

# LAND USE PLAN

The proposed Land Use Plan (Plate 10) is predicated upon a careful consideration of existing land use, the limitations placed by topography on the adaptation of land to particular urban uses, and the overall needs of the county to be brought about by the anticipated growth of the county over the next thirty years.

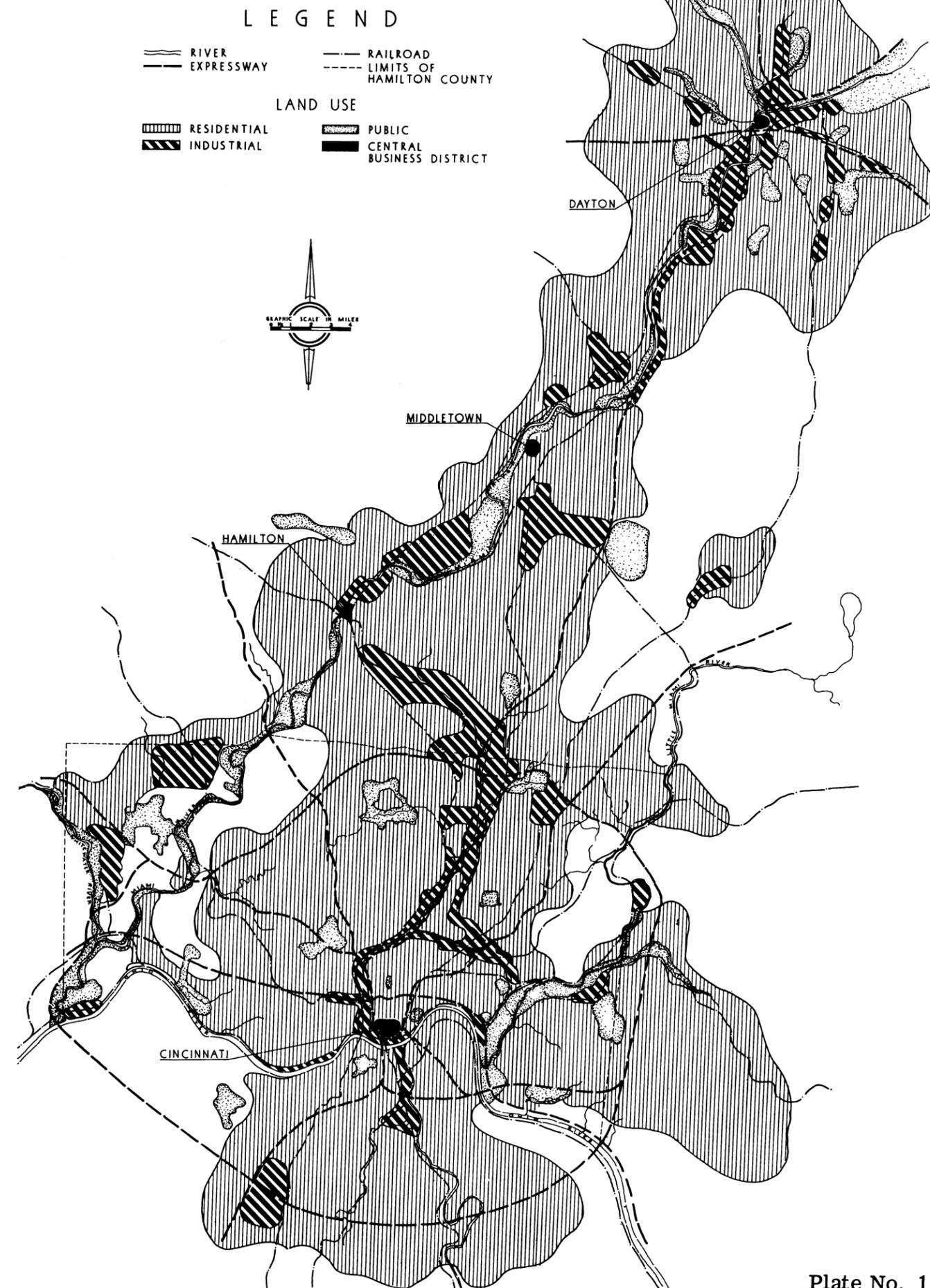
The basis for the plan is the quite well-established present land use pattern. The central business district would continue to be the heart or center of the metropolitan area in the future as today, and it would conform very closely to its present limits and shape. The industrial belt which extends up the Mill Creek Valley and branches into the Norwood Trough will retain its general form, but can be expected to be expanded and the uses intensified in certain areas. High-density, multiple-family residence will be the predominant use in the area bounded by the Ohio River and the central business district, and by the industrial districts on the west, north and east. High-density, multiple-family uses would generally follow the industrial corridors where topography permits.

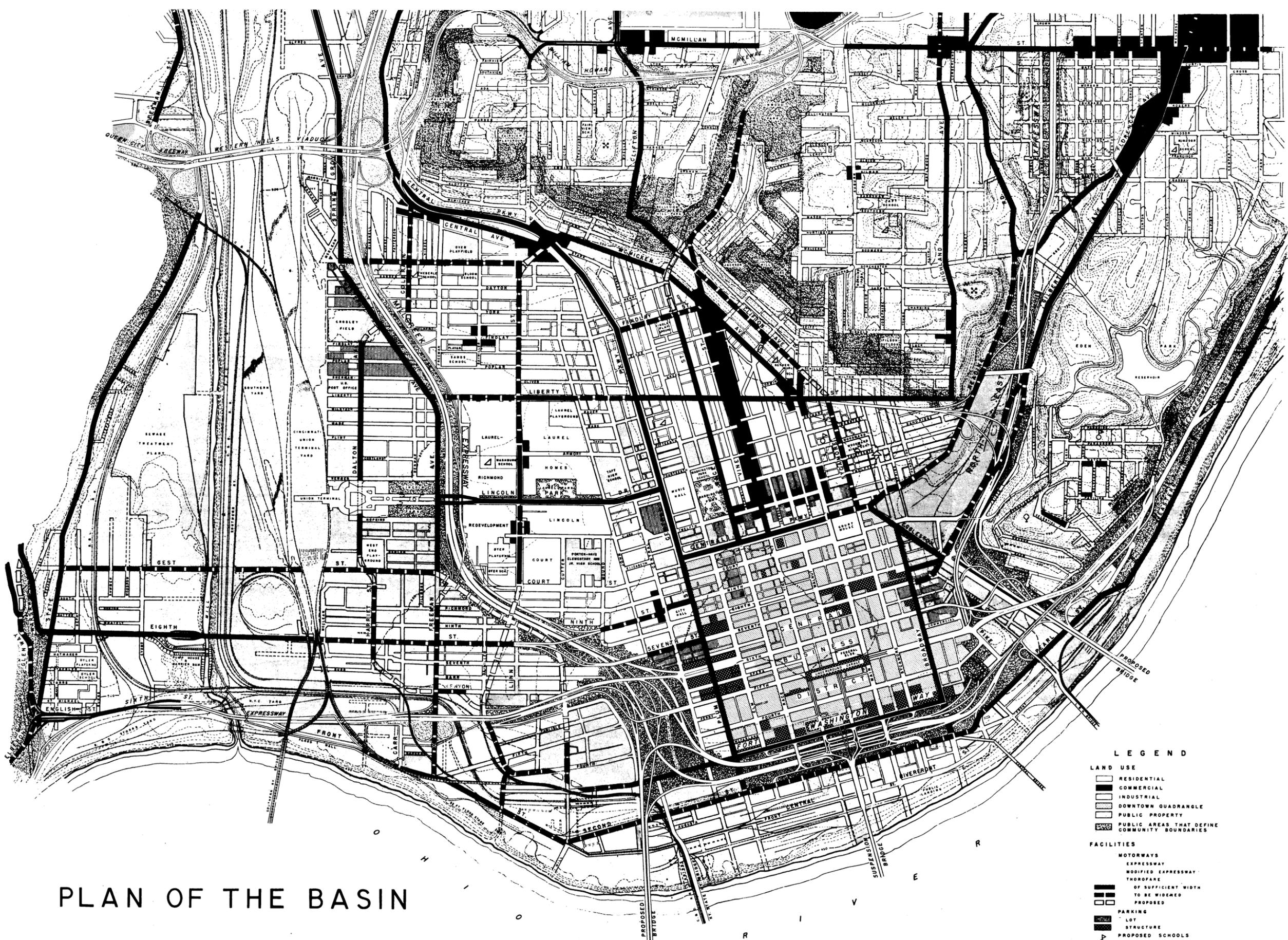
These more intense uses give way to high and medium-density, single-family uses on the plateau overlooking the Mill Creek Valley and the Norwood Trough. The extent of such uses are controlled by topography and in turn give way to low density suburban type developments in the rough land immediately adjacent to the two Miami Rivers.

