



NORTH COLLEGE HILL



2043

A PLAN FOR OUR FUTURE

COMPREHENSIVE PLAN
2023 UPDATE



PREPARED FOR:

The City of North College Hill



PREPARED BY:

Urban Fast Forward
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North College Hill Schools
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INTRODUCTION

INTRODUCTION
EXISTING CONDITIONS SUMMARY
PUBLIC ENGAGEMENT
NORTH COLLEGE HILL 2043

INTRODUCTION

A comprehensive plan is the foundational document for a city's long-term planning and zoning. It lays out the vision for future land use and physical elements of the area for the next 20 years. North College Hill's comprehensive plan was last updated in 2008. The process to update and renew the Comprehensive Plan began in December of 2021.

To plan for North College Hill's future, the planning team needed to learn more about the city's past and present. To do that, we sought input from residents, business owners, and other stakeholders. We asked what they love about their city, what they want to see changed, and what they envisioned for the future. This plan is the culmination of 18 months of conversations with North College Hill's engaged citizenry and leadership.

The recommendations set forth in this plan are divided into seven themes:

1. Community Building
2. Commerce
3. Housing
4. Transportation
5. Policy and Zoning
6. Resiliency and Sustainability
7. Civic Capacity

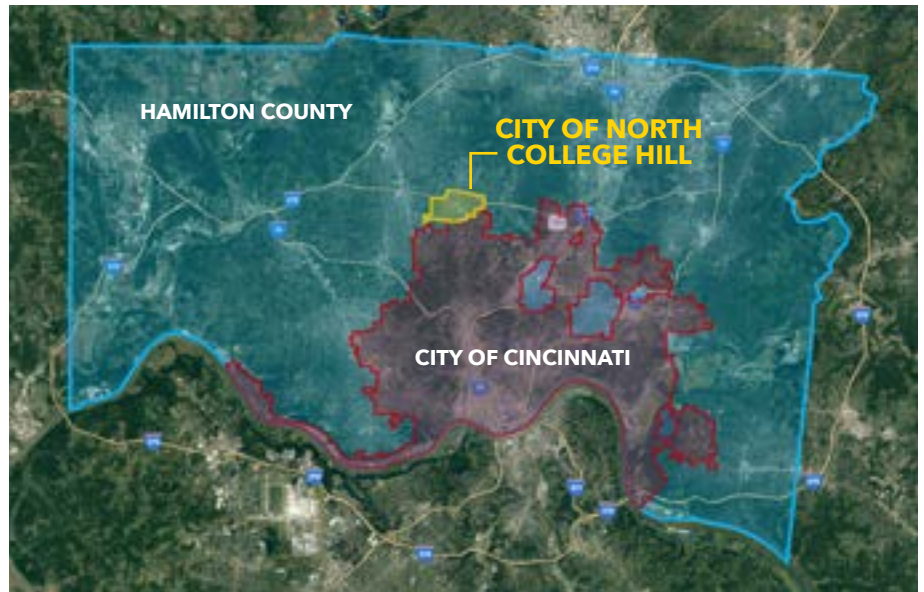
This document is designed to be used as a road-map for City leadership to chart North College Hill's path forward. Not all recommendations laid out will be accomplished in the next three to five years. Some may not ever come to fruition. It is up to the City and its residents to decide what North College Hill should pursue but this comprehensive plan will provide a foundation. An implementation section on page [81](#) is designed to guide the enactment of each of the recommendations.



History and Overview

Located just north of Cincinnati, Ohio, the City of North College Hill was first incorporated in 1941 with just over 5,000 residents. The post-World War II baby boom quickly saw this population increase to 12,000 residents. While the city's population has declined to just shy of 10,000, the physical size of the community has remained stable at approximately two square miles. Like many suburbs in America, North College Hill has become more racially diverse, with an increasing number of black residents leading the change. The city is now a majority-minority community.

North College Hill is a "First Suburb" meaning it is a mature community built on historic streetcar and regional rail lines. It is located on the first ring surrounding the larger City of Cincinnati. First Suburb communities, and North College Hill in particular, offer to residents and businesses unique opportunities such as easy access to amenities throughout the Greater Cincinnati Area, a well built and affordable housing stock, an established downtown



business district, and a compact and walkable city. The City also boasts a golf course through the Clovernook Country Club, a City public school system that has recently undergone reinvestment in facilities and services, and convenient access via Ronald Reagan Cross County Highway to major roads and the interstate system. It is also home to Clovernook Center for the Blind, one of two regional centers for helping the visually impaired and the largest publisher of braille by volume in the world.



Hamilton Avenue and Galbraith Road intersection in the 1950's.
Source: North College Hill Historical Society



City pool in the 1950's.
Source: North College Hill Historical Society

EXISTING CONDITIONS DATA SUMMARY

Population Growth

Since reaching a peak population in 1970 at 12,363, the overall population of North College Hill has gradually declined with a slight rebound reported in the 2020 Census. As of the 2020 Census the population is 9,310.

Age Distribution

The median age of North College Hill residents has increased in two of three past decades with a recent drop in age as of 2020. In 2000, the median age was 36.6 years, which increased to 38.2 years by the 2010 ACS 5-year estimate but declined to 32.6 years by 2020.

Race and Ethnicity

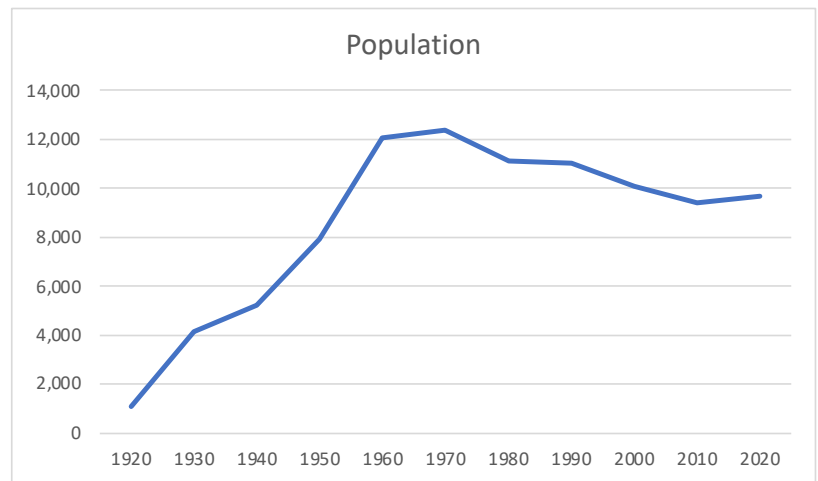
North College Hill has become more racially and ethnically diverse over the past few decades. As of 2020, the white population had declined to 32.99%, and the black or African American population had increased to 58.57%. Hispanic or Latino of any race increased to 2.5% of the population. Rounding out the numbers, 0.35% Native American, 0.71% Asian, 0.001% Pacific Islander, 1.3% from other races, and 6% from two or more races in the City.

Educational Attainment

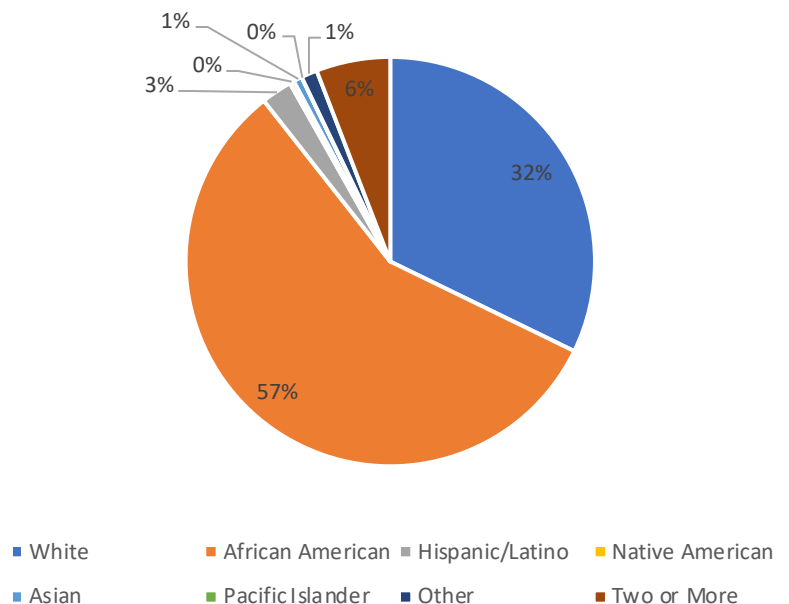
Educational attainment has increased among North College Hill residents over the past three decades. In 2020, that number of residents with a bachelor's degree or higher rose to 19.2% of the adult population. The percentage of residents with a high school diploma or equivalent has remained relatively stable over this period between 35.4% and 37%.

Household Income

The median household income in North College Hill has increased over the past thirty years. In 2000, the median household income was \$37,763. By 2010, this had increased to \$41,429. In 2020, the Median Income was \$49,564.



North College Hill - Race
2020 Census



PUBLIC ENGAGEMENT PROCESS SUMMARY

Public input is key to effective community planning. An eight-person steering committee guided the planning process, meeting monthly to provide input on plan development and public engagement efforts, which unfolded in three phases.

Workshop #1 took place over the course of several months in spring of 2022. The planning team met with City administration and other connected stakeholders in a series of interviews to learn more about how the City operates and issues of concern.

Discussions were held around assets, challenges, and opportunities within the City. The team used developed visual preference boards to gauge desires around different types of housing, street improvements, and public gathering spaces. We also brought large maps of the City for stakeholders to make place-based comments.

In addition to in-person meetings held throughout the spring, the planning team developed an online survey to gather input from additional voices 130 people responded to this survey, 80% of whom are residents of North College Hill.

In total, there were over 200 conversations and responses from stakeholders during Workshop #1.



After completion of the first workshop, the planning team spent time developing preliminary recommendations and accompanying visuals. Once complete, these ideas were shared with stakeholders in a second phase of public engagement.

Workshop #2 consisted of one-on-one meetings with stakeholders, landlord interviews, an online survey, and a large open house event, resulting in over 200 additional inputs.

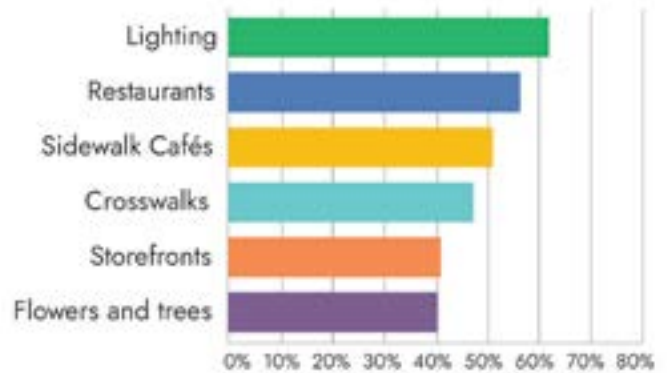
The online survey for Workshop #2 launched shortly after the October Open House and closely matched the paper survey distributed at that engagement. On this survey, users could view visuals that accompanied recommendations and respond to related questions as well as give general feedback. The survey remained open through March 2023 and in total received 117 responses.

Workshop #3 was held in Spring of 2023 as a presentation of the Comprehensive Plan's key recommendations. The planning team hosted a plan presentation and discussion for City Council and CIC members in April to provide an opportunity for feedback before the public meeting.

This public presentation was held on May 11, 2023, in the Elementary School cafeteria and attracted over 50 attendees. Upon exiting the workshop, attendees were encouraged to sign up for information on becoming civically involved via the Neighborhood Association, volunteering at community events, and serving on boards and commissions. Many did so.



What street and sidewalk elements are most important for the Galbraith Road Business District?



NORTH COLLEGE HILL 2043

North College Hill is a **diverse** and **affordable** city located in **comfortable** proximity to **jobs, parks,** and **housing choices** for every family. The **town square** is a popular gathering place where **kids play** as parents **visit with neighbors**. Patrons of the **historic** Galbraith Road business district can find **shops, restaurants, bakeries,** and **children walking to school**. Goodman Avenue is another hub of pedestrian-scaled **retailers** with offices for **co-working, technology,** and **research**. **Bike paths** link to **hilltop** neighborhoods nearby and **transit** connections allow **car-free commuting**. Citizens and community organizations, including a national leader in **services for the visually impaired**, work hand in hand with City leadership to ensure a **progressive and welcoming** city.



COMMUNITY BUILDING

CIVIC FACILITIES
PARKS AND PUBLIC SPACES

CIVIC FACILITIES

Problem Statement: Town squares act as living rooms for communities. They are a place to play, advocate, gather and reflect. During engagement and analysis, the most resounding comment was that North College Hill lacks this essential nexus. The city does not have a central gathering space to host city events and bring residents together. Civic facilities are deteriorated and in need of new structures and better locations. The Galbraith Road business district needs increased development and activity to support new and existing businesses.

A plan is not an outcome. Change is an outcome but one that generally begins with a roadmap. Many municipalities fall into the habit of deciding what works best for the next budget or election cycle. Short-term decision-making drives priorities instead of consistent planning for growth. The easy answer is to grab at the low hanging fruit.

Unfortunately, low-hanging fruit is sometimes spoiled.

From City Hall to the shuttered senior center and historical society, North College Hill has too frequently re-purposed unsuitable space to house civic uses.

Parks, a real source of pride for citizens, have variable maintenance standards.

There are obvious lacks in amenities and opportunities for citizens to connect – with their leadership and with each other. Service to both the oldest and youngest is spotty. Public gathering places – and the connections they engender – are missing.

Too many facilities and assets are either not available or don't function well. Costly and/or poor maintenance provides ample fodder for detractors, and degrades civic pride.

For real improvement to occur, the temptation to default to the easy should be avoided. North College Hill should instead embark on a long-term program to develop and maintain facilities and public assets which are purpose designed, durable and which help re-establish civic pride.



CREATE A CIVIC SQUARE

Issues:

- The City does not have a central gathering space to host City events and bring residents together. This deficiency signals a lack of pride and cohesiveness to citizens.
- Civic facilities are deteriorated, in need of new structures and better locations. The current condition of City Hall, for example, is regarded as a negative to the city's image and a discouragement to civic participation.
- The Galbraith Road Business District needs increased development and activity.

Plan:

- Create a Civic Square incorporating a mix of uses
 - » City Hall
 - » Community Center
 - » Recreation Center
 - » Historical Society
 - » Great Lawn
- Retail/residential adjacent
- Ideally not less than 2 acres
- Located in the Galbraith Road Business District
- Suitable to host large events (shown is 2.5 acres)
- Bordered by public streets on at least 3 sides
- Potential for new-build/renovations on private property
- Ample on-street parking
- Facility for food trucks
- Programmable open space
- Amenities such as amphitheater, benches, fountain/spray ground, play equipment, measured walking and art



Responsible Entity:

- The CIC
- City government to provide support
 - » Public finance tools
 - » Citizen engagement
 - » Entitlements
 - » Tenancy





Illustration of the proposed Civic Square and its adjacent uses.



PROGRAM THE SQUARE

- Site should be continually lively
 - » Dedicated staffing may be required
 - » Part time to start
 - Programming, management and marketing responsibilities
- Year-round schedule
 - » Public Holidays
 - » School's Out Festival
 - » Car rallies
 - » Touch-a-truck
 - » Food truck Fridays
 - » Festivals, concerts, sidewalk sales and other to attract diverse attendance
- Rent space for private events
- Designated Outdoor Refreshment Area (DORA)
- A 4-season park, with year-round plantings

Responsible Entity:

- The Park Department



ESTABLISH A RECREATION CENTER

Issues:

- Under-occupied youth was consistently cited as a problem, especially in Summer.
- The City lacks indoor recreation/activity facilities.
- Closure of the deep-water pool left a social hole.
- Could be a gathering place for all ages.
- Strengthen social connections via activity.

Plan:

- Partner provider such as Boys and Girls Club
- Establish a program with that entity
- Build momentum and trust over time
- Create a financing plan.
- Fundraise for a purpose-built facility.
- Ideally on Civic Square
- Partner with the services provider and community leaders to raise funds via grants, tax revenues, a recreation levy and other sources

Responsible Entity:

- The City



BUILD A NEW CITY HALL

Issues:

- The current building is a symbol of dysfunction.
- There are higher and better uses for the site.

Plan:

- Build a new Municipal Center
 - » A source of pride
- Ideally on the Civic Square
- Could anchor a larger, private development
- State-of-the-art council chambers
- Ample room for citizen attendance
- Offices for elected, staff, visitors, and services
- Public restrooms



REPOSITION THE NORTH COLLEGE HILL HISTORICAL SOCIETY

Issues:

- The current facility is a former classroom.
- The Museum is not visible to the public.
- Awareness is low for visitors and volunteers.

Plan:

- Identify a prominent, public-facing location
- Ideally on the Civic Square
- Plan for growth of collections
- Include lettable function space
- Host a wide array of events
- Focus on becoming sustainable for the long term

ESTABLISH A NEW COMMUNITY CENTER

Issues:

- Dissolution of the former Senior Center left unmet need for services.
- Organizational challenges dictated closure.
- Critical services are no longer available.
 - » Meal deliveries
 - » Social connections
- Hampers self-reliance amongst older residents.

Plan:

- Establish an Office of Senior Services
- Create an advisory board
- Identify Board members with relevant expertise and/or interest
- Partner with nearby communities and/or adjacent service agencies
- Identify a prominent, readily accessible location
- Ideally on the Civic Square

CREATE MIXED-USE DEVELOPMENT AROUND THE CIVIC SQUARE

Find development partners with whom to build new mixed-use buildings and renovate existing ones

Create new opportunities for retail, restaurant, office, institutional, and residential uses in the Galbraith Road Business District.

Issues:

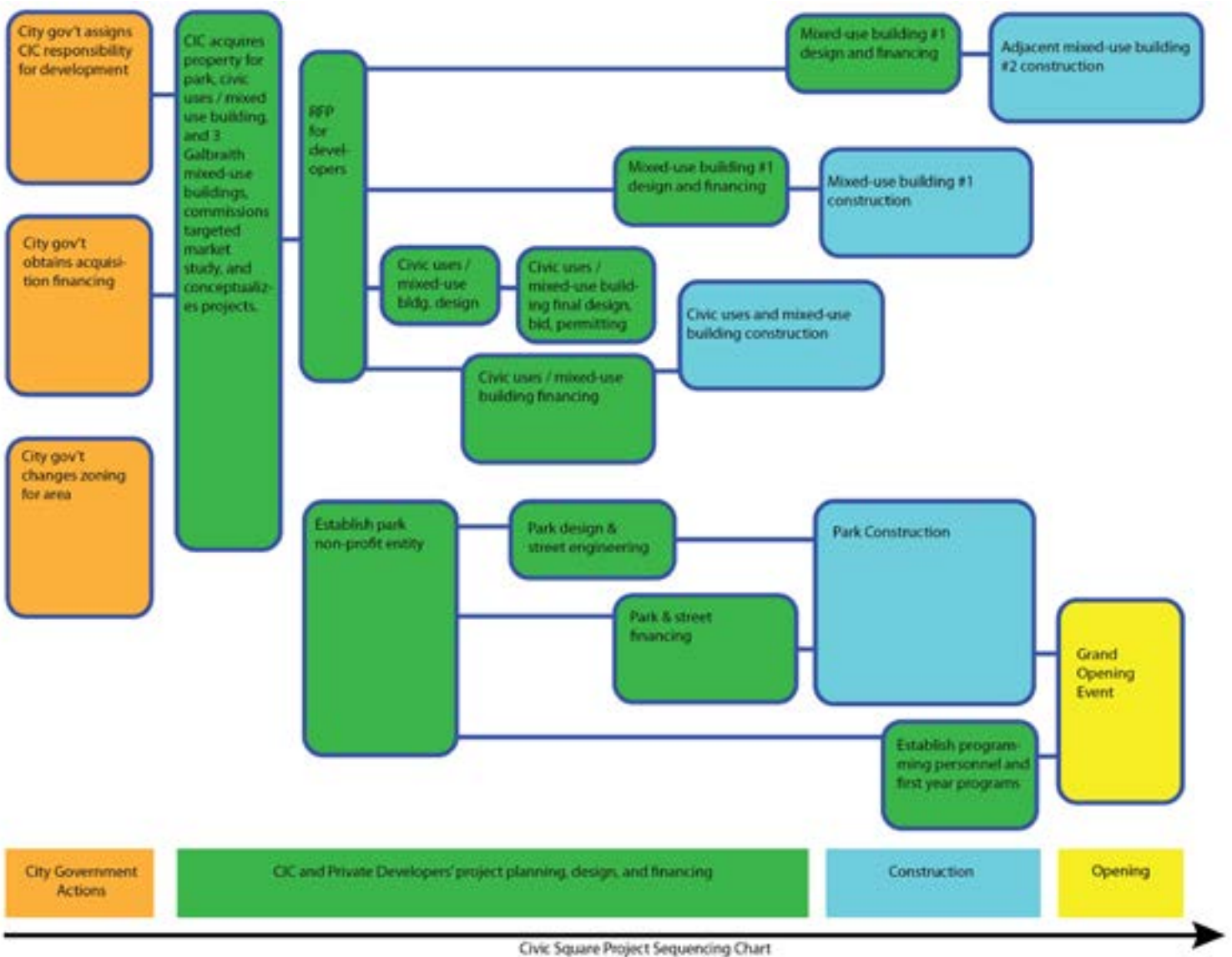
- The area needs additional occupancy and enhanced curb appeal.
- Property values appear to be in decline.
- The city needs currently unavailable housing types, including contemporary style apartments and condominiums .

Plan:

- Identify site for proposed Civic Square
- Assess proposed site for environmental and geo-technical concerns
- Determine retention value of existing structures
- Ensure zoning matches desired form, use, density, and character
 - » Allow mixed-use buildings
 - » 2 stories minimum to 3 stories maximum
 - » Setbacks of 0' minimum to 12' maximum front; 0' side; 12' minimum rear
 - » Require parking in rear, fed from alley or service drives accessed from side streets
- Maximum storefront transparency and glazing
- Create an RFQ/RFP for desired product
 - » Should state ideal amount of retail space, number of dwelling units, and other key elements
- One master developer or multiple developers (one per site)
- Create preferred developer agreement
- Identify available public funding
- Create plan for existing buildings to be retained



WHERE TO START?



This flow chart maps out the sequencing of steps the City and CIC might undertake to develop the Civic Square.

PARKS AND PUBLIC SPACES

Problem Statement: If the town square is the heart of a civic commons, then the parks are the limbs. North College Hill's parks could be embraced, and activated by the community. Certain parks currently in disuse can become activators in play and recreation. Others are better suited as passive natural environments. Unconventional public spaces such as alleys and empty lots may be blank canvases for potential activation.



A volunteer clean up at Veteran's Park (left) and new playground equipment at Marshal Peter Dumele Memorial Park (right).

MAKE PARKS A PRIORITY

Issues:

- Management is by an overburdened city department.
 - » Requires focused administration.
- Parks are beloved but current condition is decreed.
- Most lack distinctive features.

Plan:

- Allocate funds to staffing with relevant expertise
- Recruit an Advisory Board of community and experts

- Board members appointed via mayoral, City Council board and volunteers
- Lay groundwork for a levy
- Consider a fundraising arm dedicated solely to parks
- Improve lighting to deter crime and encourage greater use
- Ensure adequate trash receptacles, emptied regularly

EXPAND ATHLETIC FIELDS AT THE FORMER JOSIE BECKER ELEMENTARY SCHOOL SITE

This site offers an opportunity to create expanded amenities of appeal to young and old.

Issues:

- Josie Becker is in need of an upgrade.
- The community lacks popular athletic facilities
- All City parks lack basketball hoops.
- Athletic opportunities for girls / women are not equal to those for boys / men.

Plan:

- Form an agreement between North College Hill Public Schools and the City for the funding, construction, and maintenance of this site
- Construct a softball field
- Construct basketball courts
- Construct pickle ball courts
- Construct other athletic facilities as desired
- Install landscape improvements, lighting, cameras, driveway aprons & parking resurfacing, as well as signage to make the park a well-used source of pride for the community



Proposed added facilities to the former Josie Becker site include a softball field, basketball courts, and pickleball courts.

EVALUATE THE INDIVIDUAL NEEDS OF EACH PARK

Veteran's Park

- Regrade to enable positive drainage
- Plant trees to south of playground equipment to provide shade
- Install permanent, durable picnic tables and benches near grilles
- Add heavy duty waste cans and recycling bins

Marshal Peter Dumele Memorial Park

- Plant trees south of playground equipment to provide shade

Pies Park

- Remove soccer goals, shed, fitness equipment
- Install signage with name of park and other information

Jerry Schaeper Park

- Surrounded by school property. Transfer to North College Hill Public Schools
- Require school to maintain basketball nets and backboards

Stapleton Park

- Short term: install a new swing set
- Long term: relocate in the northeast quadrant

Isaac Wise Park

- Acquire property adjacent on the east and south
- Expand park as area becomes more pedestrian-friendly



Illustration of expanded Isaac Wise Park on Goodman Avenue.

ADD DISTINCTIVE NEW PARKS FILLING NEEDS AND APPEALING TO A WIDER RANGE OF VISITORS

Issues:

- Much of the City is not within 5 minutes of green-space.
- More places are needed for residents to connect.
- Increased amenities will draw new families.

Plan:

- Create small scale parks in the northwest, southwest, and southeast quadrants.
- Work with neighborhoods to set desired park character.
- Create unique environments: dog park, fitness, gardens, art / sculpture, unique playgrounds.



Parks are shown in green, with the green circles depicting a five minute walking radius. Many areas of the North College Hill are not within a five minute walk of a park.

CELEBRATE THE CREEK

The creek behind the Clovernook Center for the Blind is a little known but potentially valuable natural ecosystem for the City.

The 2019 Comprehensive Plan update conducted by Hamilton County recommends daylighting. Even if that is not a present option, the city should look for opportunities to celebrate this natural asset.



CLEAN AND REACTIVATE NEGLECTED PUBLIC SPACES

North College Hill has a host of intimate pedestrian passageways and alleys that can be creatively re-imagined. Public art, including murals and street paintings are low-cost ways to bring life to underused spaces, celebrate the history of the community and tell a story. The City could partner with local artists to design and draw the artwork, then utilize volunteers, including children, to paint it.

Alternatives to painting directly on walls include products such as Lind Sign Springs, high quality banners that can be affixed to brick, concrete, and metal walls.

Proper lighting will also help activate alleys and deter bad behavior. Make it interesting by incorporating string lights or colored bulbs.

Moreover, as alleys and pedestrian passageways are activated, there may be opportunities in commercial corridors to use them for outdoor dining, small concerts and other creative activities.

All these spaces, however, will require constant simple maintenance. Litter in parks, along streets, and throughout neighborhoods was a constant concern throughout the planning process. At least a portion of the solution is a three-pronged strategy to provide tools and heighten public awareness.

First: Provide trash cans along commercial corri-

dors, in public spaces, and throughout residential neighborhoods.

Then ensure they are emptied regularly.

To ensure awareness and, hopefully, positive participation, promote an anti-litter campaign emphasizing personal responsibility in maintaining a clean community:

- “Be part of the solution, not the pollution “
 - “Feed the can, man”
 - “Slam dunk the junk”
 - “Put trash in its place”*
- *Thanks to theparkcatalog.com

Issues:

- Litter
- Lack of trash cans in key areas
- Disused alleyways
- Blank walls

Plan:

- Add trash cans throughout the neighborhoods
- Repurpose old cans in high need areas
- Collect trash on consistent regular schedule
- Encourage residents to clean up litter through a marketing campaign
- Encourage public art through murals, music and creative activities
- Incorporate music into public events



COMMERCE

COMMERCIAL DISTRICTS
EMPLOYMENT AND ECONOMY

COMMERCIAL DISTRICTS

Problem Statement: North College Hill lacks the critical mass of retail and restaurant establishments to bring people to the commercial district.

The city's two business centers, Galbraith Road and Goodman Avenue, are in need of physical improvements and regulation changes to incentivize the creation of new businesses and support existing ones.

GOODMAN COMMERCIAL DISTRICT

The Goodman Commercial District, which is the shopping district bounded by Hamilton Avenue to the west, Galbraith Road to the north and the former Beech Knoll site to the south and Tarawar Drive to the east, should be transformed, over time, to a more pedestrian-friendly environment with a vibrant mix of uses in multi-story buildings.

This transformation will take years, relying on market forces to introduce new buildings. That lag may result in awkward intermediate phases.

Issues:

- The district is dominated by surface parking lots.
- Goodman Avenue is widely used as a high speed cut-through.
- Narrow sidewalks against the roadway discourage pedestrians.
- Single-story buildings are inefficient land use.
- Retail buildings are not readily adaptable so vacancies can be prolonged.
- Isaac Wise Park is surrounded by parking lots, undermining park-like atmosphere.
- The preponderance of asphalt parking lots contributes to heat island effect.
- The area is viewed negatively by the community.

- Development along current lines will perpetuate negative conditions.
- Economic value of this area is not captured.

Plan:

- Rezone to require future development inclusions:
 - » Minimum 2-story buildings; maximum 4-story
 - » Built within 12' of front property line
 - » Parking lots in rear third of property
 - » 60% glass at 1st floors of front façades
 - » Minimum one building entry at front façades
 - » Signage no higher than 2nd story windowsills
 - » (Permit, not require) sandwich board signage
 - » (Permit, not require) outdoor dining
 - » Prohibit ground-mounted and signage taller than 16'



The present Goodman Avenue commercial district.

- » (Permit, not require) a range of uses including residential, office, table dining, entertainment, educational, retail, personal service, and similar
- » Prohibit drive-thru uses (or restrict such activities to rears of buildings)
- Create a through-street from Goodman Avenue to the Beech Knoll property
- Study renovating Goodman Avenue to consider:
- Construction of at least one speed table with crosswalk
- In existing ROW:
 - » Narrow curb-to-curb dimension from 36' to 30'
 - » Eliminate center turning lane
 - » Create 2 travel lanes
 - » Establish on-street parking on one side
 - » Construct collector strips with trees and streetlights on both sides of street
 - » Construct new 5' wide (minimum) sidewalks on both sides
- When additional ROW is acquired:
 - » Reconfigure 36' curb-to-curb to create 2 travel lanes and on-street parking both sides
 - » Create collector strips with trees and streetlights between sidewalks/curbs on both sides
 - » Construct new 5' wide (minimum) sidewalks on both sides
- Publicize future intent for the district by erecting signs on site
- Create pages on the City's website to inform potential property buyers



Utilize collector strip, sidewalks, on-street parking, street trees, street lights, and raised crosswalks to make a vibrant, pedestrian-friendly business district.

- Inform Planning Commission about future intentions, noting potentially inconsistent intermediate phases
- Consider designing Goodman as a festival street that can close temporarily for events
- Monitor properties adjacent to Isaac Wise Park as expansion opportunities
- Establish a TIF district, to capture rising property values

Costs:

- Planning and engineering expertise
- Zoning amendment and mapping consultant
- Capital funds for street reconstruction and storm-water inlets



Multi-story buildings have residences and offices above, activating nights and weekends.



First floor of all buildings should have storefront glass, main entries, good signage.

Phase 1: Redesigned Street and New Zoning

Street Design: street trees, lighting, on-street parking, wide sidewalks, raised crosswalk

Zoning: multi-story, mixed-use buildings located near the sidewalk, parking in rear

Thoroughfare Plan: Placement of new street in future



Phase 2: Early Intermediate Phases

Mixed-use buildings built as market dictates



Phase 3: Later Intermediate Phases

More mixed-use buildings get built with parking in rear



Phase 4: Final Phase

The street is filled with mixed-use buildings with inviting facades and parking in the rear. Build new street leading to property to south, lined with mixed-use and residential buildings



GALBRAITH ROAD COMMERCIAL DISTRICT

North College Hill's principal business district is along Galbraith Road, between Hamilton and Simpson. Many of the small, locally owned businesses in the City are located in this corridor.

Galbraith Road has many of the components of a functional business district: a relatively narrow street, wide sidewalks, street trees, and small storefronts. That said, the area appears tired overall, discouraging both visitation by customers and establishment of new enterprises.

The recommendations following are designed to help create an environment which generates delight and supports both existing and future businesses.

Issues:

- Galbraith Road streetscape needs improvement
- Students have no safe crossing.
- Current regulations do not allow sidewalk dining or parklets, a strong community desire.
- Signage code prohibits projecting signage and sandwich boards on sidewalks, sign types which support increased pedestrian activity and attract the attention of drivers.
- Storefronts with tinted windows or blocked interiors signal lack of vitality.
- Façade repairs, paint and awnings are needed throughout the area.



The present Galbraith Road commercial district.

Plan:

- Refresh the Galbraith Road streetscape
 - » New trash cans, benches, streetlights, planters, and street trees
 - » More visible crossing signage at intersections
- Update zoning regulations to require:
 - » 60% storefront glass at the first floor
 - » (Permit, not require) sandwich board signage
 - » (Permit, not require) outdoor dining at front and sides of buildings and in parklets
 - » Prohibit ground-mounted signage and taller than 16'
 - » (Permit, not require) low intensity commercial uses in historic buildings
- Create a Façade Improvement Program
 - » Apply to storefronts in the Galbraith Road commercial district
 - » Develop criteria for application and permitted improvements
- Create a Business District Association
 - » Fund trash pickup through revenue from memberships
 - » Enhance safety through regular meetings with police
 - » Assist City with a Façade Improvement Program
 - » Create a program to offer outdoor dining options
- Develop and oversee a tenant recruitment strategy
 - » In partnership with Business District Association
 - » Contract services through a third party
- Renovate upper stories for residential units
- Turn alleys into celebrated spaces
 - » Public art
 - » Lighting
 - » Outdoor seating



A façade improvement program could refresh the business district’s appearance and pedestrian vibrancy with storefront glass, awnings, flower boxes, paint, projecting signs, lighting, and other architectural treatments.

Signs should be scaled for a pedestrian-friendly street. Projecting signs give opportunities for local business “personalization”.



Storefront glass gives an inviting sense of vitality. Building entries should face the street. Security gates and objects that obscure viewing inside say: “this is a high-crime area”



Sidewalk cafes offer vibrancy to a neighborhood business district

EMPLOYMENT AND ECONOMY

A business district is often the most popular - and sometimes the only — place visitors see in a community. For residents it is not only a commercial area but also a locale in which one can run into neighbors, grab supplies, and join friends for dinner or drink. It supports small business, creates jobs, and anchors a city.

But even more, it sets the tone. Potential employers look for the amenities they know are important to workers. Future residents want to be sure there is a cup of coffee, a yoga class, or a haircut nearby. Current citizens have memories of the past but also current needs to be met.

North College Hill, at present, does not put itself forward as a preferred locale for any of these cohorts.

The City must create high quality public places and amenities for both residents and visitors. As these flourish, the community's desirability index will rise. Contemporary trend data indicates that the younger generations, those on whom a future workforce will be built, want to live close to employment and in a fully amenitized environment.

Jobs and new residents equate to a livelier city but, at least as important, to increased revenues.

Recommendations outlined herein are intended to lay the foundation to attract small locally owned businesses and quality residential units — and the residents who will follow - to the city and specifically to the Galbraith Road business corridor.

This main road is the most logical place to start, repositioning the city's historic commercial district as an amenity for new residents and visitors alike. Coupled with ideas from this plan such as the Civic Square, allows the district to become a community nexus which can act as a powerful attractor,

not only for visitors but also future employers and businesses looking to locate in community with place.

But there is also a second site opportunity. A re-imagination of the Goodman Avenue commercial district could create jobs in retail and restaurant establishments there too, as well as new energy. This pocket neighborhood could house such 21st century demand drivers as a co-working facility, and small office or technology facilities.

North College Hill needs new residents. To attract those, it must have a plan which includes reclaiming unused real estate such as second story housing opportunities as well as building new housing across all types and a wide range of price points.

But then the folks living in those dwellings are going to require employment, shops, places to go, things to do. Supplying those needs is the backbone of any commercial district and an essential core competency for any community.



A blue-tinted photograph of a two-story brick house. The house has a chimney on the roof, a satellite dish on the left side, and a small porch with a railing in front of the entrance. The text 'HOUSING' is overlaid in large white letters on the lower part of the image.

HOUSING

PRESERVE, STABILIZE, AND IMPROVE EXISTING PROPERTIES
PROTECT VULNERABLE RESIDENTS, ESPECIALLY RENTERS
INCREASE HOUSING DIVERSITY AND NUMBER OF UNITS

Problem Statement: North College Hill residents are concerned about housing becoming unaffordable for longtime residents. The inventory of homes available for purchase by a homeowner is shrinking, and there is a perception that residential code violations are elevated.

At the other end of the spectrum, there is also poor supply of certain housing types and price points.

