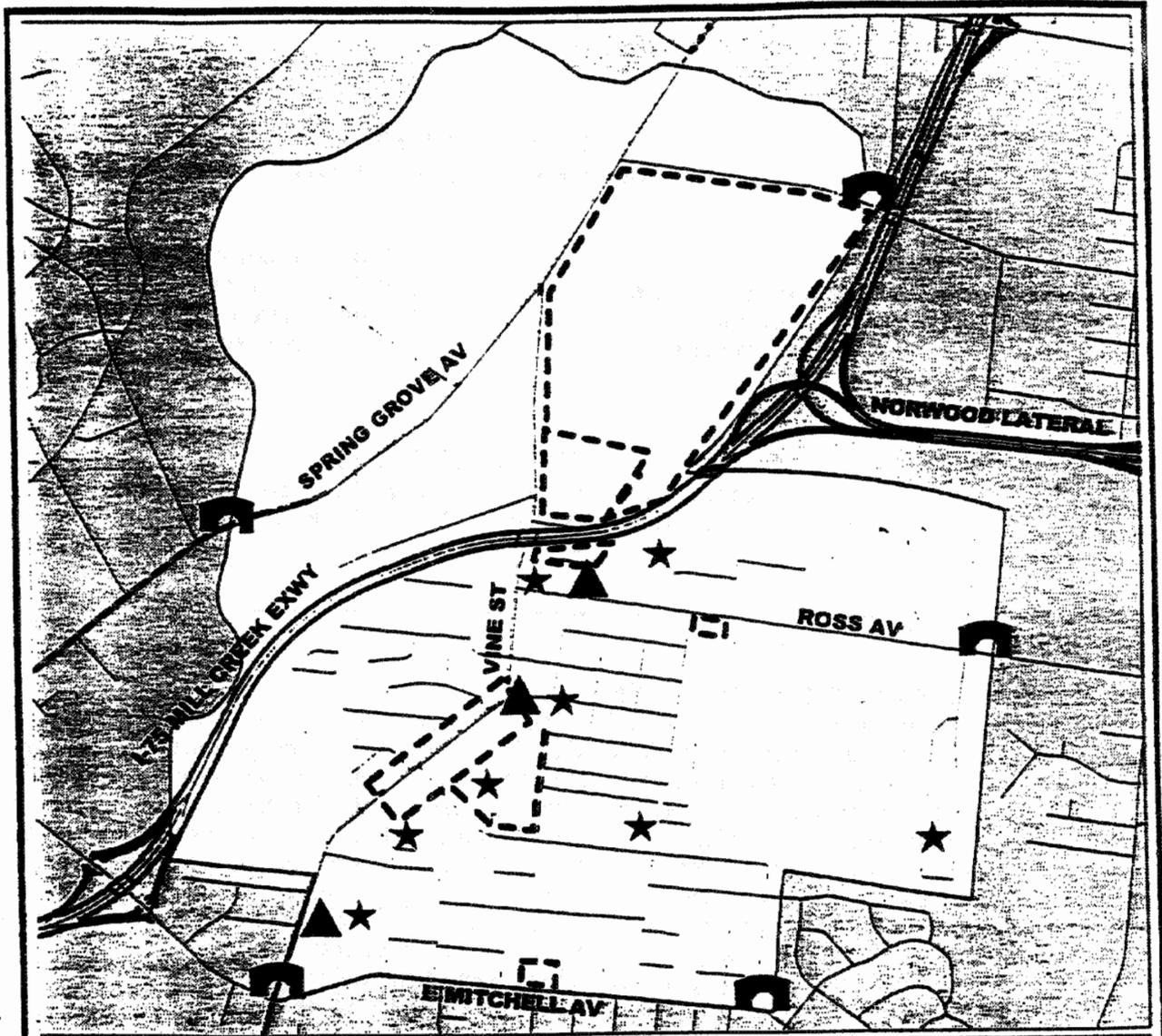
*To the facilitators of the workshop:
William Blom, Mark Bollmer, Barbara Kalb, Kathie Rickenbaugh, Michael Schildmeyer, Rev. Steve Steiner, Don Tovergte.*

To Rev. Steiner for allowing the use of the Fellowship Hall of Immanuel Church of Christ.