The plan shows a number of large parks and institutions dispersed throughout the residential section making use of the areas of extremely rough terrain. The plan shows the preservation of the flood plain of each of the rivers for non-urban uses. It suggests securing of drainage easements in primary valleys to prevent storm water drainage to urban development.

A large part of the future growth of the county can be accommodated through the "filling in" of the existing land use pattern. The remainder of the expected growth not so accommodated warrants development of a complete new community in the New Haven-Harrison area.

## THE EVOLVING REGIONAL PATTERN





# PLAN OF THE BASIN


 NORTH  
 SCALE IN FEET  
 400 0 400 1200 2400  
 CITY PLANNING COMMISSION  
 CINCINNATI OHIO

**LEGEND**  
**LAND USE**  
 RESIDENTIAL  
 COMMERCIAL  
 INDUSTRIAL  
 DOWNTOWN QUADRANGLE  
 PUBLIC PROPERTY  
 PUBLIC AREAS THAT DEFINE COMMUNITY BOUNDARIES  
**FACILITIES**  
 MOTORWAYS  
 EXPRESSWAY  
 MODIFIED EXPRESSWAY  
 THOROUGHFARE  
 OF SUFFICIENT WIDTH TO BE WIDENED  
 PROPOSED  
 PARKING  
 LOT  
 STRUCTURE  
 PROPOSED SCHOOLS  
 ELEMENTARY  
 JUNIOR HIGH  
 SENIOR HIGH  
 PROPOSED RECREATION  
 PARK  
 PLAYFIELD  
 PLAYGROUND  
 EXISTING BROADCASTING TOWERS

### Replacement of Old Areas

The land use plan cannot concern itself solely with provision for new growth. There is the constant need to renew the present fabric of the community to better fit it to serve both present and future needs. Cincinnati has undertaken redevelopment of one major area and has given detailed consideration to renewal of others. This process should continue at an accelerated rate. There are other areas, particularly on the floor of the Mill Creek Valley, where clusters of residences interrupt the industrial pattern and where industrial and commercial uses irretrievably damage the residential character. These areas once provided desirable living conditions, and some still retain acceptable residential characteristics. Yet the use of the surrounding area and the age of the residential structure indicates that renewal is likely within the planning period, and the obvious future use should be industrial. The plan suggests the ultimate conversion of all residential uses on the Mill Creek Valley floor to industry.

### Relation to Regional Land Uses

The future land use pattern of Hamilton County necessarily should be developed in relation to the evolving pattern of the larger region of which it is a part. The relationship of the Cincinnati Metropolitan Area to seven other nearby standard metropolitan areas within one hundred miles was discussed previously. While Columbus, Indianapolis and Louisville are economically competitive, the Hamilton-Middletown and Dayton Metropolitan Areas directly affect the local land use pattern. The land use pattern that is apparently developing for this great metropolis is shown on Plate 11 which combines significant features of the land use plans for Hamilton County, Butler County and for Dayton. The 1960 population of this area was 1,950,000; by the turn of the century it should exceed three million persons. It appears reasonable that industrial development will continue up the Mill Creek Valley to Fairfield and Hamilton and thence toward Middletown and Dayton as the level areas of the valley permit. A continuous band of urbanization between Dayton and Cincinnati seems inevitable - in fact is almost here. Land forms become more gentle with greater distance from the Ohio, and hence urban development is generally easier and more economical in the Dayton area. There is a considerable amount of good potential industrial land between Cincinnati and Dayton and development of some of these areas as modern, planned industrial parks is imminent. If Hamilton County is to survive under these circumstances, a policy for

(1) the protecting and reserving its desirable industrial land, and (2) providing such land with a higher standard of public services and utilities is mandatory.

### Industrial Land Use

#### Proposed Industrial Areas

The land use plan proposes the following industrial pattern:

1. Substantial parts of the "basin" area, now containing a heterogeneous combination of business, residence and industrial structures, many of which are obsolete, would be cleared and made available to industry. (See Plate 12.)

2. The Mill Creek Industrial Corridor would be enlarged through the ultimate replacement of certain of the small residential areas which, through zoning procedures in the communities, are gradually being reduced to a point where they no longer provide the most desirable residential atmosphere and where the rate of deterioration in residential structure exceeds replacement.

3. Industrial areas in the Norwood Trough would be consolidated and enlarged particularly in the Red Bank-Fairfax area.

4. A large industrial area would be established on the broad terrace south of Harrison Road in Harrison and Whitewater Townships. There are several industrial establishments in this area at present, including the Cincinnati Shaper Company. The adaptable terrain is well above the flood plain of the Whitewater River on a terrace of glacial till which fills the pre-glacial river valley. Ample ground water should be available. It is served by the New York Central Railroad which bounds the tract for about three miles on the west. The Northwest Freeway, now under construction, passes along the northern extremities of the site, and convenient interchange is provided at Dry Fork Road. Circle Freeway crosses the southern end of the tract and provides a direct, high-speed connection to all of Hamilton County and to Route 50 and the proposed river crossing near Lawrenceburg.

5. A large area in the New Haven Trough presently utilized in part by the Atomic Energy Commission's Fernald Plant should be

developed as an industrial park. The area has the same underground conditions as the Harrison site. It is served by the Chesapeake and Ohio Railroad which bisects the tract and is well-related to the proposed highway network. A limited access route (No. 27) proposed by the State Highway Department is within two miles of the site on the northeast and the Northwest Freeway is about three miles to the southwest.

6. The Blue Ash industrial area would be enlarged to include all parcels in the southwest quadrant as well as a significant part of the northwest quadrant of the intersection of the Circle Freeway and the Northeast Expressway. This is a particularly advantageously located industrial area.

7. The industrial district on the terrace of the Little Miami River in Anderson Township near Newtown would be expanded to include all of the terrace area above the flood plain.

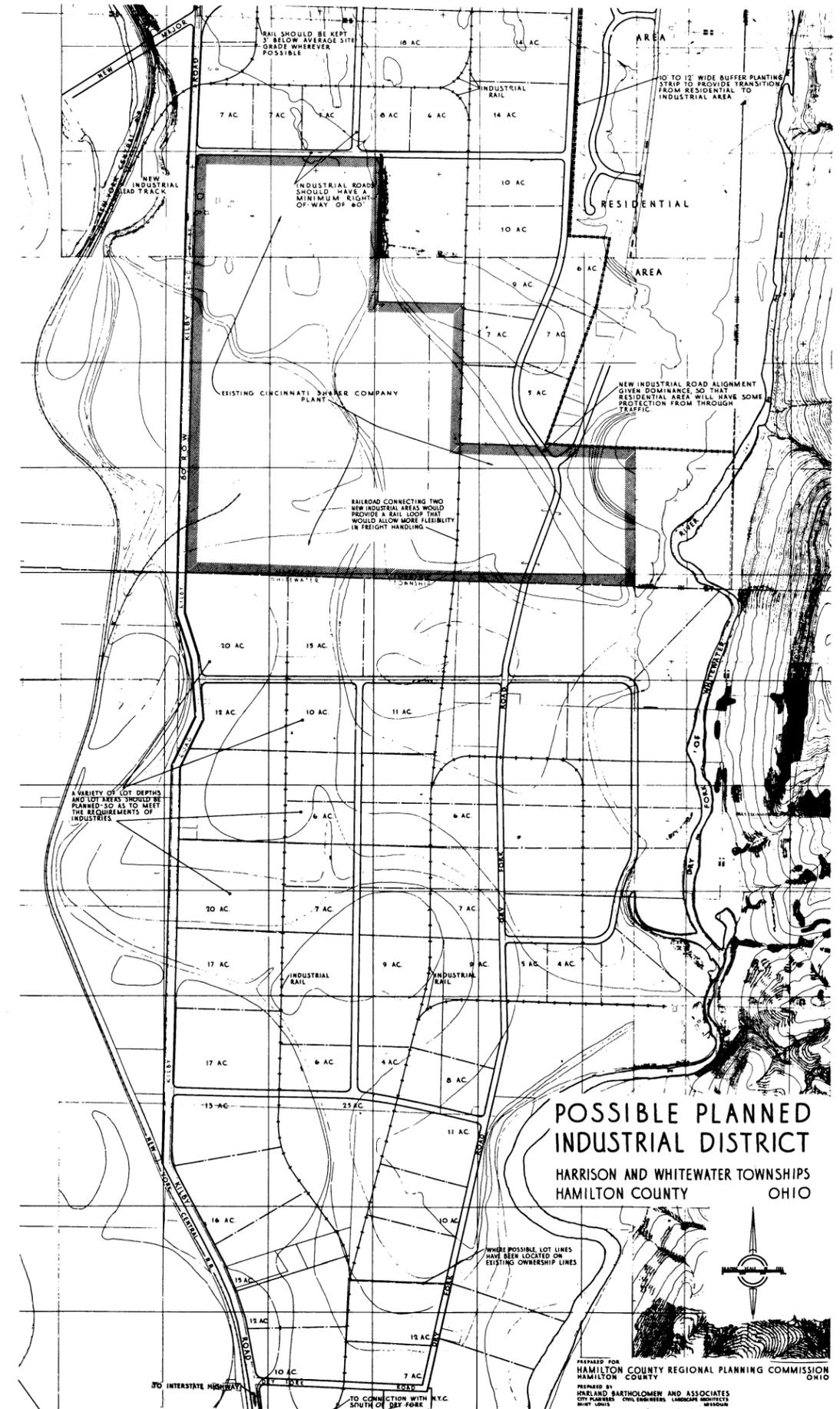
8. The terrace at Hooven and the vicinity of the Cincinnati Gas and Electric Company plant on the Ohio River should be placed in an industrial district.