Principles Guiding Recommended Responses and Solutions:

- Maintaining existing homes is more economical than building new
 - Housing needs to be available across a range of price points to serve all income levels
 - Increasing inventory will reduce market pressure, slowing rent increases
 - Homeownership is becoming less accessible to low- and moderate-income residents
 - To positively impact the greatest number of families, more density is needed
 - Multifamily buildings offer more units per acre than single family
 - The City is not a property developer. Partnerships will be required to achieve outcomes
 - Regional funding and expertise may be available to help the City succeed
- Keeping people in their current housing, if safe and habitable, prevents homelessness
 - Ensure quality rental housing across the landlord spectrum

The solutions proposed herein are organized around three major strategies, with a range of specific recommendations for each:

- A. Preserve, stabilize, and improve existing properties
- B. Protect vulnerable residents, especially renters
- C. Increase the diversity and number of housing units



PRESERVE, STABILIZE, AND IMPROVE EXISTING PROPERTIES

Problem Statement: Given the high costs of construction and North College Hill’s commitment to diversity, building housing for current and projected needs is a challenge.

Preserving and improving the quality of existing properties is central to an effective housing strategy for the City.

Protecting existing property from falling into disrepair is preferable to allowing it to deteriorate

and become a nuisance which then requires either major renovation or demolition.

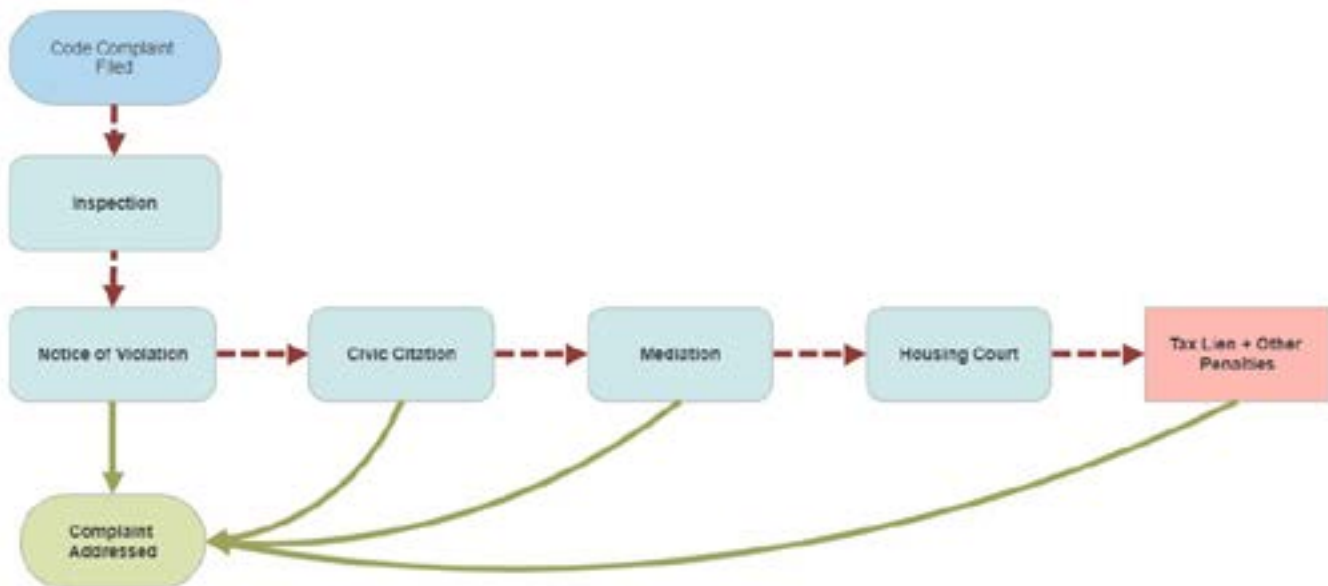
Similarly, it is more economical to make investments that bring “C” and “D” grade properties up to “B” and “C” grade, than it is to build these new.

INCREASE CODE ENFORCEMENT AND ALLOCATE RESOURCES TO HIRE APPROPRIATELY TRAINED INSPECTORS

In interviews with residents and landlords they noted the need for effective code enforcement to protect their property values

- Hire a full-time code enforcement officer who works to stop decline in targeted areas, OR
- Contract with an independent outside organization

- **Cost:** \$90,000, for salary + benefits, or contract
- **How to Fund:** Annual collection of landlord registration fees should be used to pay for code enforcement Partners: hire staff, hire private firm
- **Timeline:** IMMEDIATELY



UNDERSTAND QUALITY OF EXISTING STOCK THROUGH A PROPERTY CONDITIONS SURVEY IN ORDER TO BETTER TARGET INTERVENTIONS RESOURCES

Given limited resources, North College Hill should focus initial interventions in areas notably tipping into poor health. The goal is to stabilize and reverse decline, and redress obvious neglect such as badly maintained properties, excess trash, dumping, burned-out streetlights and a history of recurring violations.

All properties should be well maintained and code compliant. In instances where that is not the situation, the city should use its enforcement powers to compel conformity to regulations. In the instance of repeated or long-term violations diligence in this is especially important. To identify problem areas, the city needs an accurate overview of all property. A conditions survey will provide the data needed.

Surveyors could be volunteers or students. Volunteers/students will need to be trained on key concerns and given a clear grading rubric.

The property conditions survey can also be done by professionals, such as the code inspector or by a contracted Consultant.

- **Cost:** <\$10,000 if using volunteers and cloud-based storage; \$75,000 to \$115,000 if contracted
- **How to Fund:** General Funds
- **Partners:** Univ. of Cincinnati's Planning School or Community Development program; Xavier; Community Building Institute
- **Timeline:** Short term/mid-term

CASE STUDY: PROPERTY CONDITIONS SURVEY GUIDING INVESTMENTS

Toledo, Ohio

In 2015 the Lucas County Land Bank surveyed the condition of every parcel of land within the City of Toledo. Mapping the quality of properties enabled the Land Bank and City to confirm hot spots of blight and identify neighborhoods that had potential but needed to be stabilized quickly.

The conditions map guided land bank and city investments for the next six years. In 2021, the Land Bank re-surveyed the City.

The second survey showed that interventions from previous years had slowed decline and revealed new areas of investment.

The Toledo Survey (<https://lucascounty-landbank.org/services/survey>) has helped the Land bank and City tailor strategies and resources and has maximized nonprofit and private dollars.

USE THE EXISTING RENTAL REGISTRY BETTER

North College Hill is already collecting contact information on landlords, which should be available upon request.

Some cities, such as Athens, Ohio, (<https://www.ci.athens.oh.us/DocumentCenter/View/147/Registered-Rental-List?bidId=>) even post the registry online, making it completely open to review.

- **Cost:** \$0
- **How to Fund:** n/a
- **Partners:** n/a
- **Timeline:** Short term

CREATE A HOMEOWNER IMPROVEMENT GRANT/LOAN PROGRAM

Housing cost in North College Hill is disproportionately high for some residents, demonstrating a need for a program to preserve existing properties.

In other cities, grant, low/no interest or forgivable loan) programs are available to help with the costs of stabilizing properties. These programs, designed for income-qualified homeowners prevent small problems from becoming unfixable. They can also rebuild asset value, making owners more creditworthy.

In many cases this support spurs homeowners to match or exceed the grant/loan through additional investment.

- Put a cap on the grant amount per home (often \$2,500 to \$7,500)
- Establish guidelines for qualification. Depending on conditions or funding available, it may be open only to income-qualifying residents or prioritized for residents with major code violations
- **Cost:**
 - » As a revolving loan program: \$300,000 or more total. \$100,000+ in Y1; \$100,000+ in Y2; \$100,000+ in Y3. Loan repayments ideally will then sustain the fund

- » As a grant program: \$100,000 per year, for life of program.
- » Assume city will need to pay administrative fees to a nonprofit manager (\$25,000-\$50,000 p.a.)

- **How to Fund:** Philanthropic grants from local foundations or businesses; sale of city land; General Funds; CDBG dollars for income-qualified homeowners
- **Partners:** Consultant recommends partnering with a nonprofit, such as WIN or People Working Cooperatively, to help screen applicants and manage the program.
- **Timeline:** Medium term



Before (left) and after (right) photos of a house rehabilitation project.

Source: Habitat for Humanity

CREATE A LANDLORD IMPROVEMENT LOAN PROGRAM

- A low fixed-rate loan program open to small portfolio local landlords could help in maintaining and improving properties. These programs prevent small problems from growing and help landlords remain committed to their assets.
- Put a cap on the loan amount per unit (i.e. up to \$5,000)
- Require owner to invest an equal or greater amount of their own capital
- Establish guidelines for qualification. Depending on conditions or funding available, it may be open only to landlords of low- and moderate-income residents.
- Set loan terms below prime rates with generous repayment terms (i.e. a 2-3% rate/ 36-month repayment); require property to maintain affordable rents for up to 5 years after city investment
- **Cost:**
 - » As a revolving loan program: \$300,000 or more total. \$100,000 in Y1; \$100,000 in Y2; \$100,000 in Y3. Loan repayments will keep the fund going after that
 - » As a grant program: \$100,000 per year, for life of program.
 - » Assume City will need to pay administrative fees to a nonprofit manager (\$10k-\$15k)
- **How to Fund:** Philanthropic grants from local foundations or businesses; sale of city land; General Funds; CDBG or HOME dollars if used with income-qualified homeowners.
- **Partners:** Consultant recommends partnering with a nonprofit to help screen landlord applicants and manage the program. HOME Cincinnati may be helpful.
- **Timeline:** Medium term

CASE STUDY: LANDLORD IMPROVEMENT LOAN PROGRAM *Lakewood, Ohio*

In 2019, the city of Lakewood, near Cleveland, created the Rental Restoration Program, a loan fund for properties within the city. The program offers 0% loans of up to \$14,000, with possible 10-year terms.

These can be used to finance renovations and needed upgrades in units that rent to those

earning 80% or less of the area's median income (AMI). As a condition of the loan, landlords agree to continue renting to these tenants for five years.

<https://www.lakewoodoh.gov/lakewood-launches-rental-restoration-program/>

IMPLEMENT A RENTAL LICENSE PROGRAM

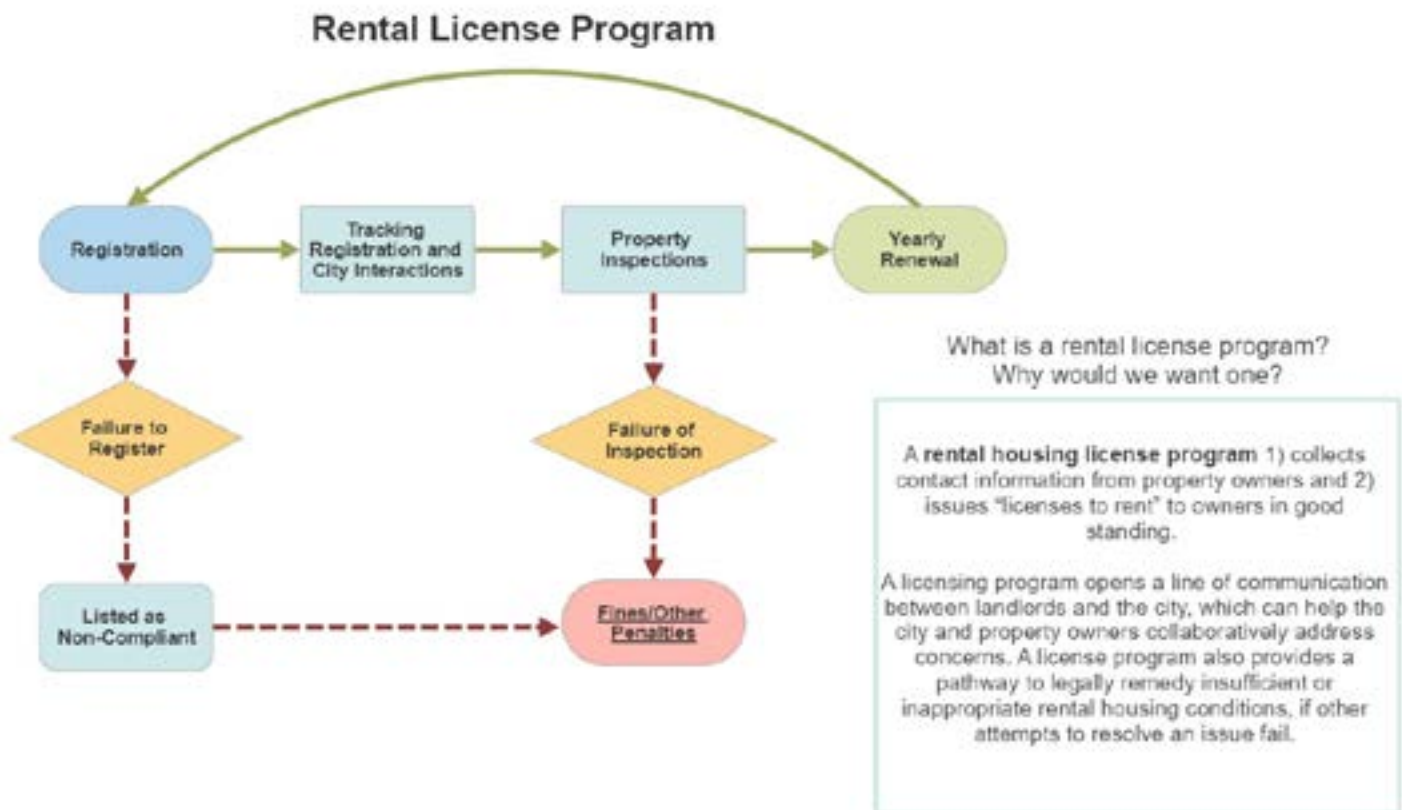
For long term control, North College Hill needs not a rental registry but a rental license program. Property owners would have to meet basic qualifications in order to offer rental properties in North College Hill.

Elsewhere in Ohio and beyond, cities undertake regular exterior and interior inspections: often annually for exterior and every three to five years for interiors. Cost of interior inspections can be charged to landlords, ranging from \$40 – 75 per unit. Other programs do inspections in response to complaints.

The value of a license program is that it incentivizes landlords with code violations to quickly correct

the violations in order to maintain their license. Unlicensed property owners or those who do not respond can be legally prevented from renting.

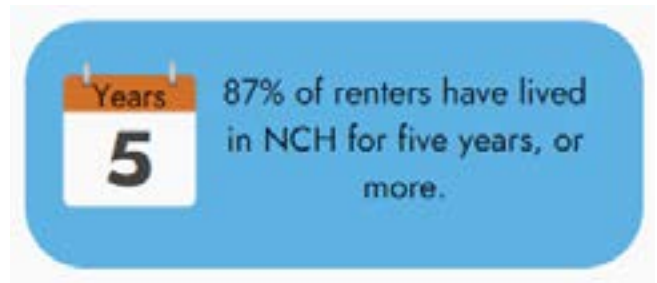
- **Cost:** A staff person to maintain the registry (\$65,000 to \$85,000, with benefits); plus \$100,000 or more for code inspector and legal representation
 - » Can be staff Law Director, or outside legal counsel
- **How to Fund:** license fees, general funds
- **Partners:** High-capacity code inspector and legal counsel
- **Timeline:** Long term



PROTECT VULNERABLE RESIDENTS, ESPECIALLY RENTERS

Problem Statement: Prior to the pandemic, eviction filings in NCH were higher than the countywide average. North College Hill renters are likely to continue to experience housing insecurity.

Most renters (87%) have lived in North College Hill for 5 years or longer, and more new residents in the city are renters than homeowners. Strategies to help stabilize renters have clear community benefits; stable, long-term residents contribute more to a community than ones that regularly move.



CREATE AND MAINTAIN A WEB/APP-BASED RENTER RESOURCE

Renters are often unaware of their rights and responsibilities. A Renter Resource would include such information as well as how to report landlord code violations. The Resource document could also include a guide on rent/utility assistance programs, legal aid and other community partners such as the one produced in Cincinnati. <https://513relief.org/housing-utility-relief/>

The Resource should also outline expectations of tenants. Athens, Ohio publishes a 24 page landlord tenant law book with information and tips for both sides.

<https://www.ci.athens.oh.us/documentcenter/view/5319>

Information will need to be updated regularly and promoted through social media channels and trusted partners.

- **Cost:** The city could engage a consultant to create the resource, likely for ~\$15,000.
- **How to Fund:** ARPA funds; general funds, rental registry fees
- **Timeline:** Short to medium term

LANDLORD TRAINING MODULE, AS PART OF THE ANNUAL REGISTRY

North College Hill should discuss with the City of Cincinnati the possibility of sending North College Hill to Cincinnati's landlord training

<https://www.cincinnati-oh.gov/buildings/property-maintenance-code-enforcement/landlord-education-program-registration/>

North College Hill might consider reducing landlord registry fees for landlords who are in good standing and complete the Cincinnati program or similar.

- **Cost:** Cincinnati may request an administrative fee to help cover costs and tracking participation.
- **How to Fund:** ARPA or other future federal funds; general funds, rental registry fees
- **Partners:** Potentially City of Cincinnati
- **Timeline:** Short to medium term

WORK WITH REGIONAL PARTNERS TO EDUCATE HOME SELLERS

Many communities are beginning to offer classes educating about the sales process. Among other things, classes could advise owners how to maximize property value and explain that cash buyers may be wolves in sheep's clothing - landlords looking to turn owner-occupied property into a rental.

- **Cost:** A home seller class could be created by a local regional nonprofit, such as Working in Neighborhoods (WIN) or The Home Ownership Center.

- **How to Fund:** Grant funding may be available
- **Partners:** Potentially: LISC-Greater Cincinnati, Legal Aid of Cincinnati, WIN, Home Ownership Center of Greater Cincinnati
- **Timeline:** Short to medium term

LEGAL PROTECTION: SOURCE OF INCOME LOCAL ORDINANCE

A number of communities have passed ordinances that prohibit landlords from denying housing to renters based on their source of income. Passage of this ordinance will create more opportunities for holders of housing vouchers or other sources of income—like alimony, child support or Social Security—to find housing. For the ordinance to work, however, the city or a nonprofit will need to have access to a legal expert to advise families who report being denied housing due to their source of income.

- **Cost:** None for passage; although will need funding to cover legal expertise
- **How to Fund:** N/A for passage, ARPA or other federal fund may be an eligible use, CDBG funds
- **Partners:** Cincinnati Legal Aid may be able to help in writing the ordinance. There are a number of Ohio cities with Source of Income ordinances that North College Hill can look to for examples
- **Timeline:** Short to medium term

CASE STUDY: PROHIBITING SOURCE OF INCOME DISCRIMINATION

Over twenty cities in Ohio have passed ordinances prohibiting landlords from discriminating against potential or existing renters based on their source of income. Property owners often express concern that they will have to participate in “section 8 vouchers” against their will. The language is very clear

that the source of a tenant’s income is protected, against discrimination. Landlords can still refuse to rent to potential tenants if they are smokers, have pets, exceed occupancy limits, or have other elements that would make them incompatible tenants.

LEGAL PROTECTION: PAY TO STAY ORDINANCE, LOCAL ORDINANCE

This local ordinance is becoming more common across Ohio. The “Pay to Stay” ordinance requires landlords to accept late payments until the actual eviction of a tenant. This language gives tenants more time to find resources to pay rent. The ordinance also serves as a disincentive to landlords that might be tempted to start capricious eviction proceedings. Like the Source of Income ordinance, the city or a nonprofit will need to have access to a legal expert to help advise families who report being served eviction notices.

- **Cost:** None for passage; although the city or a nonprofit will need staff costs covered to provide legal expertise to affected families
- **How to Fund:** N/A for passage, ARPA or other future federal program dollars may be eligible, CDBG funds
- **Partners:** Cincinnati Legal Aid may be able to help in writing the ordinance. There are a number of Ohio cities with Pay to Stay ordinances that North College Hill can look to for examples.
- **Timeline:** Short to medium term

INCREASE HOUSING DIVERSITY AND NUMBER OF UNITS

Problem Statement: Housing supply shortages make housing more costly and limit the potential for North College Hill to attract new residents of a wider range of age, income level, and background. North College Hill has a shortage of housing in certain key sectors.

Census data shows few new housing units constructed after 2000 in North College Hill. Overall housing units have decreased since 2015. Further, North College Hill's population is aging in place, a current and beneficial trend but one which constrains supply for new homeowners.

Current conditions are making new construction difficult regionally and nationwide. In this city

negative factors include low property values, shortage of general contractor/sub-contractor labor, high fixed costs, building material shortages, and increased federal interest rates.

In such an environment, incentives for new residential development should be focused and flexible.



WORK WITH CLOVERNOOK CENTER ON AN AGREED PLAN FOR THEIR SITE

The Clovernook site is a prime location which could be re-positioned to retain greenspace, while also serving as a site for a new mixed-use project. Multi-acre sites such as this are sought by developers and offer the opportunity to incorporate multiple housing types, density and amenities in a single location.

The land is privately owned but that owner has expressed an interest in being both a good neighbor and a potential partner if vision, terms and conditions can be agreed. The conversations leading to that agreement, which may take months or even years, should begin now.

Any future development could also include the site currently occupied by City Hall (formerly Clovernook Elementary School) which is contiguous and offers Galbraith Road frontage.

Currently, the Clovernook Center property encompasses about 32 acres. It includes three distinct areas which would best be unified by construction of a new public street. Almost certainly Clovernook and the City will need to collaborate building roads, upgrading infrastructure and extending utilities for the site.

Tools such as tax-increment financing, municipal bonds, Port Authority financing or other tools may come into play.

The overall character of the site should be developed by Clovernook Center in partnership with their chosen developer and team. In principle however there are three distinct opportunities on which to capitalize:



West Area

New buildings along Hamilton Avenue would make Clovernook Center more prominent. Ideally up to 3 stories in height, these can create a campus-like setting, leaving a lawn around the historic Cary Cottage. Office, training and education and personal services can be located at ground level, potentially with market rate residential above.

Center Area

The centerpiece of a new development might be located on the former Northcreek Fields. A cluster of buildings could create a village setting by wrapping around a grassy common space and host a mix of uses catering to persons with disabilities.

East Area

This site is ideal for a new housing development along an extended Kleindale Avenue and potentially built as a Cottage Court. Some houses could face Pies Park so the park will be more visible and thus more comfortable for use.

Pies Park Playground ideally would be retained as a City park, City-owned and maintained.

- **Cost:** This development would be a private initiative, However the City likely will be asked to provide incentives such as tax-increment financing or abatements, build roads and install utilities for the site.
- **How to Fund:** Funding may require multiple sources, potentially including such as Municipal Bonds, TIF dollars and New Market Tax Credits. It may also include Low Income or Senior tax credits if relevant.
- City support could be both financial and in the form of endorsements.
- If incentives are needed to close the gap of housing development for income-qualifying families; the Ohio Housing Finance Authority presently offers 4% tax credits and the City or its developer can compete for 9% tax credits for housing, including senior affordable housing.

Cottage Courts:

Given adequate contiguous land, the neighborhood could consider a Cottage Court. This type of development clusters 4 to 10 small houses around a central green.

It's efficient land use since the entire development might require an acre or less depending on the number of cottages included.

The green is held in common. Houses are designed for spatial efficiency but modest in size overall, usually topping out around 1000 – 1500 square feet.





People of all abilities need to learn trades.



People of all abilities need to shop for things they need near where they live.



Wooded Lane with Sidewalk and Lighting: Comfortable paths invite people to walk through amenities like woods and creeks.



3 Story Office Buildings: Hamilton Avenue sites can host office buildings.



4-Story, Multi-Family Buildings: Places for people to live within walking distance of offices and training spaces.



First Floor Retail Shops and Personal Services: People with disabilities can learn trades as well as utilize services.

ACTIVATE CITY ADMINISTRATION SITE

The current City Hall site is about 5.3 acres. Given the property's location and the surrounding context, it is an ideal location for a residential development, potentially of a type to address another lack in the North College Hill housing inventory.

Single family homes in this community tend to be of an era when houses were smaller and less fully amenitized. Contemporary buyers in higher income brackets are looking for a little more, a type of housing presently in very limited supply within this community.

Consequently, those families, looking for extra room and perhaps a more modern housing style, are forced to move out of the city. Since Ohio cities are dependent on income tax revenues, the loss of these families has multiple negative impacts.

This property could be developed with single family homes which address that lack but also potentially include two or four family buildings along a public, through-street network connecting to the Clovernook development.

Issues:

- Current use as City Hall and Historical Society is not the highest and best
- City Hall could be an anchor use in a more vibrant portion of town
- Most of the property is underutilized
- Surrounding uses are primarily residential

Plan:

- Refine the vision for the residential development shown in this Comprehensive Plan
- Rezone the property to allow single, two, and four family buildings
- Establish a thoroughfare plan which places, approximately, new public streets and alleys
- Provide incentives for development as outlined below

- Issue RFP for developers to execute the city's vision
- The CIC, on behalf of the City, or the City itself, can issue a Request for Proposals (RFP) from developers who would share their proposed development plan for the site. The city can specify elements of a vision for the site.

Ultimately, ownership of the land is likely to be transferred to a developer who will then assume the costs of development, though financial assistance from the city may be requested in the form of direct contribution, tax increment financing, infrastructure improvements, tax abatements or other.



Single Story, Single Family Houses: Attractive design for starter homes and residents who don't want stairs.



Houses Facing Streets with Alley-fed Garages Behind. Locating garages and driveways in back increases pedestrian comfort and curb appeal.

- **Cost:** To issue the RFP, the City will need to spend staff time refining the vision for the parcel. The City also will need outside counsel with land use experience.
- **How to Fund:** Legal costs could be paid from general funds. Incentives can be financed and funded through a range of programs such as sewer/water grants or low interest loans from the county or Ohio Water Development Authority; roadway development through general funds or, potentially, roadway grants from ODOT.
- **Partners:** CIC can issue an RFP on behalf of the City, or the City can issue by itself; the project itself will require a private developer
- **Timeline:** Long Term. The City and CIC's first priority should be the development of the Civic Square and surrounding property.
- **Zoning:** The City of North College Hill should rezone the property to permit the planned development envisioned by the city
- **Public Street Network:** The City should establish a thoroughfare plan for placing new and renovated streets.



With "eyes on the park" people in homes can provide a sense of comfort for users of playgrounds.



Duplex and 4-Plex Units: People can own and live in one unit while renting out the other or hosting extended family.

USE ZONING TO PROTECT A HOUSING VISION

It is reasonable to assume that there are other sites within the city, some of them perhaps sizable. As the city is undertaking a housing survey, as recommended above, it might also be cataloging these future development opportunities. Residential development will remain the City's greatest need for the foreseeable future.

Key Questions:

- Is it necessary to rezone the property or properties to protect future residential uses including single, two, four family and rowhouse buildings
- As a thoroughfare plan is developed for the city should designs for new, connecting, or extended streets be planned

LOOK FOR REDEVELOPMENT SITES

Within the city limits there are a few large land parcels which may someday be available for redevelopment. The City, working with the CIC, should be on the watch for opportunities to create new residential neighborhoods. Developers often seek multi-acre sites to achieve economies of scale.

Issues:

- Some of these properties are currently blighted
- Hazardous materials may be present due to a previous use
- Property is likely privately owned

Plan:

- The city should maintain high awareness of potential opportunities
- If vacant land is not code compliant enforcement should be strict
 - » Overgrowth and poor maintenance encourage vermin and illegal activity
 - » Neighboring property values are negatively affected
 - » Properties should not be allowed to become a nuisance

- Using the land map in this plan, the City should examine current land uses citywide
- Identified parcels should be rezoned to permit residential uses including single, two, four family and rowhouse buildings
- A thoroughfare plan for these parcels should accompany or follow the rezoning.
 - » If adjacent streets are private the city should explore ways to ensure connectivity
- When development occurs, it should maximize both density and quality

Partners: If the CIC is to develop the site, they will need a private development partner. If the site is to be developed solely by a private developer, no other partners may be needed.

Timeline: Long Term. If property is privately owned, redevelopment can only occur if the owner becomes a developer or is willing to sell at a reasonable price.



Example rendering of a housing development.



Rowhouse and Townhouses: New townhouses can add density and provide economical options for homebuyers.



Large Single Family Homes" North College Hill lacks large single family homes. These are needed to provide housing options for those with growing families and incomes who wish to remain in, or move to, the City.

NETWORK WITH AFFORDABLE HOUSING ADVOCATES

Hamilton County has a robust nonprofit ecosystem of advocates working to increase affordable housing units in the region. Building relationships with local and regional proponents provides peer-learning and potential collaborations for North College Hill and can help build capacity within the City.

The information sharing that occurs in local networks also can help North College Hill put forth competitive applications when applying for county funds.

These are relationships that the mayor, individual council members, and city staff should cultivate.

- **Cost:** No direct costs, although elected officials and staff will need to be intentional about their staff/public service time
- **How to Fund:** n/a
- **Partners:** Affordable Housing Advocates, aka Cincinnatians for Affordable Housing: <https://affordablehousingcincinnati.org/>
- **Timeline:** Medium-term

NETWORK WITH AFFORDABLE HOUSING DEVELOPERS

A notable percentage of North College Hill's renters are housing cost burdened.

This region has several affordable housing developers who have the expertise and capacity to design housing which fits with the neighborhood fabric. They are experienced in assembling the complex financing to build and manage housing that is affordably priced for seniors, families, and individuals

Building relationships and networking with local and regional affordable housing developers ensures North College Hill a place in their deliberations when it comes to choosing sites for new projects.

These are relationships that the mayor, individual council members, and City staff should cultivate.

- **Cost:** No direct costs, although elected officials and staff will need to be intentional about their staff/public service time
- **How to Fund:** n/a
- **Partners:** affordable housing developers. At the time of this plan drafting, well known affordable housing developers in the region include Penrose, Model Group, Talbert House, Urban Sites, and others.
- **Timeline:** Medium-term

An aerial view of a city street intersection, overlaid with a semi-transparent yellow filter. The image shows a four-way intersection with crosswalks, street markings, and trees. The text 'TRANSPORTATION' is prominently displayed in the center in white, bold, sans-serif font. Below it, the subtitle 'TRANSIT AND ALTERNATIVE TRANSPORTATION STREET IMPROVEMENTS' is also in white, sans-serif font. The background shows a grid of streets, with a central vertical street and a horizontal street intersecting. There are several trees scattered throughout the scene, and a few cars are visible on the roads. The overall color palette is dominated by the yellow overlay and the natural colors of the street scene.

TRANSPORTATION

TRANSIT AND ALTERNATIVE TRANSPORTATION
STREET IMPROVEMENTS

TRANSIT

Problem Statement: Fewer than 8% of North College Hill commuters use transit. As the Southwest Regional Transit Agency (SORTA) expands service throughout Hamilton County, the City can partner to expand access. At present, transit connections are inadequate, limiting access to jobs both within and outside the City.

With travel patterns changing, the City should increase bus routes and embrace alternative modes of transportation. According to a 2021 study from the University of Michigan, the number of people under 30 with driver's licenses has been steadily declining. Trend data shows that younger consumers have a positive attitude to public transit and alternative forms of transportation. Building a transit center in NCH invites this changing demographic who want to live near and use transit as their primary mode of transportation.

As Cincinnati Metro works to build Bus Rapid Transit through North College Hill, the City has an opportunity to collaborate to maximize effectiveness of stop locations, BRT lanes, traffic at intersections and identify a transit center location that could catalyze City growth.

LOCATE METRO TRANSIT HUB FOR MAXIMUM IMPACT

North College Hill sits at the intersection of two major thoroughfares: Hamilton Avenue and Galbraith Road. Recognizing this nexus, Cincinnati Metro plans to add a crosstown route along Galbraith Road among others.

With the addition of the new routes, Metro wants to build a transit center in North College Hill. This could offer greater bus access to residents. Ideally the transit center would be located as close to the Hamilton and Galbraith intersection as possible. With the selection of Hamilton Avenue as a future Bus Rapid Transit (BRT) route, this center would likely also serve as the North College Hill BRT station.

When considering locations for the Transit Center, decision makers

should not default to the easy. Instead locations which offer the most significant impact for North College Hill residents should be analyzed. As the majority of residents live West of Hamilton Avenue, a location on or west of that road would offer maximum community impact.



The Northside Transit Hub is located just off the neighborhood's business district, just behind a row of mixed use buildings.

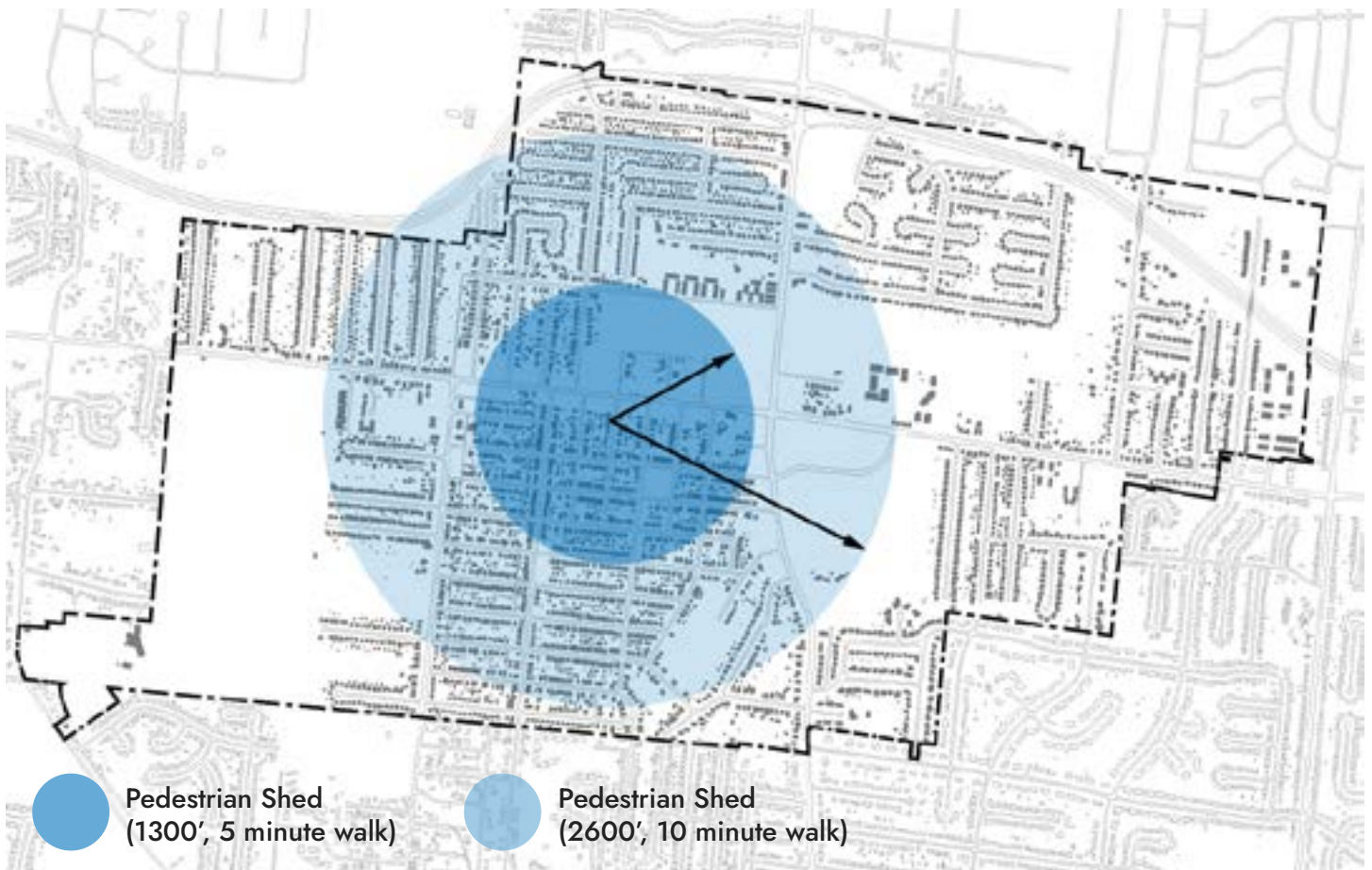
Issues:

- SORTA is expanding transit access throughout the county.
- Just under 8% of commuters in North College Hill use transit.
- Many jobs are not easily accessible via regional transit.
- Transit investment increases access and locational desirability.