And to all Planning Committee members for your help in the promotion of the workshop.

May 1998

COMPOSITE MAP



Legend;

-  Landmarks
-  Gateways
-  Strengths
-  Future Development

**CITY
OF
ST. BERNARD**

Community Workshop
April 28, 1998



Composite Map



The Hamilton County
Regional Planning
Commission

Formal Map 1, 1998

CHAPTER 1159 South Vine Development District

1159.01	Permitted uses.	1159.06	Examiner's opinion.
1159.02	Conditional use permits.	1159.07	Council determination.
1159.03	New construction.	1159.08	Hearing Examiner procedures.
1159.04	Application procedure.		
1159.05	Amendments.		

CROSS REFERENCES

Hearing Examiner authority - see P. & Z. 1127.10, 1127.14
Division into districts; boundaries; Map - see P. & Z. Ch. 1141

1159.01 PERMITTED USES.

Any use permitted in the R-1, R-2, R-3, R-4, B-1, B-2, B-3, B-4 Districts may be permitted by a conditional use permit in the South Vine Development District, provided that the project shall be planned, developed and operated in accordance with a detailed conditional use permit approved by Council upon recommendation of the hearing examiner under the provisions of Chapter 1127, that the conditional use conforms with the official development plans as adopted or amended by Council, that the uses, structures, and developments will be properly integrated with the surrounding areas in such a way as to promote the health, safety, morals and general welfare and wholesome environment of the general public and of the occupants of nearby real estate, and the avoidance of nuisances to the general public or to the occupants of nearby real estate, and that the conditional uses carry out the goals and objectives of the comprehensive master plan, the zoning code, the subdivision code, the development plans for the South Vine Development District, and any other official policies and objectives for the development of the City.
(Ord. 42-1978. Passed 12-21-78.)

1159.02 CONDITIONAL USE PERMITS.

Council may grant conditional use permits that meet the criteria of this chapter, upon recommendation from the hearing examiner.
(Ord. 42-1978. Passed 12-21-78.)

1159.03 NEW CONSTRUCTION.

The provisions of this Chapter shall apply to all new construction in the South Vine Development District. "New construction," for purposes of this chapter, includes any new structures or the major remodeling of any existing structures, that is, remodeling which involves an expenditure equal to or greater than the valuation of the structure for real estate tax purposes on the records of the Auditor of Hamilton County, Ohio. Existing conforming uses, unless enlarged or extended are exempted from these provisions.
(Ord. 42-1978. Passed 12-21-78.)

1159.04 APPLICATION PROCEDURE.

(a) Any owner or representative of an owner may apply for a conditional use permit in the South Vine Development District. An owner or an agent of an owner who seeks a conditional use permit in the South Vine Development District shall make application which will include the following:

- (1) Area map. An area map showing the contiguous property owners and property occupiers and showing the existing uses within 200 feet of the parcel.
- (2) Description. A legal description of the metes and bounds of the parcel, or lot number and subdivision name.
- (3) Sketch Plan. A sketch plan or plans approximately to scale, though they need not be to the precision of a finished engineering drawing, clearly showing the following, as may be appropriate:
 - A. Existing topographical features of the site;
 - B. The location of the various uses and their areas;
 - C. The general outlines of any roadways, driveways, rights of way, easements, parking areas, and a designation as to whether they are to be public or private;
 - D. Delineation of the various land use areas with an indication for such area of its general extent, size, and composition in terms of use and bulk of structures;
 - E. A calculation of the residential density and dwelling units per gross acre and net acre, including interior driveways, roadways, and parking areas for apartment or clustered residential construction;
 - F. Open space on the land to be developed and proposed landscaping treatment;
 - G. Principal ties to the community at large with respect to transportation, water supply, and sewage disposal;
 - H. If the permit is for a development large enough to require staging, a general indication as to how the staging is to proceed. Whether or not the development is to be staged, the sketch plan shall show the intended total project.
- (4) Evidence of meeting requirements. Evidence of how the applicant's proposed land use meets the existing and projected community requirements.