Adequacy of Areas

Approximately 12,600 acres were devoted to industrial and railroad uses in 1960. Nearly one-third of the area (3,650 acres) was added between 1948 and 1960. The estimated need for 1990 is 22,400 acres. (See Table 8.) The land use plan designated 30,500 acres for industry. This is not overly generous as so many industries now demand very large sites to allow for expansion and because some of this land, for various reasons will not be used for industry.

Problems of Industrial Expansion

The major additions to the inventory of industrial lands (the Harrison and New Haven sites) are in townships of the county that do not have zoning. However, there is currently interest in zoning in both Crosby Township (New Haven site), and in the Harrison area. With the continued work on the Northwest Expressway, home building and subdividing activity is expected to increase. One subdivision plat has already been filed in the north end of the proposed industrial site which not only absorbs potential industrial ground but complicates access to the expressway. This land is ideally-suited to high-density residential development, and it is anticipated that this might predate industrial development and prejudice plans therefor. Zoning control is imperative and urgent.



The mere designation of an area for industrial use will not be enough to permit Hamilton County to compete effectively with other areas in adjacent counties. Industrial parks should be carefully designated to eliminate conflict between rail and street traffic, and to provide the maximum flexibility of lot sizes, and rail access to most of the lots. There must be a vigorous effort to make the limited industrial areas available and desirable for industry. Planned industrial districts are essential and a significant commitment of both public and private funds is indicated.

To illustrate the potentials of one of the proposed industrial areas a study was made of the Harrison-Whitewater district. (See Plate 13.)

Provision of an industrial district such as this with various sized lots and tracts available at reasonable cost and with assurance to industry of a satisfactory environment is essential to industrial expansion. Significant features of this plan are:

1. Major traffic flow in the area would ultimately be north-south over Kilby Road which makes connection with the Circle Freeway just south of the site and with the Northwest Freeway just north of the site via a proposed connection near Simpson Road.

2. Rail access would be provided to both the north and south end of the tract, allowing independent development of the extremes of the area. Rail service to the entire industrial subdivision parallels the major traffic flow and holds conflict to a minimum.

3. A range of lot sizes from 4 to 25 acres is shown. The arrangement would permit consolidation to provide optimum - sized parcels without adversely influencing the plan.

4. The road system would keep industrial traffic out of adjacent residential areas.

#### Residential Land Use

The areas for residential use are shown in three categories on the land use plan - (1) low density single-family (one acre or more per family), (2) all other single-family residences, and (3) predominately two-family and multiple-family districts. Within these areas, a wide range of dwelling types and densities would actually be provided for,

based on the topography, the feasibility and cost of utilities and services, and the appropriateness of the different areas for specific types of development. Thus, the densities would range from relatively high concentrations of units in central Cincinnati and along many of the major thoroughfares to rather spacious homesites on the rough terrain in western Delhi and Green Townships and in parts of Sycamore and Anderson Townships.

More specifically, the land use plan proposes:

1. A considerable concentration of multiple and two-family dwellings in much of Cincinnati, Norwood, St. Bernard, Cheviot and several other municipalities, especially along the Mill Creek Valley. The principal concentration of high-density areas would be in and around the Basin Area and extending up the Mill Creek Valley to Reading, Evendale and Lincoln Heights. Multiple dwellings in the medium-density range would extend from Cheviot, Price Hill and Fairmont on the west to Bond Hill, Madisonville and Mt. Lookout on the east. Smaller concentrations would be in somewhat more remote areas in Mt. Washington, Silverton and to lesser degree in Wyoming and North College Hill - Mt. Healthy. Significant concentrations of multiple dwellings would be near major employment centers where they are readily accessible from the Freeway System. The major new areas are adjacent to the Kenwood, Tri-County and proposed Hamilton Avenue shopping centers and adjoining industrial areas in Sharonville, Blue Ash, Woodlawn, Harrison and several others.

2. Single-family areas of medium to high densities would occupy most of the remainder of the residential districts, the exceptions being the areas of rough terrain which make utilities and services unduly costly. These single-family areas would range from small lot subdivisions on the limited amount of land which is gently rolling and completely serviceable with public facilities - and, consequently, suitable for this density to subdivisions of half-acre lots in more rugged terrain.

Areas already developed with single-family homes at average urban intensities (lots of 9,000 square feet or less) are found in many of the incorporated communities, such as Reading, Wyoming, Woodlawn, Greenhills, North College Hill, Mt. Healthy, and others, and in the Groesbeck area of Colerain Township. Additional development of this type should be accommodated in North Springfield, Colerain, Northern Symmes Township and in Harrison and Crosby Townships. Small areas

in Green, Anderson, and Sycamore Townships are suitable for this type of development also. Land adaptable for small lot (7,500 square feet or less) subdivisions is limited, but provision should be made for modest additions to development at this density in Anderson, Green and Delhi Townships. A major district of this type is recommended between the industrial areas in Harrison and Crosby Townships in the New Haven Trough.

Because of the rugged topography, somewhat larger lots (12,000 square feet or more) have been developed extensively in the county, as in Kenwood, Terrace Park, Wyoming, Glendale, Blue Ash and in the Hyde Park and Clifton areas of Cincinnati. This density of development is characteristic of sections where there is a reasonable amount of buildable area with considerable intrusion of steep slopes. Such area is generally found at the upper reaches of major drainageways, such as Taylor and Mill Creeks. Development at this density would be appropriate in a broad band extending from Delhi Hills into Green and Colerain Townships and in extensive areas adjacent to Winton Woods, Wyoming and Woodlawn and in Anderson Township.

There are few areas in the county where residences on lots of one-half acre or more are found in reasonably complete and extensive developments. Some of these are in Wyoming, Glendale and Montgomery. This density is most appropriate in areas of rough terrain in western Delhi and Green Townships and in Sycamore and Anderson Townships.

3. Development at the low density of one acre or larger lots may be classed as non-urban. This is characteristic of Indian Hill and much of Amberley, but the additions at this density proposed on the land use plan are mainly in the undeveloped parts of the county where the extremely rough terrain and predominantly deep, sharp valleys provide little buildable land. This land is expensive to service, and urban densities should be discouraged in such areas. Low-density residential use is proposed in an extensive belt along the Great Miami River Valley, as well as near the Indiana line and in part of Anderson Township.

#### Adequacy of Residential Areas

Anticipated county growth is estimated to require 61,500 acres of new residential development. (See Table 10) The following tabulation shows a quantitative analyses of the residential land use plan.