Plan:

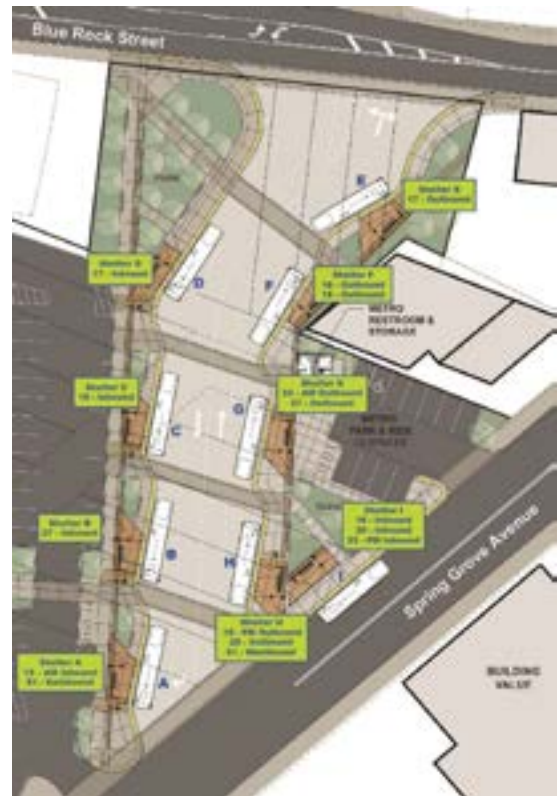
- Evaluate the best option for a five bay transit hub along Hamilton Avenue
 - » Site should be approximately an acre in size

- » Located as close to possible to Galbraith
- Transit Center should feature:
 - » Handicap accessible bathrooms
 - » Seating
 - » Shelters
 - » On-site parking
 - » Real time arrival signage
 - » Ticket Vending Machines
 - » Opportunity for level boarding (at least Bus Rapid Transit)
 - » Land for future development
 - Possibility of retail, offices, or other tenants on upper floors
 - Illinois Terminal in Champaign, IL https://en.wikipedia.org/wiki/Illinois_Terminal



The figure ground map above shows where people live in North College Hill. Residential proximity should play a large role in determining where a new transit hub is located.

- Advocate for bus route expansions including planned Galbraith Avenue cross-town route
 - » Include frequency enhancement of existing route #17 to at least 12-minute service intervals on weekday peak service in lieu of Hamilton Avenue Bus Rapid Transit
 - » Increase frequency of weekend service of #17 to 15-minute intervals on weekend day-time routes lieu of Hamilton Avenue Bus Rapid Transit
- Revise zoning within 1/2 mile of center to allow transit-oriented development (TOD)
 - » Remove parking requirements
 - » Require street fronting mixed-use along major corridors
 - » Allow additional density along main roads within a half mile of Transit Center



Transit Hubs connect people to bus lines. They can also provide a hive of activity for cities. The Northside hub can accommodate 8 buses at one time.



Metro would like the NCH Transit Hub to handle at least 4 buses. This study shows that a transit hub could fit in one of the standard blocks in the Galbraith Commercial District.

WORK WITH METRO ON LEVERAGING BUS RAPID TRANSIT IMPROVEMENTS

In January 2023, Cincinnati Metro announced that the Hamilton Avenue and Reading Road corridors would host two of four planned Bus Rapid Transit (BRT) lines.

As of this writing, the BRT plan puts two stations in North College Hill. One is south of the Hamilton Avenue exit for Route 126, across from Kroger. The second is at Hamilton Avenue and Galbraith and intended as a connection point for the local #17 bus and a future crosstown route.

Issues:

- North College Hill must work with Metro on the BRT route along Hamilton Avenue.
 - » Coordinate site of Metro Transit Center

- » Align stop locations
- » Reconcile lane striping for BRT lanes
- » Manage traffic at intersections

Plan:

- Coordinate with Metro on BRT elements
- Develop Transit Center to compliment BRT station near Hamilton and Galbraith
- Revise zoning to accommodate TOD at BRT stop locations
 - » Remove parking requirements
 - » Require street fronting mixed-use along major corridors
 - » Allow additional density along main roads within a half mile of Transit Center



INCREASE EXISTING BUS FREQUENCY

North College Hill is currently served by the #17 Metro bus. This is one of the highest ridership routes in the system and one of four which runs 24 hours a day.

Census data indicates that 7.8% of residents use the bus system to commute to work. (Based on 2021 ACS with an MOE of +/- 184 ppl)

As part of the Reinventing Metro plan, there are plans to add a crosstown route, designated the #61, through the city along Galbraith Road.

The City should take advantage of Metro expansion, embracing future oriented transit methods.

Issues:

- Increased mobility options meet regional goals including job access and is an amenity to creating resilient communities.

Plan:

- Advocate for expanded transit access including more frequent existing bus service
- Ensure coordination of transfer times between crosstown and main corridor routes Advocate expansion of transit to growing economic centers including Uptown and Blue Ash with regular or limited stop services

PLAN FOR BIKE INFRASTRUCTURE

At present, North College Hill does not have bike infrastructure in the city or any nearby connections. That does not mean, however, that the city should ignore this rapidly emerging trend. Connection routes from and to adjacent communities should be planned. As road projects are discussed, and thoroughfare plans revised, the possibility of incorporating bike lanes and facilities should be continually evaluated.

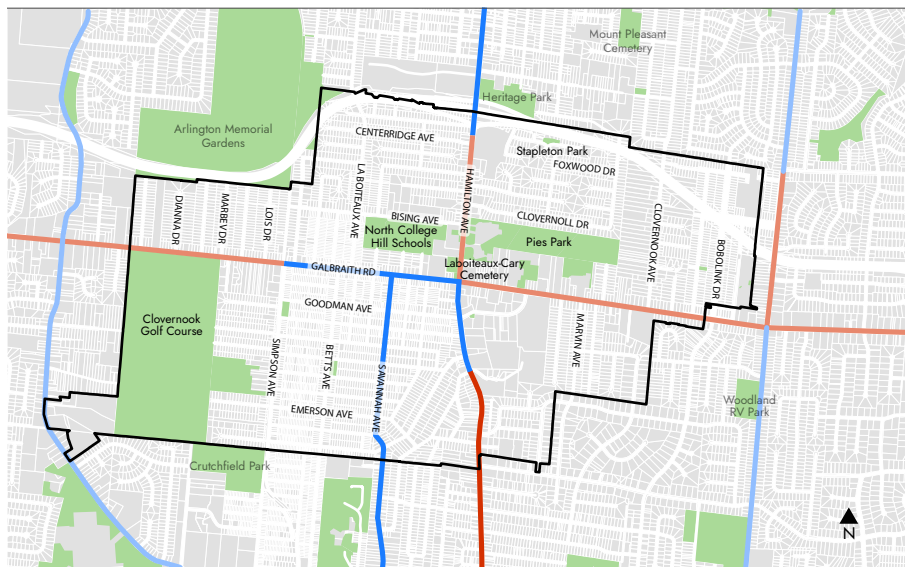


People bicycling are best accommodated when a connected and intuitive network of bike facilities is provided. Prioritizing the construction of cohesive commuter connections across and into North College Hill will help people adopt and use the bicycle facilities.

Highlighted in the map are a series of routes that are essential connections and should be redesigned to address the safety of cycling on these routes. If streets identified cannot be designed, well-designed alternatives should be considered.

Issues:

- No bike infrastructure in the whole city.
- Complete network of bike infrastructure takes time.
- Roads are wide and cars drive quickly.
- College Hill Connector is planned to help people walk, ride, and roll from Northside to College Hill.
- Coordinate with local partners to integrate valuable future routes to North College Hill.



OKI Bike Route Guide, CAGIS

■ Low Stress	■ Parks and Greenspace
■ Moderate Stress	□ North College Hill Boundary
■ High Stress	
■ Very High Stress	

Plan:

Low Stress

- Many residential streets will fall into this category.
- Installing traffic calming infrastructure like speed cushions and bump outs will help keep car speeds lower and keep people who bike safe.

Medium Stress

- Installing bike lanes will give space for cyclists and delineate areas where automobiles should not drive.

High Stress

- Cycle tracks will give space for cyclists to feel comfortable on roads like this.

Very High Stress

- Providing separate biking facilities will protect both car drivers and people biking.

STREET IMPROVEMENTS

Problem Statement: While a major corridor, Hamilton Avenue's width, capacity and narrow sidewalks contribute to unsafe conditions for pedestrians. With the Clovernook Center for the Blind and City schools located on or near the street, it is a safety priority for the city to calm the automobile traffic on this street.

Galbraith Road is also too wide east of Hamilton Avenue which enables speeding. This stretch of road is inhospitable to pedestrians and creates a barrier to re-imagining the Goodman Avenue district.

Simpson Avenue is too wide for the number of vehicles traveling there. As a residential street it lacks an adequate number of stop signs and is perceived as unsafe for pedestrians to cross.

CALM TRAFFIC ON HAMILTON AVENUE

Hamilton Avenue is the main north/south corridor through North College Hill, with the most traffic of any road in the city. 22,052 vehicles use the road daily (ODOT, 2022). During public engagement sessions, residents voiced concerns about pedestrian safety given these volumes and road design.

Hamilton Avenue should be redesigned to calm traffic and increase pedestrian safety.

Any road repaving projects should be coordinated with all utilities including Metropolitan Sewer District, Alta Fiber, and Duke Energy.

Issues:

- Hamilton Avenue is too wide for the amount of traffic it carries.
- Cars travel too quickly
- There is no pedestrian barrier between sidewalks and street.
- North College Hill School is located on Hamilton. Students must walk along Hamilton or find alternative routes.
- Clovernook Center also is located on Hamilton. Its users find the corridor dangerous to cross.

Plan:

- Narrow roadway to create 36' wide curb-to-curb width
- Eliminate curbed medians
- New lanes to be:
 - » One travel lane in each direction
 - » One center left turn lane
- After narrowing road, plant grass and trees in new or widened (5' to 6" wide) collector strip
- Install new 6' wide sidewalks throughout
- Consider bike lanes as part of regional network
- Add stoplight at Hamilton Rd. & Bising Ave. where school / church and Clovernook Center are located
- "Zebra" strip crosswalks at:
 - » Hamilton & Galbraith
 - » Hamilton & Goodman
 - » Hamilton & Bising
- Establish new speed limit of 25 MPH



Hamilton Avenue is too wide, drivers go too fast, and sidewalks are slammed up against the street. These conditions make it unsafe and prevent pedestrian connectivity across the City.



Hamilton and Galbraith should be narrowed to two travel lanes with a center left-turn lane. New, wide collector strips should be built with street trees and lighting to slow traffic.

CALM TRAFFIC ON GALBRAITH ROAD

Galbraith Road is the main east/west connector through North College Hill, home to the city's business district as well as a school campus. The road's current width exceeds that necessary for current traffic volume of 10,675 vehicles per day (OKI, 2015).

Traffic calming measures on Galbraith Road would create a street more friendly to pedestrians as well as drivers.

Issues:

- Galbraith Road is too wide, especially east of Hamilton Avenue. This allows cars to speed.
- Hamilton/Galbraith is the main intersection in the city, but too wide for pedestrians to cross with ease.

Plan:

- Narrow roadway to create 36' wide curb-to-curb width
- Eliminate curbed medians
- New lanes to be:
 - » One travel lane in each direction
 - » One center left turn lane
- Plant grass and trees in new or widened (5' to 6" wide) collector strip
- Install new 6' wide sidewalks throughout
- Consider bike lanes as part of regional network
- Add stoplight at Hamilton Rd. & Bising Ave. where school / church and Clovernook Center for the Blind are located

- "Zebra" strip crosswalks at:
 - » Hamilton & Galbraith
 - » Galbraith & Goodman
- Establish new speed limit of 25 MPH
- Narrow curb radii and eliminate some turn lanes at the Hamilton/Galbraith intersection



Galbraith Road, east and west of the intersection with Hamilton, is grossly oversized. It has led to an environment meant for only cars and trucks - not people.



The Hamilton and Galbraith intersection can be improved by narrowing curb radii and eliminating some turn lanes. This will slow traffic slightly but better protect pedestrians like students and shoppers.

CALM TRAFFIC ON SIMPSON AVENUE

Simpson Avenue is a residential north/south street in North College Hill's southwest quadrant. Though residential, and low volume (5,392 vehicles per day, ODOT 2022), it is designed like a commercial street. This encourages drivers to speed, despite the presence of two parks. Improvements are needed to increase safety and make a more livable street.

Issues:

- Simpson Avenue is too wide for its use.
- There is only one stop sign.
- The center turn lane is not necessary for the full length of the street.
- Intersections have wide curb radii which encourages speeding.
- Few intersections have stop signs or traffic calming device.

Plan:

- Eliminate curbed medians
- New lanes to be:
 - » One travel lane in each direction
 - » One center left turn lane
- Plant grass and trees in new or widened (5' to 6" wide) collector strip
- Install new 6' wide sidewalks throughout
- Consider bike lanes as part of regional network
- Add stoplight at Hamilton Rd. & Bising Ave. where school / church and Clovernook Center for the Blind are located
- "Zebra" strip crosswalks at:
 - » Hamilton & Galbraith
 - » Galbraith & Goodman
- Establish new speed limit of 25 MPH
- Narrow curb radii and eliminate some turn lanes at the Hamilton/Galbraith intersection



Looking north on Simpson Avenue. A center left turn lane is appropriate for a commercial, not residential street. This configuration encourages speeding and is unsafe for pedestrians and bicyclists.



This is the type of street Simpson could become. It has sidewalks separated from the roadway with on-street parking, street trees, street lights, and other street architecture.



Intersections have wide curb radii which encourages fast-vehicle speeds. Very few intersections have stop signs or any other reason for traffic to slow.



Some intersections could receive "bump-out" construction which decreases the width of the street, shortens the length of crosswalks, and secures on-street parking.



CALM TRAFFIC ON RESIDENTIAL STREETS

Residents repeatedly noted that speeding cars and poor pedestrian safety is a widespread problem. The City should embrace a goal of eliminating traffic fatalities and injuries among all road users — while increasing safe, healthy, equitable mobility.

The Vision Zero Network (<https://visionzeronet-work.org/>) is a national organization with a range of programs and resources for communities wishing to tackle this fundamental issue.

The City also should embrace a complaint-based policy of traffic calming. Under this, once a street has received a set number of complaints, remediation measures would be required.

The Center for Local Governments has a traffic calming toolkit library that is available to local governments to use to test traffic calming measures. If the temporary measures are found to be effective, then the city could invest in permanent calming solutions.



A temporary chicane in Northbrook, Ohio.
Source: Albert Cesare, Cincinnati Enquirer



RESILIENCY

SUSTAINABILITY
INFRASTRUCTURE

SUSTAINABILITY

Problem Statement: To adjust to a changing climate North College Hill must embrace sustainable practices around energy efficiency and stormwater runoff. As heat waves and large rain events increase, the City must consider embracing a resiliency strategy.

INVEST IN RENEWABLES WHERE POSSIBLE

Issue:

- North College Hill has shown leadership in embracing electronic vehicular charging stations.
- It can capitalize on this distinction and attract new residents for whom that is important value. The City should continue to pursue best practices in solar and other renewable forms of energy efficiency.

Plan:

- Promote solar tax credits and other programs as they become available
- Convert City vehicles to electric by 2030
- Develop an EV charging infrastructure for the Galbraith Business District
- Investigate EV infrastructure grants through the federal IIJA legislation
- Require at least two solar charging stations to be included in all new parking lots and structures.
- Consider creating an energy special improvement district along Goodman and Galbraith Avenues to help commercial and mixed-use property owners and developers access competitive financing for energy efficiencies. More information about PACE financing is available from the Cincinnati Port: <https://www.cincinnatiport.org/our-work/public-finance-practice/pace/>

Who: The City, Duke Energy, Cincinnati Port



MITIGATE STORMWATER ISSUES

Like most communities in Hamilton County, the city's sewer and storm-sewer is managed by the Metropolitan Sewer District. The district is under a consent decree from the Environmental Protection Agency to reduce and eliminate combined sewer overflows throughout the system. This has been an ongoing project for the sewer agency and North College Hill has an opportunity, when available, to help do its part in addressing this issue.

A changing climate has exposed the Cincinnati region to more instances of heavy rain events and flash flooding. Replacing impervious pavement with permeable materials, except for gravel, should be considered for parking lots, sidewalks, and other traditional hard surfaces. Additionally, rain gardens, street trees and vegetation can be helpful in absorbing rainwater before it goes into the pipe.

Issue:

- Increased 100-year rain events necessitates that rainwater runoff be retained at the source.
- During large rain events, standing water forms in a number of locations.

Plan:

- Encourage or require the installation of rain gardens within new parking lot construction
- Rain gardens are particularly effective in buffer areas
- Preserve the creek on the Clovernook property
- Explore creek daylighting in the Goodman Commercial District
- Encourage or require permeable pavement for sidewalks, parking lots and driveways
- Coordinate with MSD on large scale projects and streetscapes
- Promote the installation of gray water cisterns
- Support usage of rain barrels to retain and reuse residential rainwater
- Plant street trees everywhere

Who: The City, Metropolitan Sewer District



Rain gardens can help capture rain before it reaches stormwater sewers.

INFRASTRUCTURE

SEWER CAPACITY

According to MSD there are sewer capacity issues in North College Hill.

Issue:

- Many homes in North College Hill have downspouts and sump pumps tied to the sanitary sewer. This system was not designed to manage the increased volume from stormwater, resulting in overflows and flooding in parts of the City.
- The Metropolitan Sewer District (MSD), is under a consent decree from the Environmental Protection Agency, required to prevent overflow from infiltrating local streams and waterways. MSD fees could climb if sewer overflows across the region are not addressed.

Plan:

- Prohibit new developments from connecting downspouts and sump pumps into sanitary sewer systems
- Require developers to contact MSD for correct connection procedures and availability of sewer capacity
- Investigate MSD has mitigation programs available to residents, such as low-cost rain barrels

Who: The City, Duke Energy, Cincinnati Port

EXPAND STREET TREE PROGRAM

North College Hill has developed a street tree program and was recently designated a Tree City USA by the International Society of Arborists. Street trees provide numerous benefits to cities and are an essential part of creating a great community.

Issue:

- Lack of trees contribute to heat island effect in urban areas and increase cost to cool buildings.

Plan:

- Develop a tree planting and replacement plan
 - » Focus on planting native species
- Implement best practices in planting, pruning and removing trees
- Provide continuing education to City Public Services and Tree Commission
- Develop an incentive program to for residential tree planting

- Update and maintain street tree inventory
- Remove Callery Pear trees
 - » Not suited to the climate
 - » Weak limb structure creates risk

Who: The City, Duke Energy, Cincinnati Port





LAND USE POLICY

PROPOSED LAND USE
MODERNIZE THE CITY'S LAND USE REGULATIONS
IMPLEMENTATION

PROPOSED LAND USE

Problem Statement: Given emerging trends in land use, transportation and other policy areas, the City of North College Hill must evolve the way it addresses the usage of land within the city.

The proposed land use map for the city is below. This map has been updated to reflect the vision of this plan. Notable changes include the following:

- Creation and expanded implementation of the “Mixed-Use” designation. This designation now covers Galbraith Road and Goodman Avenue business districts to reflect the community desire to reposition Goodman to mixed-use and to help retain the pedestrian-oriented character of the Galbraith Road district.
- Residential land use was shifted to density and away from the existing classifications of single, two or multiple unit dwellings.

This shift allows the city to pursue flexibility in applying new standards in zoning pertaining to

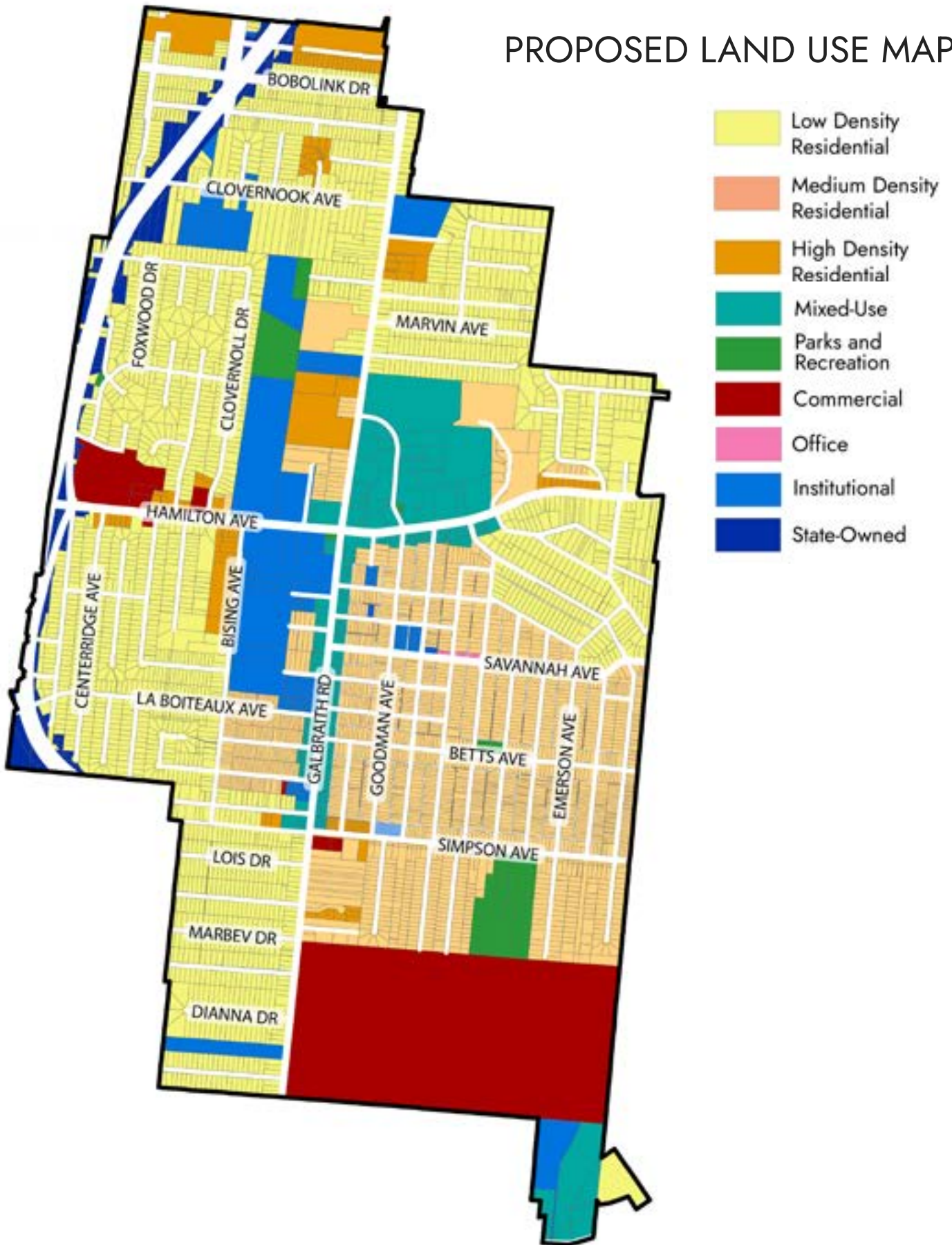
legalizing accessory dwelling units, townhomes or other housing typologies.

- The “Institutional” category was introduced to accommodate Clovernook Center for the Blind and also include the potential changes to their property as outlined in this plan.

It is understood that future applications may include residential and commercial elements however they will be tied to the mission and objectives of the pertinent institutional facility (I.e. Clovernook Center for the Blind).



PROPOSED LAND USE MAP



MODERNIZE THE CITY'S LAND USE REGULATIONS

- This plan recommends that the North College Hill zoning code undergo a complete re-write. The existing code, which was adopted in 1969 has had only occasional updates. The code was last fully analyzed as part of the 2008 Comprehensive Plan and addressed again in the 2018 Comprehensive Plan Update. In both plans, it was recommended to update the code. While updates have occurred, primarily in 2013 and 2018, this plan recommends a complete overhaul.

Issues:

- The current code does not adequately address the concerns outlined either herein or in the 2008 and 2018 Plans.
- It is not user friendly. Lack of clear use tables make it hard for residents to decipher.
- It lacks diagrams/illustrations to guide the users.
- It relies on antiquated definitions of many terms.
- It fails to accommodate for potential development and retrofit of the Goodman Avenue area or an evolution of Galbraith Road.
- It fails to account for housing diversity.
- It does not address parking requirements in a way that does not inadvertently add excess supply and limit adequate usage of the City's constrained land resources.

Plan:

Overall land use regulatory reforms needed:

- Zone names should reflect intent
- Zoning Districts should have descriptive language of the zone type
- Uses should be in tables per zoning district and a unified table for ease of use
- Parking minimums should be eliminated or revised to account for:
 - » Available on-street parking

- » Nearby transit options
- » Proximate public parking lots
- » Mixture and time of day (e.g.: 40% office usage by day, 40% residential by night 20% for retail)
- Address 5G cell towers in public streets per FCC regulations
- Provide guidance for Planned Developments if they are included in the new code
- Require the planting of street trees with new development
- Regulate setbacks to maintains compatibility with existing historic building stock
- Expand home occupation standards in response to shift to work from home
- Allow for more pedestrian-oriented development patterns, especially around BRT stops
- The Architectural District can be maintained but elements can be adopted

Residential Districts

- Enable greater variety of residence types to meet market demand
 - » Accessory Dwelling Units
 - » Allow townhomes
 - » Legalize two, three, and four-unit dwellings
- Reposition historic corner commercial buildings for a more complementary use
 - » Allow desired ground level uses by conditional use OR permitted with conditions
 - Parking
 - Limited Hours
 - Other

Commercial Districts:

- Galbraith Avenue Commercial District
 - » Update permitted uses
 - » Move to a form-based standard for new construction
 - Require front window glazing and transparency
 - Require build-to lines instead of setbacks
 - » Maximum of 3-4 stories
 - Remove parking requirements
 - » Allow for storefront blade signage
 - » Regulate window signs and obstructions
- Goodman Avenue Commercial District
 - » Adopt standards from Goodman Avenue Section of Commerce Section
 - Minimum 2-story; maximum 4-story buildings
 - Built within 12' of the front property line
 - Parking lots in rear third of property
 - 60% glass at 1st floors of front façades
 - Minimum one building entry at front façades
 - Wall and projecting signage no higher than 2nd story windowsills
 - (Permit, not require) sandwich boards
 - (Permit, not require) outdoor dining
 - Prohibit ground-mounted and signage taller than 16'
 - (Permit, not require) a range of uses including residential, office, table dining, entertainment, educational, retail, personal service, and similar
 - » Prohibit drive-thru uses (or restrict such activities to rears of buildings)
 - » Consider Form-based code as tool for implementation
 - Adopt standards for continuing non-conforming buildings/uses
 - » Standards should encourage greater conformity to adopted form-based standards
- Savannah Avenue Business District
 - » Rezone to mixed office or add a conditional use for office in corner locations in the surrounding residential district
- Civic Square District
 - » Integrate into existing area zoning but at minimum adopt the zoning standards outlined in the Civic Square section of this plan
 - Allow mixed-use buildings
 - Permit: 2 stories minimum to 3 stories maximum
 - Enable setbacks of 0' minimum to 12' maximum front; 0' side; 12' minimum rear
 - Require parking in rear, fed from alley or service drives accessed from side streets

Industrial Uses:

- Permit clean industrial uses in Goodman Avenue area
- Regulate to manage noise, pollution and other effects of industrial uses



The Form-Based Code Transect as presented in the SmartCode Version 9.0.

IMPLEMENTATION

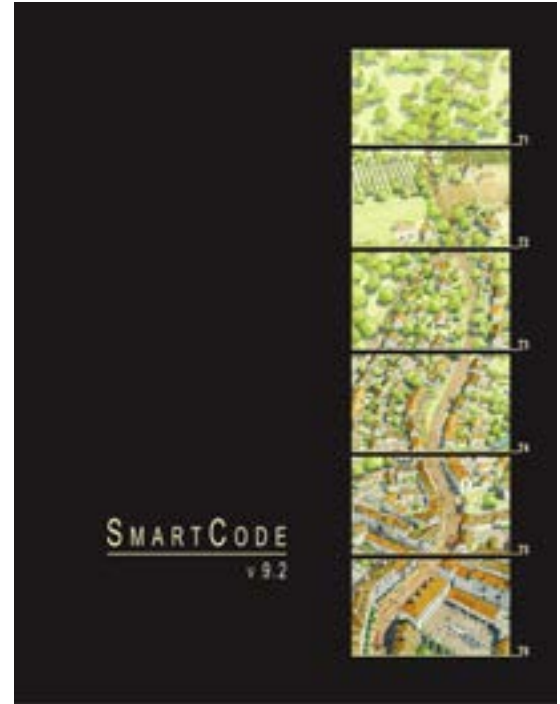
There are several regional examples existing frameworks to which the City could refer:

The Hamilton County Model Zoning Code: Addresses ongoing trends in planning, legal review, and procedural processes. It includes diagrams and model zoning districts that can be adopted a la carte.

Form Based Codes: Emphasize the building type, frontage, and setback in relation to the street over the usage of the building. They are designed to allow pedestrian-oriented and walkable development “by-right” so desired development can happen more efficiently. A form-based code is in place for the Cincinnati neighborhood College Hill, just to the south of the City which might act as a development guide.

SmartCode is a model form based code that may be a useful guide for a city the size of North College Hill.

Transit Oriented Development Zoning Revisions: City of Cincinnati is working on reforms to spur development along Metro’s planned BRT corridors. These include adjustments to parking, density and other building regulations. North College Hill leaders could review the final standards as potentially applicable to areas along the BRT route on Hamilton Avenue.



Chapter 1703 Form-Based Code

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City of Cincinnati Form-Based Code Approved by City Council 5/8/13 i



CIVIC CAPACITY

EMPOWER CITY ADMINISTRATION
EMPOWER CITIZENRY
REBUILD COMMUNICATION CHANNELS

EMPOWER CITY ADMINISTRATION

Problem Statement: Perception of City operations is negative throughout the community. Feedback highlighted a catalogue of dysfunction. Staff turnover, unproductive meetings and over-long council debates were especially cited.

Whether accurate or not, such a reputation makes it hard to move forward because civic enthusiasm is low, and negativity runs rampant.

Citizens want to believe in their city, which often is tied to confidence in their leaders. Without that, they don't invest in long-term goals and step away from even simple community commitments.



Strong leadership from both elected officials and professional staff is essential to running a successful city, but for real success the duties of each need to be well understood.

Government functions best as a tri-partite system. Citizens elect the leaders they believe will set good policies. Those leaders, council members in North College Hill, are the guardians of vision. They focus on high-level concerns, set laws and regulations to benefit their citizens, review annual and multi year financial goals and hire and manage the city's chief executive.

It is, in turn, the role of that CEO, the administrator in North College Hill, to implement the policy goals established by council, to propose for approval and manage the budget, hire and supervise

all staff and address the myriad issues pertinent to the running of the city. Day-to-day operations, in almost every instance, are the purview of this executive.

This is an appropriate division of responsibilities. Council members are part-time, generally established professionals but not in the job of municipal administration. The Administrator is full time and trained in the management of governance but not elected by citizens.

There is a widespread concern in North College Hill that the distinction between these roles has blurred, leading to ineffectiveness overall and disadvantaging citizens.

Issues:

- Residents and stakeholders believe the City is dysfunctional.
- Perception is reality
- Revolving door of professional leadership has reduced effectiveness of staff.

Plan:

- Establish clear definition of roles and lines of authority
 - » Council
 - » Administrator
 - » Staff
 - » Committees
 - » Other
- Build coordination between City Departments
 - » Regular weekly meetings between department heads
 - » Consistent accountability on assigned tasks
 - » A yearly Council retreat to deep dive into objectives and priorities
 - » A subsequent yearly staff retreat to develop work plan for defined goals
- City staff should coordinate review for major economic development projects

- » Various city departments have regulations pertaining to new development which often add time, money and headaches to building out larger projects
- » A coordinated review should be created to help streamline permitting and set clear expectations for developer applicants in the city
 - Who: City department heads, MSD, Water as needed
 - When: Start of serious large-scale project conversations with City
- Participate in First Suburbs Consortium, Center for Local Governments and OKI
 - » Take advantage of trainings for councilors and members of city boards and commissions
 - » Utilize Center for Local Government resources for both staff and Council
- Strengthen relationship with Hamilton County
 - » Currently untapped resource
 - The Development Department to deploy \$40M+ funding for housing
 - As reported: "Once we find a community that's together, we're all in."
 - Partnership may include technical assistance or even funding/financing.
- Review City organization for inefficiencies and opportunities
 - » Streamline and grow
- Distribute administrative responsibilities for maximum effectiveness
 - » Build a leadership ladder
- As possible, bring planning and code administration functions in-house
 - » Enables more responsiveness to citizen complaint
 - » Enables cross-departmental training
- Create a City Leadership Academy



CELEBRATE DIVERSITY
 North College Hill's Population is increasingly diverse. Residents and community groups should explore ways to celebrate this and facilitate connections

EMPOWER CITIZENRY

Problem Statement: Analysis of existing civic groups shows an absence of ground level engagement. Such groups are opportunities for neighbors to meet, bond, organize and even air gripes. Well structured, this feeds citizen participation in local government and creates opportunity for the repeated casual conversations which can address misconceptions and build positive energy.

Social media participation does not replace in person service. Electronic channels too often become echo chambers of negativity instead of all hands-on deck problem solving.

Disengaged citizenry was universally noted as one of this community's biggest challenges. Many residents don't know their neighbors. They report too few city organized events and/or congenial opportunities to gather and meet new people.

Events which disappeared, perhaps during the COVID-19 pandemic, are sorely missed.

Issues:

- Lack of organizations and events where neighbors can gather.
- Lack of citizen participation in local government.
- Citizens expect the city to provide events that should be organized by others.

Plan:

- Both operate and further community events
- Start a Neighborhood Association
 - » One for each quadrant of the City

- Facilitate civic events
 - » Minimal funding
 - » Marketing and Promotion
 - » Participation by Councilors and staff
 - Drop ins are fine but visible presence is important
 - » 4th of July parade
 - » Block Parties
 - » Food truck Fridays
 - » Movie Nights
 - » Park concerts
- Encourage citizen groups to operate some events
 - » Car shows
 - » Clean-up days
 - » Flower shows
 - » Festivals



North College Hill volunteers at the 2022 Fall Festival.

THE VALUE OF NEIGHBORHOOD ASSOCIATIONS

These are action-oriented groups run by volunteers, usually neighbors, often membership-based. Regular formal meetings, officers, and a committee structure are usual elements.

Such a coalition can serve as a hands-on community body, readily accessible to residents, and consistently attuned to their concerns.

Residents often feel their issues are unique or even too small to matter. In reality, those concerns may be widely shared. A Neighborhood Association can daylight them, allow discussion, bring in helpful voices and knit together accepted solutions.

The value of connection is demonstrable. It's easy to be negative about strangers. Friends and neighbors are harder to assault. Connected residents are more invested in their local businesses, City, and region. Citizens who work together have influence at City Hall and with property owners. They are invested in their community in large and small ways because they feel pride of ownership.

A Neighborhood Association could meet regularly to discuss crime and safety issues, offer input on proposals by developers, and



request funds from public or private sources.

It could initiate neighborhood clean-up days, festivals, and events for kids.

It would be extra eyes on the street for safety concerns.

A Neighborhood Association should receive periodic updates from organizations such as:

- Police
- City services
- Faith-based institutions
- School system

Perhaps the most important benefit of a Neighborhood Association is simply to be a forum in which to meet and discuss issues with others working toward a positive outcome for the community.

NA's may charge a small fee to cover basic operations, events, and other initiatives. At as low as \$10.00 a year, 100 members would yield \$1,000.00, likely adequate as startup monies.

Funding opportunities from grants, local banks or working with non-profit Community Development Funding Institutions like the Cincinnati Development Fund also are possible. If required, the City can act as fiscal agent.

The ideas put forth in this plan can't implement themselves. Tenacious stewards are needed to drive change forward. A strong, inclusive neighborhood association can be a key component of future success.

REBUILD COMMUNICATION CHANNELS

Problem Statement: While the City promotes heavily on social media, residents and constituents lack consistent information about City-sponsored activities and events.

Poor communication about upcoming community events was another consistent concern. There is not perceived to be adequate communication on city activities.

Structured, consistent messaging channels should be established to share information widely.

Without this, unstructured reporting channels will continue to dominate, and the material disseminated there is mostly negative.

North College Hill residents prefer to receive information through digital channels (the City website and social media account) as well as via printed material.

The City needs a communications coordinator on staff. This professional would manage updates to the City's website and social media channels, produce printed materials, and feed news about the City to content-hungry local and regional media outlets.

This could be a full-time position, or responsibilities could be combined with another portfolio, such as that of assistant city manager.

Issues:

- Lack of current knowledge about City activities and events.

Plan:

- Build a brand for the city
 - » Know what is being sold
 - What is the story?
 - » Sell it
 - Early
 - Often

- Everywhere
 - » Clear, crisp, catchy narrative
- Consider multi-pronged approach to communication
 - » Online, print, radio and TV
- Focus on building public awareness of how tax dollars expenditures generate wins
 - » New businesses
 - » Added jobs
 - » Incoming residents
 - » Improved services
 - » Enhanced facilities
- Include communication costs in annual budget
 - » Personnel and materials



When surveyed, respondents indicated that they prefer communication via the City website, social media, and printed material.

