

EVANSTON – FIVE POINT URBAN RENEWAL PLAN



Prepared by the Department of Community Development and Planning

Prepared for the Evanston Community

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Table of Contents

Introduction

Preface	2
Purpose	2
Issues	4
Strengths and Opportunities	4
Study Area.....	7

Existing Conditions

Summary of Conditions of the Study Area	8
Population	8
Income	8
Housing.....	8
Businesses	9
Public Transit.....	11
Existing Land Use and Zoning	11

Redevelopment Plan

Goals, Objectives and Strategies.....	14
Key Recommendations.....	14
Core Business Area	14
Residential Redevelopment.....	14
Redevelopment Concept Description	14
Community Development - Business.....	17
Community Development - Housing	19
Residence Quality of Life	20
Safety	20
Traffic and Circulation	20

Implementation

Implementation of the Plan	21
----------------------------------	----

Blight Study

Documentation of Physical Conditions.....	22
---	----

Credits.....	23
--------------	----

Introduction

Preface

The community of Evanston is located in the eastern region of the City of Cincinnati south of Norwood, Ohio. Interstate I-71 passes through the community separating the Evanston

Business District into two areas north and south of the highway (see figure 1). This plan is an urban renewal study conducted for the southern portion of the business district known as the Five Point Neighborhood Business District (NBD).



Figure 1- Location map of the Evanston community's closeness to I-71 and the Cincinnati downtown.

Purpose

This plan is being prepared at the request of the Evanston Community Council. It is presented as part of the City's Neighborhood Business District Retention Program.

The purpose of this plan is to prepare and present consensus-based enhancement strategies addressing the identified challenges and opportunities for the Evanston Five Point NBD.

The Evanston Five Point Urban Renewal Plan is the result of a collaborative effort between the Evanston Community Council, the Evanston Business Association, property and business owners and residents of the Evanston community.

The plan strategies provide guidelines for the redevelopment of the core business district, centered on the convergence of Woodburn Avenue, Montgomery Road, Hewitt Avenue and Gilbert Avenue. The plan also includes strategies for development of city owned properties at Hewitt Street and Montgomery Road and along Jonathan Avenue.

Introduction

This plan is a continuation of the efforts to revitalize the Evanston business community. In 1998, the city and community completed the first “**Evanston Urban Renewal Plan**” for the portion of the business district north of I-71,

centered on Dana Avenue and Montgomery Road (see figure 2). That plan included new streetscape improvements along Montgomery Road that supports a proposed new 30,000 square foot retail development at the intersection of Dana Avenue and Montgomery Road.