Estimated Acreage of Vacant and Usable Land  
by Residential Land Use Categories

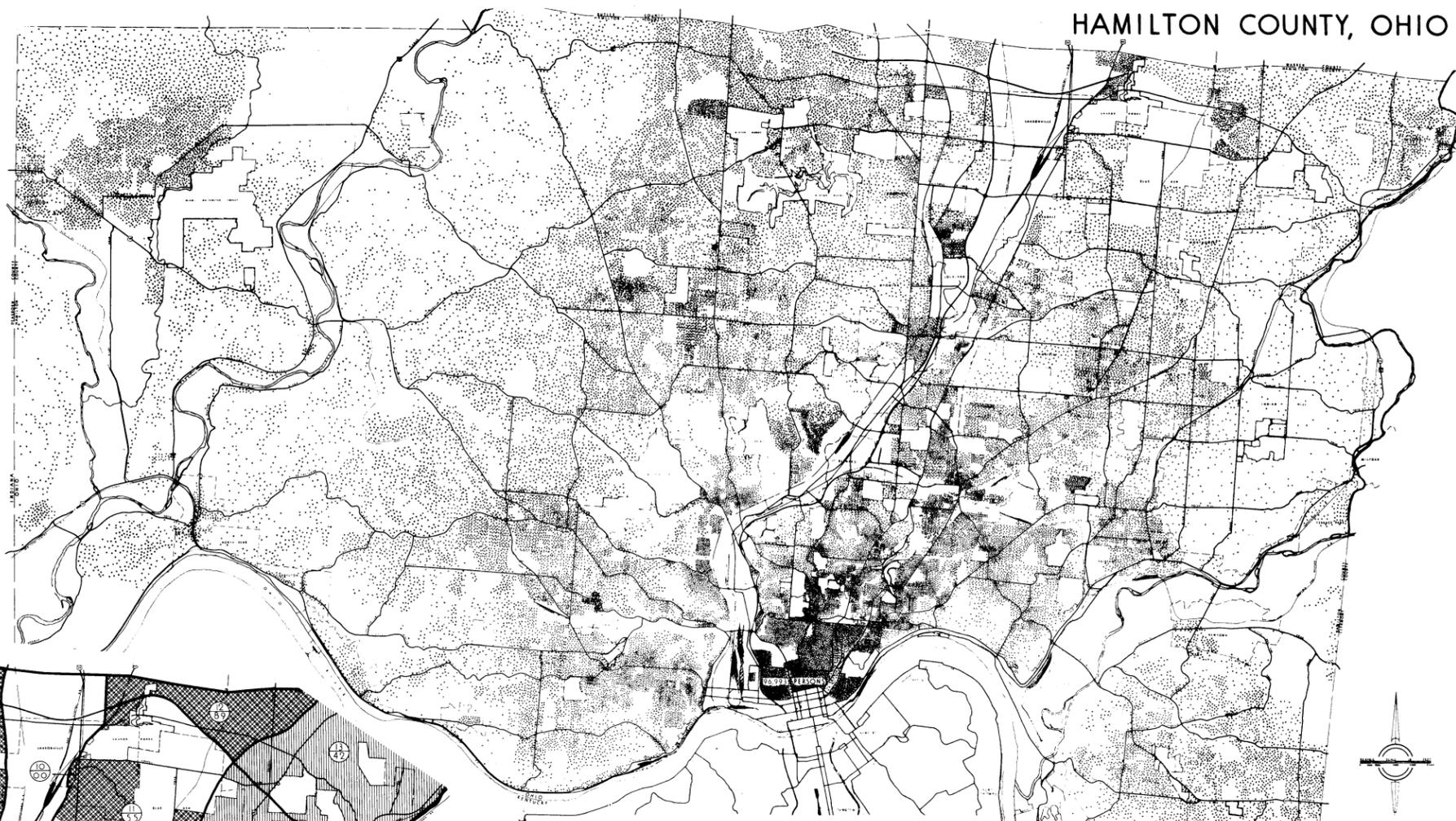
| <u>Category</u>                       | <u>Acres<br/>Proposed</u> | <u>Estimated<br/>Usable Area</u> | <u>Projected<br/>Requirement</u> |
|---------------------------------------|---------------------------|----------------------------------|----------------------------------|
| Low-density single-family             | 47,900                    | 23,500                           | 18,600                           |
| Medium-density<br>single-family       | 100,100                   | 42,100                           | 41,400                           |
| High-density two-family<br>& multiple | 25,100                    | 2,600                            | 1,500                            |

In preparing the above table, the amount of land allocated to each of the major categories of use on the land use plan was computed and from this was deducted the amount of land used in 1960 and the estimated acreage of unusable land - the area in slopes of 20 percent or more.

The estimated residential requirements for large lots are substantially met by the plan. Table 10 showed a future demand of 18,600 acres for lots of one acre or more; the above table shows nearly 48,000 acres designated for low-density residential use, of which a little less than one-half, or 23,500 acres, were vacant and usable in 1960.

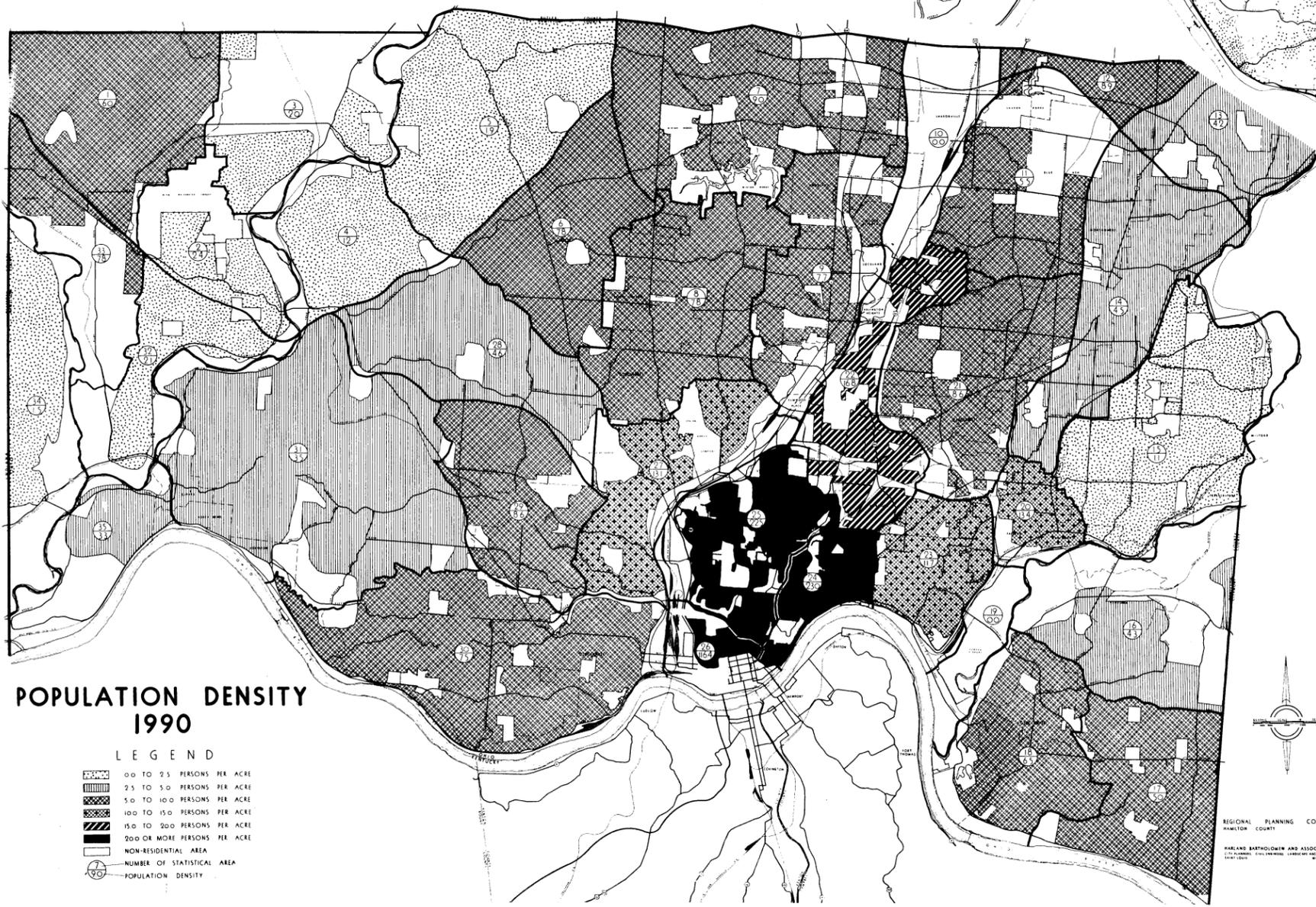
The provision for apartments and other rental housing is ample under the plan, the areas allocated being more than 50 percent greater than the estimated demand. Further, while only about one-third of the aggregate allotment of 25,000 acres is vacant and much of this is in areas of severe slope, the usable area of 2,600 acres that is left does not include existing uses which may eventually be replaced, particularly in some parts of Cincinnati, by new multiple dwellings of higher density.

The medium-density category encompasses a wide range of single family intensities, from small-lot subdivisions to the relatively spacious one-half acre lot development - about one-third of the estimated future need in the County is for acreage in the latter category. About 60 percent of the area allocated in the plan is presently vacant, and one-third or more of this is characterized by slopes of 20 percent or more, so that only 42,000 acres is available and usable. This is only slightly more than the estimated requirement, and emphasizes the importance of making the most effective use of the remaining developable area in the County.