CASE STUDY: GERMANTOWN QUARTERLY

Germantown, Ohio

The City of Germantown, Ohio has developed a printed newsletter for its residents and businesses. Mailed to all city residents every three months, The Germantown Quarterly features updates from organizations including its Public Library, parks, public safety services, and senior center.

Each issue highlights a local business and contains a calendar of events and "Meet Your City Employees" profile. Contact information for city staff and city council is included.

Prior to the Quarterly, Germantown had a one-page, monthly newsletter. A survey of residents found that the newsletter was the most appreciated information tool, leading to expansion to a larger, quarterly format.

Printing and mailing costs are manageable at about \$1.18 per piece. At present the entire cost is covered by the city, though ads may be a future option to reduce costs. Content creation is shared between the Community Relations Manager and local partners such as the Historical Society and Library. Final editing and content control remain with the city.

Such a publication could be an effective method of communication for North College Hill.



- Summer 2023**
- INSIDE**
- Meet Your City Employees
 - Public Safety Updates
 - 43rd Annual Pretzel Festival
 - History of the Germantown Covered Bridge
 - Business Spotlight: By-Jo Theatre
 - Nelda Judy-Lane: A Legacy of Love and Support for the Germantown Senior Center
 - Water Pollution Did You Know?

Germantown Business Spotlight

By-Jo Theatre



When Brian and Cora Ann Tarbox purchased the By-Jo Theatre in 2019, they knew there would be some challenges, though a coming global pandemic was not one they expected. Luckily, Brian and Cora Ann are passionate and tenacious people, and while many similar theaters around the country closed their doors for good, the By-Jo survived and remains an active monument to Germantown's rich history.

Brian remembers the night they first found out the theater was for sale. He and Cora Ann had come to see Toy Story 4 that evening, and on the way out they saw a sign which read "Building and business for sale." Brian, who grew up coming to the By-Jo, jumped at the opportunity. "I've always loved old buildings and old theaters," shared Brian. The building also provided a space for Cora Ann to store the items for her event rental business. Cora's family has a history of running their own businesses, and this entrepreneurial spirit has been passed to her as well. All the

pieces fell into place, and the Tarbox family made the bold decision to take over the By-Jo.

The goal from the beginning was always to maintain the classic, Main St. USA aesthetic of the theater, a reflection of Brian's admiration of Walt Disney and the early years of Disney animation and movies. Similar establishments around the country had been sold and repurposed, but Brian and Cora Ann were determined to see the By-Jo remain unchanged. This sentiment is one shared with the Allen family, the previous owners who had bought the theater in 1984. They were very supportive of the Tarbox family and helped show them the ropes when ownership first changed hands.

Visiting the By-Jo is truly a unique experience. From the old-school tunes that are piped in before the show, the vintage seats and wall panels, and even the personal hospitality that Brian and Cora Ann show to their guests, it makes you



feel as if you are transported to another age. "You walk in these doors, you step back in time. You can enjoy a film for a couple hours and forget what's going on out there," shared Brian. "This is the way movies were meant to be watched," added Cora Ann. One thing's for sure, the Tarbox family will never compromise on keeping the small-town feel of the theater that they feel is a staple of the community.

There are many special moments for Brian and Cora Ann, but arguably their favorites are at the end of the night, when they wish their guests good night and see the smiles on their faces. They love to see families coming together to the theater. They've heard countless stories of elderly guests who saw their first movies here as a child, and how meaningful it is to bring their grandchildren and great-grandchildren now. The connecting of the generations is especially poignant for Brian and Cora, as their young daughter, Julia, is often in attendance with them and has her own, personally-claimed seat, in the back.

Running the theater can at times be difficult for Brian and Cora Ann. Hollywood and the movie industry are not really set up to benefit small theaters such as theirs anymore. However, it is important for the Tarbox family to stand by their values and morals. They choose to keep their admission price \$5.00 so that families can have an affordable yet fun and memorable experience in a world dealing with inflation. They are also discerning with which current releases they choose to screen, as they do their best to maintain a family-friendly atmosphere.

The By-Jo Theatre is an establishment that is authentically Germantown, and Brian and Cora Ann feel honored to be its current stewards and caretakers. The couple is also thankful for the support they have felt from the community. Though their doors remain open, the By-Jo is still recovering post-COVID. Residents are encouraged to attend a showing or even schedule their own private party at the theater. They will be sure to have a unique and memorable experience. After all, you're not just seeing a movie, you're seeing a movie at the By-Jo.

For Your Information...

Closures at City Hall

Germantown City Hall will be closed in observance of the following federal holidays:

Tuesday, July 4th
Independence Day

Monday, September 4th
Labor Day

Be advised that the Rumpke trash pickup schedule will be delayed one day on these dates.

Permit Requirements

It's outdoor building and remodeling season! If you are planning a project such as a deck, shed, fence, new roof, swimming pool, or home improvement, you will most likely need a permit. Applications are available on the City website at www.germantown.oh.us and at City Hall. There is also a deposit required for all projects before you get underway. If you have questions, please call 937-855-7255.

NORTH COLLEGE HILL



A PLAN FOR OUR FUTURE

GET INVOLVED!

Support the Comprehensive Plan
at public meetings

Join a Neighborhood Association

IMPLEMENTATION

Volunteer for a community event

IMPLEMENTATION MATRIX

Serve on a board or commission

Want to get involved? Contact us!

NCH City Hall: 513-521-7413

info@northcollegehill.org

COMMUNITY BUILDING

PLAN/SECTION	INITIATIVE	STRATEGY	4-YEAR GOALS	ACTIONS	PRIMARY RESPONSIBLE PARTY	SECONDARY PARTNERS/COMMITTEE	TIME FRAME	ESTIMATED COST
Community Building	Civic Facilities	Create a Civic Square	Identify target location and properties to assemble	Identify land Identify funding	City	CIC	20 years	\$\$\$\$
		Program the Square	Identify temporary activations in comparable locations (i.e. city building parking lot)	Develop activities list Conduct programming Measure results (attendance, impressions, cost) Explore partnership with mission aligned regional non-profit organizations	City Parks	Community Groups	Ongoing	\$
		Establish a Recreation Center	Lay groundwork for construction as part of Civic Square	Identify potential funding for construction and operation Create a feasibility study based on	City Parks	City	20 years	\$\$\$
		Build a New City Hall	Temporarily relocate current City Hall	Identify opportunity site Self-existing land	City	CIC	2 years for relocation, 20 years for city vision	\$\$\$\$
		Reposition the North College Hill Historical Society	Digitize Archive	Scan documents to cloud Photograph items that cannot be scanned Build website Share	North College Hill Historical Society	City	1 year	\$
		Establish a New Senior Center	Organize continued programming under existing levy	Reenact senior volunteers Identify temporary location Develop low-cost/high-impact programming	City	Chamber of Commerce, Local Businesses	2 years	\$\$
		Create Mixed-Use Development Around the Civic Square	Zoning Reform	Conduct engagement to refine vision Develop zoning code reforms Adopt text	City	Design/Plan/Build developers, Chamber of Commerce	1 year	\$\$
		Make Parks a Priority	Allocate additional funding to the Parks budget	Review current budget and conditions for need Advocate for funding allocation	City Parks	City	Ongoing	\$
		Expand Athletic Fields At Former Josie Becker Elementary School Site	Explore expansion plans with Schools	Coordinate with School on Facility needs Engage community in design Allocate funding	NCH Schools	City	5 year	\$\$\$
		Evaluate the Individual Needs of Each Park	Assess park conditions and develop inventory	Conduct inventory and assessment in-house Develop plan Identify needs and growth opportunities	City Parks	City	Ongoing	\$\$
		Add Distinctive New Parks Filling Needs and Appealing to a Wider Range of Visitors	Develop needs assessment plan	Review park assets Engage community on needs Develop plan for funding and implementation	City Parks	City	1-2 years	\$\$\$
		Celebrate the Creek	Consider creek as recreational amenity as part of future planning	Assess opportunity to build creek area into natural preserve Develop safe linkages to creek areas Identify potential spaces Assemble cleaning crew Recruit artist for murals or other art	City Parks	City	Ongoing	\$-\$\$\$
		Clean and Reactivate Neglected Public Spaces	Create operations plan		City Parks	City	1 year to Ongoing	\$

COMMERCE

PLAN SECTION	INITIATIVE	STRATEGY	3rd YEAR GOALS	ACTIONS	PRIMARY RESPONSIBLE PARTY	SECONDARY PARTNER(S) / COMMITTEE	TIME FRAME	ESTIMATED COST
Commerce	Goodman Commercial District	Rezone Goodman Avenue Commercial District	Reform Zoning Code	Identify desired future through planning Assess degree of code revision Draft code revisions Adopt text	City	Chamber of Commerce	2 years	\$\$
		Create a through-street from Goodman Avenue to the Beech Knoll property	Maintain in long-range thoroughfare plan	Identify potential routing for future implementation Perform an engagement that showcases potential routings of Goodman to the neighborhood. Hire firm to conduct study	City	OKI	Ongoing	\$\$\$
		Study the renovation of Goodman Street	Conduct traffic calming study	Review findings and plan/design/implement strategies to improve safety of the street Capital funds for street reconstruction and stormwater inlets	City	ODOT, Metro	2-5 years	\$\$\$
		Publicize future intent for the district by erecting signs on site	Design informational signage	Engage residents and seek out potential tenants Create pages on the City's website to inform potential property buyers	City	CIC	Ongoing	\$
		Create pages on the City's website to inform potential property buyers	Develop website copy and website section	Develop page section on available sites Broadcast ambitions and ideas for potential sites Publish reliable and consistent content	City	CIC	1 year	\$
		Inform Planning Commission about future intentions, noting that intermediate phases may be awkward	Ongoing training and coaching	Engage planning and engineering expertise	City	APAOH	Ongoing	\$
		Monitor properties adjacent to Isaac Wree Parks as opportunities for future park expansion	Create property tracking database	Set up a property analytics document	City	Chamber of Commerce	Ongoing	\$
		Establish a TIF district, capturing property value gains to build a public investment pool	Identify targeted TIF district location and size	Declare improvements to private property	City	Chamber of Commerce	1-3 years	\$
		Refresh the Galbraith Road Streetscape	Conduct traffic calming study	Hire firm to design/build street improvements Hire firm to analyze and provide helpful recommendations	City	ODOT, OKI, Metro	1-3 years	\$\$
		Update zoning regulations	Conduct zoning diagnosis	Identify funding stream	City	Chamber of Commerce	2 years	\$\$
Galbraith Commercial District	Develop and oversee a tenant recruitment strategy	Create a Business District Association	Reach out to interested corridor businesses	Develop business plan Secure funding and resources Monitor and evaluate progress	City	Chamber of Commerce	1 year	\$
		Develop and oversee a tenant recruitment strategy	Discuss WINCH Chamber and potential business group	Identify prospective tenants Negotiate and close deals with prospective tenants	City	Chamber of Commerce	Ongoing	\$

HOUSING

PLAN SECTION	INITIATIVE	STRATEGY	3-YEAR GOALS	ACTIONS	PRIMARY RESPONSIBLE PARTY	SECONDARY PARTNER(S) / COMMITTEE	TIME FRAME	ESTIMATED COST		
Housing	<p>Preserve, Stabilize, and Improve Existing Properties.</p> <p>Protect Vulnerable Residents, Especially Renters</p> <p>Increase Housing Diversity and Number of Units</p>	Reactivate upper stories for residential units	Change zoning to allow development	Hire architect/design/build team to create redevelopment plan	City	The Port, Private Developer	3-5 years	\$\$\$		
		Turn alleys into celebrated spaces	Study similar projects	Engage storefront owners	Engage storefront owners	City	Atworkx, DAAP, Chamber of Commerce	1-3 years	\$	
		Increase code enforcement and allocate resources to hire appropriately trained inspectors	Ideate and imagine possibilities with open space	Ask residents to assist in the process	Engage local developers	Connect owners to redevelopment dollars	City	Chamber of Commerce	Immediately, ongoing	\$\$\$\$
					Identify target areas	Identify target areas	City			
					Implement stricter code enforcement	Implement stricter code enforcement	City			
		Survey property condition to understand quality of existing homes	Develop survey criteria	Identify where rental registry accessible online	Identify target areas	Identify target areas	City	Chamber of Commerce	Medium Term	\$\$\$
					Identify poor health neighborhoods	Identify poor health neighborhoods	City			
					Create list of criteria and grading rubric	Create list of criteria and grading rubric	City			
		Use the existing rental registry better	Identify improvements	Identify where rental registry accessible online	Train volunteers to identify key concerns	Train volunteers to identify key concerns	City	Chamber of Commerce	Medium Term	\$\$\$
					Optional: Hire a contracted consultant	Optional: Hire a contracted consultant	City			
					Identify target areas	Identify target areas	City			
		Create a homeowner improvement grant/loan program	Research best practices	Research best practices	Identify potential funding methods	Identify potential funding methods	City	Nonprofits (such as WIN or People Working Cooperatively)	Medium Term	\$\$\$
					Establish guidelines for qualification	Establish guidelines for qualification	City			
					Identify funding	Identify funding	City			
		Implement a rental license program	Assess effectiveness of rental registry	Assess effectiveness of rental registry	Ensure registry information available at request	Ensure registry information available at request	City	Chamber of Commerce	Short Term	\$
Identify where registry funds are being utilized	Identify where registry funds are being utilized				City					
Determine if the registry should have online access	Determine if the registry should have online access				City					
Landlord training module as part of the annual registry	Write the renter resource	Establish communication with Cincinnati	Contract a consultant to create the resource	Contract a consultant to create the resource	City	Consultant	Short Term	\$		
			Research Cincinnati's landlord training module	Research Cincinnati's landlord training module	City	City of Cincinnati	Ongoing	\$		
			Educate homeowners about the selling process	Educate homeowners about the selling process	City	City	Short Term	\$		
Legal protection: source of income local ordinance	Pass a source of income local ordinance	Pass a source of income local ordinance	Create a home sellers class or connect them to an existing program	Create a home sellers class or connect them to an existing program	Nonprofits (such as WIN or People Working Cooperatively)	City	Short Term	\$		
			Contract a legal expert for assistance	Contract a legal expert for assistance	City	Cincinnati Legal Aid	Medium Term	\$		
			Contract a legal expert for assistance	Contract a legal expert for assistance	City	Cincinnati Legal Aid	Medium Term	\$		
Legal protection: pay to stay ordinance, local ordinance	Establish partnership with Cloverbrook	Develop a plan to connect sites to the pedestrian and street network	Identify funding for potential incentives	Identify funding for potential incentives	Cloverbrook	City	Long Term	\$		
			Develop a plan to connect sites to the pedestrian and street network	Develop a plan to connect sites to the pedestrian and street network	City					
			Hire outside counsel to write plan	Hire outside counsel to write plan	City	Private Developer	Long Term	\$\$\$\$		

TRANSPORTATION

PLAN SECTION	INITIATIVE	STRATEGY	1st YEAR GOALS	ACTIONS	PRIMARY RESPONSIBLE PARTY	SECONDARY PARTNER(S)/COMMITTEE	TIME FRAME	ESTIMATED COST
Transportation	Transit	Use zoning to protect a housing vision	Begin Cataloging Future Development Opportunities	Outline vision for the desired building types Adopt formbased code Enforce and incentivize desired housing	City	CIC, Port Authority, Private developers	Long Term	\$
		Look for redevelopment sites	Use land map to identify current land uses	Re-zone identified land parcels Work with Metro on BRT alignment along Hamilton Avenue Notify residents and relevant business owners Coordinate transportation and collaborate the BRT Apply for transit infrastructure fong	CIC	Private Developer	Long Term	\$
		Work with Metro on leveraging bus rapid transit improvements	Establish regular communication with Metro	Improve stops and waiting areas	City	Metro	Near Term	\$
		Increase existing bus frequency	Establish regular communication with Metro	Develop bike masterplan	City	Metro	Ongoing	\$
		Plan for bike infrastructure	Establish partnership with Tri-State Trails	Connect College Hills bike routes into the city Create complete networks of bike facilities Implement temporary modifications to learn and develop permanent infrastructure	City	Tri-State Trails, City of Cincinnati, Devout Good Foundation, ORI	Ongoing	\$\$\$
	Street Improvements	Calm traffic on Hamilton Avenue						

RESILIENCY

PLAN SECTION	INITIATIVE	STRATEGY	1st YEAR GOALS	ACTIONS	PRIMARY RESPONSIBLE PARTY	SECONDARY PARTNER(S)/COMMITTEE	TIME FRAME	ESTIMATED COST
Resiliency	Sustainability	Invest in renewables where possible	Identify renewable energy potential (solar)	Help residents take advantage and understand the benefits of the Inflation Reduction Law. Collaborate with energy providers	City	Duke Energy	On going	\$\$
		Mitigate stormwater issues	Work with MSD on Green Infrastructure	Implement green infrastructure incentives Support residential rain gardens	City	MSD, Green Umbrella	On going	\$\$\$
	Infrastructure	Sewer capacity	Work with MSD on capacity	Work with OKI, MSD to develop green and gray infrastructure	City	MSD, ORI	On going	\$\$\$
		Expand street tree program	Grow existing Tree Program	Organize community events around planting and maintenance Study the Tree City USA program Work with local tree canopy improvement non-profits	City	A-for Day Foundation, Green Umbrella	On going	\$\$

LAND USE POLICY

PLAN SECTION	INITIATIVE	STRATEGY	1st YEAR GOALS	ACTIONS	PRIMARY RESPONSIBLE PARTY	SECONDARY PARTNER(S)/COMMITTEE	TIME FRAME	ESTIMATED COST
Land Use Policy	Modernize the City's Land Use Regulations	Identify problems or barriers and the actions the community could take to overcome it	Hire a land use and zoning firm	Evaluate existing codes and ordinances Apply code to create more environmentally, economically, and socially sustainable communities.	City	Zoning code specialists, The Port, Hamilton County	1-3 years	\$

CIVIC CAPACITY

PLAN SECTION	INITIATIVE	STRATEGY	RE-YEAR GOALS	ACTIONS	PRIMARY RESPONSIBLE PARTY	SECONDARY PARTNERS/COMMITTEE	TIME FRAME	ESTIMATED COST
Civic Capacity	Empower City Administration	Reform Zoning Code	Budget for Zoning Code Reform	Identify desired future through planning Draft code revisions Assess degree of code revision Adopt text	City	Zoning and planning firms, Chamber of Commerce	1-3 years	\$ \$
		Rezone Goodman	See Reform Zoning	Identify desired future through planning Assess degree of code revision Draft code revisions Adopt text	City	Zoning and planning firms, Chamber of Commerce	1-3 years	\$
		Build coordination between City Departments	Coordinate regular Team Meetings and Events	Create a task force Organize the departments	City	Parks, Public Works, Building department	Ongoing	\$
		City staff should coordinate review for major economic development projects	Assemble department heads involved in planning and permitting	Set broad long-term and short-term strategies Set overall direction and objectives Address specific barriers or challenges to succeed	City	Chamber of Commerce	1-3 years	\$
		Participate in First Suburbs Consortium, Center for Local Governments and OKI	Go to First Suburb events	Contact executive committee for information and meeting dates Attend events Lean on local leaders for help	City	First Suburbs Consortium	Ongoing	\$
		Strengthen relationship with Hamilton County	Meet regularly with necessary administration officials	Reach out Have regular meetings Establish relationships with department heads	City	Hamilton County Government	Ongoing	\$
		Review city organization for inefficiencies and opportunities	Conduct Review	Hire consulting firm to conduct review Implement changes proposed Decide how responsibilities will be reviewed	City	Consultant, Department heads	1-3 year	\$
		Distribute administrative responsibilities for maximum effectiveness	Conduct Review	Give employees access to the metrics Help employees move forward confidently Implement changes to on how administrative responsibilities will be distributed Create a mandatory continued civil/professional development co-ops policy	City	Administrative Heads	Ongoing	\$
		As possible, bring planning and code administration functions in-house	Conduct Review	Hire full-time inspector Support position by building out department	City	Building Inspections	1 year	\$
		Create a City Leadership Academy	Review examples from other cities Partner with outside organization to lead and build neighborhood capacity	Build relationships between neighboring governments Evaluate what organizations currently exist Develop a City group to support community events	City	Center for Local Government Residents, Neighborhood groups	Ongoing	\$
		Both operate and further community events	Identify resident leadership	Organize a steering committee	City	Local residents, Business owners	1 year	\$
		Start a Neighborhood Association	Research local examples of neighborhood associations	Conduct the initial meeting of the steering committee Begin officer and board meeting Hold neighborhood-wide meeting	City	Local residents, Business owners	Ongoing	\$ \$
		Facilitate civic events	Promote in analogue and digital media	Create position to manage social media Assign staff to reach out to local news outlets Establish relationships with local media	City	Enquire, CityBeat, social media, BioCourier	Ongoing	\$ \$
		Encourage citizen groups to operate some events	Identify potential leads	Have the neighborhood association help plan events	City	Local residents, Business owners	Ongoing	\$
		Build a brand for the city	Conduct branding strategy	Hire a firm to develop branding strategy Invest in resident social media Work with local newspapers	City	Branding consultant	Ongoing	\$
Consider multi-pronged approach to communication	Identify potential strategies and angles for audiences	Post updates about the improvements made with tax dollars Leverage social media, and traditional ways of media outreach	City	Consultant, Design firms	Ongoing	\$		
Focus on building public awareness of how tax dollars expenditures generate wins	Bring back city hall newsletter to help build a connection between residents and the workings of government		City	Consultant, Chamber of Commerce	Ongoing	\$		
Include communication costs in annual budget.	Include them in budget.	Direct city staff to include in annual budget	City	Chamber of Commerce	Annual	\$		



APPENDIX

PUBLIC ENGAGEMENT PROCESS
ONLINE SURVEY RESULTS
EXISTING CONDITIONS DATA

work in N

PUBLIC ENGAGEMENT PROCESS

The planning team engaged in three phases of public engagement after making initial observations and analysis with existing information. The team compiled and evaluated that data which is contained further in this report.

The Planning Process was guided by the Comprehensive Plan Steering Committee. The group was composed of city staff, council, the Mayor, business owners, institutions and other notable community members. The Committee met monthly through 2022 and early 2023.

PUBLIC ENGAGEMENT: WORKSHOP #1

The first phase of public engagement for the comprehensive plan, Workshop #1, took place over the course of several months in spring of 2022. The planning team began by meeting one-on-one with city administration and other connected stakeholders in the community to learn more about how the city operates and issues that need to be addressed.

During each of the events below, the planning team asked stakeholders about their experiences living and working in North College Hill. Discussions were held around assets, challenges, and opportunities within the city. The team used developed visual preference boards to gauge desires around different types of housing, street improvements, and public gathering spaces. We also brought large maps of the city for stakeholders to make place-based comments.

In total, there were over 200 conversations with stakeholders during Workshop #1.



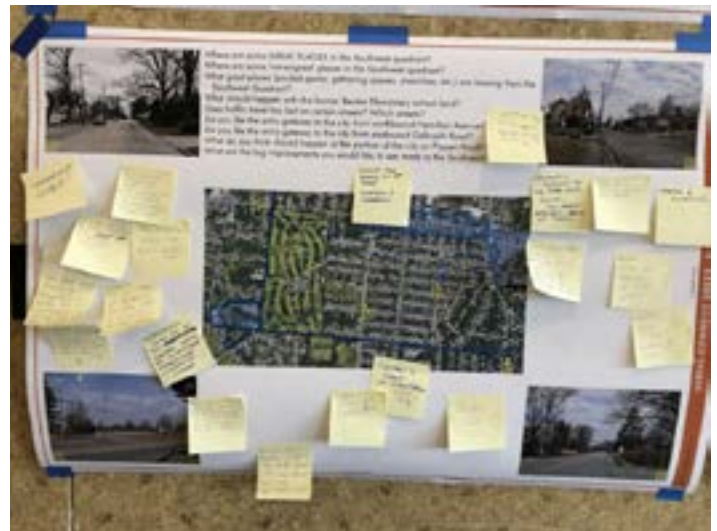
March 2022 Workshop

In March, the team hosted a two-day workshop at the Clovernook Country Club. Day one consisted of scheduled sessions with invited groups, including institutions, businesses, and city officials and staff. In total, 16 people attended sessions that day. The second day was an open house workshop open to anyone in the community. Approximately 15 people attended the open house. Both days of the workshop were centered around candid conversations with community members. Members of the planning team provided data and visuals to attendees and asked questions about the future of North College Hill. We discussed the history of the community and asked for input on various policies and programs existing and desired.



Food Truck Friday

On April 1st North College Hill held its Food Truck Friday event at the City Administration building. The planning team attended with a small booth. There, the planning team engaged patrons, mostly North College Hill residents in informal conversation, digging into issues that affect the community. Team members also handed out cards, directing people to an online survey. It is estimated that over 20 stakeholders were engaged that evening.



School Board

In May, the planning team attended a special meeting for the North College Hill School Board. Seven people were in attendance, including the board members, a high school teacher, and community members. The team facilitated a discussion around school needs, community involvement, and public spaces for youth.



Chamber of Commerce

On May 12th, the Chamber of Commerce held its monthly meeting in the Perkins restaurant on Hamilton Avenue. After its normal proceedings, the planning team led a discussion around the future of North College Hill. This conversation focused on businesses, particularly in the Goodman and Galbraith Avenue business districts. 12 business owners and other stakeholders attended this meeting.

PUBLIC ENGAGEMENT: WORKSHOP #2

After completion of Workshop #1, the planning team spent time developing preliminary recommendations and accompanying visuals. Once complete, these ideas were shared with stakeholders in a second phase of public engagement.

Workshop #2 consisted of one-on-one meetings with stakeholders, landlord interviews, an online survey, and a large open house event, resulting in over 200 inputs during this phase.

One-on-One Meetings

The planning team met with various local and regional stakeholders in a series of one-on-one meetings to get additional information and over specific recommendations. These groups included the North College Hill Historical Society, school administration, Community Improvement Corporation, Metropolitan Sewer District, Clovernook Center for the Blind, and Cincinnati Metro. During these engagements, the planning team shared general and specific recommendations, depending on the group, to garner feedback on the feasibility and potential implementation of each idea.

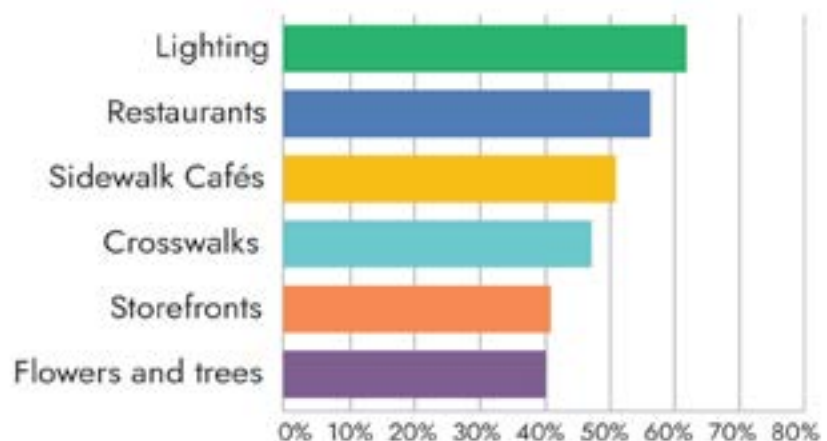
October 2022 Open House

On October 15, 2022, the planning team hosted a four-hour community-wide open house at the Clovernook Center for the Blind. The local DAV chapter provided food and beverages. Boards showing preliminary recommendations and visuals were set up throughout the space and members of the planning team were stationed at the boards to walk attendees through the concepts presented. This format allowed for in-depth conversation with the planning team around the topics that most interested the participants. Attendees could also fill out a paper



survey, responding to specific questions about the recommendations. Elected officials and members of the City Administration attended the event and engaged participants in discussion around community planning. To promote the event, city staff passed out flyers to local businesses and placed yard signs throughout the city. Details were also displayed on the electronic board at Clovernook Center for the Blind as well as shared via social media posts and on the city's website. In total, an estimated 50 people attended the open house and 23 completed the survey.

What street and sidewalk elements are most important for the Galbraith Road Business District?



Online Survey

The online survey for Workshop #2 launched shortly after the October Open House and closely matched the paper survey distributed at that engagement. On this survey, users could view visuals that accompanied recommendations and respond to related questions as well as give general feedback. The survey remained open through March 2023 and in total received 117 responses, many of which contained thoughtful comments about the city and this plan.



Quotes from Survey

"Its important to diversify the economic demographics of the city, important to increase the tax base, and important for this community to believe in itself and invest its time, talents and treasure to make this city a community of choice."

"My hope is that with these improvements, we see a general increase of value in the area, but not push anyone out of the area as a result. It is very important to me that updates and construction benefit everyone, not just tenured homeowners."



"It is great to see this potential investment in the city. A walking district with shops, restaurants, and such on Galbraith would be amazing and could make the city feel like other areas that have gone through this kind of revitalization."

"As a business owner on Galbraith, I would love to see storefronts cleaned up and more restaurants/coffee shop with outdoor seating available. Galbraith is so walkable by many people and the business district has great potential."



PUBLIC ENGAGEMENT: WORKSHOP #3

City Council and CIC Presentation

The planning team hosted a plan presentation and discussion for city council and CIC members in April 2023. The objective of this meeting was to present the plan's key recommendations to the City and CIC leadership, providing an opportunity for feedback before the public meeting.

Public Presentation

The final public workshop for the planning process was a presentation of the Comprehensive Plan's key recommendations. This event was held on May 11, 2023, in the Elementary School cafeteria and attracted over 50 attendees.

Urban Fast Forward, CUDA Studio, and Greater Ohio Policy Center presented the recommendations along with community stakeholders. Dan Brooks with the CIC, spoke about the importance of the public square recommendation. Matt Patrick, owner of North College Hill Bakery discussed the value of commercial corridor improvements. Matt Shad of Clovernook explained Clovernook's desire to one day develop its land. And Brandon Davis, a resident and community organizer, shared his excitement about a new neighborhood association that was forming in the city.



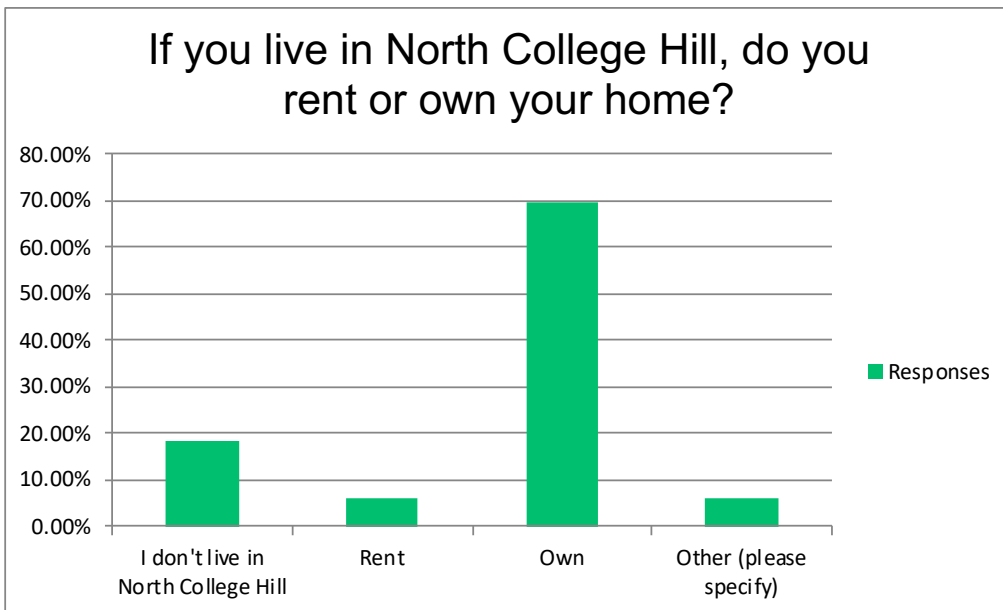
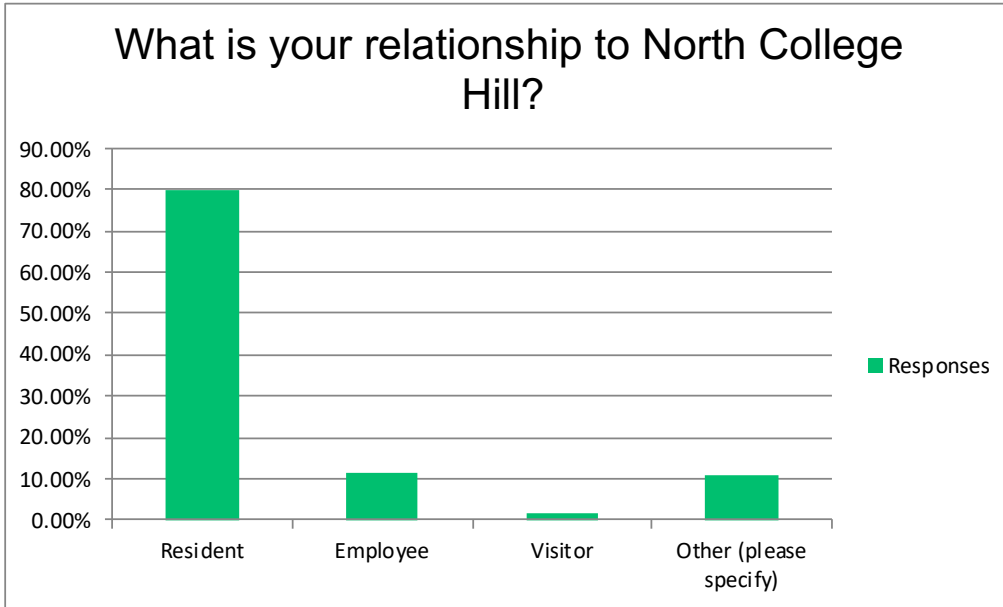
Urban Fast Forward moderated a Q&A session after the presentation, where many participants provided feedback on the recommendations presented. Upon exiting the workshop, attendees were encouraged to sign up for information on becoming civically involved via the Neighborhood Association, volunteering at community events, and serving on boards and commissions. Many did so.