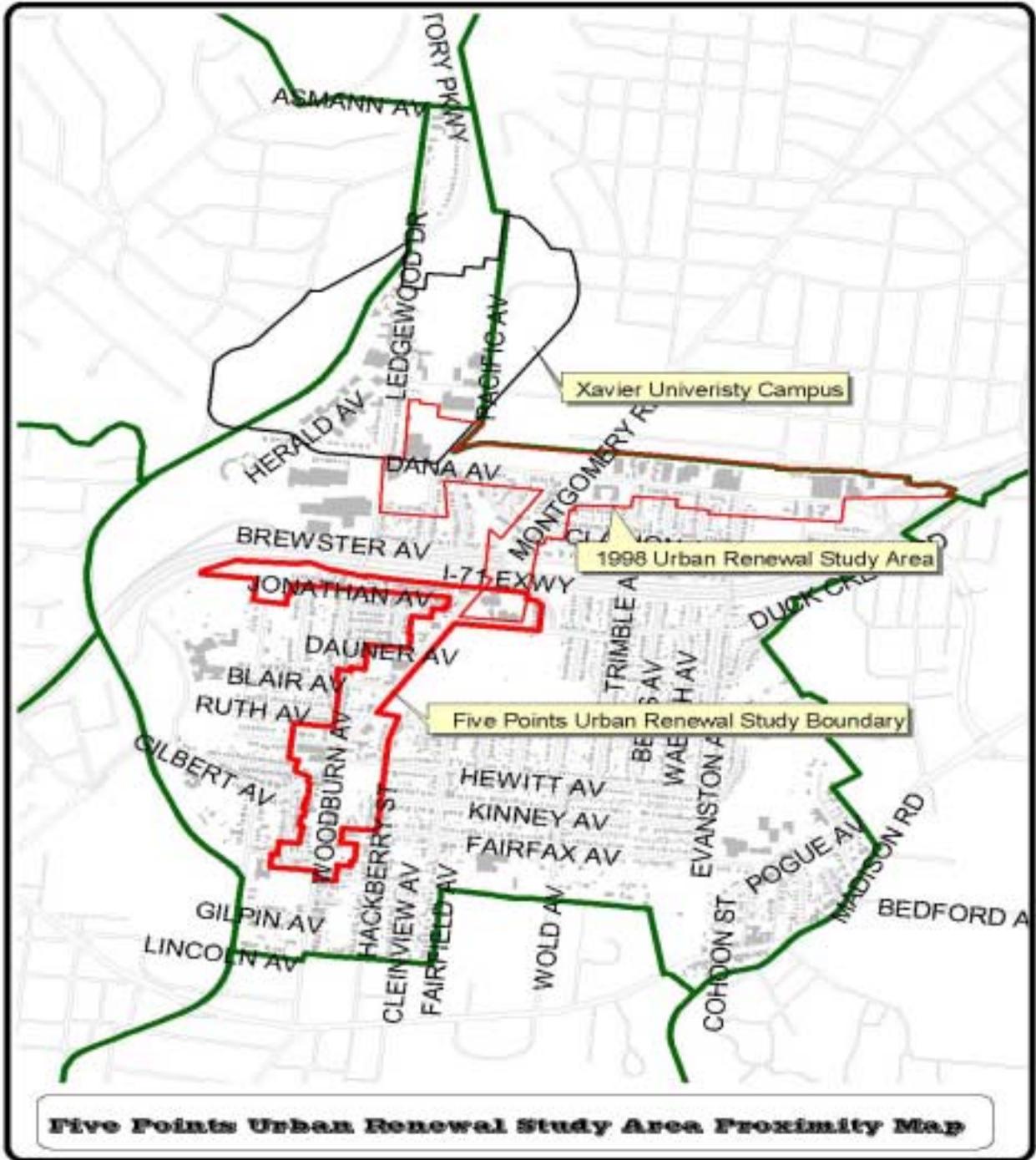


Figure 2 Map showing location of Five Point Study Area to the 1998 Evanston Urban Renewal Study area and Xavier University.

Issues

This plan focuses on the issues identified by Evanston residents, businesses and other key stakeholders as the primary cause of the deterioration of the Five Point Neighborhood Business District. The issues were identified through several planning forums conducted from April through August 2001. Citizens were also invited by mail to participate in the discussions.

Planning process updates and meeting notices were printed in the Evanston Community Newsletter. Most meetings were held at the Evanston Recreation Center and included 15 to 30 residents and stakeholders at each session. The major concerns expressed by the community are outlined below.

A Decentralized NBD

The citizens are concerned that the Five Point business district is too large and should be reduced in size to include the area north of the Five Point convergence. They feel the area south of the Five Point along Woodburn Avenue is developing as a residential mixed-use area with a few residentially oriented businesses. They would like to exclude this area from the core business district. The existing heavy business zoning along Woodburn Avenue in this area that does not reflect and support the residential redevelopment trend that is taking place in the area.

Lack of New Housing

Citizens also are concerned that a lack of new single-family housing in Evanston creates a disincentive for new families to relocate to Evanston. The development of new single-family housing in the Five Point area would attract new families to support a revitalized NBD.

New housing for elderly citizens is also a concern. The citizens wish to provide housing alternatives in the area for Evanston's growing elderly population.

Blight and Deterioration

The business district area is deteriorating and becoming susceptible to street crimes. Many of the Five Point business properties are neglected and not properly maintained or have become under used or vacant. These conditions promote loitering, drug trafficking and create a perception of the area as unsafe for residents and visitors.

Strengths and Opportunities

The overall goal of this urban renewal plan is to capitalize on the opportunities present in the Five Point area. These opportunities are created by the growth and expansion of Xavier University, the development of the new retail center at Dana Avenue and Montgomery Road and two new commercial mixed-used developments planned for Evanston on Dana Avenue near Interstate 71, and in East Walnut Hills at Madison Road and Woodburn Avenue.