- (5) Statement of compliance. A general statement as to how the proposed conditional use permit will comply with the plans for the South Vine Development District and the other official policies and objectives for the development of the City.
- (6) Additional information. Additional information as required by the hearing examiner.

(b) The hearing examiner may refer the application to the Planning Commission for its consideration and recommendation. Upon receipt of the recommendation of the Commission, the hearing examiner shall notify the applicant of the recommendation received from the Commission and that the applicant may request a pre-hearing conference and pursue other administrative remedies under Chapter 1127.

(Ord. 42-1978. Passed 12-21-78.)

1159.05 AMENDMENTS.

The applicant may amend his application at any time, up to and including the termination of the hearing examiner's hearing. The applicant may request that the hearing be recessed for sufficient time to prepare and submit amendments to the application. The examiner shall only deny this request where to grant it would be unreasonable because of prior similar requests. An applicant may have as many pre-hearing conferences as the examiner considers reasonable under all of the circumstances.

(Ord. 42-1978. Passed 12-21-78.)

1159.06 EXAMINER'S OPINION.

The hearing examiner shall prepare a written report on his conclusions and findings and recommendations in accordance with Chapter 1127 and transmit his written report to the Clerk of Council, who shall set the matter on the calendar of Council for a determination as to whether to accept or to reject the hearing examiner's report.

(Ord. 42-1978. Passed 12-21-78.)

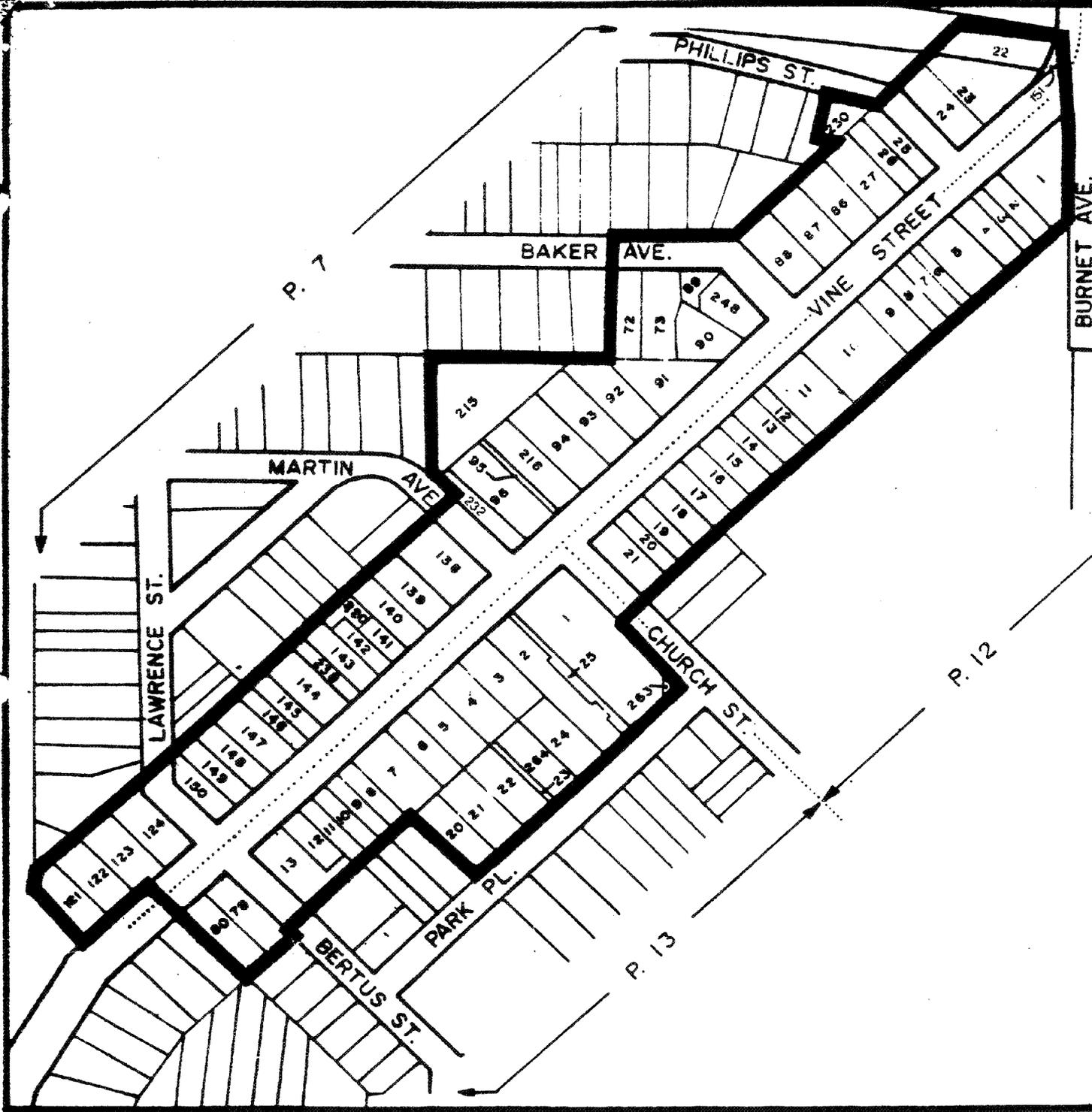
1159.07 COUNCIL DETERMINATION.