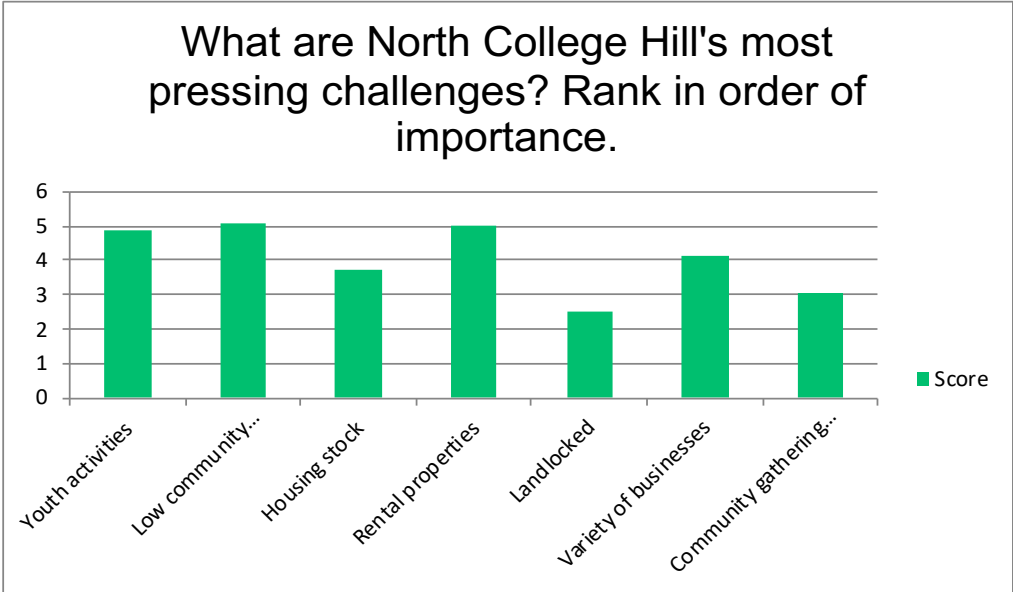
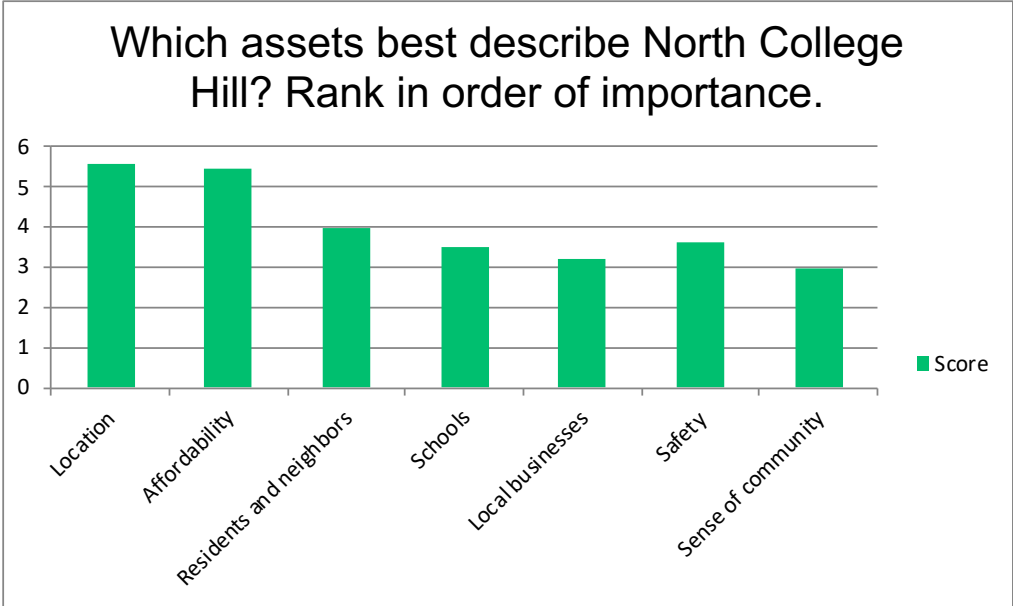
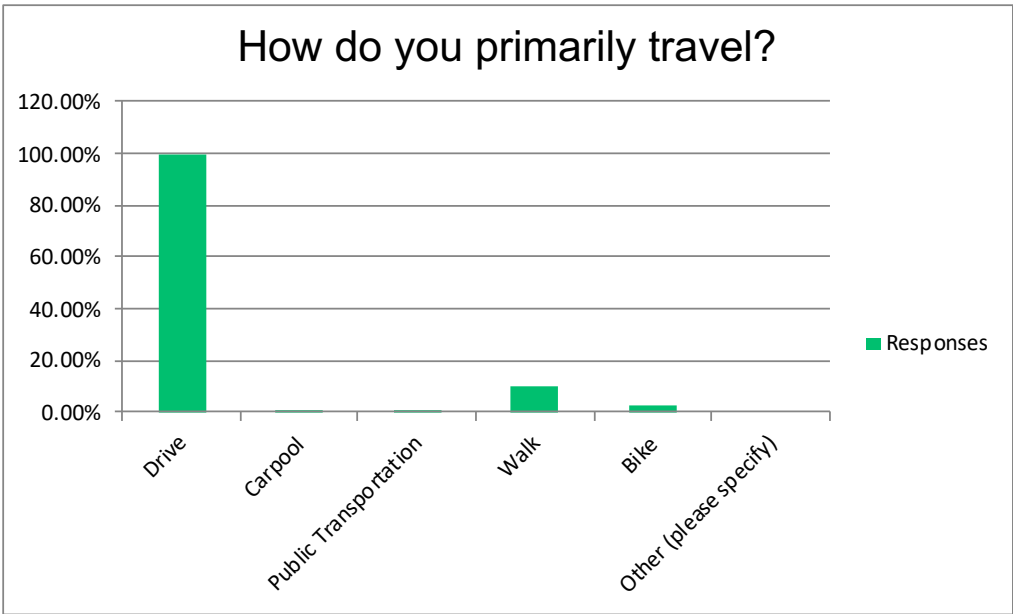


Online Survey Results

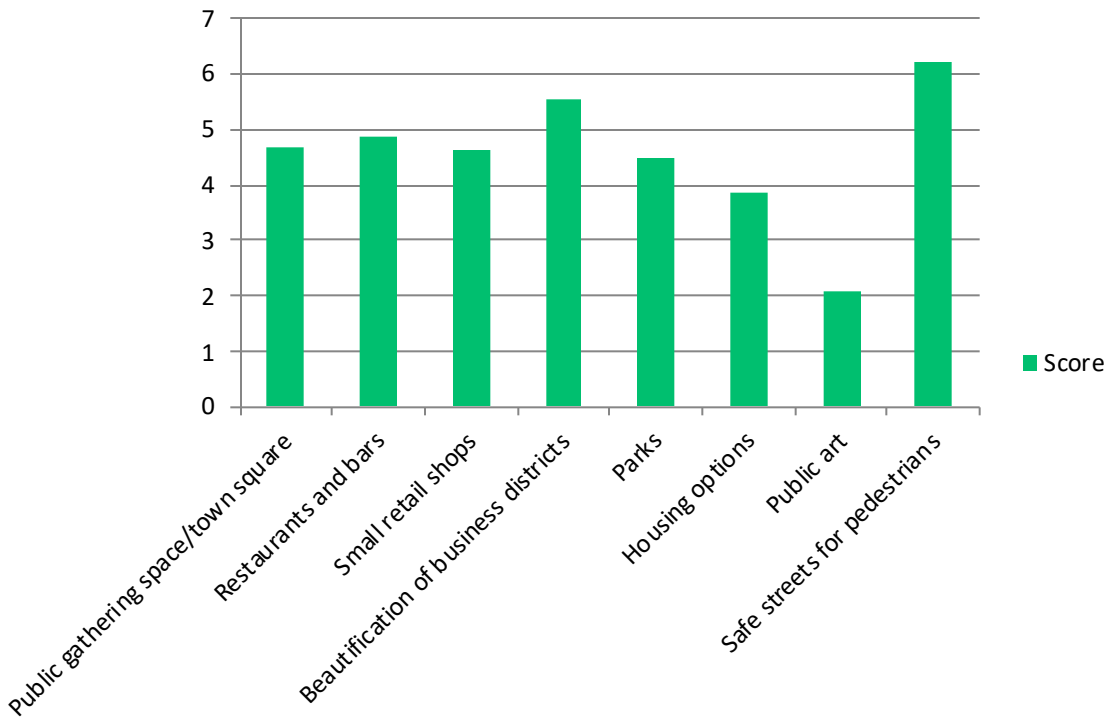
Visions for North College Hill

Spring 2022

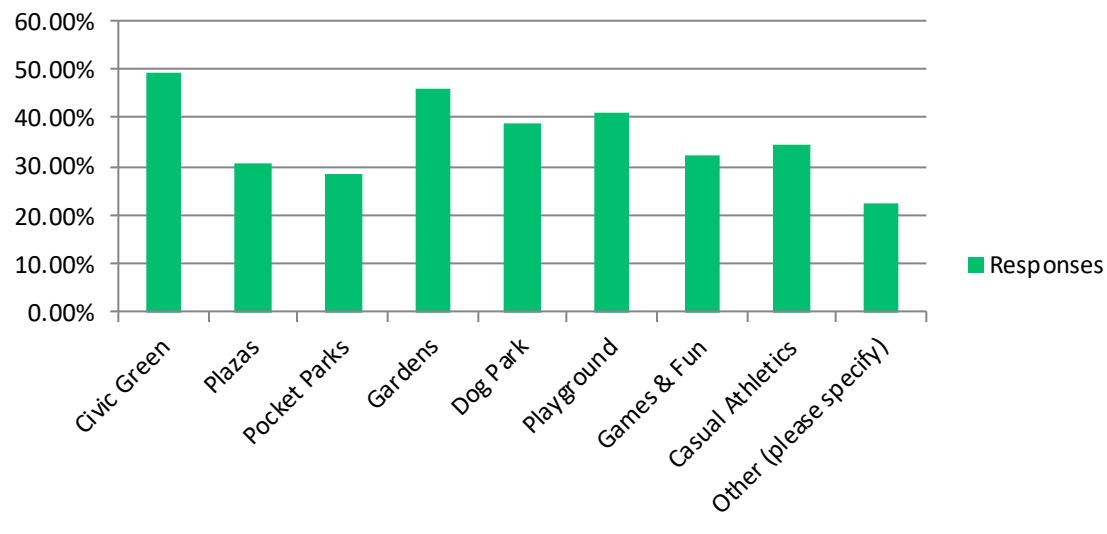




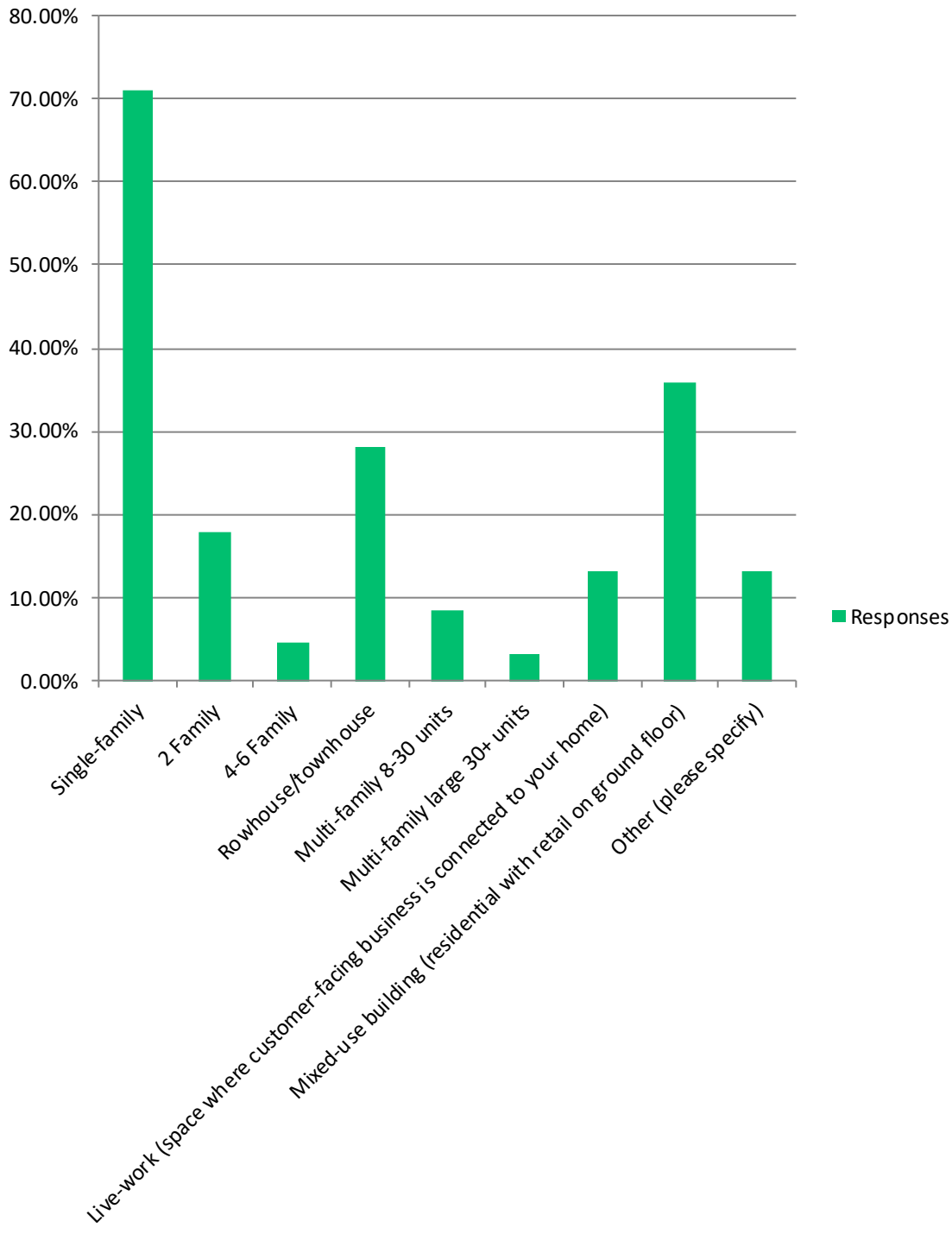
Rank North College Hill's needs from most to least important.



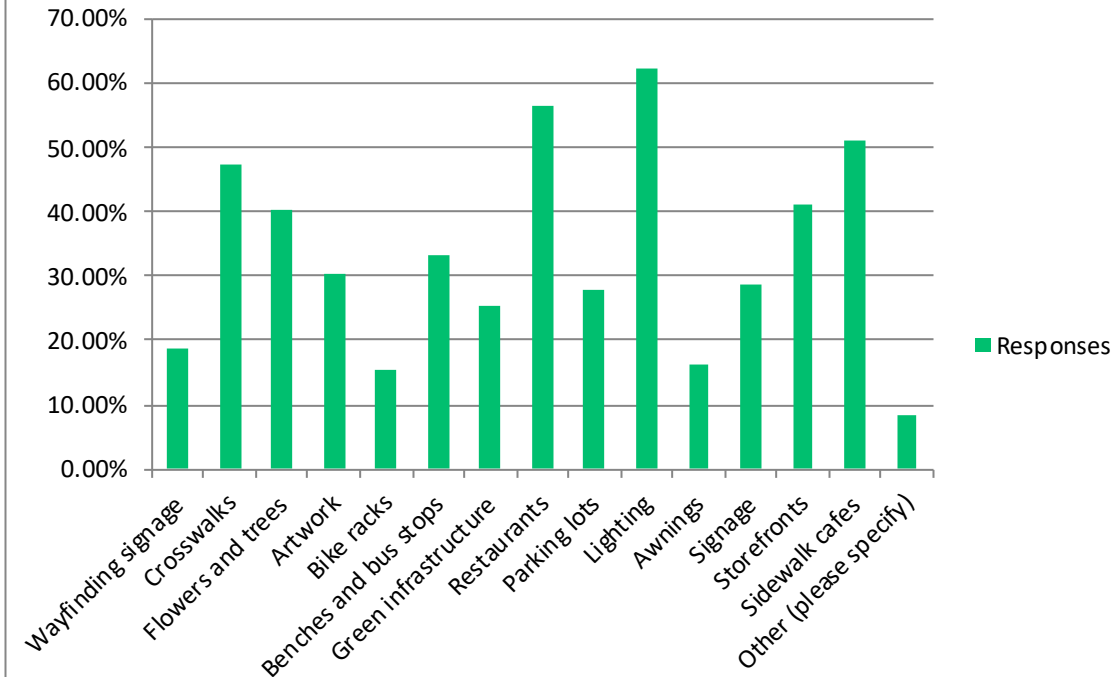
What public gathering spaces would you like to see in North College Hill?



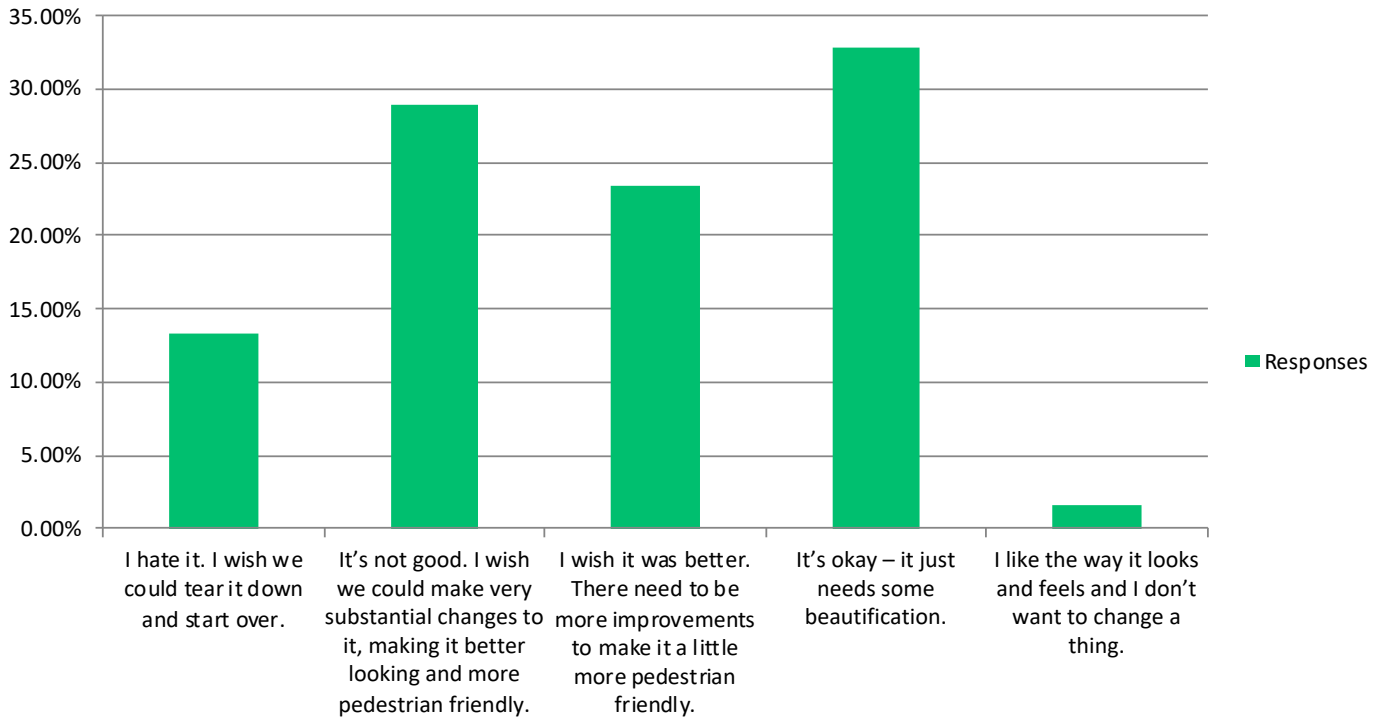
What types of new housing would you like to be built in North College Hill?



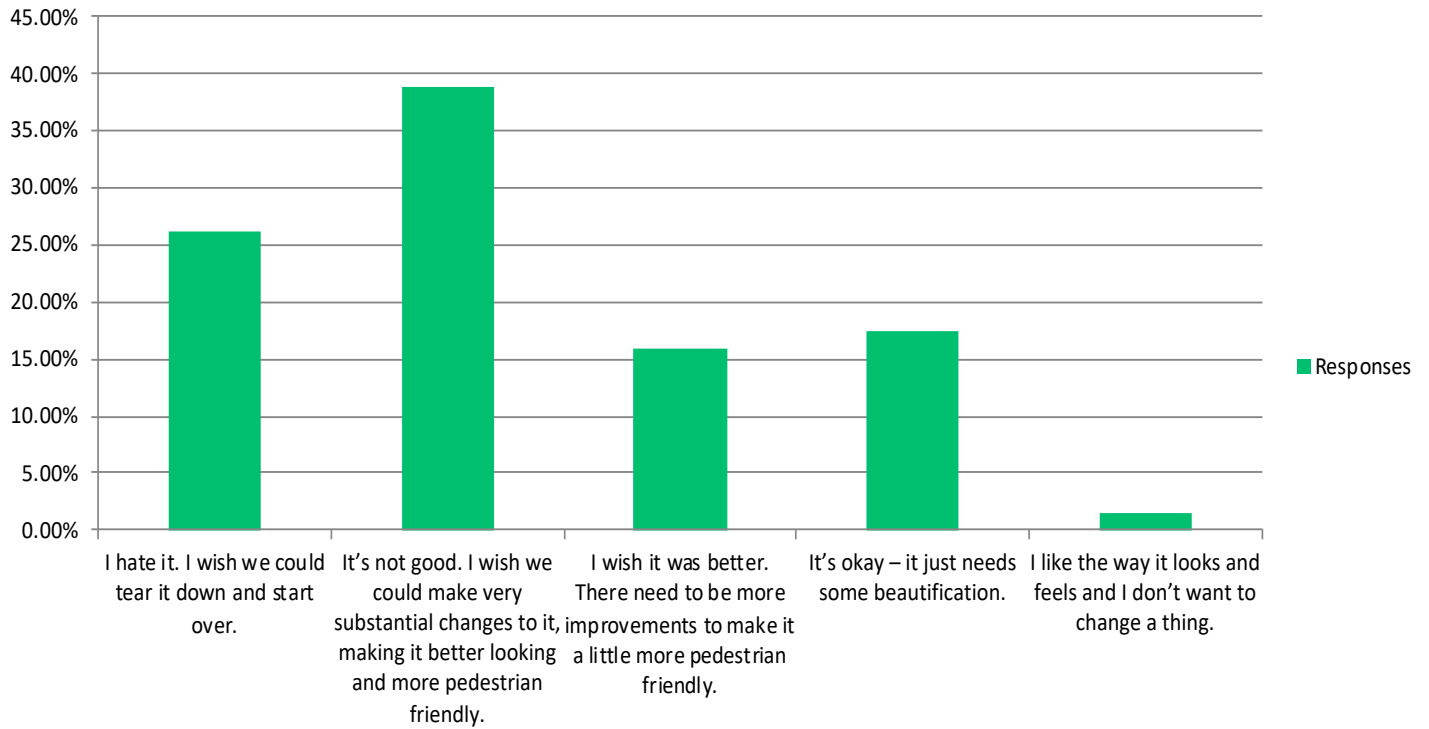
What street and sidewalk elements are most important for the Galbraith Rd Business District?



What do you think about the look and feel of the Galbraith Rd Business District?



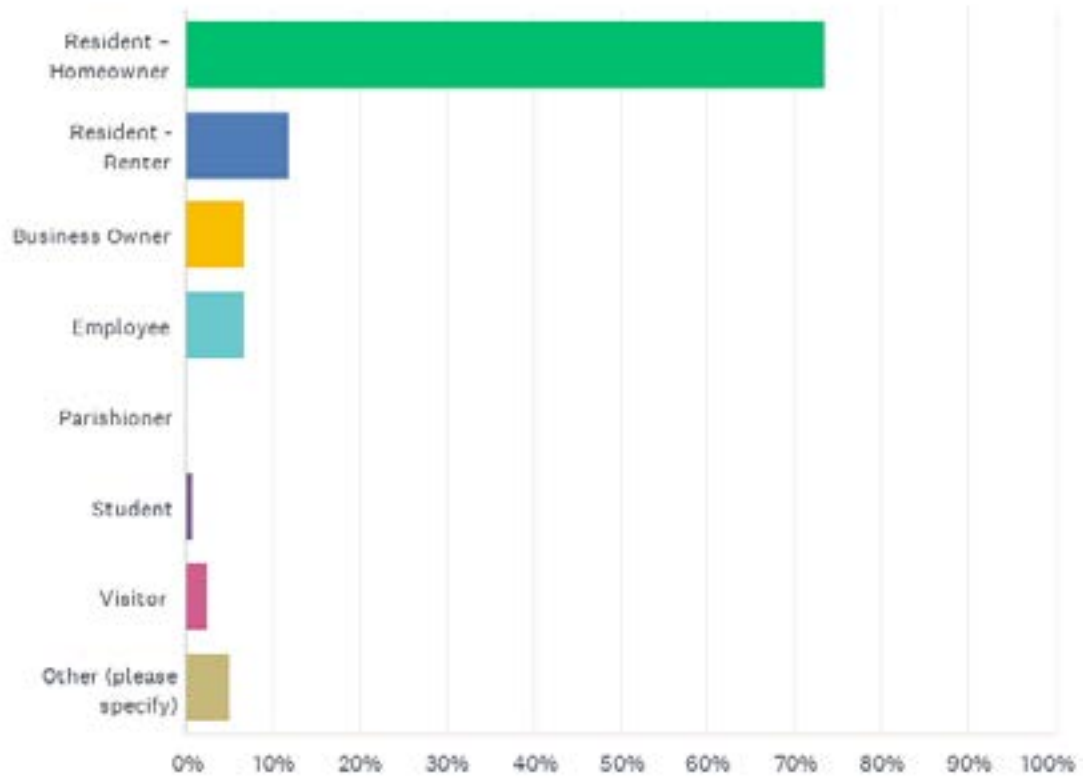
What do you think about the look and feel of the Goodman Ave Business District?



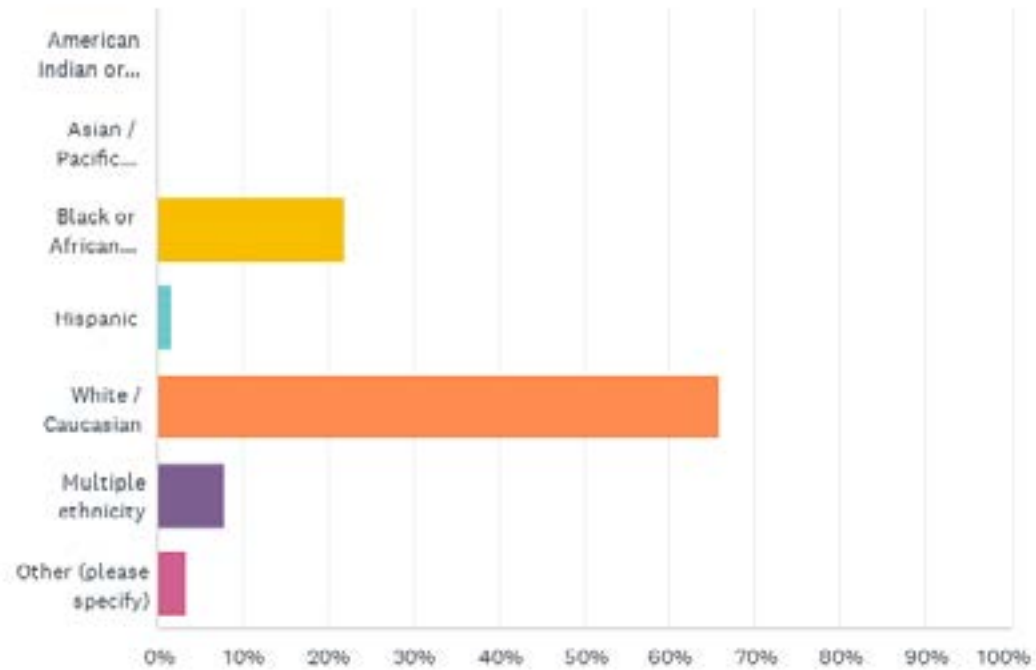
Online Survey Results

North College Hill Comprehensive Plan Recommendations
Fall 2022

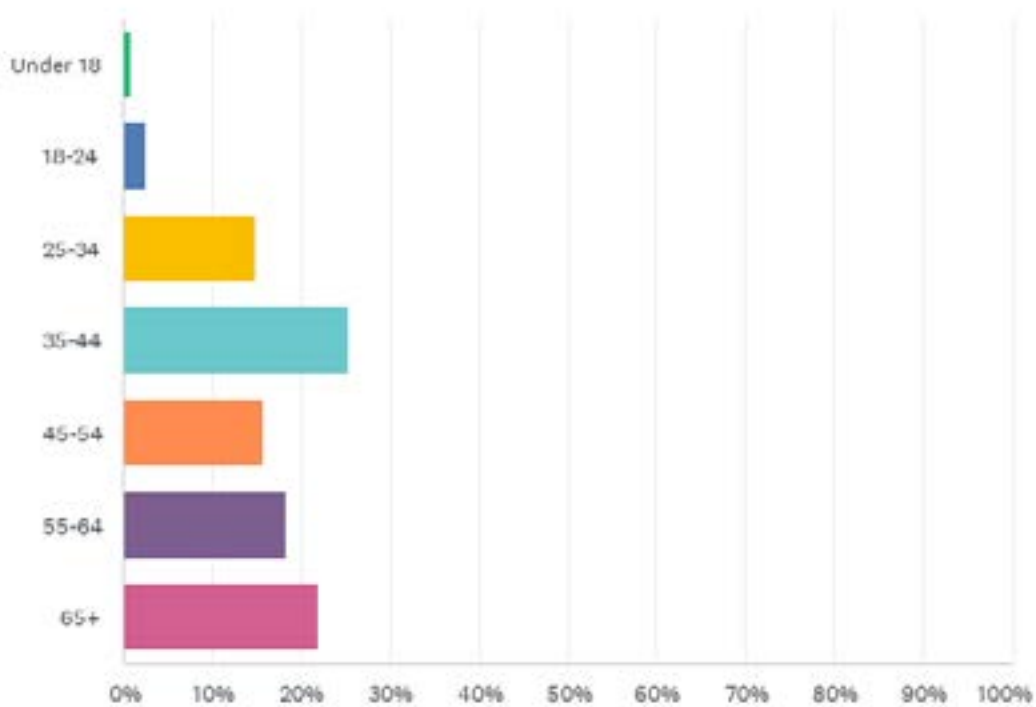
Q1 What is your relationship to North College Hill?



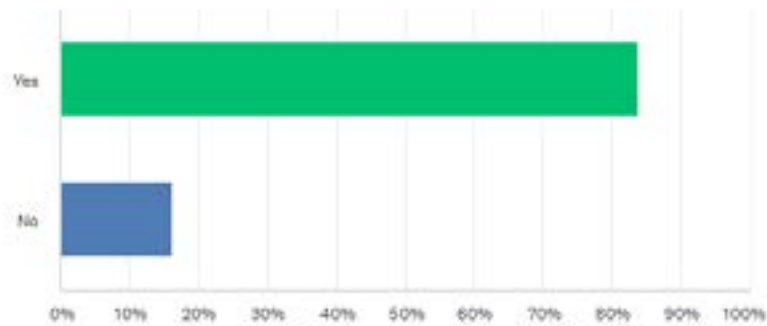
Q2 What race/ethnicity best describes you?



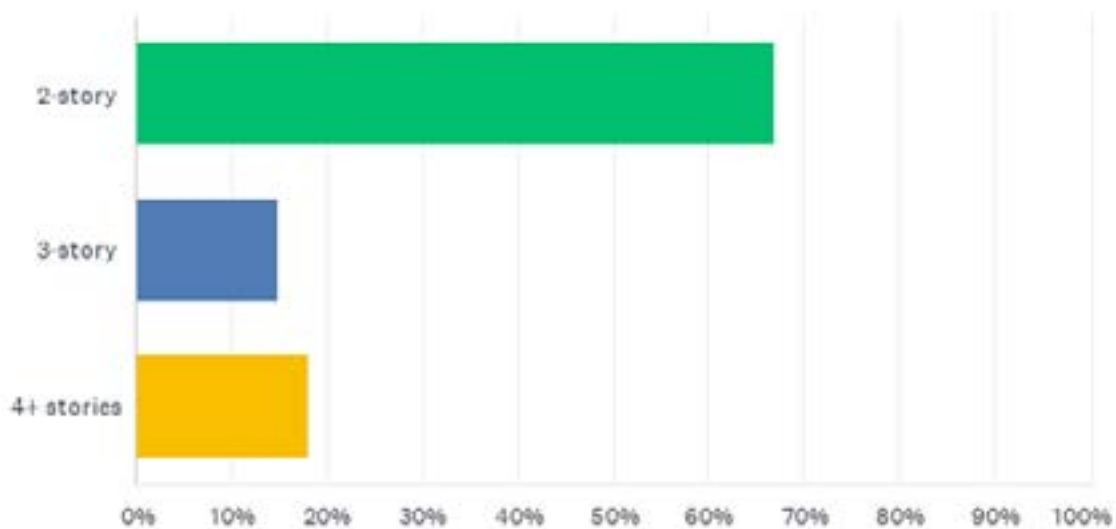
Q3 Please indicate your age.



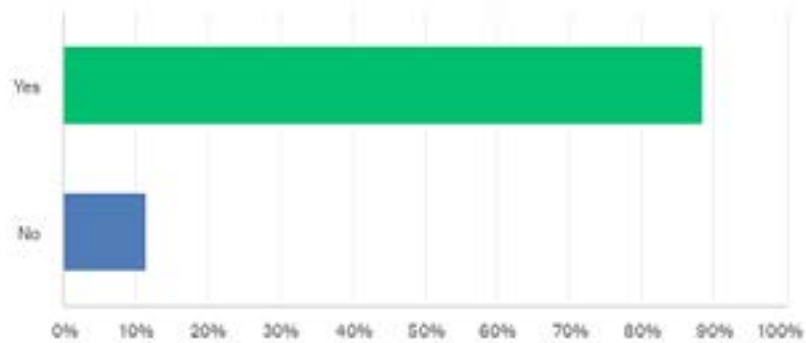
Q4 Do you think it's a good idea to place a new city hall, historical society, and senior center around a new civic square?



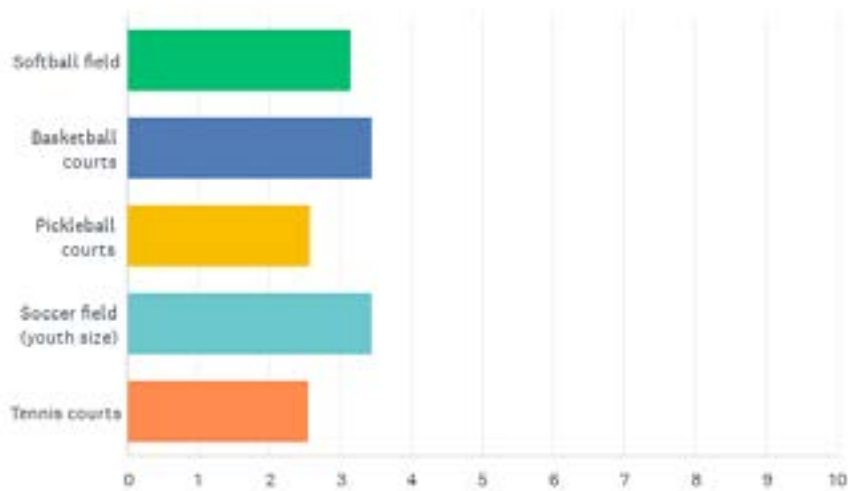
Q6 What scale of development should surround the square?



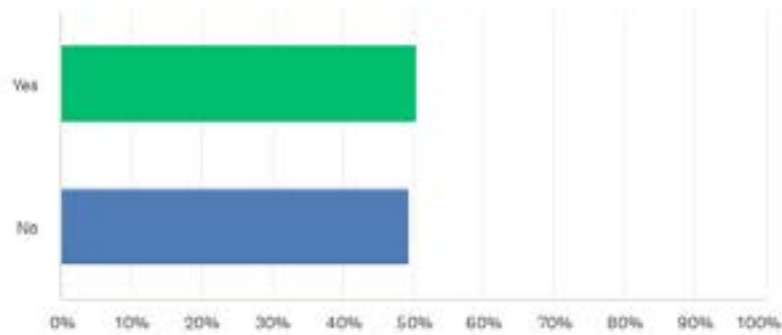
Q7 Do you like the idea of adding athletic amenities at the former Josie Becker School site?



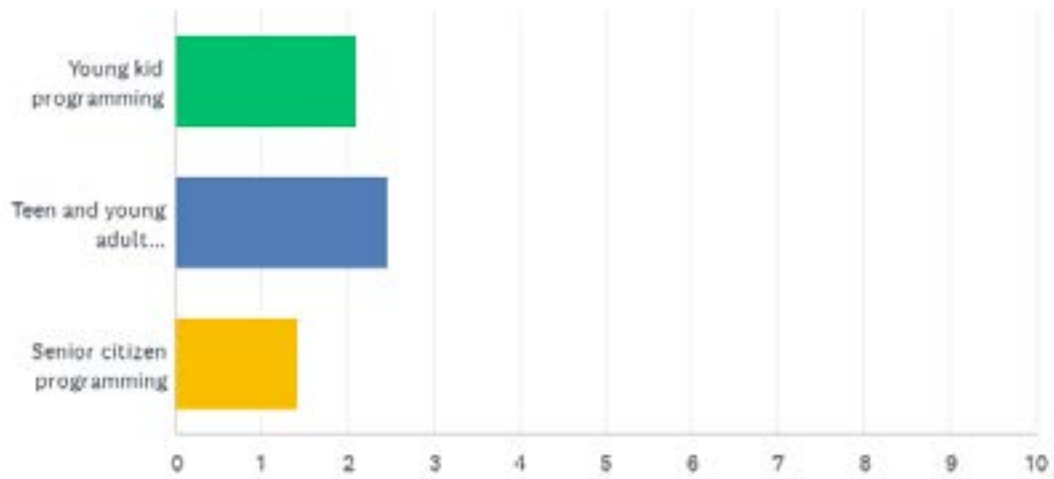
Q8 Which athletic amenities would you like to see on the Josie Becker site? (Rank from 1-5, 1=most important)



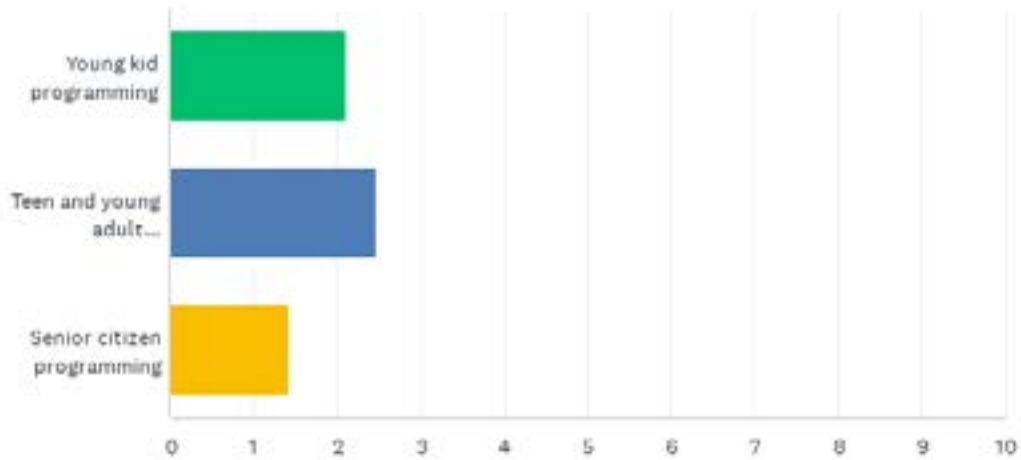
Q10 Do you think there should be a pocket park within a 5-minute walk of nearly every home in NCH?