The plan tries to identify ways that the Five Point area can capitalize on the positive improvements happening in the area.

Xavier University Expansion

The Evanston community boundary abuts the Xavier campus north of Dana Avenue. Xavier is a nationally ranked university for academics and sports, ranked third among all Midwest Colleges by "U.S. News and World Report". The campus is growing, but physical expansion was until recently limited by the availability of land.

In 1978 the U.S. Shoe Corporation, donated 18 acres of land abutting the Xavier campus. This facilitated the needed physical expansion of the campus. The most notable addition being the "Cintas Center" a multi-use facility housing offices, a formal dining hall and major basketball arena that is the home of the nationally ranked Xavier men and women's basketball teams. The larger campus also supports the increase in new students enrollments.

Increased student enrollment at Xavier creates a greater need for housing and services to students and their families. Xavier has adopted the Evanston business community as its partner to provide many of these services. Together they cooperate to conduct student sponsored community service projects to assist the elderly and under privileged families in Evanston. The partnership offers growth opportunities for the Evanston businesses and may attract new businesses to the nearby Five Point NBD.

Commercial Redevelopment

Commercial redevelopment influenced by the 1998 Urban Renewal Plan began in Evanston in 2001. A new retail center is planned on the vacant site at the corner of Dana Avenue and Montgomery Road a few

blocks from the Five Point NBD. In February 2002 Duke Realty a national development group, was named the preferred developer. In December 2002 Duke Realty withdrew from the project due to a change in the direction of the company development interest. The Department of Community Development and Planning, Xavier University and the Evanston community have begun the search for a new developer.

A market study conducted by Xavier University, recommends the development of the site for family oriented restaurants and family service businesses to meet the needs of Xavier University, Evanston and the surrounding neighborhoods.

The Five Point NBD is also strategically located along Montgomery Road between a proposed new upscale retail and housing development at Madison Road and Woodburn Avenue and a proposed new retail development at Dana Avenue and Montgomery Road (see figure 3). These proposed new developments are destination points that generate traffic through the Five Point NBD. The increased visibility and proximity enhances the market potential of the Five Point area.

Undeveloped Land

The plan also recognizes the need for new family and elderly housing to retain existing and attract new residents to Evanston. Opportunities are available for new single-family housing development on city owned property on Jonathan Avenue and for new low-density apartment development on Woodburn Avenue at the vacated bus terminal site.

The Jonathan Avenue site is a 3.2-acre; city owned property and can support approximately 24 new single-family homeowner units. The Department of Community Development and Planning as well as the Evanston community support this project and agree vacant developable land is a rare opportunity for a Cincinnati neighborhood that should be maximized.

The Woodburn Avenue vacant school bus terminal site is an excellent opportunity for residential development that would support private residential renovation on nearby Merrimac Street. The site is located in a stable residential area and is suitable for a new single-family or a multi-family development such as independent living elderly units. The site is 2.5 acres with two small structures that would be removed to facilitate the residential redevelopment.

A third opportunity for residential redevelopment in Evanston is the soon to be vacated Hoffman School property at the corner of Durrell Street and Merrimac Avenue near Victory Parkway. The building is currently in use but is scheduled to close by 2004 as part of the Cincinnati Public School's Facilities Master Plan. The Hoffman School property is architecturally significant and adjacent to a City of Cincinnati recreation field and pool. The site is an excellent opportunity for a mixed-use office residential reuse.