**ESTIMATED  
POPULATION DISTRIBUTION 1990**  
ONE DOT REPRESENTS 25 PERSONS

REGIONAL PLANNING COMMISSION  
HAMILTON COUNTY, OHIO  
HARLAND BATHOLMEW AND ASSOCIATES  
1111 LAMAR, CINCINNATI, OHIO 45202



**POPULATION DENSITY  
1990**

- LEGEND
- 00 TO 25 PERSONS PER ACRE
  - 25 TO 50 PERSONS PER ACRE
  - 50 TO 100 PERSONS PER ACRE
  - 100 TO 150 PERSONS PER ACRE
  - 150 TO 200 PERSONS PER ACRE
  - 200 OR MORE PERSONS PER ACRE
  - NON-RESIDENTIAL AREA
  - NUMBER OF STATISTICAL AREA
  - POPULATION DENSITY

REGIONAL PLANNING COMMISSION  
HAMILTON COUNTY, OHIO  
HARLAND BATHOLMEW AND ASSOCIATES  
1111 LAMAR, CINCINNATI, OHIO 45202

Relation to Sewer and Water

There is quite extensive service by sanitary sewers in the Metropolitan Sewer District. However, there are parts of this district such as the Clough, Springfield and West Fork areas where additional sanitary facilities are needed. Preliminary plans for sewers for these districts together with the Three-Four-Five Mile, Taylor, Sycamore Creek, Muddy Creek, East Fork and Pleasant Run Watersheds have been prepared and economic feasibility indicated. In most instances, the upper reaches of these watersheds should be developed to lot areas of 12,000 square feet or less. Near the mouth of these drainageways, the terrain is deeper cut and land available for residential building is very limited. These areas should be held in lower densities. Sanitary facilities in the western part of the county have not been given detailed study, but the master plan for sanitary sewers indicates feasibility of sanitary systems in Howard, Lee and other smaller creek valleys tributary to the Dry Fork of the Whitewater. The highly developable land immediately adjacent to Dry Fork could be economically provided with public sanitary facilities, and the Master Sewer Plan assigns a high priority to construction of trunks and treatment facilities in this area.

Water supply is not a significant problem east of the Great Miami River. This area is effectively served as needed by the City of Cincinnati or by Cleves. Water should be no problem in the Whitewater Valley - a substantial underground supply from either the preglacial riverbed or the Great Miami River Valley should be adequate for the foreseeable future.

Distribution and Density of Population

Distribution. The map in the upper half of Plate 14 shows the estimated distribution of a population of 1,304,000 over the Hamilton County site predicated upon the foregoing concepts. The map reflects a continuation of the residential trend of 1948 to 1960 in filling in between the established communities. Population would be distributed over most of the buildable area of the county. The heavy concentration near the county line in North Springfield is anticipated because of both flat and readily adaptable land and the trend for development to move north into Butler County. Probably the most spectacular change would occur in the Harrison area where some 50,000 persons would be added to the population.

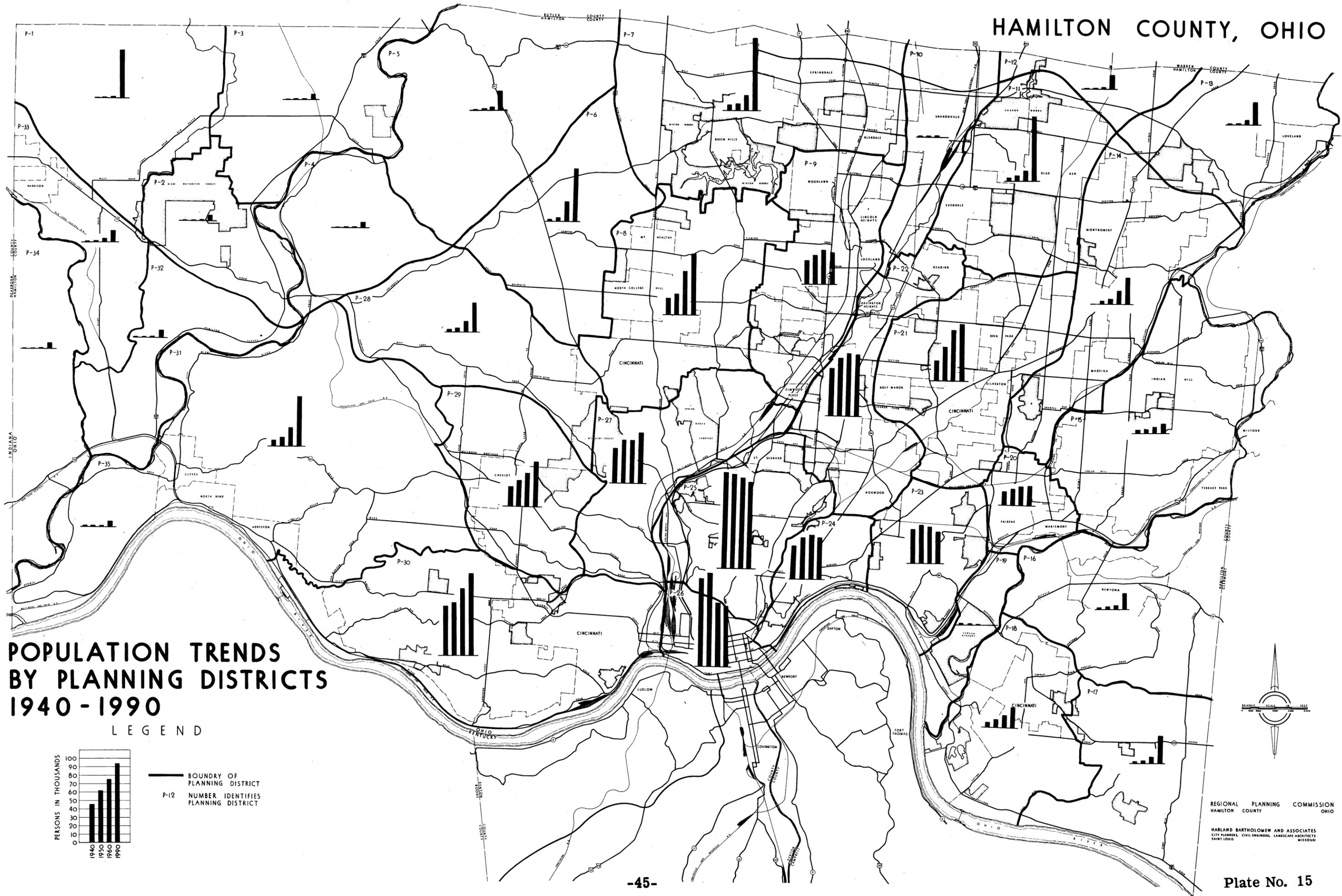
Population Change by Planning Districts. Plate 15 shows the population trends by major districts of the county. The first three bars show the population for 1940, 1950 and 1960; the last bar shows the anticipated 1990 population. Six districts in the central area show stability of population between 1960 and 1990 or they show losses resulting from clearance and future nonresidential use of existing residential areas as in the Basin and Carthage districts. Substantial increases are shown in most other districts east of the Great Miami. The plate indicates the large growth anticipated in Sycamore, Springfield, Colerain and Harrison Townships.

In general, the distribution of future population would be as follows:

| <u>Area</u>                      | <u>Popu-<br/>lation<br/>1960</u> | <u>Estimated<br/>Popu-<br/>lation<br/>1990</u> | <u>% of new<br/>Growth<br/>Accom-<br/>modated</u> |
|----------------------------------|----------------------------------|--|---|
| Cincinnati                       | 502,550                          | 497,575  | -   |
| All other municipalities         | 200,990*                         | 281,925  | 18.0  |
| <u>Unincorporated Areas</u>      |                                  |  |   |
| Springfield & Sycamore Townships | 42,990                           | 111,925  | 16.0  |
| Colerain-Green-Delhi-Miami       | 84,759                           | 231,400  | 33.0  |
| Anderson Township                | 15,500                           | 59,600   | 10.0  |
| Crosby-Whitewater & Harrison     | 5,994                            | 91,225   | 19.0  |
| All other unincorporated areas   | 11,338                           | 30,350   | 4.0   |

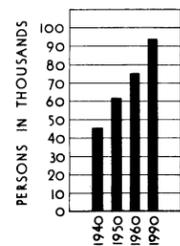
\* Includes 1960 population of Forest Park and Springdale incorporated after 1960 Census.

Density of Population. The lower half of Plate 14 shows the resulting density in various sections of the county. High densities would be maintained in the core area and the districts immediately to the north. The following tabulation shows that 54 percent of the county area would have a population density in excess of five persons to the acre. Only 18.6 percent of the population would be in areas having a density of less than five persons per acre.