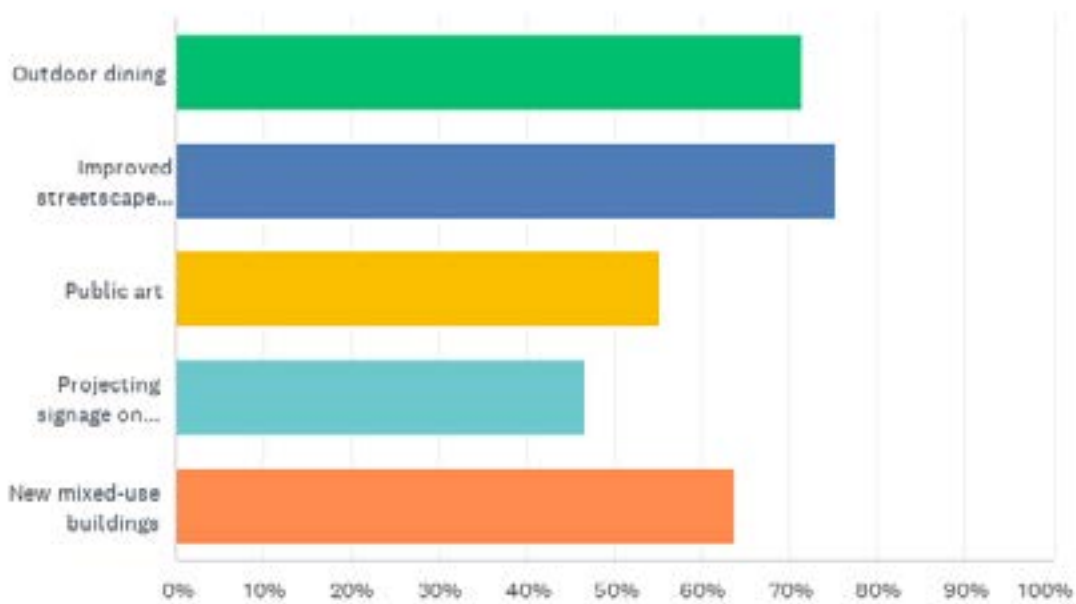
Q11 Rank in order of importance the primary service for the rec center



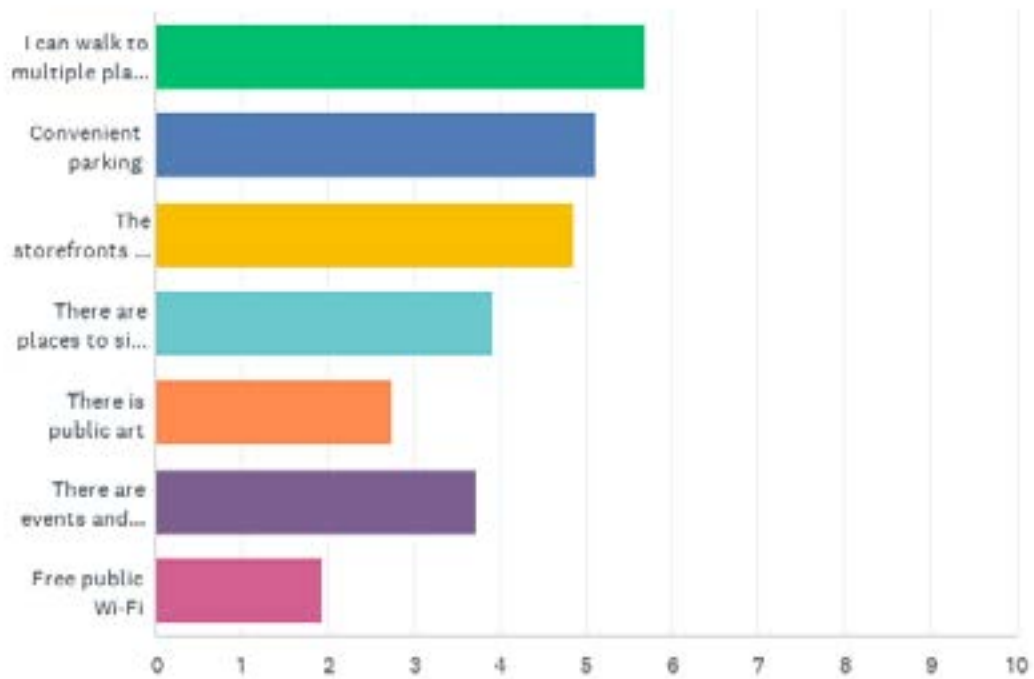
Q11 Rank in order of importance the primary service for the rec center



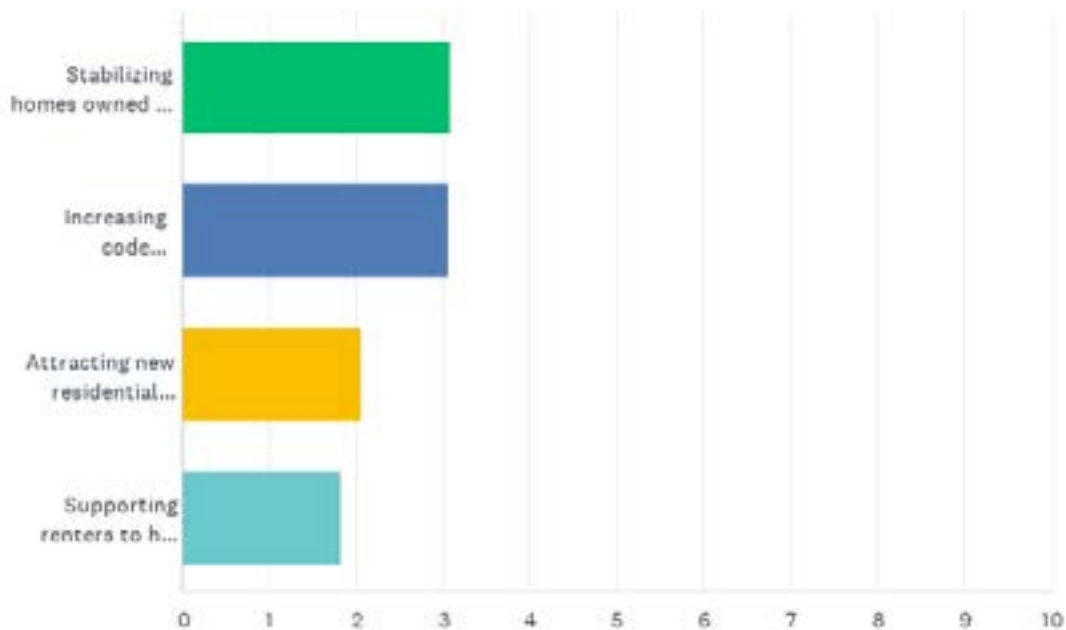
Q13 What would you like to see in the Galbraith Road Business District?



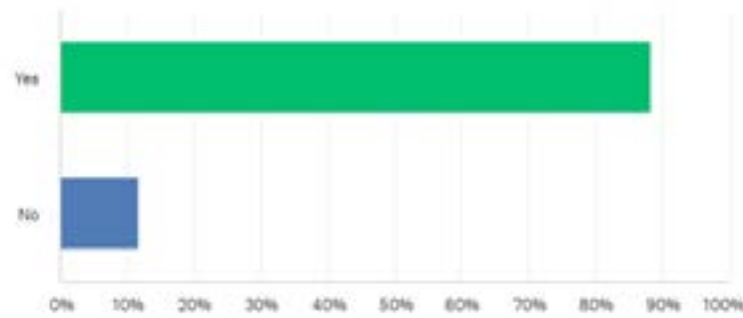
Q14 Rank in order of importance for visiting retail districts: (1=most important)



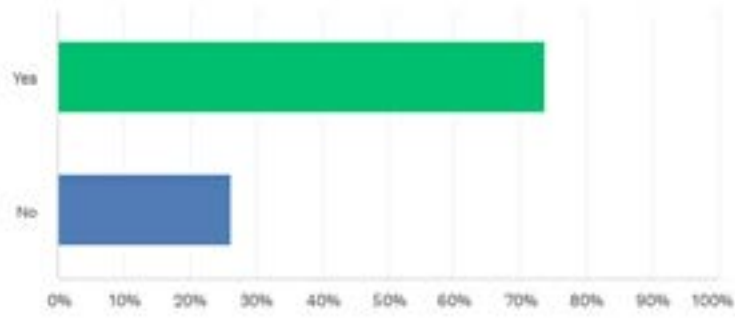
Q15 Rank which is most important for the City to allocate resources to:



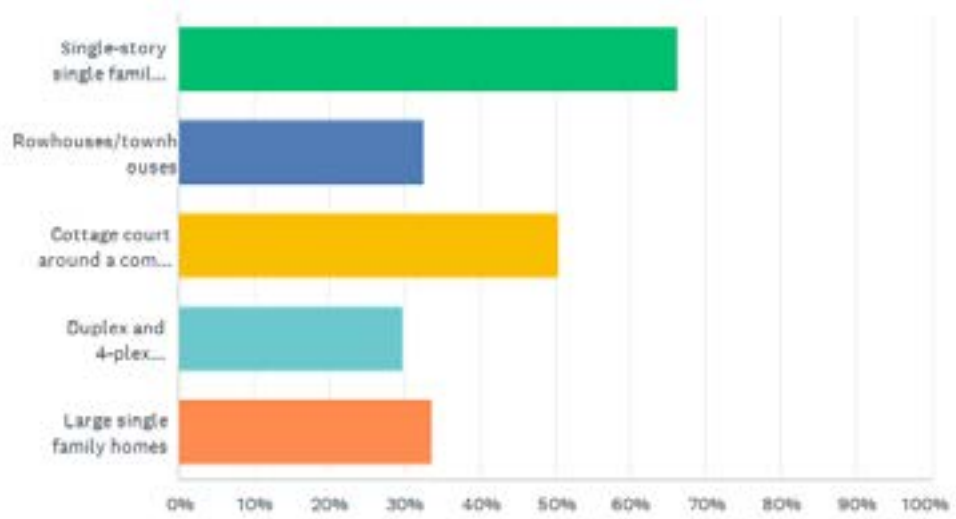
Q16 Do you agree that the proposed Clovernook Village, with its multiple functions, is a good use of the land Clovernook owns?



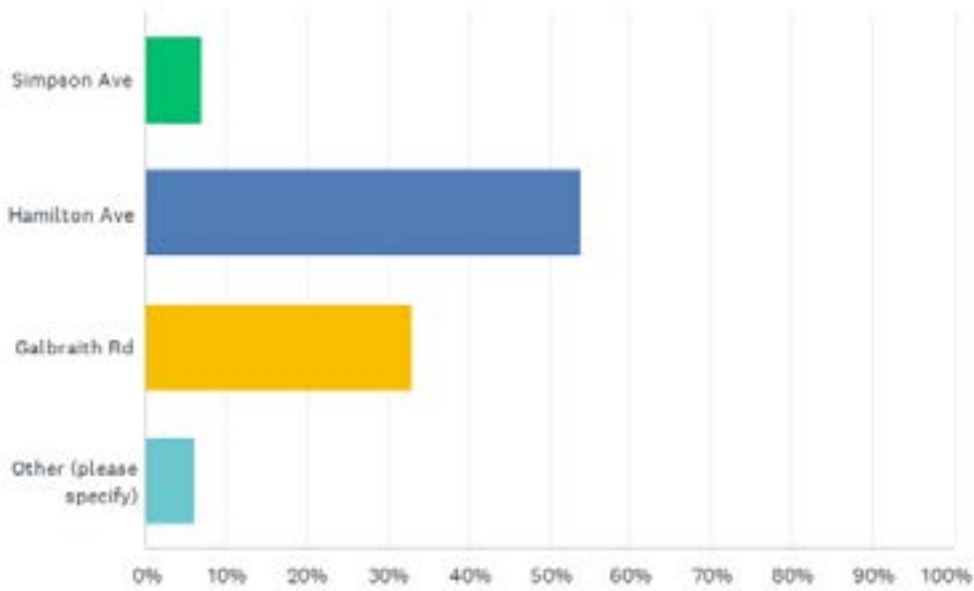
Q17 Do you think the types of cluster housing developments shown are good usages of the land?



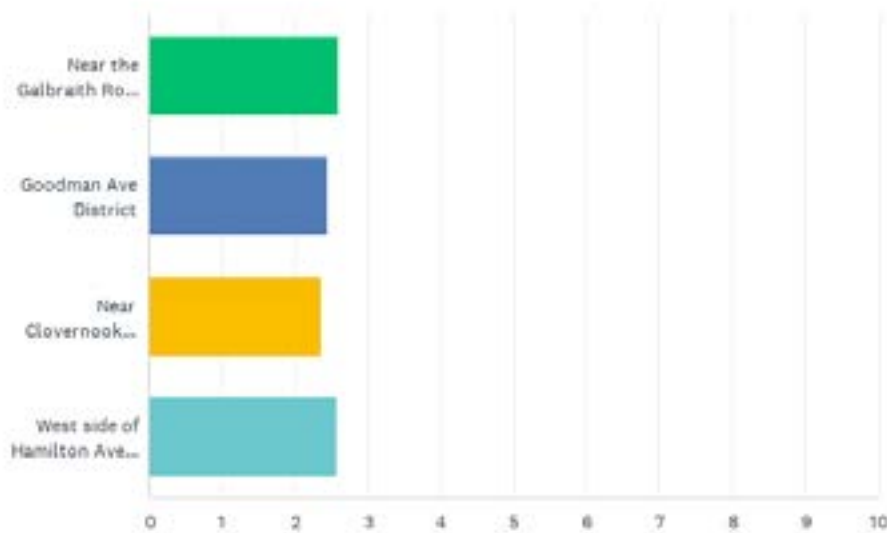
Q18 What types of housing would you like to see in a new housing development?



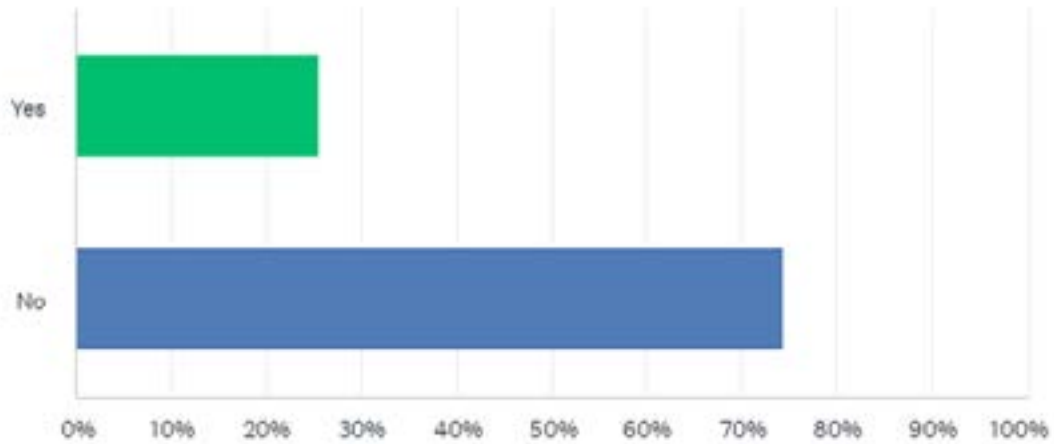
Q19 Which street corridor is the highest priority in addressing pedestrian safety?



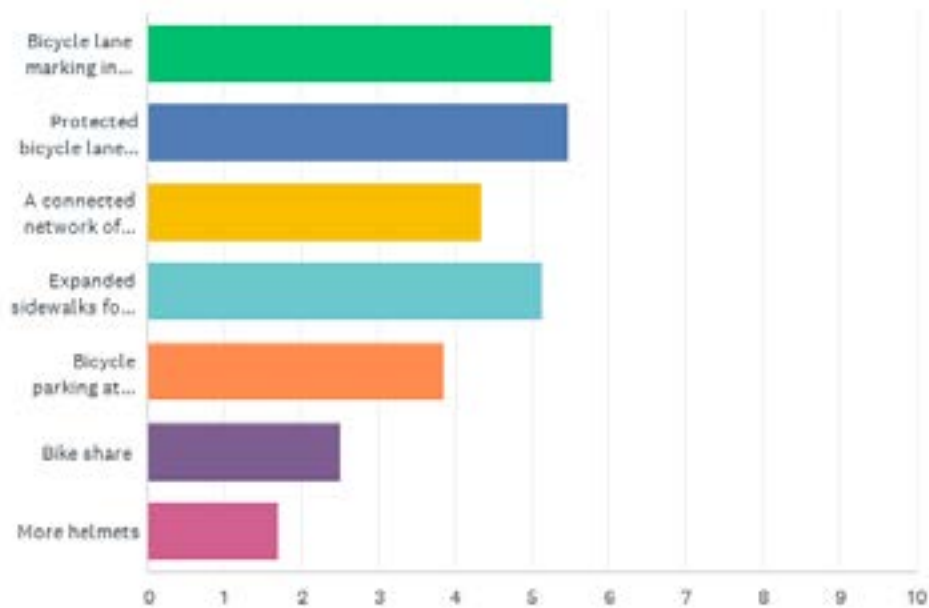
Q20 Considering where people in NCH live, where do you think Metro should locate the Transit Hub? (Rank from 1-4, 1=best option)



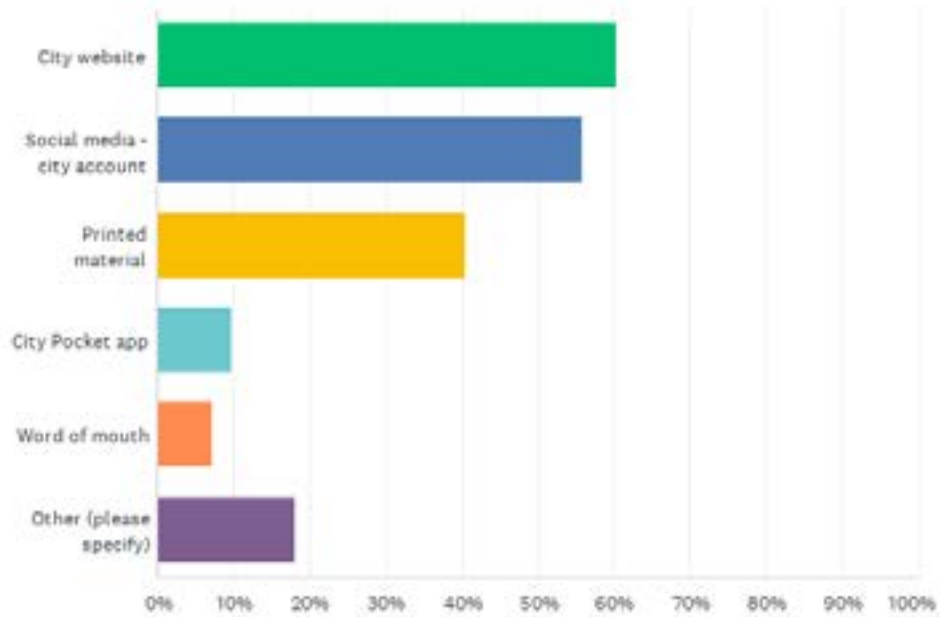
Q21 Do you bike in North College Hill



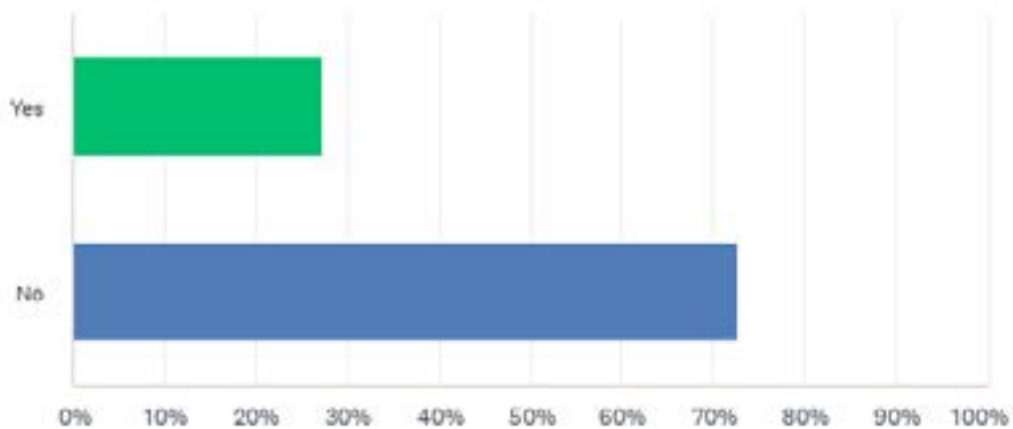
Q22 What would help make biking in North College Hill easier? (Rank from 1-7, 1=most important)



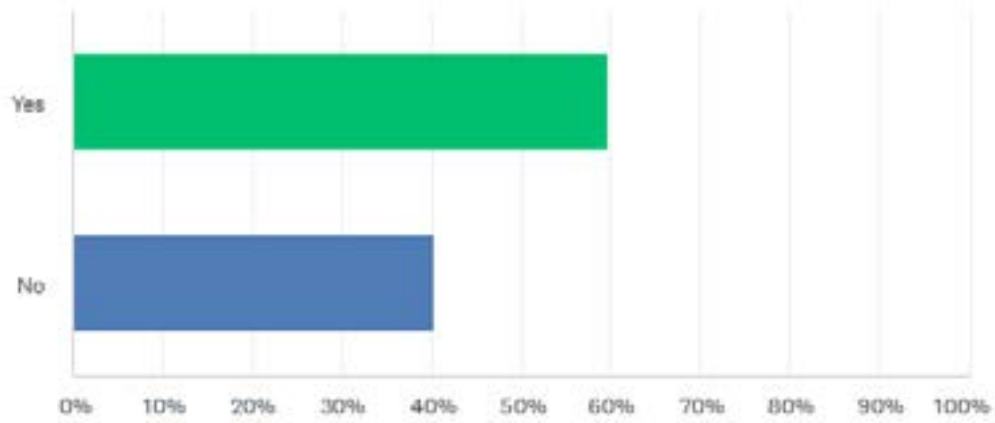
Q23 How do you prefer to receive information from the City or other civic organizations, about meetings, special events, and other services? (Select up to 2)



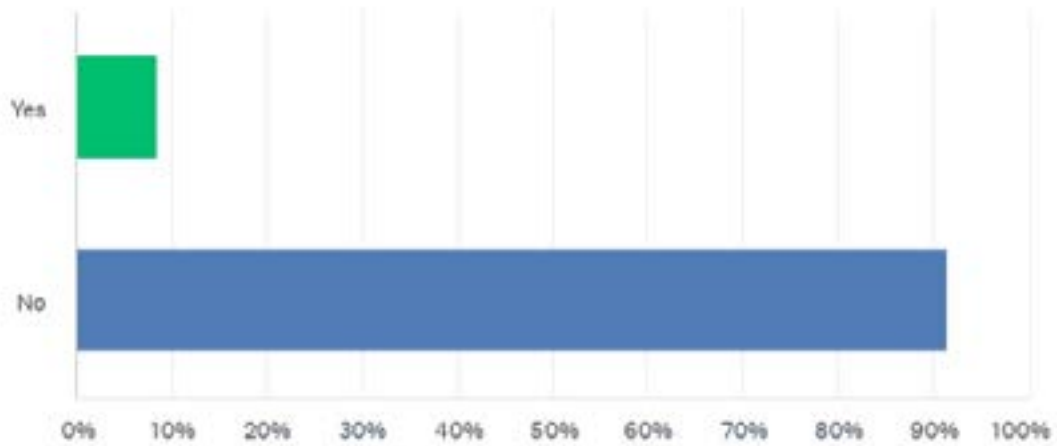
Q24 Are there community events in your part of the neighborhood?



Q25 Do you think your neighborhood needs a Neighborhood Association?



Q26 Are you willing to start one?



DATA SOURCES

The consulting team began work in late 2021. The team received a wealth of information from the city including prior plans, GIS and AutoCAD mapping data, and publicly available data. The information the team reviewed includes:

- Site visits and tours
- Public engagement workshops
- CAGIS
- United States Census/OnTheMap
- Bureau of Labor Statistics
- City of North College Hill
- Metropolitan Sewer District
- Greater Cincinnati Water Works

DEMOGRAPHICS AND HOUSING

DEMOGRAPHICS

The demographics of North College Hill, Ohio, have changed over the past few decades, according to data from the last three decennial censuses and corresponding 5-year American Community Survey data unless otherwise noted. Here is an analysis of the population changes in the city based on this data:

Population Growth: Since reaching a peak population in 1970 at 12,363, the overall population of North College Hill has gradually declined with a slight rebound reported in the 2020 Census. The city experienced its steepest decline between 1970 and 1980 with a 10.1% decline. Since then, the city had declined an average of 6.5% until the 2020 Census where it gained 266 residents for a 2.8% increase.

While Hamilton County has experienced a slight growth in population since 2010, North College Hill has experienced a slight decline. Over the past ten years North College Hill's population has declined by -1.3%. Within the same time, Hamilton County's population increased by 1.7%. The majority of North College Hill's decline occurred be-

tween 2010 and 2015 and has begun to stabilize in recent years. However, Hamilton County saw relatively small growth from 2010 to 2015 and has seen a comparatively significant increase in population since then.

Census	Population	% +/-
1920	1,104	274.90%
1930	4,139	26.40%
1940	5,231	51.40%
1950	7,921	51.90%
1960	12,035	2.70%
1970	12,363	-10.10%
1980	11,114	-1.00%
1990	11,002	-8.40%
2000	10,082	-6.80%
2010	9,397	2.80%
2020	9,663	-1.10%

<i>Change in Population</i>				
	2010	2015	2020	Pct. Change 2010-2020
<i>North College Hill</i>	9,436	9,361	9,310	-1.3%
<i>Hamilton County</i>	802,194	804,194	815,790	1.7%

Source: ACS 5YR, DP05 2010, 2015, 2020

Age Distribution: The median age of North College Hill residents has increased in two of three past decades with a recent drop in age as of 2020. In 2000, the median age was 36.6 years, which increased to 38.2 years by the 2010 ACS 5-year estimate (with a +/-3.2 MOE) but declined to 32.6 years by 2020. (5-Year ACS with +/-3.2 MOE) The younger population trend suggests that the city may need to consider policies and programs to accommodate the needs of younger residents and families along with considering exiting residents aging in place.

Race and Ethnicity: North College Hill has become more racially and ethnically diverse over the past few decades. In 2000, the city’s population was predominantly white, with 76.20% of residents identifying as white alone, 21.69% African American, 0.23% Native American, 0.26% Asian, 0.01% Pacific Islander, 0.47% from other races, and 1.15% from two or more races. Hispanic or Latino of any race were 0.59% of the population.

By 2010, the white population had declined to 49.0%, and the black or African American population had increased to 46.4%. Hispanic or Latino of any race increased to 1.3% of the population. Rounding out the numbers, 0.1% Native American, 0.6% Asian, 0.1% Pacific Islander, 0.4% from other races, and 3.2% from two or more races in the City.

As of 2020, the white population had declined

to 32.99%, and the black or African American population had increased to 58.57%. Hispanic or Latino of any race increased to 2.5% of the population. Rounding out the numbers, 0.35% Native American, 0.71% Asian, 0.001% Pacific Islander, 1.3% from other races, and 6% from two or more races in the City.

Overall, the demographics of North College Hill have changed over the past three decades, with the population becoming more diverse and younger.

Educational Attainment: Educational attainment has increased among North College Hill residents over the past three decades. In 2000, only 14.1% of adult (25 and up) residents had a bachelor’s degree or higher. By 2010, this percentage had increased to 16.1% based on calculations from the 2010 5-year ACS data with a +/-8.5 and +/-4.4 MOE. In 2020, that number rose to 19.2% of the adult population. The percentage of residents with a high school diploma or equivalent has remained relatively stable over this period between 35.4% and 37%.

Household Income: The median household income in North College Hill has increased over the past few decades. In 2000, the median household income was \$37,763. By 2010, this had increased to \$41,429. In 2020, the Median Income was \$49,564.

<i>Median Household Income</i>					
	2010	Inflation Adjusted	2015	Inflation Adjusted	2020
<i>North College Hill</i>	41,429	49,322	39,676	43,795	49,564
<i>Hamilton County</i>	48,234	57,424	49,013	54,102	59,190

Source: ACS 5YR, S1903

JOB MARKET

Focusing in on the last decade, there has been some slight fluctuation in North College Hill's median household income; This median is consistently lower than Hamilton County by nearly \$10,000. When adjusted for inflation, the current MHI of North College Hill is approximately equal to what it was in 2010 (\$49,322). Hamilton County is in a similar situation; however, the median of the county is consistently higher than North College Hill within the same time period (\$57,424, 2010; \$59,190, 2020).

Poverty: In recent years, the poverty rate of North College Hill has increased as compared to the county as a whole. In 2015, both the city and the county had similar poverty rates, 18.9% and 18.3% respectively. However, since then, the poverty rate of Hamilton County has decreased notably (14.8%), while the poverty rate of North College Hill has gone up to 24.6%.

North College Hill's unemployment rate has gone down but remains approximately 1.7 percentage points higher than the Hamilton County average. North College Hill's unemployment rate has remained consistently higher than that of the county. That said, North College Hill has lowered its unemployment rate by 25% over the past 10 years, moving from 9.5% of residents being unemployed to 7.2% of residents.

Unemployment Rate			
	2010	2015	2020
North College Hill	9.5%	10.4%	7.2%
Hamilton County	7.8%	8.8%	5.4%
Source: ACS 5YR, S2301, 2010, 2015, 2020			

Poverty Status			
	2010	2015	2020
North College Hill	(x)	18.9	4.6
Hamilton County	18.4*	18.3	4.8
Source: ACS 5YR, S1701, 2010, 2015			
*Source: ACS 1YR, S1701, 2010			

[Note: In the specified geographies, Table S1701 5-year data begins in 2012. Hamilton County has S1701 1-year data in 2010, however North College Hill has no S1701 data (1-year or 5-year) on record in that year.]

Lack of affordable housing throughout the metropolitan region creates barriers for low-income workers and job-seekers and challenges for employers who face workforce shortages. In North College Hill, there is an extreme disparity between where people live and where people work. When reviewed through the Census's OnTheMap portal, which provides information on where workers are employed in comparison to where they live, only 99 North College Hill residents both live and work within the city. Of those living within the city, 97.6% are employed elsewhere, and of those who work within the city, 93% live elsewhere.

HOUSING MARKET

HUD annually issues an Income Limits document for each metro region in the country, which is used to determine eligibility for HUD housing programs. This report uses the Cincinnati, OH-KY-IN Metro Fair Market Rent Area (FMR Area) income categories

in the table below. These household income categories are also used for the HUD Consolidated Plan and CHAS (Comprehensive Housing Affordability Strategy) data sets:

Income Category	Income Limit (% Area Median Income)	2022 Income Limit for 3 Person Household
FY 2022 Cincinnati, OH-KY-IN Metro FMR Area Median Income (AMI)	100%	\$99,100
Extremely Low Income (ELI)	30%	\$25,800
Very Low Income (VLI)	50%	\$43,000
Low Income (LI)	80%	\$68,800

NOTE: Hamilton County is part of the Cincinnati, OH-KY-IN HUD Metro FMR Area, so all information presented here applies to all of the Cincinnati, OH-KY-IN HUD Metro FMR Area. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the Cincinnati, OH-KY-IN HUD Metro FMR Area.

While North College Hill has seen some shifts in tenure over the past decade, recent trends have been consistent with that of Hamilton County. Home ownership has been on a decline across the state (and country) since 2010, and North College Hill is no different. In 2010, approximately 61% of North College Hill's households were homeowners. As of 2020, homeowners continued to be the majority of households but at a smaller proportion: approximately 54% of households in North College Hill were homeowners. Changes in tenure have not been quite as drastic in Hamilton County as they have been in North College Hill, but there has been some decline.

Housing Tenure			
	2010	2015	2020
North College Hill			
Owners	61%	55%	54%
Renters	39%	45%	46%
Hamilton County			
Owners	61%	58%	59%
Renters	39%	42%	41%
Source: ACS 5YR, B25003, 2010, 2015, 2020			

Changes in housing value differ significantly between the city and the county. From 2010 to 2020, North College Hill saw median housing value drop -16.9%, while Hamilton County's median housing

value rose by 10% within the same time period. Although it is worth noting that since 2015 the median housing value in North College Hill has begun to rise again, from \$82,000 to \$85,000.

Median Housing Value				
	2010	2015	2020	Pct. Change 2010-2020
North College Hill	102,900	82,000	85,500	-16.9%
Hamilton County	148,200	142,000	163,000	10.0%

Source: ACS 5YR, 25077, 2010, 2015, 2020

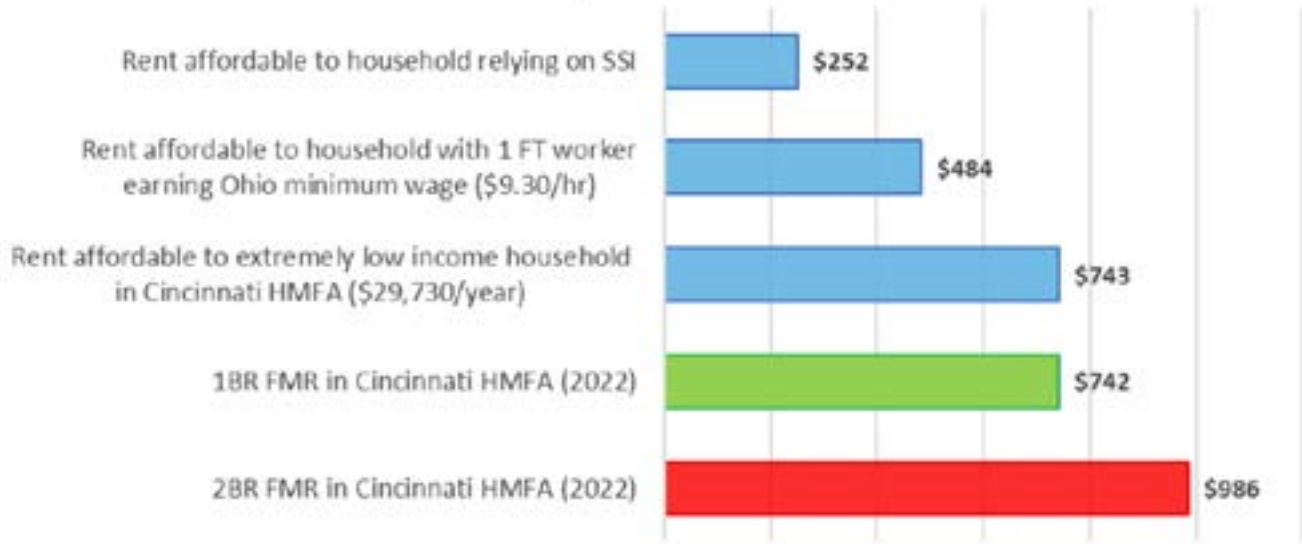
The median cost of rent has also gone up in North College Hill. While the median rent of the county is lower than that of the city, the median rent has increased more within the county than within the city comparatively. Over the past decade median rent in North College Hill has increased by 23.5% from \$736 in 2010 to \$909 in 2020, while median rent in Hamilton County rose by 27.5% from \$652 to \$831. Rent continued to increase in 2021 and 2022.

In the current Cincinnati HMFA (HUD Metro FMR Area), which includes Hamilton County, there is a large gap between what the lowest-income households can afford and what the current rent prices are for a basic apartment. In 2022, an extremely low-income (ELI) household in the Cincinnati HMFA, earning \$29,730/year or \$14.19/ hour can only afford a one-bedroom apartment at FMR; higher priced units would be burdensome to these families.

Median Rent				
	2010	2015	2020	Pct. Change 2010-2020
North College Hill	736	803	909	23.5%
Hamilton County	652	709	831	27.5%

Source: ACS 5YR, B25064, 2010, 2015, 2020

Rental Housing Affordability for Extremely Low-Income Households, Cincinnati HMFA 2022



Source: National Low-Income Housing Coalition, *Out of Reach 2022*

AFFORDABLE HOUSING RENTAL SUPPLY

According to the most recently available data, there was a surplus of naturally occurring affordable housing units in North College Hill. Given the trends in rising rental costs and low vacancy rates, it is likely that there are fewer naturally occurring affordable units in North College Hill in 2023. In 2018, the last year that there is good data, there were 775 more units in the 30-50% HUD-Adjusted Median Family Income (HAMFI) range than were needed by residents earning that in that range. There were an additional 165 units that were not needed by residents within the 50-80% HAMFI range.