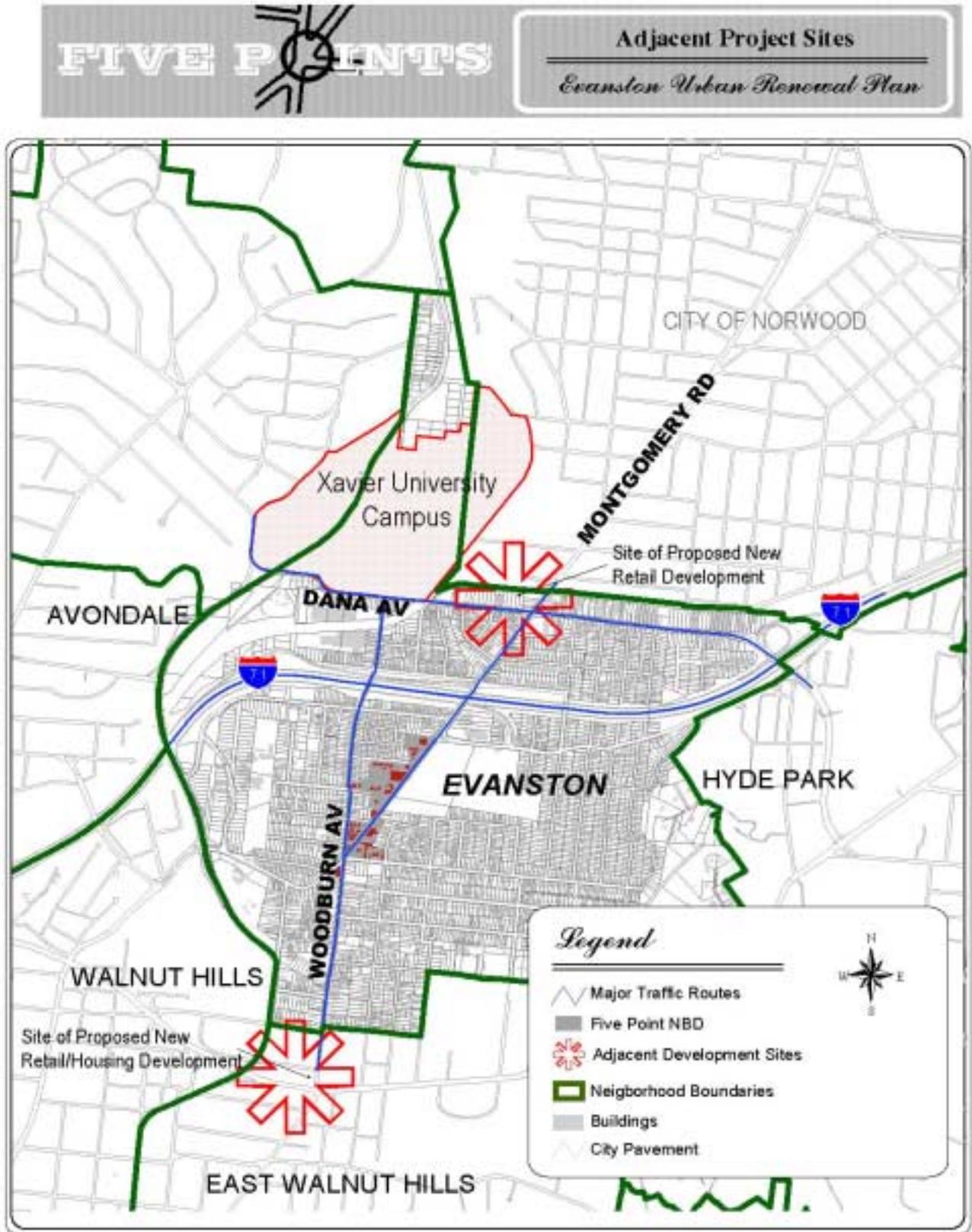


Figure 3 The Five Point NBD is strategically located on the routes used to reach three new retail developments shown by the stars.

Introduction

Study Area

The Urban Renewal Study Area focuses on the existing Five Point NBD from interstate I-71 south to Dexter Avenue. The boundary of the study area is generally centered on Montgomery Road, north of the five-point convergence, and Woodburn Avenue, north and south

of the convergence. The boundary was expanded to include vacant land near the central area that included a large city owned vacant parcel on Jonathan Avenue. To include this property the boundary area was extended west off Montgomery Road to the edge of this parcel (see figure 4).