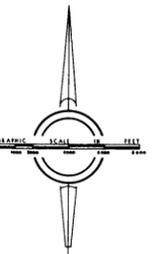


## POPULATION TRENDS BY PLANNING DISTRICTS 1940 - 1990

### LEGEND



— BOUNDARY OF PLANNING DISTRICT  
 P-12 NUMBER IDENTIFIES PLANNING DISTRICT



REGIONAL PLANNING COMMISSION  
 HAMILTON COUNTY OHIO

HARLAND BARTHOLOMEW AND ASSOCIATES  
 CITY PLANNERS, CIVIL ENGINEERS, LANDSCAPE ARCHITECTS  
 SAINT LOUIS MISSOURI

# APPLICATION OF THE COUNTY LAND USE PLAN AN AREA NEAR HARRISON, OHIO

1990 Population Density

| Density Classification<br>in persons per acre | Area    |            | Population |            |
|---|---------|------------|------------|------------|
|   | Acres   | Percentage | Number     | Percentage |
| 0.0 to 2.5                                    | 63,314  | 23.9       | 66,425     | 5.1        |
| 2.5 to 5.0                                    | 58,381  | 22.0       | 176,425    | 13.5       |
| 5.0 to 10.0                                   | 110,753 | 41.7       | 644,950    | 49.5       |
| 10.0 to 15.0                                  | 14,506  | 5.5        | 120,525    | 9.2        |
| 15.0 to 20.0                                  | 6,680   | 2.5        | 72,875     | 5.6        |
| Over 20.0                                     | 11,634  | 4.4        | 222,800    | 17.1       |
|   | 265,268 | 100.0      | 1,304,000  | 100.0      |

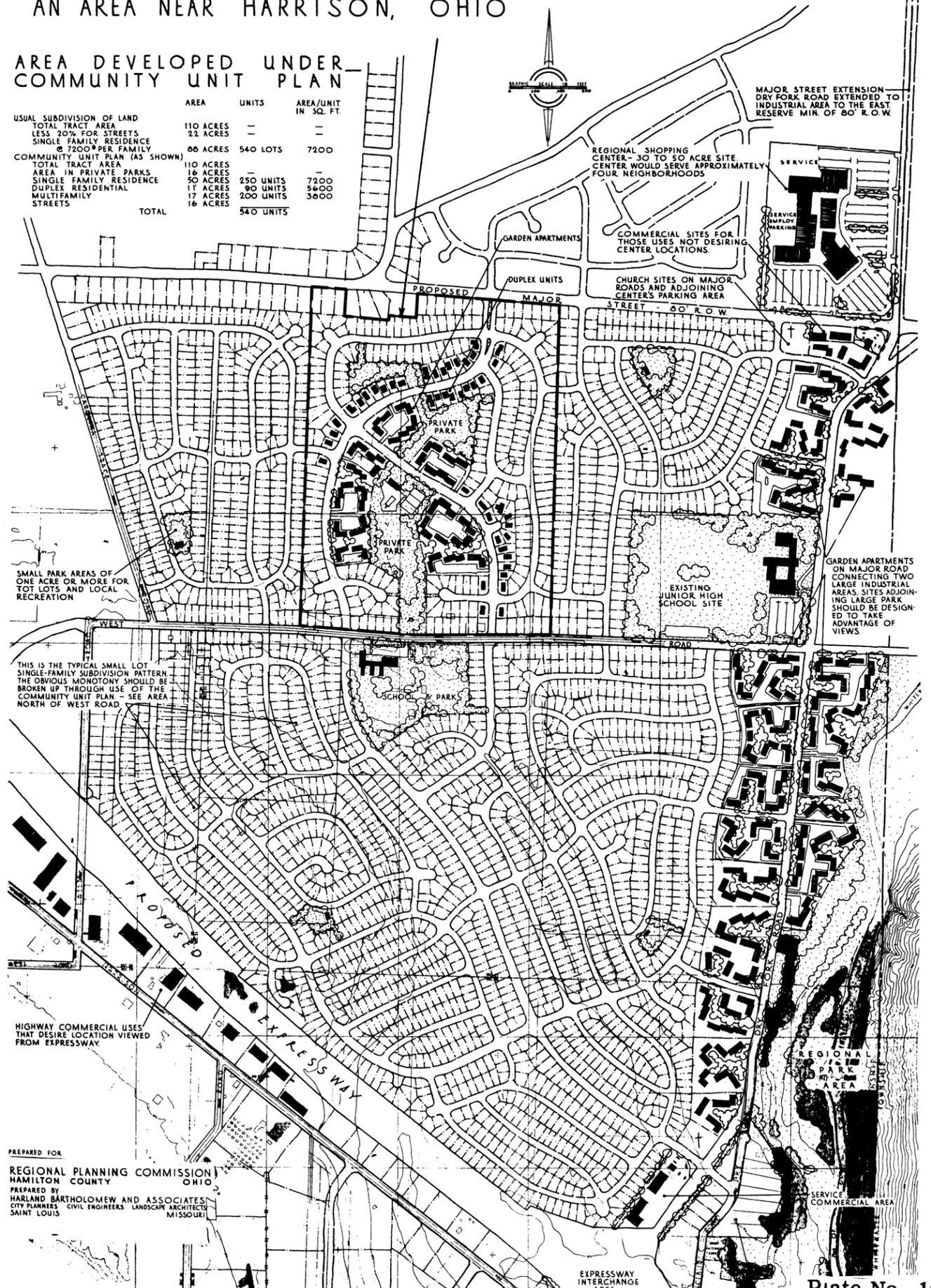
Neighborhood Organization and Arrangement. Many of the social, cultural and recreational activities of the population are focused on the residential neighborhood in which they live. It is the unit of the huge urban complex where the "human scale" of living is maintained. The neighborhood, its amenity and character, are of compelling importance to the individual. If he may have a thoroughly satisfactory place in which to live, efficient transportation to his work and good working conditions, he probably cares little what the overall land use pattern looks like. However, it is the overall land use pattern that established the controls that enable the other desirable amenities to be provided.

Ideally, the residential neighborhood should include about a square mile separated from other areas by changes in land use, railroads, rivers or other natural or man-made barriers. Heavy fast-moving traffic should be routed around such an area on major thoroughfares permitting the local streets to serve only as access to abutting property. A residential area of this magnitude should have a population of 5,000 to 8,000, of which about 12 percent would be of elementary school age and provide enrollment for the elementary school. The school, together with a small park of 10 to 20 acres should be the center of the neighborhood, and the street system should be arranged to make the site readily accessible from all parts of the neighborhood. This combined school and park site might also contain other facilities such as a library and function as a community center.

Shopping facilities are required to complete the range of local service. Such establishments should be provided at the intersection of major thoroughfares where they can conveniently serve three or four residential neighborhoods within a one-mile radius.

## AREA DEVELOPED UNDER COMMUNITY UNIT PLAN

| USUAL SUBDIVISION OF LAND                 | AREA      | UNITS     | AREA/UNIT<br>IN SQ. FT. |
|---|-----------|-----------|-------------------------|
| TOTAL TRACT AREA                          | 110 ACRES | -         | -                       |
| LESS 20% FOR STREETS                      | 22 ACRES  | -         | -                       |
| SINGLE FAMILY RESIDENCE @ 7200 PER FAMILY | 88 ACRES  | 540 LOTS  | 7200                    |
| COMMUNITY UNIT PLAN (AS SHOWN)            | 110 ACRES | -         | -                       |
| TOTAL TRACT AREA                          | 110 ACRES | -         | -                       |
| AREA IN PRIVATE PARKS                     | 16 ACRES  | -         | -                       |
| SINGLE FAMILY RESIDENCE                   | 50 ACRES  | 250 UNITS | 7200                    |
| DUPLEX RESIDENTIAL                        | 17 ACRES  | 90 UNITS  | 5600                    |
| MULTIFAMILY STREETS                       | 17 ACRES  | 200 UNITS | 3600                    |
| TOTAL                                     | 110 ACRES | 540 UNITS | -                       |



PREPARED FOR  
REGIONAL PLANNING COMMISSION  
HAMILTON COUNTY OHIO  
PREPARED BY  
HARLAND BARTHOLOMEW AND ASSOCIATES  
CITY PLANNERS CIVIL ENGINEERS LANDSCAPE ARCHITECTS  
SAINT LOUIS MISSOURI



Plate 16 is a plan for an area near Harrison, Ohio, which lies north of the Northwest Expressway (I-74) and immediately west of Miami-Whitewater Forest. The plan embodies all of the elements discussed above and it is an example of a self-contained residential neighborhood. The site is bounded by three major streets and an expressway, and a large shopping facility is provided at the intersection of two of these thoroughfares.

The neighborhood would contain an interesting variety of housing types. In accordance with the general land use plan, multiple dwellings have been shown along Dry Fork Road between the expressway and the regional shopping center. The apartments would be adjacent to the park and would generally be arranged around courts oriented to the park.

Between West Fork Road and the expressway, a single-family residential development is shown. Two small park areas and the combined school and neighborhood park would be provided. The street pattern would create a series of super blocks within which a very cohesive and intimate pattern could be maintained. This would provide very satisfactory living conditions under normal subdividing practice. Much of the northern half of this neighborhood has been planned in a similar manner. The central part, however, would make use of a "community unit plan" - a mechanism in the zoning resolution of Hamilton County which permits some latitude from rigid adherence to lot sizes while preserving overall density standards. The community unit plan would permit the developer to introduce a variety of residential structures, to better organize the use of the site and to provide park and open space without sacrificing the number of units to be accommodated. In the example shown on the plan, the developer might have 540 lots or dwelling units in the subject area under normal subdivision practice. Rather than single-family use throughout, 200 apartment units would be placed in the center of the tract flanked by 90 units in two-family structures and 250 single-family units. This would permit the dedication of 16 acres of private park through the center of the development, and the street area would be reduced as a consequence by 20 percent. By providing both open space and variety of building types, the neighborhood would be greatly improved.