In the lowest 30% HAMFI, there is a significant shortage of units that are priced at a level that is not burdensome. To meet the needs of the number

of households that fall in the lowest 30% HAMFI, North College Hill would need to construct an additional 449 affordable units. This shortage/surplus dynamic means that renters within the highest HAMFI are able to find homes beneath their means, leaving an excess of units within the highest income bracket, while, more importantly, renters in the lowest HAMFI are forced to rent above their means.

Rental Housing Supply			
	Household Income <= 30% HAMFI	Household Income >30% to <=50% HAMFI	Household Income >50% to <=80% HAMFI
Renter households	539	335	575
Affordable units	90	1110	740
Net supply	-449	775	165
Carry over		326	491
Source: CHAS 2015-2019 Data			

HOUSING COST BURDEN

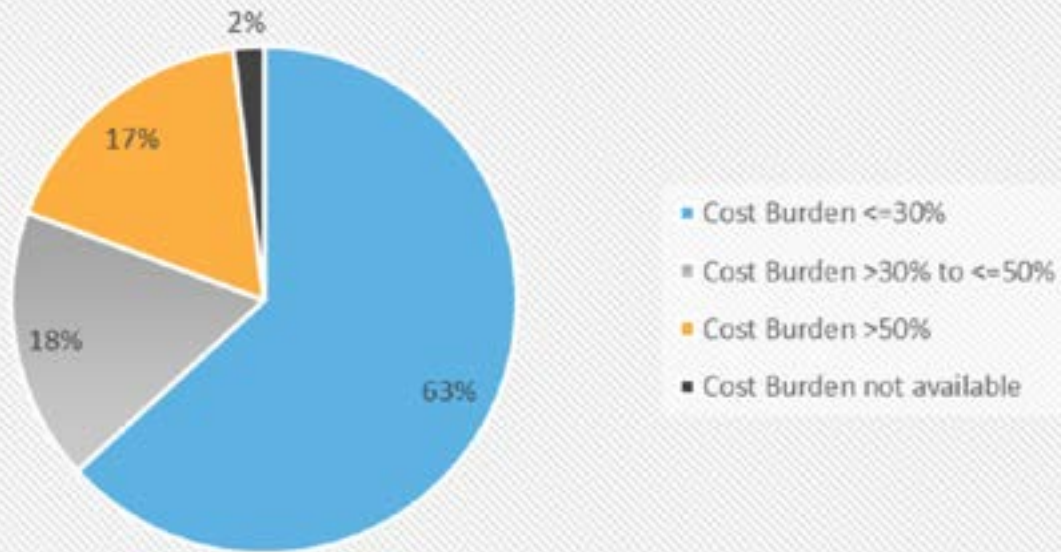
In North College Hill, approximately 1/3 of all households, owner and renter, can be considered cost burdened to some degree. Of that third, half are considered severely cost burdened, meaning they spend more than half of their income on rent or mortgage and utilities. Housing cost burden is disproportionately experienced by renters. Among homeowners, 24% are cost burdened (e.g., pay more than 30% of income to rent), and 4.5% are severely cost burdened (e.g., pay more than 50% of income to rent). Yet among renters in North College Hill, 46.4% are considered cost burdened, and 31.3% are severely cost burdened.

Looking further at the income of cost-burdened renters in North College Hill, the majority of the most severely burdened renters fall within the lowest 30% HAMFI bracket (69.3%), while the majority of the unburdened renters have a household income between 50% and 80% HAMFI (49.4%) or greater. It's worth noting that although cost-burden information was unavailable for 75 households, all of those households fell within the lowest income bracket.

Among both white and black demographics there are similar percentages of cost burdened households (44% white; 48% black). However, there is a skew among the most severely cost burdened renters, with black households being disproportionately represented. While 23% of White alone households can be considered severely cost burdened, 35% of Black households are similarly burdened.

Housing Cost Burden Overview			
	Owner	Renter	Total
Not Cost Burden (e.g., pay </=30% of income)	1500	900	2400
Cost Burden >30% to </=50%	385	275	660
Severely Cost Burden (e.g., pay >50% of income)	90	570	660
Cost Burden not available	0	75	75
Total	1975	1820	
Source: CHAS 2015-2019 Data			

Housing Cost Burden Overview



Income by Cost Burden (Renters only)

Household Income	Cost burden < 30%	Cost burden >30% to <=50%	Cost burden >50%	Cost burden not available	Total
<= 30% HAMFI	45	15	395	75	530
>30% to <=50% HAMFI	30	130	175	0	335
>50% to <=80% HAMFI	445	130	0	0	575
>80% to <=100% HAMFI	90	0	0	0	90
>100% HAMFI	290	0	0	0	290
Total	900	275	570	75	1825

Source: CHAS 2015-2019 Data

Severe Cost Burden by Race (Renters only)

	Cost burden <30%	Cost burden >30% to <=50%	Cost burden >50%	Total Renting Population	% w/ Cost Burden	% w/ Severe Cost Burden
White alone	295	115	120	530	44%	23%
Black or African American alone	595	155	450	1270	48%	35%
Asian alone	0	0	0	0	0%	0%
Hispanic, any race	0	0	0	0	0%	0%
Total				1825		

Source: CHAS 2015-2019 Data

Income by Cost Burden (Owners only)					
Household Income	Cost burden <30%	Cost burden >30% to <=50%	Cost burden >50%	Cost burden not available	Total
<= 30% HAMFI	0	110	35	0	145
>30% to <=50% HAMFI	160	90	55	0	305
>50% to <=80% HAMFI	205	125	0	0	330
>80% to <=100% HAMFI	380	0	0	0	380
>100% HAMFI	755	60	0	0	815
Total	1500	385	90	0	1970

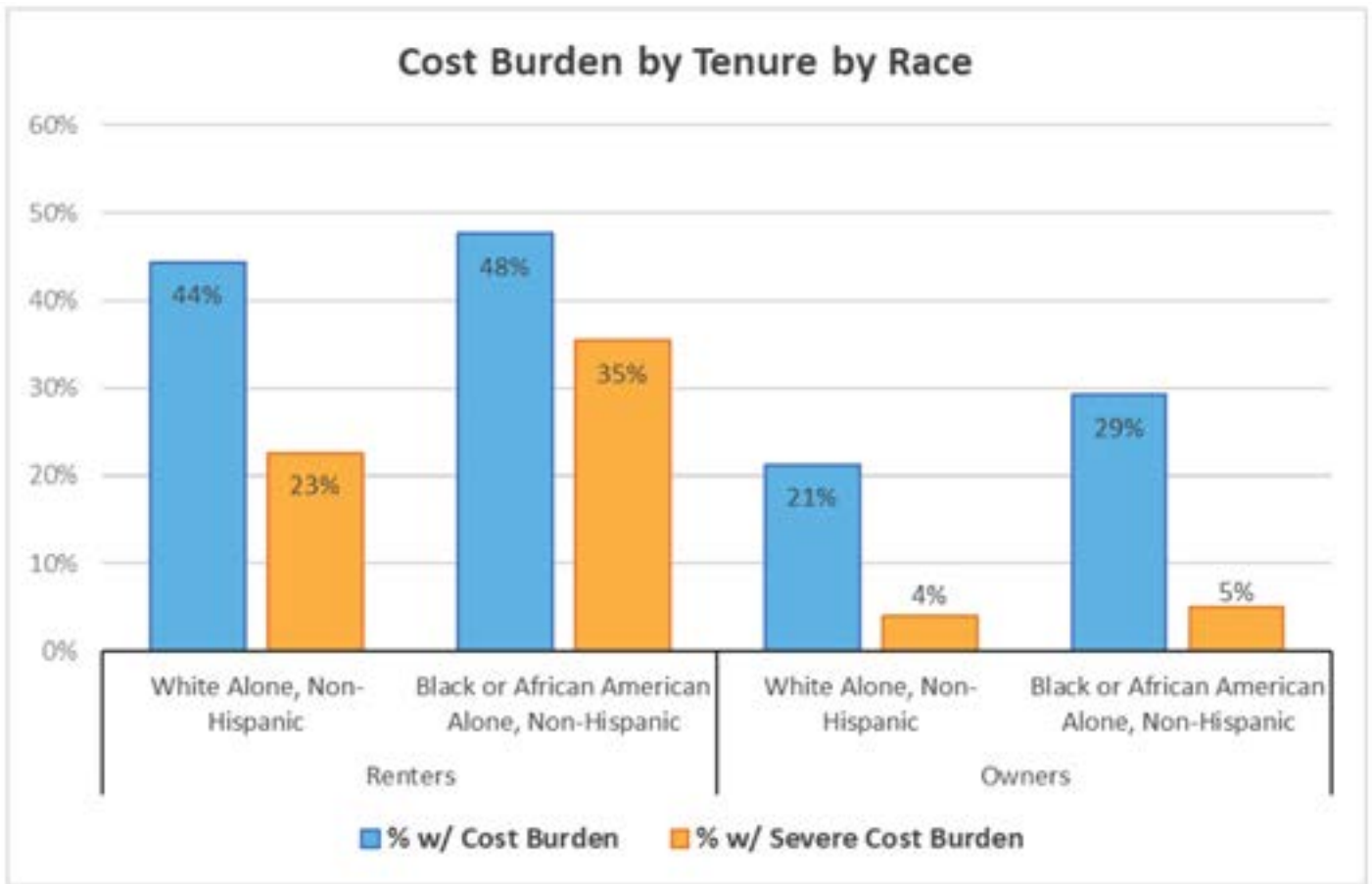
Source: CHAS 2015-2019 Data

Overall housing cost burden trends are somewhat similar among homeowners, with cost burden being more severe among lower income brackets. However, owner households have much higher household income on average and are thus less cost burdened on average than renters. The majority of homeowners have a household income greater than 100% of the HAMFI.

Differences in cost burden stratified by the race and ethnicity of owner households are more noticeable than among renters. Among both black and white alone homeowners, the percentage of households that are severely cost burdened is extremely low; 4% among white alone homeowners and 5% among black or African American alone homeowners. Overall, there is a relatively larger amount of cost burdened black homeowners (29%) than there are of their white peers (21%).

Cost Burden by Race (Owners only)						
	Cost burden <30%	Cost burden >30% to <=50%	Cost burden >50%	Total owning Population	% w/ Cost Burden	% w/ Severe Cost Burden
White alone	875	190	45	1110	21%	4%
Black or African American alone	565	195	40	805	29%	5%
Asian alone	0	0	0	0	0%	0%
Hispanic, any race	0	0	0	0	0%	0%
Total				1970		

Source: CHAS 2015-2019 Data



The federal government tracks four major problems in housing:

- incomplete kitchen facilities,
- incomplete plumbing facilities,
- hosting more than one person per room and,
- cost burden greater than 30%

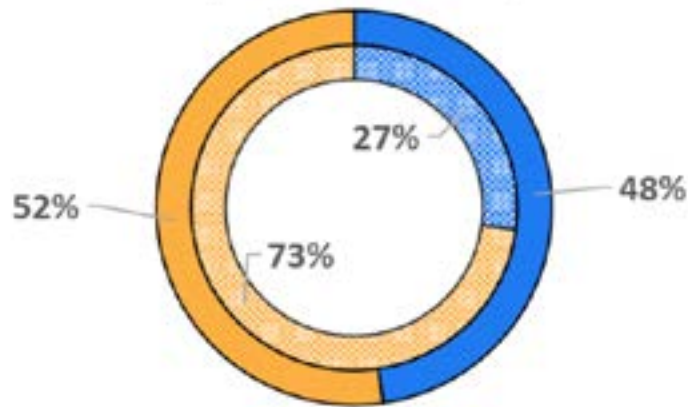
The classifications of “severe housing problems” are the same, however the cost burden must be greater than 50%. Housing problems are experienced far more frequently by renting populations than by homeowners. In North College Hill, severe housing problems occur four times as often among renters than among homeowners.

Housing Problems Overview			
	Owner	Renter	Total
Household has at least 1 of 4 Housing Problems	535	870	1405
Household has none of 4 Housing Problems	1435	955	2390
Total	1970	1825	3795

Source: CHAS 2015-2019 Data

Housing Problems Overview

- Owner-Occupied with at least 1 Housing Problem
- Owner-Occupied with no Housing Problems
- Renter-Occupied with at least 1 Housing Problem
- Renter-Occupied with no Housing Problems



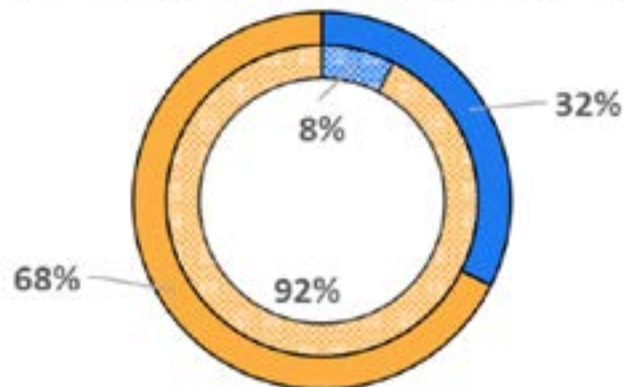
Severe Housing Problems Overview (e.g., housing problems experienced by households that >50% of income to rent/mortgage)

	Owner	Renter	Total
Household has at least 1 of 4 Severe Housing Problems	150	590	740
Household has none of 4 Severe Housing Problems	1820	1230	3050
Total	1970	1820	3790

Source: CHAS 2015-2019 Data

Severe Housing Problems Overview

- Owner-Occupied with at least 1 Housing Problem
- Owner-Occupied with no Housing Problems
- Renter-Occupied with at least 1 Housing Problem
- Renter-Occupied with no Housing Problems



NEEDS OF SPECIAL POPULATIONS

Within the senior renting households, nearly all are considered low income. Most elderly renters (76.9%) in North College Hill can be considered cost burdened, and just under half of all elderly renters (49.2%) are considered severely cost burdened. Only 1/5 of elderly renters are earning more than 50% HAMFI, and none of those households could be considered cost burdened.

There is a wider distribution of elderly homeowners across income brackets, and only 23.9% can

be considered cost burdened. One-fifth (20.5%) of elderly homeowners are ELI, while over one-fourth (27.6%) are VLI elderly homeowners. Most elderly homeowners in North College Hill can be considered low income (68.8%), though not as bad as elderly renters.

Income by Cost Burden (Elderly Renters only)				
Household Income	Cost burden <30%	Cost burden >30% to <=50%	Cost burden >50%	Total
<= 30% HAMFI	0	0	110	110
>30% to <=50% HAMFI	10	90	50	150
>50% to <=80% HAMFI	55	0	0	55
>80% to <=100% HAMFI	10	0	0	10
>100% HAMFI	0	0	0	0
Total	75	90	160	325

Source: CHAS 2015-2019 Data

Income by Cost Burden (Elderly Owners only)				
Household Income	Cost burden <30%	Cost burden >30% to <=50%	Cost burden >50%	Total
<= 30% HAMFI	0	100	10	115
>30% to <=50% HAMFI	140	10	10	155
>50% to <=80% HAMFI	45	4	0	50
>80% to <=100% HAMFI	65	0	0	65
>100% HAMFI	175	0	0	175
Total	425	114	20	560

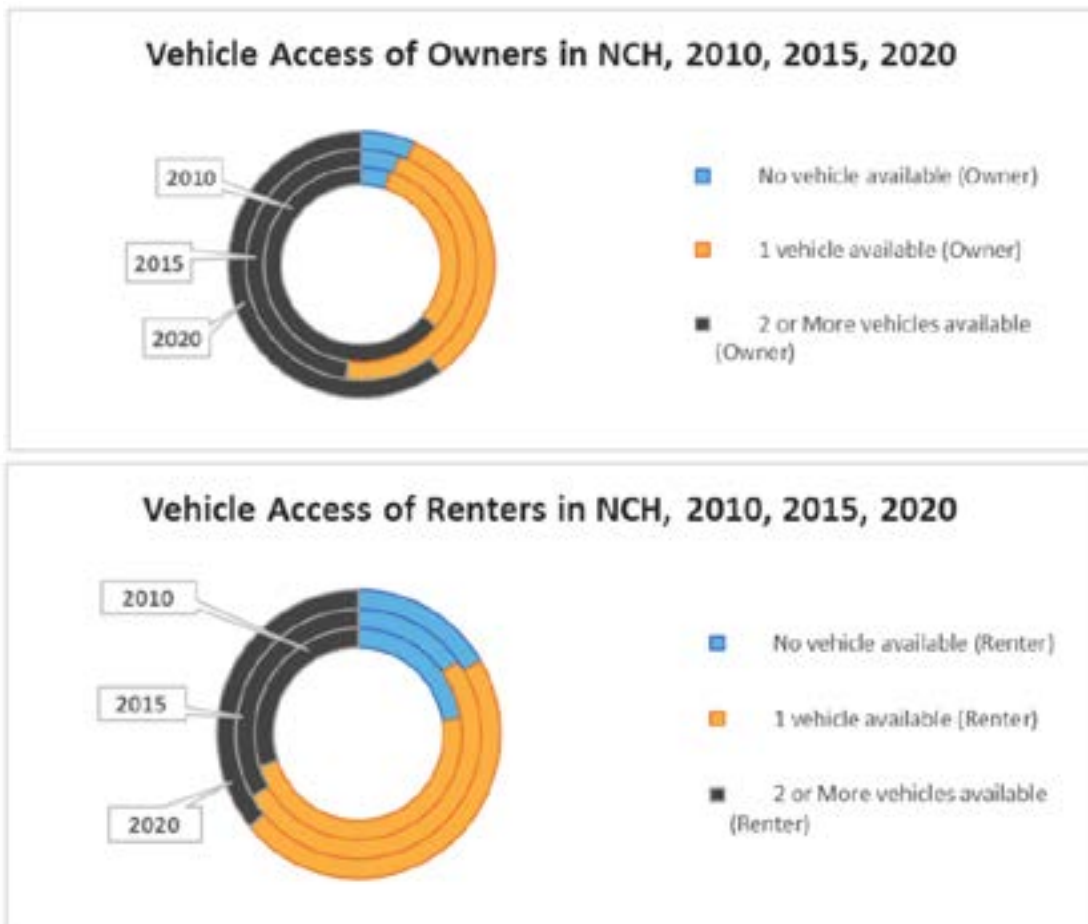
Source: CHAS 2015-2019 Data

TRANSPORTATION

Access to transit has shifted among residents in North College Hill toward increased car ownership. On average, ~90% of owner-occupied households had at least one vehicle available, and nearly 2/3 of those surveyed had 2 or more vehicles available in 2020. Likewise, the number of renter-occupied households with no vehicle access has decreased from 23% in 2010, to 17% in 2020. In particular, the number of renter-occupied households with access to two or more vehicles has increased over the past decade, much like it has among homeowners.

Vehicle Access by Tenure in North College Hill			
	2010	2015	2020
Owner Occupied			
No vehicle available	119	125	126
1 vehicle available	759	1072	637
2 or More vehicles available	156	1098	115
	2		2
Renter occupied			
No vehicle available	357	282	271
1 vehicle available	748	960	776
2 or More vehicles available	473	621	591

Source: ACS 5YR, B25044, 2010, 2015, 2020

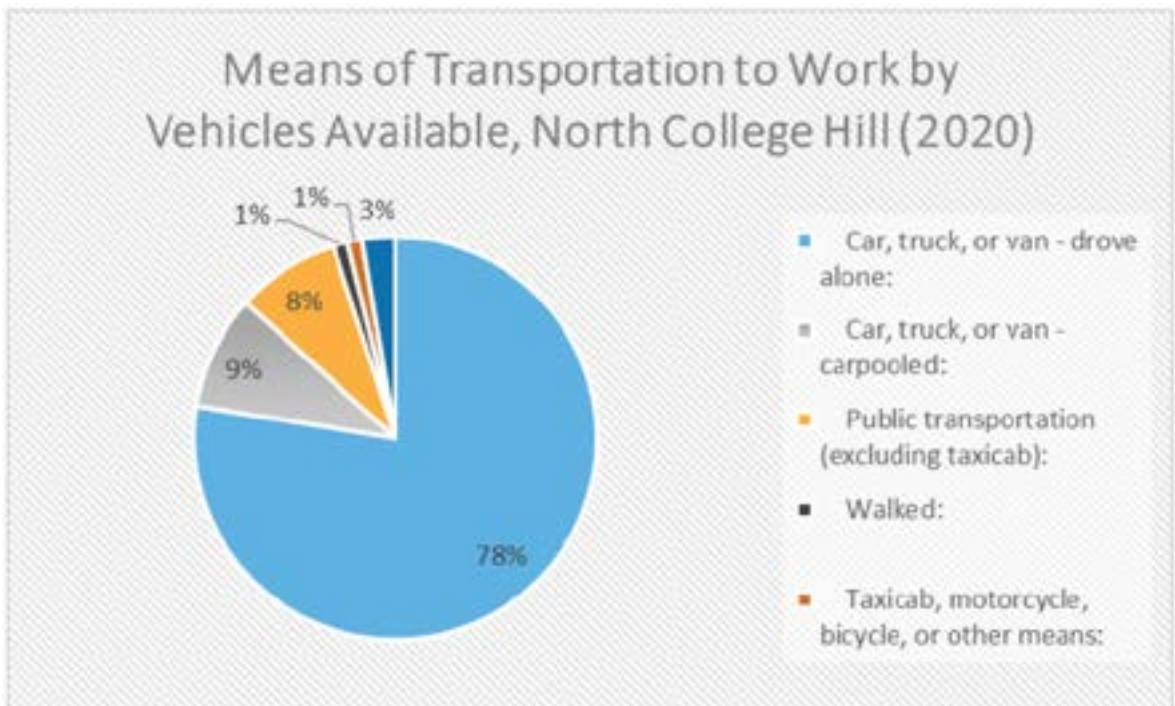


Means of Transportation to Work by Vehicles Available				
	Hamilton County		North College Hill	
	Count	Share	Count	Share
Car, truck, or van - drove alone:	310,842	78%	3,361	78%
Car, truck, or van - carpooled:	32,240	8%	398	9%
Public transportation (excluding taxicab):	12,664	3%	360	8%
Walked:	10,117	3%	50	1%
Taxicab, motorcycle, bicycle, or other means:	4,769	1%	50	1%
Worked from home:	28,055	7%	115	3%
Total	398,687		4,334	

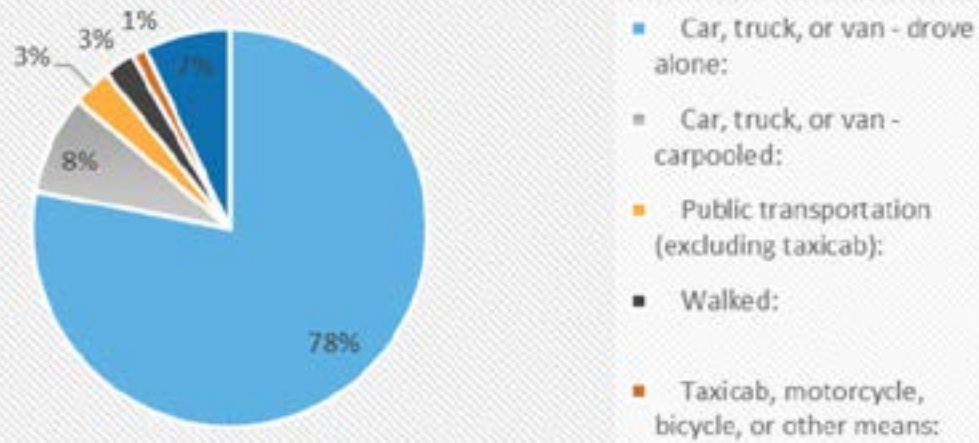
Source: ACS 5YR, B08141, 2020

The majority of working residents in North College Hill drive alone to work in their own vehicle. Preferred means of transportation seems to reflect the county at large, however more people in North College Hill are utilizing public transportation to

get to and from work comparatively. The average commute time for workers in North College Hill is 28.1 minutes, which is slightly higher than the national average of 27.6 minutes.



Means of Transportation to Work by Vehicles Available, Hamilton County (2020)



Overall, the analysis of transportation usage in North College Hill using 2020 Census data reveals that car commuting is the primary mode of transportation for residents. Public transportation usage is relatively low, and biking and walking to work

are uncommon. While commute times are close to average, there may be opportunities to promote alternative transportation options, such as public transportation, biking, and walking, to reduce congestion and improve mobility of residents.

ROAD INFRASTRUCTURE AND TRAFFIC

North College Hill has a full complement of existing infrastructure. The city's major thoroughfares include Hamilton Avenue and West Galbraith Road. These cross jurisdictional roads are key elements of Hamilton County's surface transportation network. Savannah Avenue also acts as a western north-south connector between Galbraith Road and North Bend Road in Cincinnati. North College Hill's local streets and local connectors are laid out in a grid pattern, providing the city with a high

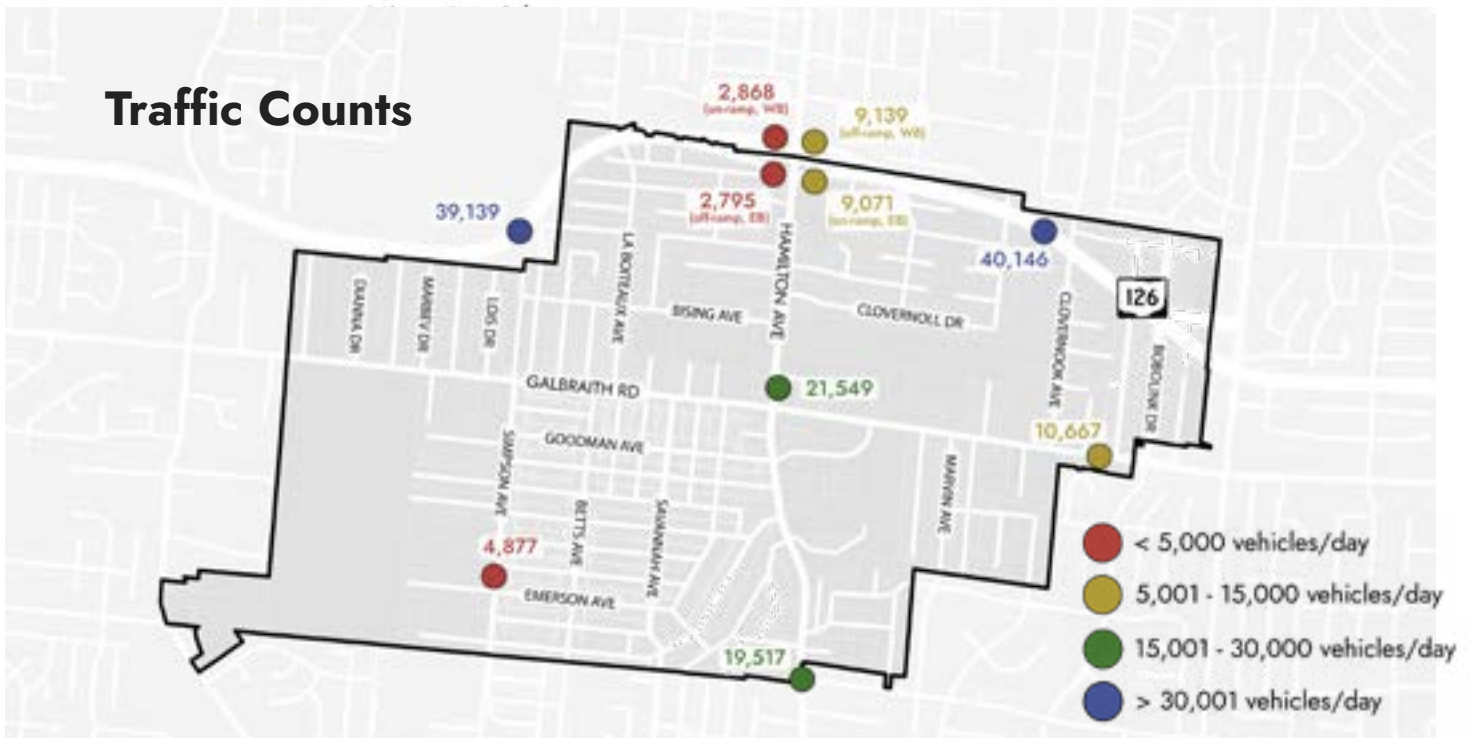
level of interconnectivity. The Ronald Reagan Cross County Highway, located at the city's northern boundary, provides quick access to both Interstates 71 and 75. Roads are maintained by the city of North College Hill and, in the case of roads under county jurisdiction (e.g. Hamilton Avenue), by the Hamilton County Engineers' Office.

Street Classification



- Freeway/Expressway
- Principal Arterial
- Major Collector
- Local

Traffic Counts



Source: 2022 Ohio Department of Transportation Traffic Counts

BUS ROUTES

Three Cincinnati Metro routes run through North College Hill. The #17 route is one of four 24/7 bus routes in the county. As of 2022, it is one of the top three bus lines for ridership in the Cincinnati Metro system. The 15x is a commuter bus route which primarily runs through the city during

AM and PM peak commuter hours. The #41 is one of three crosstown routes, beginning in Western Hills Plaza, traveling north to Galbraith, then east and terminating at the Oakley Transit Center in Cincinnati.

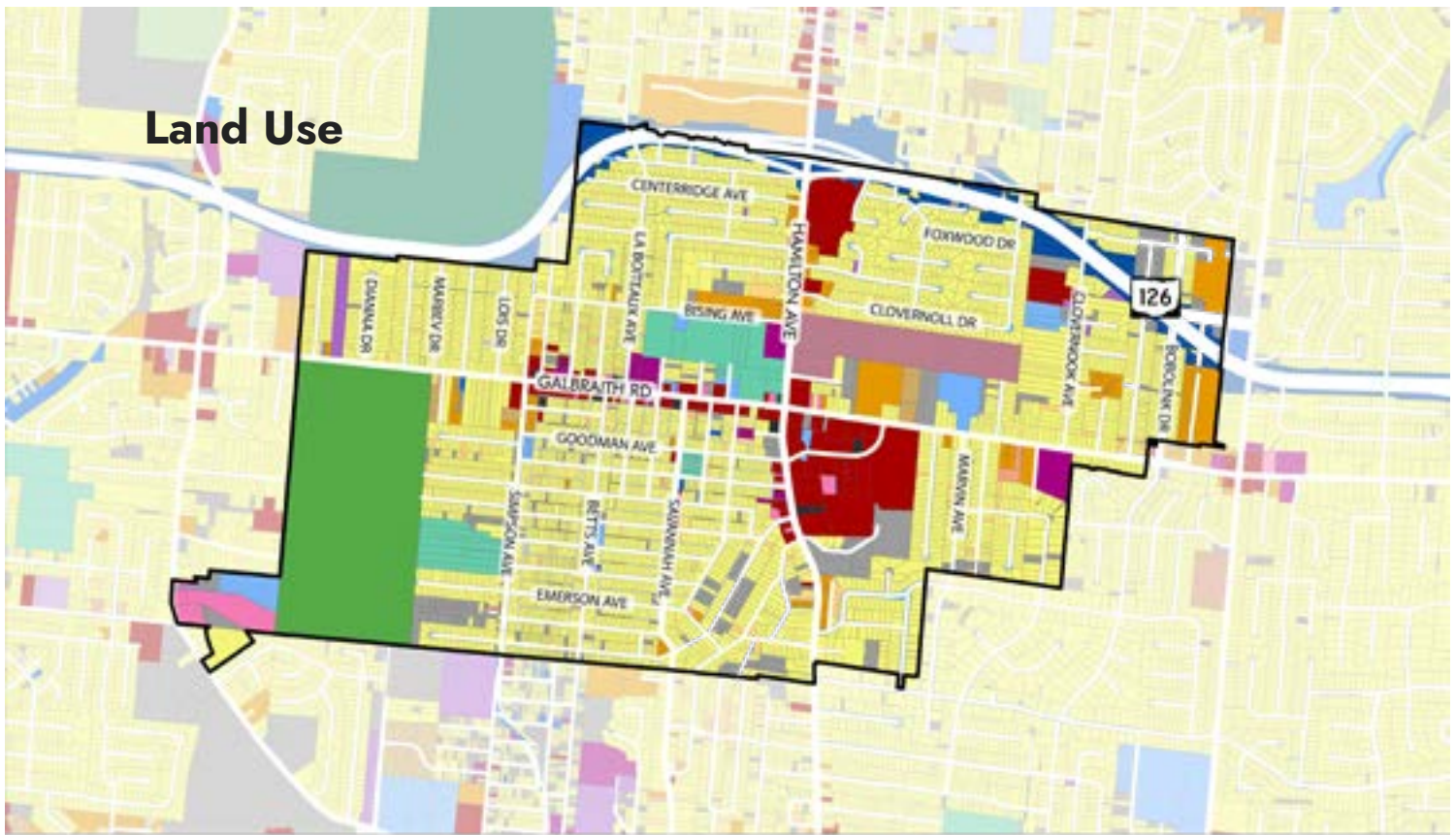


LAND USE AND PROPERTY

LAND USE

North College Hill is primarily made up of single-family residences (shown in yellow) with commercial activity (red) along Galbraith Road, Hamilton Avenue, and Goodman Avenue. Clovernook Country Club, while recreational in nature is also classified as a commercial use and occupies

a large parcel of land on the western edge of the city. Several large multi-family residential units (orange) are located throughout North College Hill. Clovernook Center for the Blind owns a significant amount of land in the center of town, though the majority of it is undeveloped greenspace.



Single Family	Trailer or Mobile Home	Nursing Home or Hospital	Federally-Owned	School Property
Two Family	Other Residential	Industrial/Manufacturing	State-Owned	Churches or Public Worship
Three Family	Commercial	Agriculture	County-Owned	Monuments or Cemeteries
4+ Unit Apartments	Office	Golf Course	City-Owned	Vacant
	Charitable Exemption		CMHA-Owned	Commercial Parking Lot

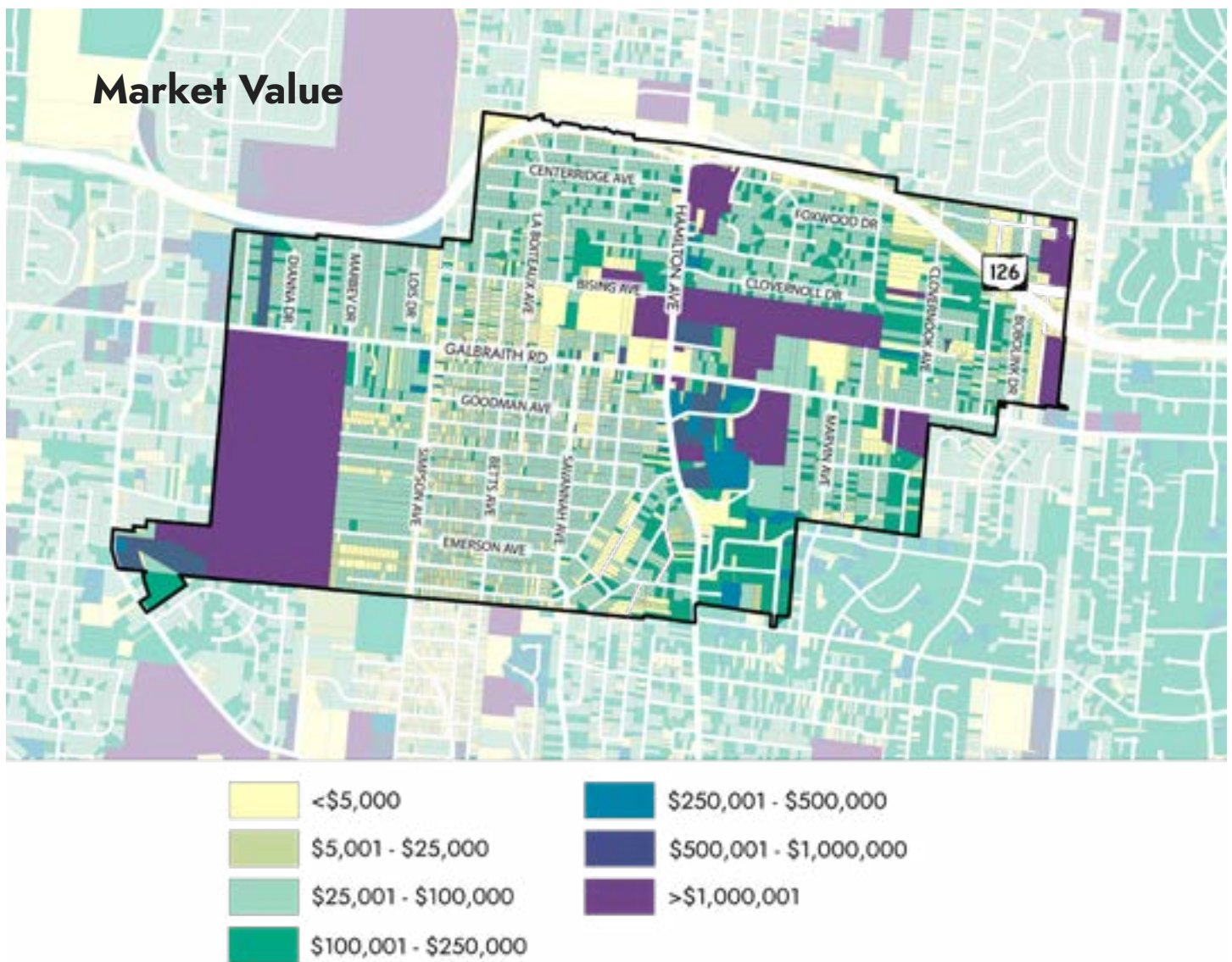
Source: Cincinnati Area Geographic Information System (CAGIS) 2022

MARKET VALUE

The map below shows land value based on the Hamilton County Auditors assessment data. Land values are derived by assessment every four years or if the property changed hands in-between the four-year assessment interval.