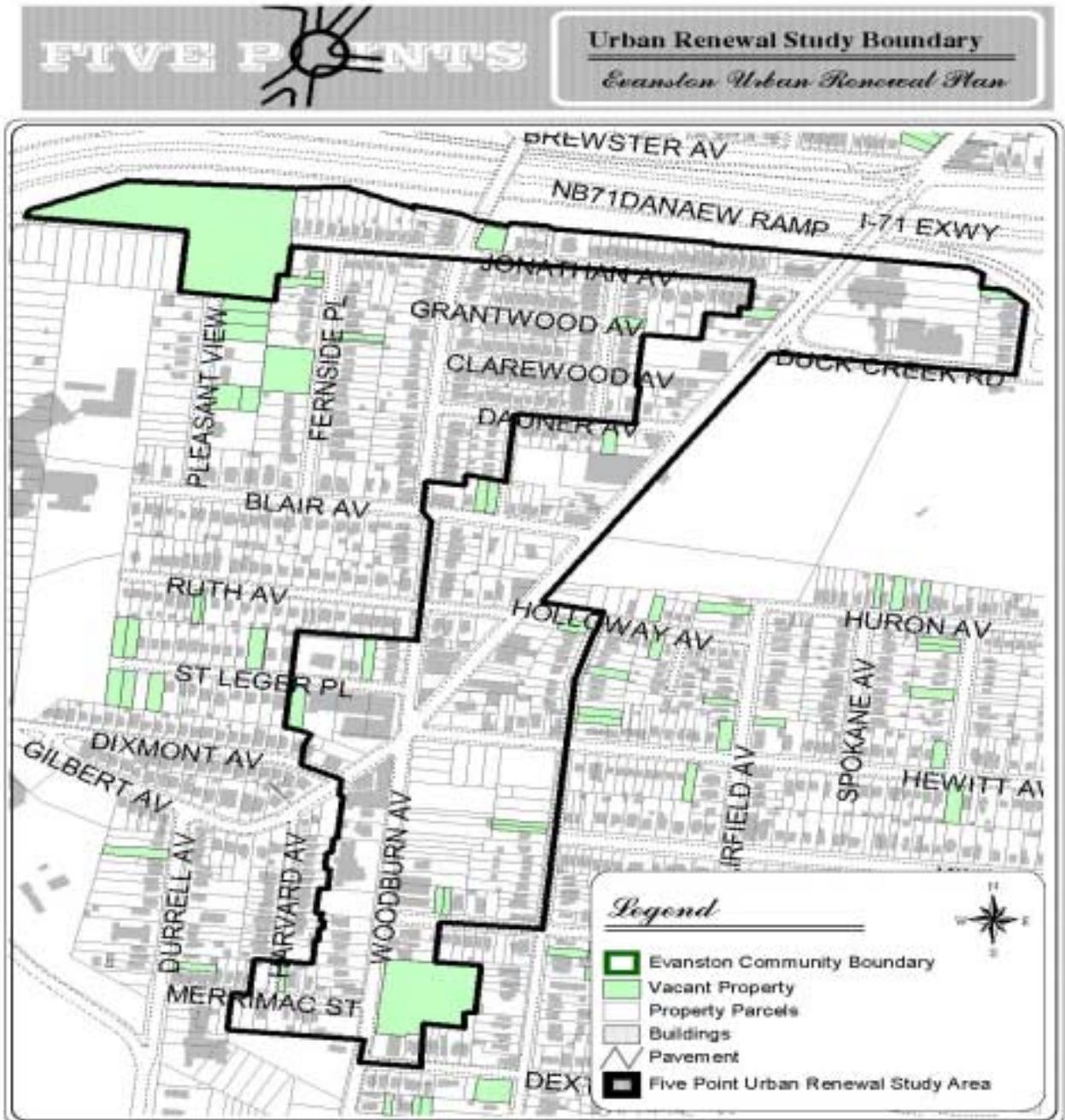


Figure 4 The map shows the boundary of the recommended study area of the Five Point Urban Renewal Plan

Summary of Conditions of the Study Area

Population

The Evanston community is predominately African-American. Based on the U.S Census data African Americans were 92% of the population in 1980, 91% in 1990 and 86% in 2000- figure 5). The total population in Evanston is declining. The decline (27% from 1980-2000) however is less than that of the City of Cincinnati (32.7% in the same period). Evanston is losing its younger residents, and retaining its older residents. This is a trend consistent with the City of Cincinnati's age group population changes. The 2000 census showed those persons 24 years and under accounted for only 37.5% of the total population. The median age for the City of Cincinnati is 32.1 years old, with 45.7% of the population age 45 and above.

The African American population in the City of Cincinnati increased overall, from 33.8% in 1980 to 37.9% in 1990. In the 2000 census 42.9% of the City was African American.