(a) Council shall review the report of the hearing examiner and, based upon the record of evidence made before the hearing examiner, shall determine whether to accept or reject the report of the hearing examiner or to remand the report of the hearing examiner back to the hearing examiner for further inquiries into areas of fact omitted from the hearing examiner's record or for the determination of issues not covered by the hearing examiner's report. In the event that Council accepts the hearing examiner's recommendation, acceptance shall be by a simple resolution passed by a majority of Council and transmitted by the Clerk of Council to the hearing examiner and to the applicant. Any permits authorized by such resolution shall be issued by the Commissioner of Buildings forthwith. In the event that Council rejects the hearing examiner's recommendation, the resolution of rejection shall set forth with particularity the reasons for rejection and relate those reasons to the criteria set forth in Section 1159.01.

(b) In the event that a majority of Council votes to allow a public hearing before Council, no party may speak more than fifteen minutes; remarks shall be confined to the report of the hearing examiner or the record made at the hearing examiner's hearing (new evidence may not be introduced before Council); a party may divide the allotted time among more than one speaker. A party includes the applicant, any contiguous neighbor, or an association of citizens representing a united position in regard to the application.
(Ord. 42-1978. Passed 12-21-78.)

1159.08 HEARING EXAMINER PROCEDURES.

The procedures of the hearing examiner shall be in conformance with Chapter 1127.
(Ord. 42-1978. Passed 12-21-78.)



SOUTH VINE PRESERVATION AREA BOUNDARY

APPENDIX 12

Senior Housing Summary

The following is a summary of the St. Bernard Planning Committee's consideration of Senior Housing as it pertains to the Comprehensive Plan.

From the first meeting of the St. Bernard Planning Committee, on March 13, 1998, the subject of senior housing was acknowledged as an issue to be dealt with. In the initial S.W.O.T. (Strengths, Weaknesses, Opportunities and Threats) exercise the lack of housing for seniors was listed as a weakness. This sentiment was reaffirmed at the Community meeting on April 28, 1998.

During the process of developing goals, objectives and strategies, the Planning Committee included "Evaluate Senior Housing Feasibility" as a strategy under the goal of "To Provide Appropriate Housing (to retain current residents and to attract new residents)".

After discussion on the matter at its May 26th meeting, the Committee decided that they would need more information. It was decided to have an expert in the field of senior housing come and speak on the various aspects of this topic, including the following:

- Affordability
- Independent and Assisted Living
- State and Federal Regulations
- Cost
- Need
- The possibility of favoring St. Bernard residents over non-residents

A list was also circulated at that meeting for committee members to submit questions to the speaker to be addressed in the presentation.