Based on this data, the land valued the highest in the city is the large parcels, including Clovernook Country Club, Clovernook Center for the Blind, Kroger, the school, and the large apartment com-

plexes. In the residential sectors, the southwest quadrant of the city primarily contains parcels valued under \$100,000. Most northeast quadrant parcels are valued higher, up to \$250,000, though there are several sections of the quadrant valued under \$5,000 (yellow). The northwest quadrant ranges in value from under \$5,000 to \$250,000. The southeast quadrant does not contain many residential parcels but those there are mostly valued between \$25,000 and \$250,000.

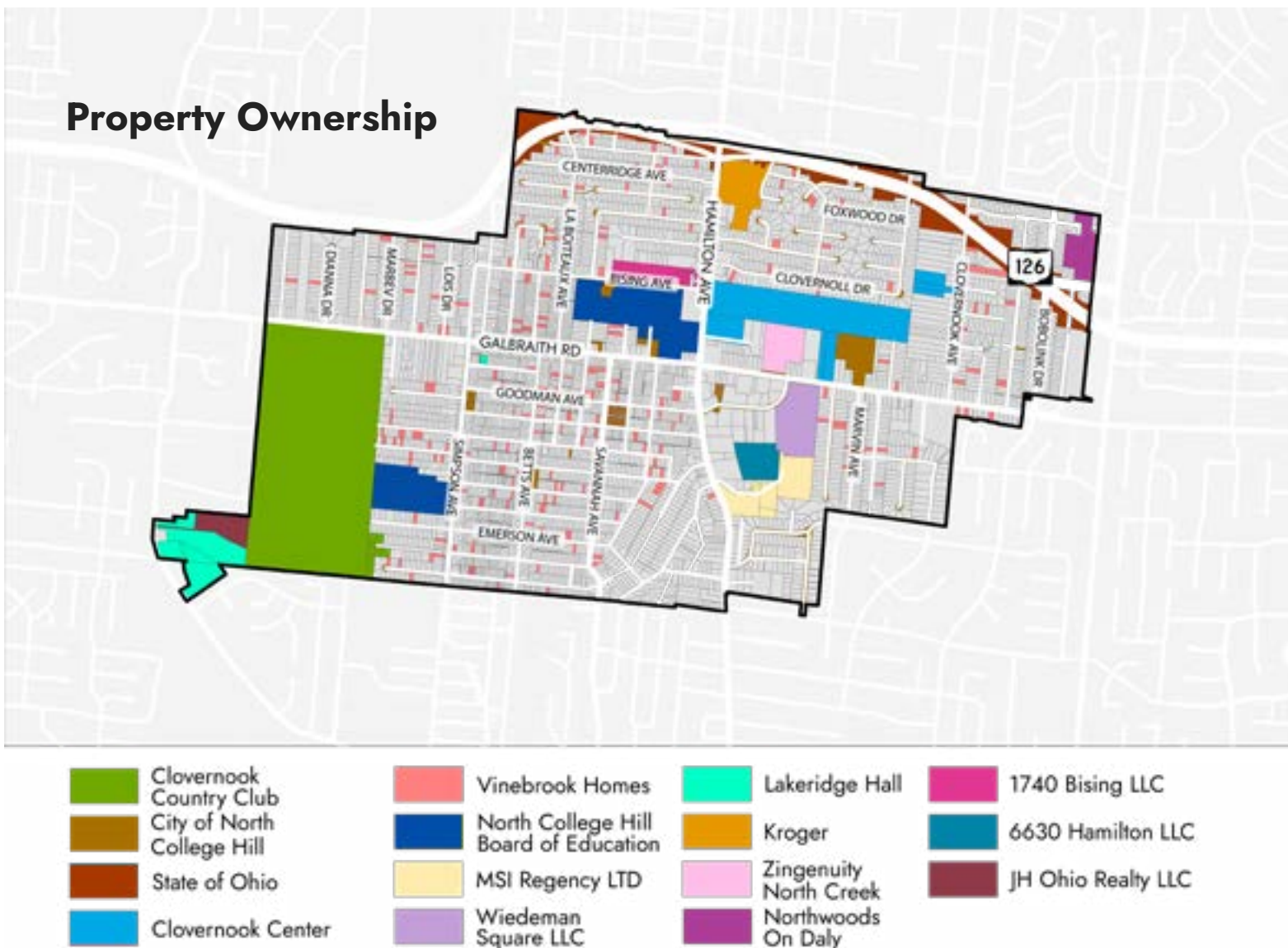


Source: Cincinnati Area Geographic Information System (CAGIS) 2022

PROPERTY OWNERSHIP

The team used property ownership data from the Hamilton County Auditor to determine entities that owned the most parcels either by number or by land area. Data was compiled in March of 2022. The largest property owner in the city of North College Hill is Clovernook Country club, who owns a 110-acre parcel off Galbraith Road, 11% of the total city land area. The city is the second largest

owner, with several parcels throughout the area, including the site of the administration building. Clovernook Center for the Blind owns a large parcel off of Hamilton Avenue, the majority of which is undeveloped green space. Other owners of note include Vinebrook Homes, a single-family rental company, which owns 248 parcels throughout the community.

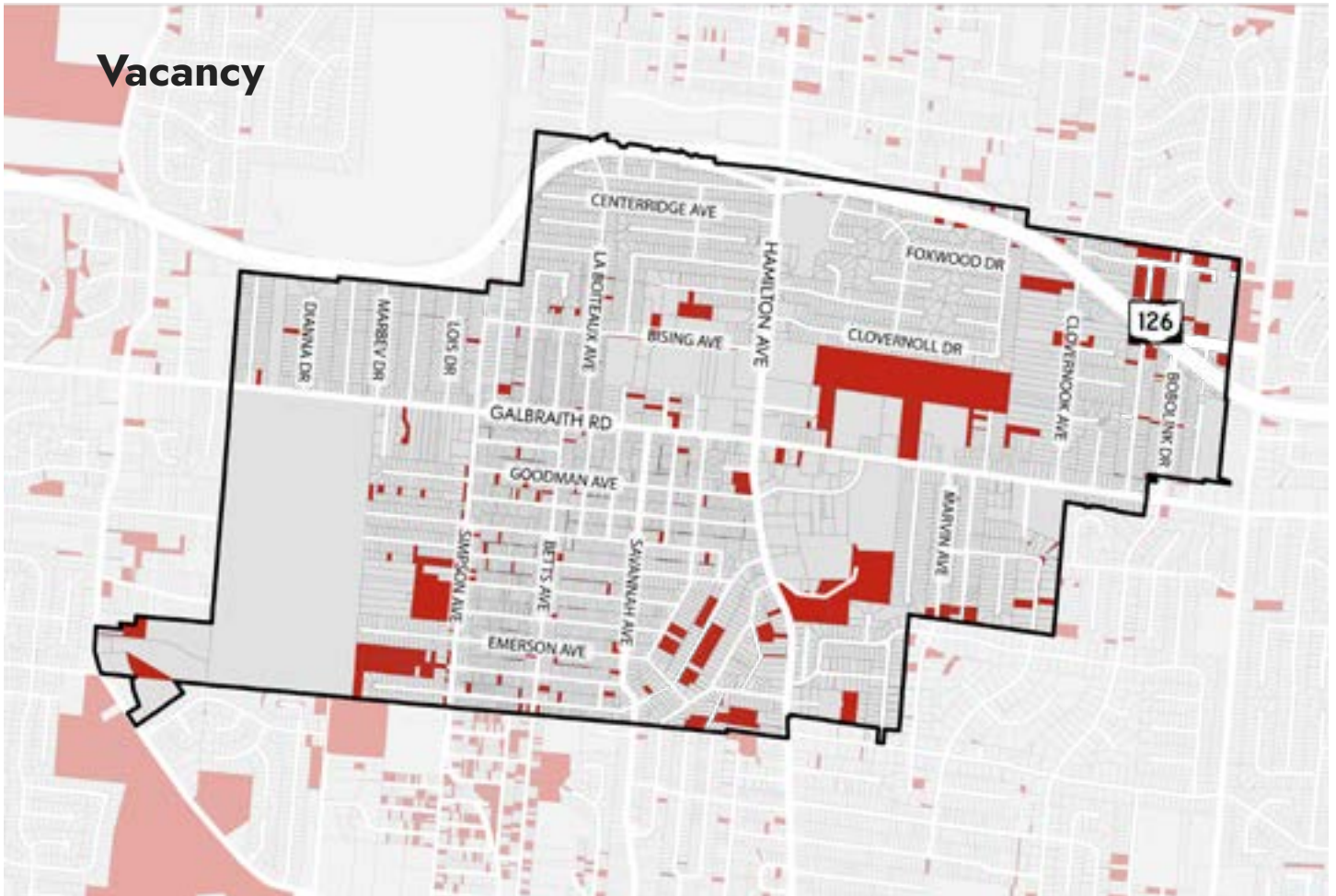


Source: Cincinnati Area Geographic Information System (CAGIS) 2022

VACANCY

The map below shows that 9.4% of the total property in North College Hill is classified vacant based on data obtained by the Hamilton County Auditor in early 2022. Significant parcels include the Clovernook Center for the Blind owned parcel

just west of their main facility. Other notable vacant parcels include the former Josie Becker School site and Beech Knoll sites. These sites are further discussed in this report.



ZONING

Zoning is the legal tool that regulates the development of private property and should mirror the policies of the adopted Comprehensive Plan. They are designed to work towards implementing the goals and objectives of the adopted plan.

Zoning establishes permitted land uses and regulates site elements including minimum lot sizes, building heights and setbacks, signage, and lot coverage. Other elements regulated include, but are not limited to off-street parking, planned developments, non-conforming uses, and conditional uses. North College Hill's existing zoning code which was first adopted in 1969 and has been revised, in parts, at various times throughout its existence.

There are nine zoning districts in the North College Hill Zoning Code:

- R-1 One Family Residence District
- R-2 One Family Residence District
- R-3 One Family Residence District
- CO-1 Planned Business District
- CO-2 Planned Business District
- C-1 Neighborhood Business District
- C-2 Office District
- C-3 Central Business District
- C-4 General Business District

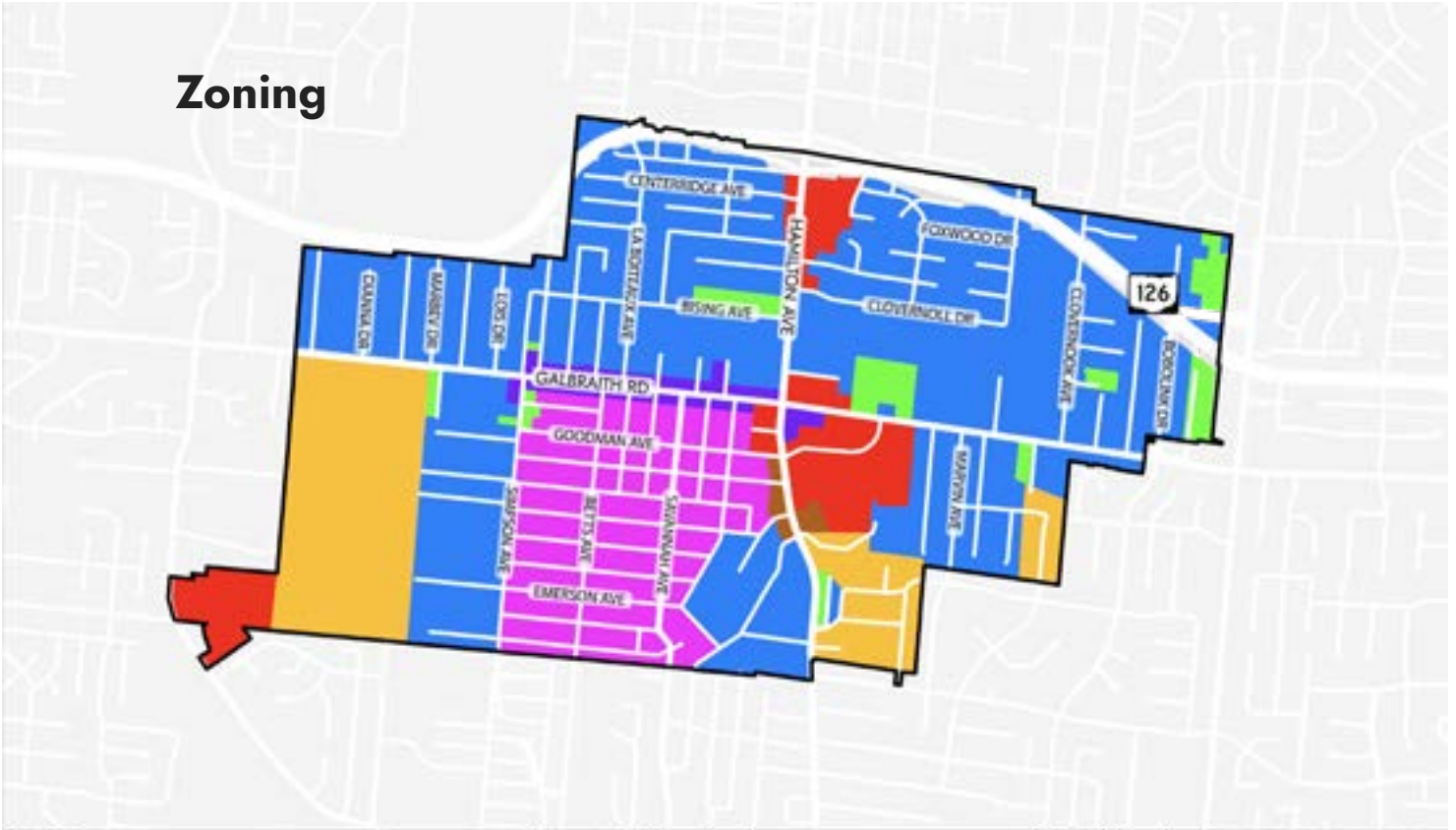
Of these nine zoning districts, seven are classified and listed on the Zoning Map (See Below). The CO-2 Planned Business District or C-4 General Business District are zones not implemented on the map.








Most of the North College Hill is zoned R-2 One Family Residence which permits a density of approximately 5 residential units per acre on individual lots in the city. They also permit two-family dwellings, recreational uses, churches, day care and institutional type uses.

Business zoning, which permits both retail and office uses, is applied to major roadway corridors including Hamilton Avenue and West Galbraith Road. These districts provide for a wide variety of uses including, convenience stores, supermarkets, personal services, clinics, eating and drinking places, funeral homes, offices, banks, schools, hotels, gas stations, automotive repair, commercial recreation facilities, theaters, and other types of entertainment facilities.

No industrial zoning district exists within the zoning code.

Zoning



- | | | |
|--|---|---|
|  B-3 Commercial Business District |  R-LD Residential Low Density |  R-TD Residential Town Density |
|  B-2 General Business District |  R-MD Residential Medium Density | |
|  B-1 Local Business District |  R-HD Residential High Density | |

LARGE SITES

North College Hill has several large pieces of undeveloped land. The School Board owns a 12-acre parcel on Simpson Road which previously held the Josie Becker Elementary School. After the school was relocated to the campus on Galbraith Road, the vacant parcel previously held the Josie Becker Elementary School. The building was demolished after the school was relocated to the campus on Galbraith Road. A baseball field sits on the western half of the site and the eastern half is vacant.

Clovernook Center for the Blind and Visually Impaired is located on Hamilton Avenue. The organization owns over 38 acres in the city, most

of which is undeveloped land to the east of the Center. This site was previously leased to the city as park space until 2020 when the lease ended. It is made up of wooded area and grassy fields and accessible via Kleindale Avenue, a small road that runs through the former park.

The site of the former Beech Knoll senior living center is currently vacant. It is located on Hamilton Avenue, south of the city center, and is accessible by Beech Knoll Drive. The area is mostly wooded, with concrete pads where the buildings once stood.

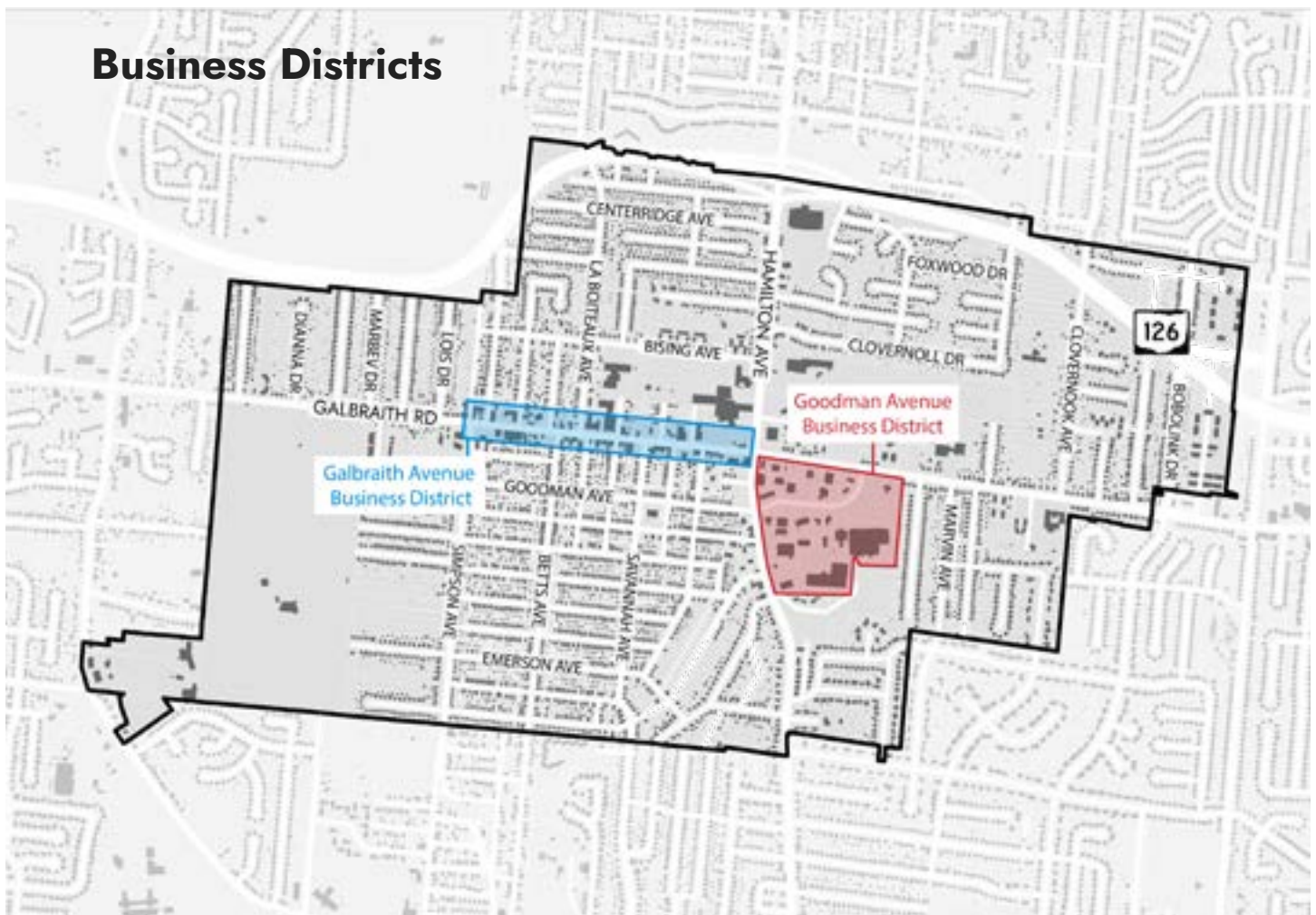


BUSINESSES

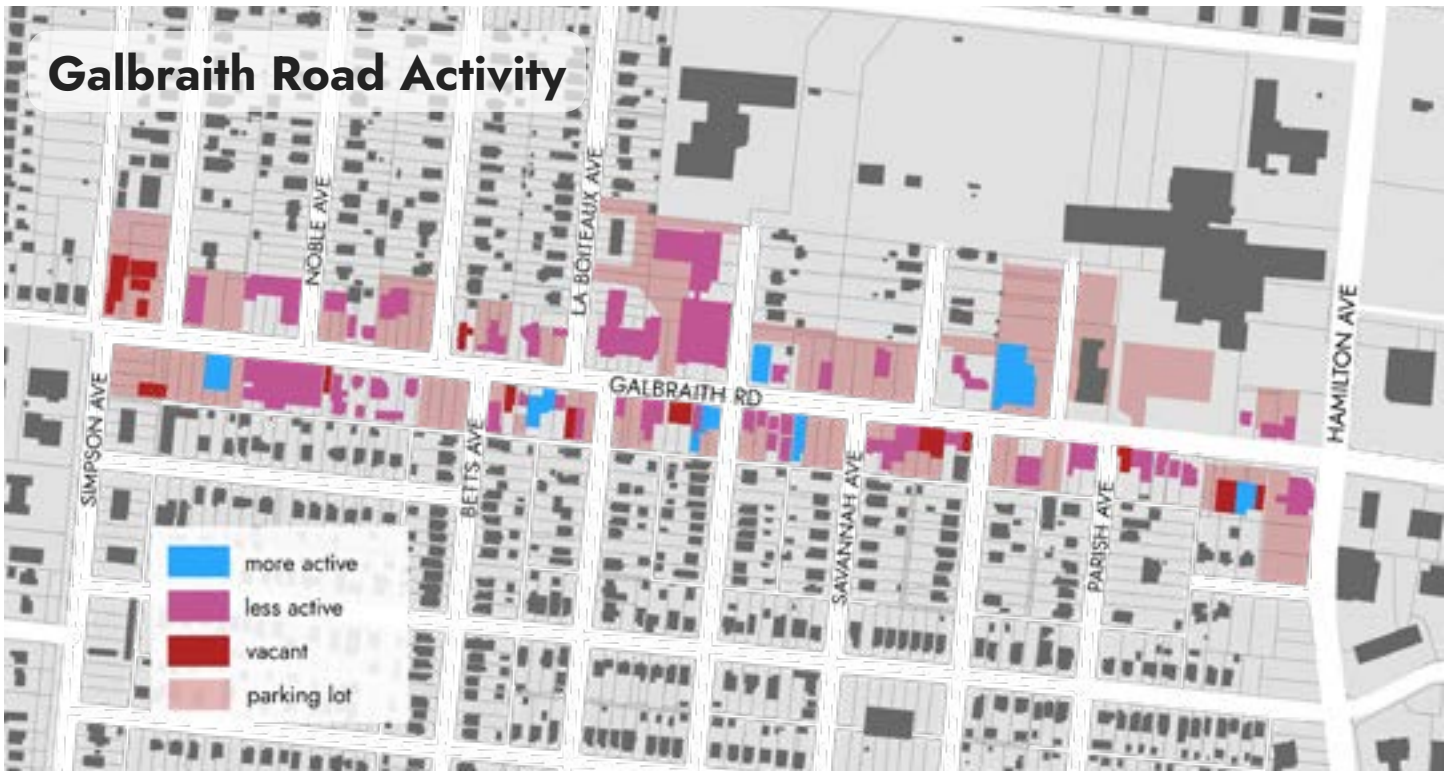
BUSINESS DISTRICTS

North College Hill has two main business districts. The Galbraith Avenue district, shown in blue below, is mostly composed of historic buildings between one to three stories in height. Most buildings are to the street or have shallow setbacks. More recent construction in the district has been automobile-oriented in nature, including front parking and drive-thrus. An inventory of the business district taken in the summer of 2022 is below.

The Goodman Avenue district, shown in red below, is mostly automobile-oriented and consists of several strip plaza's a few outparcel buildings and two large big-box stores. The entire district consists of buildings built in the mid-20th century and have not experienced much in reinvestment over the past twenty years.



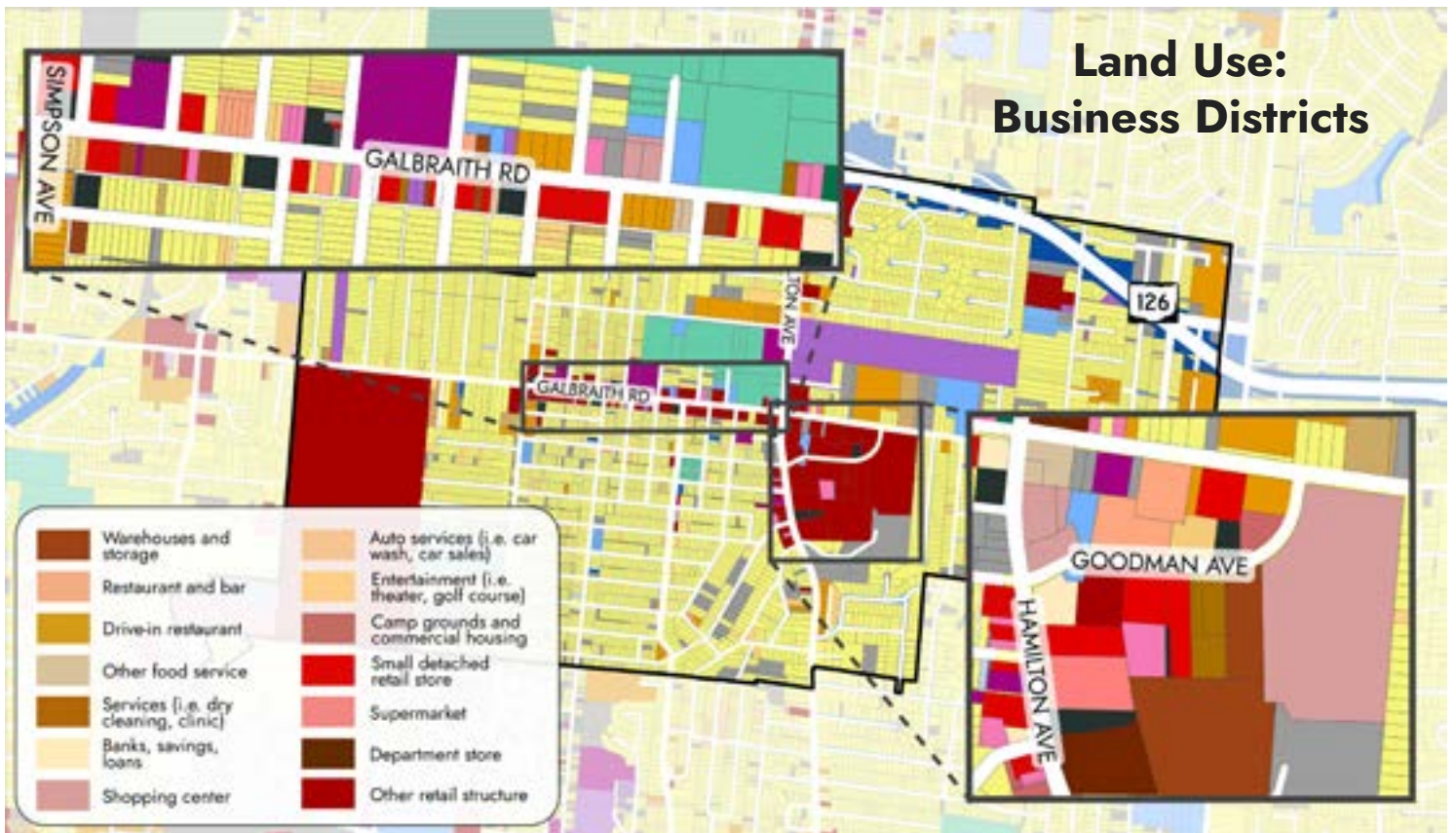
Galbraith Road Activity



Business	Use Type
Calvary Church	Church
Preferred Cutz	Barber
JeJahna's	Salon
Kids Kastle	Daycare
Tom's Liquor Store	Retail
US Protection Service	Professional Services
Vonderhaar Charles P CPA	Professional Services
2 Guys & A Garage	Auto
St. Margaret Mary	Church
Swad	Restaurant
Northwest Flooring	Retail
Right to Life	Office
Long John Silver's	Restaurant
Ennis Britton LPA	Professional Services
All Star Sports	Services

Krimmer's	Restaurant
RE Naturals Spa	Spa
Brownie's Bears	Daycare
Buddy Roger's	Music store
Old World Bakery	Food Production
NCH Gun Store	Retail
Yesteryears Antiques	Retail
Braiding Lounge	Salon
Law Office - Arica Underwood	Professional Services
Kim's Beauty Supply	Retail
NCH Custom Tailor	Services
Curvy Girls	Salon
Salon De'LUXE	Salon
Pluto's Cafe	Restaurant
Salon RE Food and Beauty Spa	Salon
Barber	Barber
United Heating & Cooling	Services
Hollarback Customs	Retail - temp closed
NCH Bakery	Retail
Sign Effects	Services
A Classy Image	Salon
Strands of Blessing	Salon
Heads or Tails Dog Grooming	Services
Let's Get Acquainted	Salon
Skyline	Restaurant
PGM	Services
ESP	Services
Femme Porter	Retail
Osterbrock Florist	Retail
Barber	Barber
Dragon City	Restaurant
A-Tri State Flooring	Services
Greater Cincinnati Credit Union	Bank

Land Use: Business Districts



UTILITIES INFRASTRUCTURE

Sanitary sewer is provided and serviced by the Metropolitan Sewer District (MSD) of Cincinnati. The system is completely functional and maintained by MSD on a regular basis. All areas of the city have sanitary sewer available. North College Hill's sanitary sewer is interconnected to a much larger regional system of the MSD. North College Hill has several Sanitary Sewer Overflows (SSOs) along Galbraith Road, Hamilton Avenue and Carpenter Drive. SSOs are a release of untreated or partially treated sewage from a municipal sanitary sewer and their existence likely points to a capacity issue in North College Hill. There are no current or planned MSD projects in the city.

Water service is provided by the Greater Cincinnati Water Works (GCWW) and is fully connected to a regional water system. GCWW does not have any current or future water main projects planned for the city of North College Hill.

Electrical and natural gas service is provided and maintained by Duke Energy. The power grid is interconnected into an overall regional system providing reliable service to the city. Duke Energy currently has not identified any future projects, other than normal maintenance as necessary.

North College Hill is serviced by Alta Fiber for telephone and high-speed internet needs through a digital subscriber network (DSL).

All providers of the aforementioned utility services are active in the monitoring and maintenance of their networks, providing the residents and businesses of North College Hill with reliable and affordable services.

PUBLIC WORKS

The North College Hill Public Works Department maintains the city's-built infrastructure including snow removal, roadway maintenance, fleet services, and architectural maintenance services. The department is unionized and funding primarily through the city's general fund.

SCHOOLS

North College Hill has its own public school system, including one elementary, one middle, and one high school with a total of 1,322 students enrolled. The high school (grades 9-12) has 359 students enrolled, an attendance rate of 95.4% and a graduation rate of 79.6%. The graduation rate is slightly below the state average of 87.2%.

North College Hill High School's performance index, according to the Ohio School Report Cards, is 42.5.* The state average performance index is 72.5. Statewide, the percentage of chronically absent students in 2020-2021 was 24%. North College Hill's schools had a chronic absenteeism rate of 11.4%, significantly below the state average.

There are 465 students enrolled at North College Hill Middle School (grades 5-8) and 498 students attending the elementary school (grades K-4).

Teachers in the North College Hill district have an attendance rate of 94.4% and an average of 9 years of experience. The average teacher salary in the district is \$64,736.

In March 2023, North College Hill Schools announced that they would be moving to a four-day week for students, the first in Ohio to move to this model.

North College Hill's Career Technical Planning District is the Great Oaks Career Campuses, the closest of which are in Sharonville and Harrison, OH.

**The Performance Index measures the test results of every student, not just those who score proficient or higher. There are seven levels on the index and schools receive points for every student who takes a test. The higher the achievement level, the more points awarded in the school's index. This rewards schools and districts for improving the performance of all students, regardless of achievement level.*

<https://reportcard.education.ohio.gov/district/044511>

PARKS AND GREENSPACE

North College Hill has large and small greenspaces scattered throughout the community. The largest, Clovernook Golf Course, is a private facility for golfers and events. Pies Park is the City's second largest public green space and sits on land that is leased by the City from Clovernook Center for the Blind.

There are several small parks in residential neighborhoods, including Dumele and Veteran's Park in the southwest quadrant and Stapleton Park in the northeast. City administration has recently invested in upgrades to Dumele Park, adding new accessi-

ble playground equipment and plans for a splashpad. Jerry Schaeper Park is a city-owned park adjacent to the elementary school and time-restricted to the public, as it is used by students during the day. Isaac Wise Park is a small piece of and located in the Goodman Avenue commercial area, formerly farmland owned by Rabbi Isaac Mayer Wise, a prominent Jew in the region and early leader of Reform Judaism in America. In 2022 the Jewish Federation of Cincinnati, in partnership with North College Hill's CIC, completed renovations to the park.



POLICE

The North College Hill Police Department (NCHPD) was founded in 1941, shortly after the city reached a population over 5,000 to become a statutory city in Ohio. Previously, the community was served by a Marshall. The department has an authorized strength is 17 full time officers and 10 part time officers. As of May 2023, the department, like others across the country, is experiencing a staffing shortage. As of 2023, they have 13 full-time officers and 3 part-time officers. Department staff are unionized.

The department provides patrol, investigations, crime prevention and other specialized services.

FIRE AND EMS

The North College Hill Fire Department (NCHFD) was first formed in 1917 when the city was incorporated as a village. The department was officially incorporated in 1926 and grew over subsequent decades. In 1992, the department switched from all volunteers to adding part-time positions for fire and EMT services. As the volunteer shortage continued the department moved to all part-time in 2002. Paramedic services were added in 2012.

NCHFD covers an area of 1.8 square miles and provides the following services: firefighting, Emergency Medical Services (EMS), vehicle rescue (extrication), and search and rescue. The NCHFD has a mutual aid agreement for fire and rescue

The mission of the North College Hill Police Department is to work in partnership with the citizens of North College Hill providing a safe environment and enhancing the quality-of-life issues consistent with the values of our community.

Command staff as of July 2023 is below:

- Chief Ryan Schrand
- Lieutenant Frank Petrocelli
- Lieutenant Zachary Whyte
- Lieutenant Craig Chaney

The department primarily is funded from a continuing tax levy in addition to funds from the city's general fund.

services with Colerain and Springfield Townships, the city of Mt. Healthy, and several other nearby communities in Hamilton County.

As of May 2023, the NCHFD operates out of one station on Galbraith Road and has 32 members total, 12 full-time and 20 part-time members. There are 5 members on duty each day (3 full-time and 2 part-time personnel). Department staff are unionized.

The department primarily is funded from a continuing tax levy in addition to funds from the city's general fund.

HOSPITAL FACILITIES

The City of North College Hill is well served for medical facilities. There are three small-scale medical facilities within the city's borders. Those include the establishments listed below.

Within the City Limits:

- Kroger: Little Clinic
- North College Hill Internal Medicine
- Ohio Medical and Rehabilitation Center

Outside of the city, there are a variety of large scale regional medical facilities and hospitals. The closest full-service hospital is Mercy Health with the exception of Cincinnati Children's which recently completed a hospital branch in College Hill to the south. The University of Cincinnati Wyoming branch is 3.4 miles from the center of North College Hill while Mercy Health is within 3.6 miles of the center of town.

Main regional hospitals are mostly clustered in Cincinnati's Uptown and are within 6-7 miles of the city. Those include Good Samaritan Hospital, UC Health and Christ Hospital.

Within 5 miles:

- Cincinnati Children's – College Hill
- Mercy Health – Winton Road and Pleasant Hill (w/in 1-2 miles of center of NCH)
- Mercy Health (3.6 miles from center)
- UC Health Wyoming (3.4 miles from center)

Within 6 miles of:

- Good Samaritan
- UC Health Medical

Within 7 miles:

- Christ Hospital