A basic problem in Hamilton County is the proper subdivision and development of steep topography. To date, local developers have shown very little imagination or ingenuity in treating such areas. Plate 17 shows a subdivision for terrain that has deep ravines and a relatively

small amount of readily adaptable land. The pattern of adjacent existing subdivisions also shown on the plate is typical of subdivisions in such areas providing lots with excessive depth, some which are bisected by drainage courses, and others located in the bottom of drainageways where flooding and damage will be inevitable. Undesirable conditions are built into these residential areas at the outset.

Steep land of this type, as shown on the plan, should be subdivided with special attention to the retention of open drainageways, the minimum number of crossings of the ravines, and a street pattern which allows adequate circulation. The "community unit plan" procedure would be used to deal with this area. Under conventional zoning, 472 units would be permitted on the 176 acre tract. On this type of terrain, as seen in the platting near the commercial center, most lots have an 80 foot frontage. Similarly, in the single-family portion of the community unit plan frontages on this order are provided. Under normal platting procedures with single-family units used exclusively, only a portion of the permitted number of lots actually could be obtained. The proposed plan would utilize the better part of the land for garden apartment and single-family units and then devote approximately one-quarter of the acreage to public lands along the drainage areas. These could be used as walkways to schools and parks. Maintenance of such areas in open public use is much less expensive than providing them with an enclosed storm sewer system.

A developer seeking to utilize the community unit approach must submit his development plan to the Regional Planning Commission. The function of the commission is to see that good subdivision practice and land use planning have been applied, that proper street connections are made and other necessary planning features are recognized. A public hearing will then be held by the commission, and upon their approval, the plan is transmitted to the county commissioners for final approval.

An equally important problem is the subdivision and development of by-passed areas. As the "wave" of urbanization passes over the countryside, only the easily-developed lands are first used. Being a relatively old area, land has been divided into quite small holdings in Hamilton County. There are few large holdings. This results in inefficient, haphazard residential growth. (See Plate 17) While careful attention is now given to street connections in the platting procedure, the fact that an odd-shaped remnant of the size shown on the plat has been surrounded by subdivisions testifies to the need for very careful

and comprehensive planning of such areas to guide new development as it occurs. The plan here shown adheres closely to existing property lines, although there is an example near the Cheviot commercial area of the resubdivision of excessively deep lots. The plan places emphasis upon the maintenance of drainage easements and a good circulatory system. Considerable attention to the proper utilization of such areas must be given by the Regional Planning Commission and its staff which must provide initiative and leadership if these problems are to be solved.

#### Control of Land Subdivision

The state law provides that all cities and villages may adopt regulations to control the subdivision of land within their corporate areas, and Hamilton County, through the Regional Planning Commission, is authorized to exercise subdivision control in all of the unincorporated areas.

The subdivision regulations now in force in the county were adopted in 1955. These regulations have been adopted by some of the cities and villages, and the Regional Planning Commission staff acts in behalf of some of these municipalities in reviewing plats. Upon working out all details of planning, improvement and content of subdivisions submitted, the staff of the commission refers the plats to the approving authority for action.

Platting Regulations. The regulations adopted by the Board of County Commissioners in 1955 have done much to bring about rational subdivision of land in the county. While these regulations are sound, there are critical areas in which they are inadequate.

#### 1. General Requirements

- a. The right-of-way which can be required of a subdivider for a motorway is presently limited to 80 feet. The growing demand for multi-lane trafficways requires that provision should be made for reserving 100 to 120 feet for the more important major streets, as shown on the motorways plan. The provisions of the wider right-of-way benefits the subdivision as well as the community as a whole because the area's accessibility and communication with other parts of the community are thereby improved.

- b. There are several paragraphs stating specific requirements which are so modified or qualified as to be of little value. The variance clause in the regulations (Section VI) places adequate power at the commission's disposal for making variations from the strict letter of the regulation where an unusual and difficult situation is at hand.

#### 2. Dimensional Standards

- a. Cul-de-sac streets should provide a circular turnaround having a minimum diameter at the right-of-way line of 100 feet rather than the present 80 feet.
- b. Where utilities are placed in easements six feet should be dedicated to the easement on each side of centerline rather than four.
- c. The cul-de-sac street improvement should terminate in a turnaround with a minimum outside radius of 40 feet rather than 27.5 feet.
- d. Street pavements should be 36 feet wide on important neighborhood or collector streets and on streets serving apartment development.
- e. Open space other than streets. This section of the regulations is weak and gives the public agencies inadequate opportunity to act. Where the area being subdivided includes lands to be used for parks or schools or other open spaces as shown in Master Plan of Hamilton County, the subdivider should be required to reserve the locations of such areas on the subdivision plat and grant a reasonable time to negotiate the purchase of such lands or easements by the appropriate public agency at the value prior to subdividing plus one-half the cost of grading and surfacing of the portions of any streets that are contiguous to the site.

The necessary protection of the public interest could be accomplished in a two-step procedure which would minimize the inconvenience to the subdivider. Upon

ascertaining that a part of his tract is involved in planned open spaces, the subdivider should notify the appropriate public authority of his interest to subdivide. Said authority will indicate in writing its interest in the property and commitment thereto as soon as possible. A lack of positive interest within a period of two months would permit the subdivider to proceed. A stated positive interest by the said authority would forestall subdivision of that part of the property to be acquired for a period of twelve months after such notice of interest was received by the subdivider in order for the public agency to take necessary steps for its acquisition. Failure of action to acquire within the 12-month period would permit the subdivider to proceed, and require the public agency to pay a penalty of six percent of the market value of the land to cover the loss to the subdivider of withholding the land from development during that period.

The ready availability of parks and schools is both a requisite and an asset in each residential neighborhood, increasing the livability and attraction of the areas and consequently the property values. The subdivider should therefore be required to deposit, prior to approval of the final plat, or to issuance of building permits (where arrangements are made to defer payment to the latter-time) the sum of \$75.00 for each residential lot created. These sums should be placed in a special "Land Purchase Fund" and used for the purchase of sites for parks and schools, as proposed in his neighborhood on the official Master Plan. This cannot be accomplished by counties under present Ohio Statutes, however, and new legislation is needed and should be sought for the purpose.

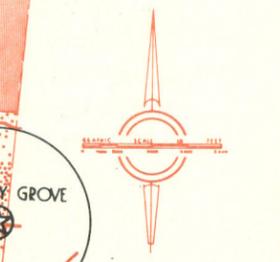
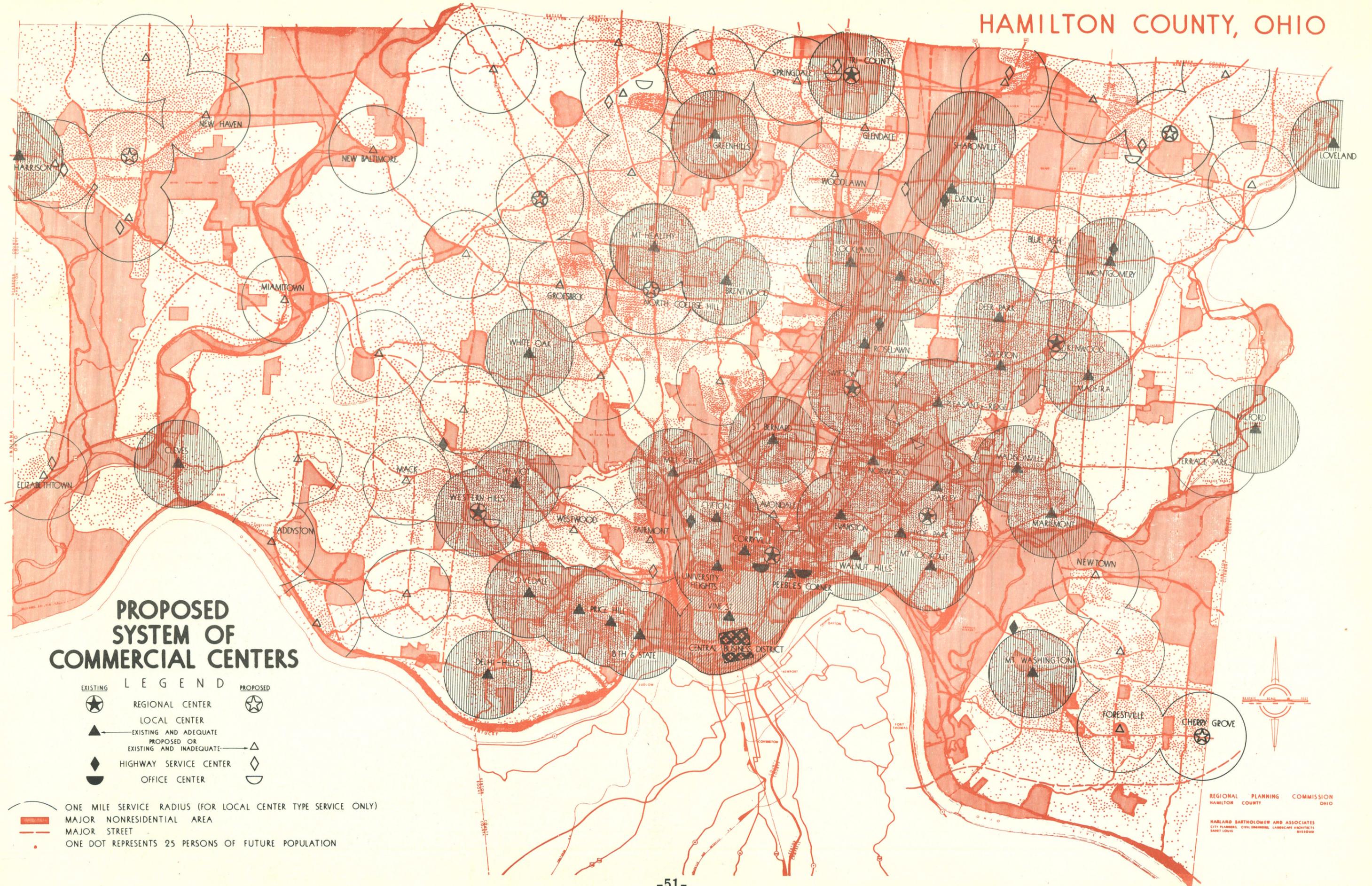
- f. Drainage easements in keeping with flow-way requirements should be dedicated in all drainageways to prevent structures being placed therein. The Federal Housing Administration has long advocated such a procedure in the county, but the county has been unwilling to accept such easements. The recent report of Larson, McKinney and Miller on Flood Conditions in the Groesbeck Area indicates the unmanageable nature of this growing problem if the county does not take action in this general direction.