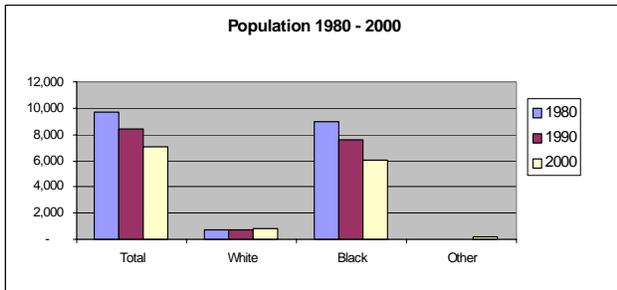


Figure 5

Whites are moving into Evanston at an increasing rate (7% between 1980 and 1990 and 12% between 1990 and 2000), at a time when the city is losing its white population (4.7% from 1980-1990 and 7.5% from 1990-2000). The data suggest that the Evanston community is among those city neighborhoods that are attractive to

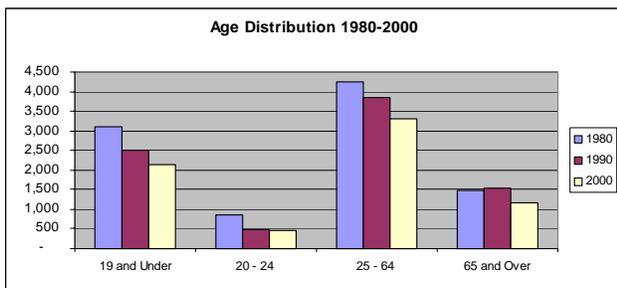


Figure 6

all family groups both black and white.

The majority of the adult population in Evanston is 25-64 years old (see figure 6). The smallest group is the 20-24 year olds. The trend in population by age shows that the 20 to 24 age group is leaving Evanston at the fast rate (47% from 1980-2000). The elderly population (65 and above) experienced a 3% increase from 1980 to 1990. Their numbers however decreased by 25% from 1990 to 2000.

Income

The economic profile for Evanston indicates that household and family incomes in the community are growing. Median household income as shown by census data increased 43% from 1990 to 2000 and is projected to increase by 12% by the year 2004¹. Likewise, median family income is increasing in Evanston.

There are 3 census tracts that define the statistical boundary of the Evanston community; tracts 38, 39, and 40. The median household income in tract 40 (\$39,554.00) was higher than that of the City of Cincinnati (\$29,493). The overall average median household income in Evanston for all census tracts (\$27,429.00) increased 43% from 1990 to 2000. The increase for the City of Cincinnati for the same decade was 40%. The community of Evanston fared marginally better than the City overall.

The poverty level in Evanston is on the rise. Between 1990 and 2000 persons living below the poverty level increased by 26% while the city total decreased by 18%. Likewise the number of families living below the poverty level in Evanston increased by 31% between 1990 and 2000, and the city decreased by 23%.

Housing

The City of Cincinnati had a net loss of over 6,000 households between 1990 and 2000. This was twice as many households lost between 1980 and 1990. Evanston shows similar trends. Homeownership is decreasing while the number of renters and vacant units are increasing across the neighborhood. The housing unit vacancy rate in Cincinnati increased from 8.7% in 1990 to 10.8% in 2000. Sixty-one percent of the city's housing stock is multi-family, compared to 32.9% in the CMSA and 40% in Hamilton County in 2000. The city has had a low homeownership rate of 39% with no appreciable change since 1980. The number of vacant units in Evanston increased by 51% during the same period.

¹1999 Claritas Cincinnati Data Profiles

Existing Conditions

The city has had a low home ownership rate of 39% with no appreciable change since 1980 (see figure 7). Census data shows that the number of renters in Evanston increased by 7% from 1980 to 2000 (see figure 8). The owner occupancy rate has declined by 21% between 1980 and 2000. Many of the vacant units are in or borders on the business district (see Figure 9).