At the Planning Committee's June 30th meeting, Michael J. Starke, President of Project Market Decisions spoke on the topic of Defining the Consumer and Assessing the Market for Senior Housing. A nationally known speaker on the subject, Mr. Starke presented the market realities of senior housing from the standpoint of the resident and the institution/developer. Among others Mr. Starke defined the profile of senior housing resident including age, income, preferences. He then answered questions from the committee.

Later in that meeting, the committee reviewed the then current list of goals, objectives and strategies. Since the information received from the expert led to the conclusion that the typical St. Bernard resident did not fit in the profile described and there was not enough population to implement senior housing in the city, the strategy to "Evaluate Senior Housing Feasibility" was redirected to the City with the recommendation that a consultant be hired to perform an in-depth market study. It was determined that although this strategy had a high priority, it was outside the scope of the committee to take further action.

THE VILLAGE OF ELMWOOD PLACE

Community Work Program

WORK ELEMENT CATEGORIES

- I. Community Form: Land Use and Zoning
- II. Community Form: Urban Design
- III. Community Form: Historic Preservation
- IV. Community Form: Public Works & Utilities
- V. Community Form: Community Image
- VI. Transportation: Streets
- VII. Transportation: Sidewalks
- VIII. Transportation: Bikeways
- IX. Open Space & Parks
- X. Recreation
- XI. Housing
- XII. Economic Development: Commercial
- XIII. Economic Development: Industrial
- XIV. Health
- XV. Public Safety
- XVI. Education
- XVII. Special Client Services: Youth
- XVIII. Special Client Services: Elderly
- XIX. Special Client Services: General

1 COMMUNITY FORM: LAND USE AND ZONING

- 1. To utilize the community's vacant land to provide additional housing and to attract additional residents.
 - 1.1 Conduct a study of vacant land and buildings to determine potential and feasibility of new construction, rehab and conversion for the provision of housing.
- 2. To improve the appearance and spatial distribution of businesses in Elmwood through the use of zoning and development incentives.
 - 2.1 Require provision and maintenance of buffer areas between conflicting land uses.
 - 2.2 Encourage the concentration/centralization of community businesses (i.e. separate from general/regional business) through the revision and enforcement of zone districts.
 - 2.3 Encourage the expansion and concentration of general/regional business (service, terminal, outlet, etc.) that can utilize Elmwood's strategic central location.
 - 2.3-1 Develop promotional brochure emphasizing centrality and schools.
- 3. To develop coordination of land use and zoning between units of government.

2 COMMUNITY FORM: URBAN DESIGN

- 1. To provide the Village with a neighborhood business district oriented to the needs of community residents.
 - 1.1 Improve the quality of retail establishments.
 - 1.1-1 Update and enforce building and fire codes.
 - 1.2 Provide an incentive program for businesses to locate their branches/outlets in a specified neighborhood business area.
 - 1.3 Define the amount of retail space oriented to neighborhood business that can be adequately supported.
 - 1.4 Prepare a business district design plan.

2. To substantially upgrade the physical environment of the Elmwood business district and to make it a focal point of the community.
 - 2.1 A design for renovating existing commercial buildings should be developed. Individual business owners should be encouraged to participate in the renovation.
 - 2.2 A community development corporation could serve as a source of funds for low interest remodeling loans to owners of property interested in cooperating with redevelopment plans.
 - 2.2-1 Investigate the use of Local and Federal funds to leverage/ lower interest rates for business improvement loans.
 - 2.3 Trees and shrubs should be planted along the business district to provide continuity between diverse architectural styles and mixed uses.
 - 2.3-1 Revise/adopt ordinances to require landscaping.
 - 2.3-2 Develop plan to stimulate interest.
 - 2.4 Trees and shrubs should be planted to provide a transitional buffer area around manufacturing districts that abut residential property.
 - 2.5 Improve off street parking in the Elmwood Place Business District.
 - 2.5-1 Parking if visible from the street, should include a "buffer" of shrubs, trees, fences or walls constructed in harmony with surrounding architecture.
 - 2.5-2 Provide additional parking.
 - 2.6 Establish uniform guidelines for signs.
 - 2.6-1 Develop standards for auto-oriented signs.
 - 2.6-2 Develop standards for pedestrian-oriented signs.
 - 2.6-3 Develop incentives for sign renovation.
 - 2.7 Improve store appearance of rear entry from off street parking.
 - 2.8 Improve front facade appearance of individual storefronts and unify entire business district appearance.
 - 2.8-1 Develop facade improvement guidelines.