A comprehensive study of drainageways and their appropriate treatment in the county is expected to be undertaken with Federal assistance in 1964.

Subdivision Design. Under conditions of relatively flat open land consideration of the problems surrounding each parcel to be subdivided has led to acceptable land subdivision practices. With the growing scarcity of this type of land and necessity for utilizing the rougher terrain, careful and comprehensive design must be undertaken to effectively utilize the land. It would be desirable for preliminary plans to be prepared for all of the areas to be developed for residential use in the future in a manner similar to that shown in the three examples above described.

#### SWIFTON AND SURROUNDING AREAS





REGIONAL PLANNING COMMISSION  
HAMILTON COUNTY OHIO

HARLAND BARTHOLOMEW AND ASSOCIATES  
CITY PLANNING, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE  
ST. LOUIS

## Commercial Land Use

Commercial uses are anticipated to require 5,000 acres by 1990. (See Table 8) The land use plan shows a greater area (7,200 acres). This somewhat larger amount results primarily from extensive street frontage already committed to commercial use by intermittent retail and service establishments scattered among residential uses.

### Specific Types of Commercial Areas and Their Characteristics

Five types of commercial areas and their location on the ground are proposed on the Commercial Land Use Plan. (Plate 18.)

The Central Business District of Cincinnati. This is the dominant element of the commercial land use plan. Within a relatively small area is contained the major portion of the office space, governmental space, and central amusement facilities. It is the dominant retail district of the metropolitan area providing a very wide range of retail establishments permitting comparison shopping. Little change is anticipated in the size and form of this district in the future.

The Regional Centers. The complete dominance of the central retail activity has been challenged in recent years by the regional center which provides a broad range of facilities including banking, amusement, department stores, convenience goods, and shopper goods. These centers typically contain in excess of 250,000 square feet of retail floor area, generous amounts of parking and occupy sites of 30 to 70 acres. Their major emphasis is on shopper goods serving an area of three to five miles; however, they also provide for the daily needs of persons within a one mile radius. Two-thirds to three-fourths of the floor area is devoted to the shopper facilities, furniture, apparel household appliances, etc. One or more department stores are the principal feature of the centers of this type. Investigation of market analyses for several centers indicates that shopper goods expenditures of 5,500 families with a median income of \$6,000 is required to support 100,000 square feet of shopper goods floor space. At a density of nine persons to the acre, it would take the population of a ten-square mile area (57,600) to support 350,000 square feet of such space. The plan shows six existing regional centers located within the more densely populated areas. Two other centers (currently in the planning stage) are proposed for North College Hill and at Colerain and Springdale. Additional centers would be located near Montgomery Circle Freeway,

in Cherry Grove and Harrison Township. The regional centers are spaced generally at four to six-mile intervals, maintaining a substantial primary trade area around each.

Local Centers. The plan shows a series of local shopping centers and a one-mile service radius therefrom. These centers should provide for all of the daily needs of the abutting population. A minimum satisfactory array of retail and service establishments should include barber and beauty shop, bank, grocery, drug, hardware, dry cleaner and filling station. Investigation of market analyses for local shopping centers indicate the total convenience goods expenditure of 6,600 families to support 100,000 square feet of this type of floor area. Thus, an exclusive service radius of one mile with a population density of ten persons per acre is required for each such center. The plan shows 40 established centers having a satisfactory range of facilities and 38 other centers which are either established but without a sufficient range of facilities or proposed for new locations. The wider separation of such local centers in the west part of the county is due to lower population density.

Office Centers. A relatively recent type of commercial center is the office group that has moved out of the congested central area and concentrated in considerable number in areas like Victory Parkway and William Howard Taft. The requirements of this type of center are not well established. Accessibility to good traffic arteries, ample sites for parking and landscaping, and relation to other business activities seem to be some of the basic characteristics. The plan shows the location of two existing office centers and proposes five other locations, four of these adjacent to or near regional centers. Three of these are located adjacent to the Circle Freeway.

Highway Service Centers. Another commercial type which has recent origin is the Highway Service Center. This is a complex of filling stations, garages, restaurants and motels that service primarily interstate traffic. The plan shows the locations of four existing centers of this type, for example, Reading Road south of Galbraith, and proposes nine new centers located in conjunction with the interstate highway system and usually at locations convenient to existing or proposed industrial areas.

### Public and Semi-Public Uses

Previous estimates have shown the future need for some 33,700 acres of land devoted to public, semi-public and recreational uses.

The land use plan has included flood plains and drainageways in this group and has shown about 54,700 acres in these classifications.

In the presently developed part of the county, the plan shows primarily existing public and institutional uses. Few modifications are proposed. The major ones are the extension of the site for the University of Cincinnati in conformance with their campus plan, and the conversion of a significant part of the riverfront to a public use area in accord with recent core area plans. In the exterior areas, several new institutional sites have been shown particularly along the Great Miami River.

A major increase in the number of parks and other reservations to augment the institutional pattern of open space within the urban pattern is proposed. The enlargement of Fort Hill Park and two new regional parks are proposed. The first of the new parks is in Miami and Green Townships overlooking Addyston and the second is in Anderson Township near Newtown. A number of major parks of about 100 acres in size are proposed. These are located at the immediate periphery of present urban growth and supplement the present inadequate number and distribution of such facilities. Another major feature of the open space pattern proposed is the drainage easements. While the primary purpose of the easements is to provide for the unimpeded run-off of storm water, they will have the important secondary function of providing greenbelts or fringes which penetrate the urban fabric. The plan also proposes the retention of the flood plain in essentially nonurban uses which will also add to the open character of development.

Institutional and recreational uses have made greater utility of areas of excessive slope than other urban uses. The rough terrain contributes much to the character of parks and such facilities can be planned not only around deep ravines or bluffs but to take advantage of them. Similarly the institutional use can utilize this type of terrain effectively, placing building groups on major prominences and allowing the largely unmaintained forested areas to provide a setting or isolation. The site of the College of Mt. St. Joseph overlooking the Ohio is an excellent example. The plan has shown a number of similar sites for future institutional uses. The other major use made of the heavy slope areas is for spacious residential development.

Several major urban uses now exist in the flood plains. The largest of these are the Gulf Refinery at Hooven and the Lunken Airport

and Playfield at Columbia. Both of these uses exist by virtue of extensive dikes, and each tends to restrict the flow of flood water in the river valley. A continued impairment of the carrying capacity could only lead to floods and ultimate costly flood control projects. The flood plain is needed to provide extra capacity for storage as well as flow of storm

ARLINGTON HEIGHTS



water. Temporary storage of flood waters is also a significant factor in recharge of the underground water supply. It becomes very important to maintain the flood plain for these purposes. Another significant use of the flood plain is for various types of Recreation. Extensive private parks, fair and carnival grounds, fishing lakes, and picnicking facilities are, or can be, provided. These uses do not involve major structures and can be so placed as not to impede the flow of flood water. This is the type of use which should be encouraged within these areas.