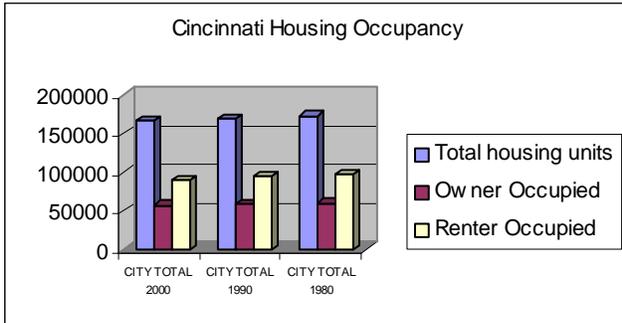


Figure 7

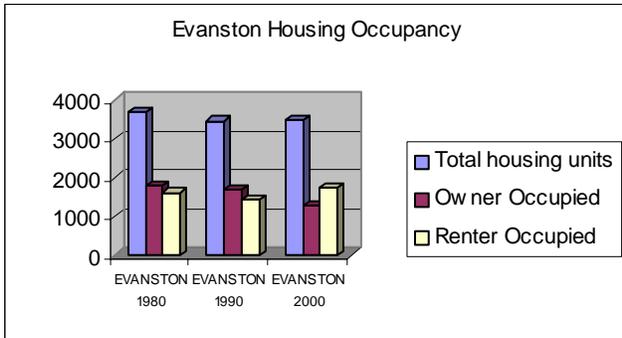


Figure 8

neighboring communities. Buildings that once housed these businesses are vacant or under used.

The convergence of Montgomery Road and Woodburn Avenue in the Five Point NBD form a unique triangular block with shallow parcels. The zoning for properties fronting along Montgomery Road is high density commercial. The zoning for properties fronting on Woodburn is medium density residential. The two zones meet at the rear yards and create mixed-used conditions that are often incompatible. For example, north of Ruth Street the rear yards of an auto repair shop that front on Montgomery Road abuts the yard of a low-density residence. The shop conducts work outdoors in public view without adequate screening or noise reduction. The adjacent residential property owners are adversely affected because these kinds of businesses are increasing in number in the core of the NBD. Other business owners do not maintain the appearance of their properties.

Business

There are 50 businesses located in the Five Point NBD. 35 of these businesses are located in the core business area.² Like most of the City's NBD, these are small family owned businesses. The average sales income for the Five Point businesses is less than \$500,000.00 a year. No business employs more than five people.

Over the last 20 years, neighborhood businesses that supported family lifestyles have decreased. Restaurants, clothing retailers, groceries and drug stores have all left the area and relocated in