3 COMMUNITY FORM: HISTORIC PRESERVATION

1. To substantially upgrade the physical environment, maintain architectural character and create a focal point in the community.
 - 1.1 Survey entire area to obtain an inventory of structures, condition, potential for rehab and historical significance.
 - 1.2 Develop a comprehensive physical design plan for Elmwood Place Business District.

4 COMMUNITY FORM: PUBLIC WORKS & UTILITIES

1. To improve existing residential areas by correcting deficiencies in streets, curbs, walks and other public property.
 - 1.1 Resurface the following streets:
 - 1.2 Clean storm sewers annually.
2. To reduce the amount of trash and litter in yards and streets.
 - 2.1 Increase maintenance staff when required.
 - 2.2 Require that adequate trash receptacles are provided at every house.
 - 2.3 Require adequate maintenance of vacant lots.

5

COMMUNITY FORM: COMMUNITY IMAGE

1. To promote Elmwood Place as an attractive residential community.
2. To promote Elmwood Place as a highly accessible central place for business and industry.
 - 2.1 Develop "marketing" brochure for Elmwood Place to increase awareness of central location, accessibility, good schools and low taxes.
3. To provide a program for residents to instill pride in their community.
4. To encourage young families that live in Elmwood to remain and young families from outside the community to move into Elmwood.
5. To improve the appearance of entry points into Elmwood.
6. To create a greater sense of community.
 - 6.1 Study the potential of alternatives for revising the northern corporation boundary so that residential blocks are not split by community and tax district boundaries.

6

TRANSPORTATION: STREETS

1. To improve access to Elmwood Place for the provision of maximum safety and convenience and to foster growth of business and industry.
 - 1.1 Study potential for ingress and egress ramps for southbound traffic on I-75 in cooperation with the City of St. Bernard.
 - 1.2 Undertake a study to determine the feasibility of constructing a roadway underpass at the Township Avenue/Conrail crossing to eliminate at-grade crossings and train related delays in traffic.
 - 1.3 Evaluate potential of roadway proposal west of Mill Creek connecting Center Hill Avenue to Interstate 75. Also evaluate impact of this proposal upon Elmwood Place.
2. To improve circulation through Elmwood Place to provide maximum safety, convenience and improvement of business and industry.
 - 2.1 Improve traffic signal devices according to minimum state standards.
 - 2.2 Widen Township Avenue prior to full development of Center Hill Road Industrial/Recreation area.
 - 2.3 Study need for traffic signal at Vine and Oak Streets.
 - 2.4 Redesign intersection of Vine Street and Township Avenue.
 - 2.4-1 Install left turn signals in all directions.
 - 2.4-2 Increase turning radius on each corner.
 - 2.5 Eliminate or minimize the adverse impact of heavy vehicular traffic on residential properties.
 - 2.5-1 City garbage trucks and others using dump should be rerouted around Elmwood.
 - 2.6 Develop coordination between units of government.

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TRANSPORTATION: SIDEWALKS

1. To improve pedestrian safety and convenience.
 - 1.1 Repair sidewalks at:

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TRANSPORTATION: BIKEWAYS

1. To encourage the use of bikeways as a means of intra-community transportation.
 - 1.1 Implement proposed route as detailed in Millcreek Valley Conservancy District Plan (Center Hill Playfield).
 - 1.2 Install bicycle racks at recreation areas, schools, library, neighborhood business district.

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OPEN SPACE & PARKS

1. To enhance the aesthetic quality of Elmwood Place and emphasize the atmosphere that accompanies a "small town" in the midst of a metropolitan area.
 - 1.1 Expand/create "green areas" through the planting of additional trees and shrubs.
 - 1.2 Maintain existing trees and remove all dead trees.
 - 1.3 Work with a professional Urban Forester to implement Street Tree Program in business district and neighborhood.
 - 1.4 Develop coordination between units of government.

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RECREATION

1. To provide the Village of Elmwood Place with a variety of recreational facilities that are conveniently located.
 - 1.1 Existing recreational facilities should be improved and their services expanded.
 - 1.2 Provide recreation for children and youth.
 - 1.3 Develop larger recreation sites.
 - 1.4 Develop coordination between units of government.
 - 1.5 Apply for funds for park and recreation facility upgrading under Title X of the National Park and Recreation Act of 1978.
 - 1.6 Encourage private industry to financially support the development, operation and maintenance of Park and Recreation facilities.
 - 1.7 Pursue alternative sources of financial support other than federal programs.
 - 1.8 A high priority should be given to maintaining existing facilities and implementing proposed facilities or programs that are self-supporting or generate additional revenues.
 - 1.9 Seek out innovative programs and initiate those that appear feasible on a trial basis.
 - 1.10 Utilize additional volunteer support staff where appropriate.

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HOUSING

1. To conserve existing sound housing stock, and to repair/rehabilitate deteriorating housing stock.
 - 1.1 Implement code enforcement program coupled with provision of low-interest loans to homeowners in need of such assistance.
2. To build new housing to attract additional residents and to retain existing residents by providing housing that accommodates the changes in the family cycle.
 - 2.1 Develop federally subsidized housing for the elderly.
 - 2.2 Attract developers to build new housing on vacant lots.
 - 2.3 Provide housing alternatives (new or existing) for displaced residents if Township Avenue widening and underpass construction is found to be feasible.
 - 2.4 Improve the quality of rental housing by adopting and enforcing minimum standards of fitness for occupancy and space per unit.
 - 2.5 Encourage private rehabilitation by the provision of rehab-incentive grants, supplemental housing programs and public improvements.

1. To improve the appearance of the business district and to make shopping more convenient and accessible.
 - 1.1 Develop an overall business district plan including the funding of public improvements such as parking, landscaping, street furniture, lighting, graphics and signs.
 - 1.1-1 Conduct market analysis.
 - 1.1-2 Conduct feasibility analysis.
2. To preserve the architectural character of the buildings while satisfying the merchants' need for adequate signage, lighting and security.
 - 2.1 Adopt mandatory design standards through negotiation with merchants (modest - above code \$4-8000/Bldg.).
 - 2.1-1 Draft/adopt ordinance (Depends on city leadership and legal power).
 - 2.1-2 Revise/enforce building codes.
 - 2.2 Negotiate 100% merchant participation through leverage of public improvements.
 - 2.2-1 Obtain property owner commitments to renovate, sell, or lease to someone who will renovate.
 - 2.2-2 Need legal parallel to S.C. lease arrangements; voluntary programs are difficult to maintain.
3. To bring new stores into Elmwood's business district, and to enable existing stores to renovate or expand. (project management)
 - 3.1 Obtain long-term (20 yr.) financing for small business reinvestment through federal assistance and cooperation with local lending inst.
 - 3.2 Obtain professional loan packaging assistance for small businesses (landlords and tenants) from banks or NDC/NBD organizations.
 - 3.3 Obtain 90% to 100% financing through combinations of banks, savings and loans, local and federal programs.
 - 3.4 Promote the expansion of existing businesses and attract existing businesses from nearby areas. Avoid high risk start-ups.
 - 3.5 Develop merchant and community leadership to obtain special government and local private financing programs to overcome redlining "dis-incentives" such as higher cash down payment requirements, higher interest rates, shorter maturities, extra fees, and outside collateral requirements.
 - 3.6 Utilize available federal resources including grant, loan and assistance programs of EDA, HUD and SBA.
4. To successfully compete with sophisticated management techniques of suburban shopping centers. (special assessment district)
 - 4.1 Develop a continuous organizational relationship between property owners, merchants and local government to enable an aggressive promotion program including special events, advertising and sales.
 - 4.2 Develop administrative capability for record keeping, maintenance, security and sanitation.
 - 4.3 Improve business development capability including market research, business and tenant recruitment, leasing and sales.
5. To create a nonprofit community development corporation to:
 - coordinate community improvements,
 - identify and develop local skills and talents,
 - own and control land and other resources,
 - start new businesses and industries,
 - increase job opportunities,
 - sponsor new community facilities and services, and
 - improve the physical environment.

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ECONOMIC DEVELOPMENT: INDUSTRIAL

1. To encourage industrial development in the appropriate manufacturing zones.
 - 1.1 Promote the development of vacant industrial areas in a use compatible with the commercial and residential area.
 - 1.2 Convene local EDD, HUD and SBA offices to obtain their support.
 - 1.3 Convene private sector lenders to commit long term financing.
 - 1.4 Increase awareness of central location.
 - 1.5 Improve accessibility through Township Avenue improvements.
2. To insure that industrial development is compatible to adjacent residential and commercial areas.
 - 2.1 Residential streets should be protected from industrial areas by visual screening (landscaping) and compliance with Federal Air Quality and Safety Standards.

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HEALTH

1. To improve rat control.
 - 1.1 Improve sanitary sewer facilities.
 - 1.2 Provide/require adequate containment of refuse.
2. To prevent unpleasant odors and hazardous fumes in the community.
 - 2.1 Request Air Pollution Control and EPA to enforce odor and smoke remission standards at nearby industries.

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PUBLIC SAFETY

1. To provide Elmwood Place with adequate police and fire protection.
 - 1.1 Provide a grade separation at the Township Avenue R.R. crossing to ensure access at all times by police and fire fighting equipment.
 - 1.2 Build new police and fire station.
 - 1.3 Acquire new ambulance.
 - 1.4 Provide adequate training for firemen.
 - 1.5 Study the potential of alternatives for revising the northern corporation boundary so that residential blocks are not split by community and tax district boundaries.

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EDUCATION

1. To create a greater sense of community in the Elmwood School District and to maintain and improve the delivery of educational services.
 - 1.1 Study the potential of alternatives for revising the northern corporation boundary so that residential blocks are not split by community and tax district boundaries.

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SPECIAL CLIENT SERVICES: YOUTH

1. To provide a full program of social and recreational activities and services for youth.
 - 1.1 An active program should be developed to involve unmotivated youth in positive activities.
 - 1.2 Improve access to programs that address drug and alcohol problems.
 - 1.3 Provide larger recreation area.
 - 1.4 Develop youth center.
 - 1.5 Develop coordination between units of government.

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SPECIAL CLIENT SERVICES: ELDERLY

1. To provide a full program of social and recreational activities and welfare services for the elderly in the community.
 - 1.1 Council on Aging should work with Senior Citizens, Mayor and Council in developing a full program for the elderly residents.
 - 1.2 The Village should be represented at meetings of the Community Action Commission.
2. To encourage the development of federally subsidized housing for the elderly.
 - 2.1 Study feasibility of converting St. Aloysius School building into elderly housing.
3. To develop coordination between units of government.

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SPECIAL CLIENT SERVICES: GENERAL

1. To expand availability/utilization of Town Hall by resident groups.
2. To provide opportunity for employment for parents of pre-school children.
 - 2.1 Determine feasibility of establishing a day care facility with the assistance of Comprehensive Community Child Care (4C's) and surrounding communities and organizations (ex. Carthage Civic League).
 - 2.2 Encourage additional licensing of local Home Day Care Centers through Comprehensive Community Child Care (4C's).
3. To address the long-term needs of Elmwood Place in a comprehensive manner.
 - 3.1 Develop a comprehensive community strategy for Elmwood Place.
 - 3.1-1 Utilize services of OKI.
 - 3.1-2 Utilize services of the Hamilton County Regional Planning Commission.
 - 3.1-3 Utilize services of the Hamilton County Community Development Department.
 - 3.1-4 Supplement general services with consultant.