² Info USA 2001 Cincinnati Business Establishments

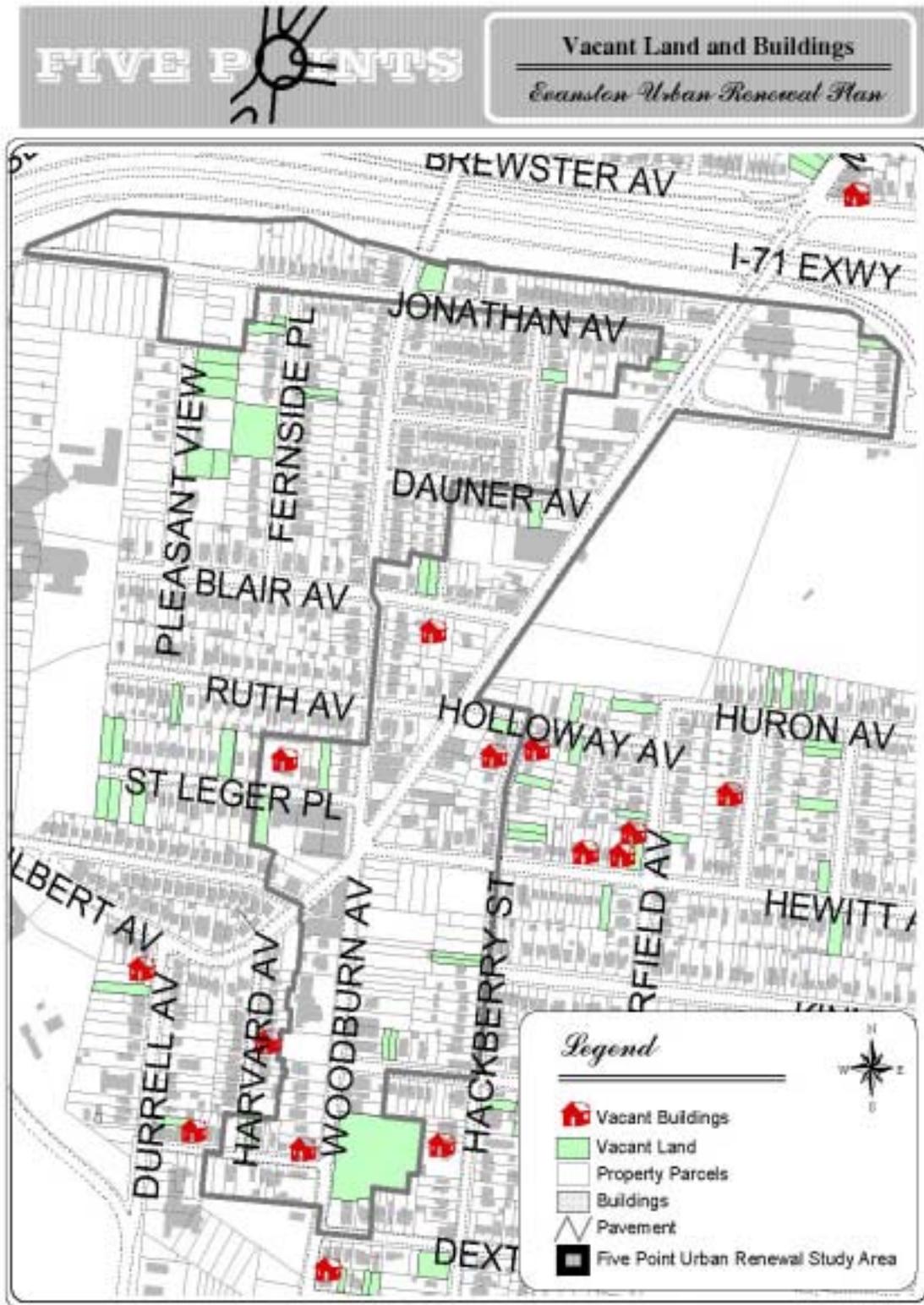


Figure 9 The map illustrates the number of vacant structures in and around the Five Point study area.

Public Transit

Many residents use the Metro bus system to reach the areas outside Evanston. Metro routes with various destination end points serve the community. Residents who rely heavily on public transit have stated that the bus routes are not convenient or suited to their needs. Their issue is the lack of cross-town routes and the routes of the buses. Transfer points are too far apart and riders must walk long distances to reach the desired bus stop. This extreme walking distance can be exhausting for older and younger residents. Most of the bus routes travel through the Five Point area, but riders must cross through heavy traffic to change buses.

Existing Land Use and Zoning

The existing zoning in the study area south of the Five Point reflects a period during the 1960's before the development of I-71. Zoning in this area is a mix of medium to high-density business districts with B-2, B-3 and B-4 areas with multi-family residential area (see figure 10). This business zoning abuts low to medium density residential areas allowing auto-oriented businesses next to single-family homes.

The south area of the existing NBD has not developed as a business area, but has become a stable residential area with a mix of single family and multi-family properties. There are numerous redevelopment opportunities present in the area. The site with the most potential is a vacated school bus parking terminal. This site is mostly vacant and totals 2.5-acre. The site must be studied for environmental contamination and has two existing structures.

The area has experienced recent residential redevelopment, despite the long-standing business zoning. The community recommends a rezoning in the southern area from business to mixed-use commercial and residential zoning. This would encourage renovation of existing mixed-use structures and promote family oriented businesses. Businesses that are compatible to residential lifestyles such child daycare, food markets and offices would be allowed in this area.

The business area north of the Five Point is zoned medium and high-density business B-4 and is recommended to remain. It is the core area for new business development as suggested by this plan. The area contains a mix of uses including several auto-repair businesses, bar, funeral home, labor union

headquarters and a school bus business that was once located south of the Five Points.

The land uses in the north area of the NBD conform to the zoning code. The rear yard area of the businesses in this area abuts the rear yards of residential properties. Most businesses provide fencing with heavy tree growth as screening to separate the land uses. Some businesses however are not fenced or properly screened to contained undesirable noises, smells and trash attributed to their business operations. This occurs at the auto repair business at the northwest corner of Dauner Street and Montgomery Road and at the bus terminal between Blair Street and Dauner Street (see figure 11).

Proper buffering with landscaping side and rear yards should separate uses and screen businesses from residences. No rezoning is recommended for the area and any new businesses development or relocation would conform to the existing zoning.

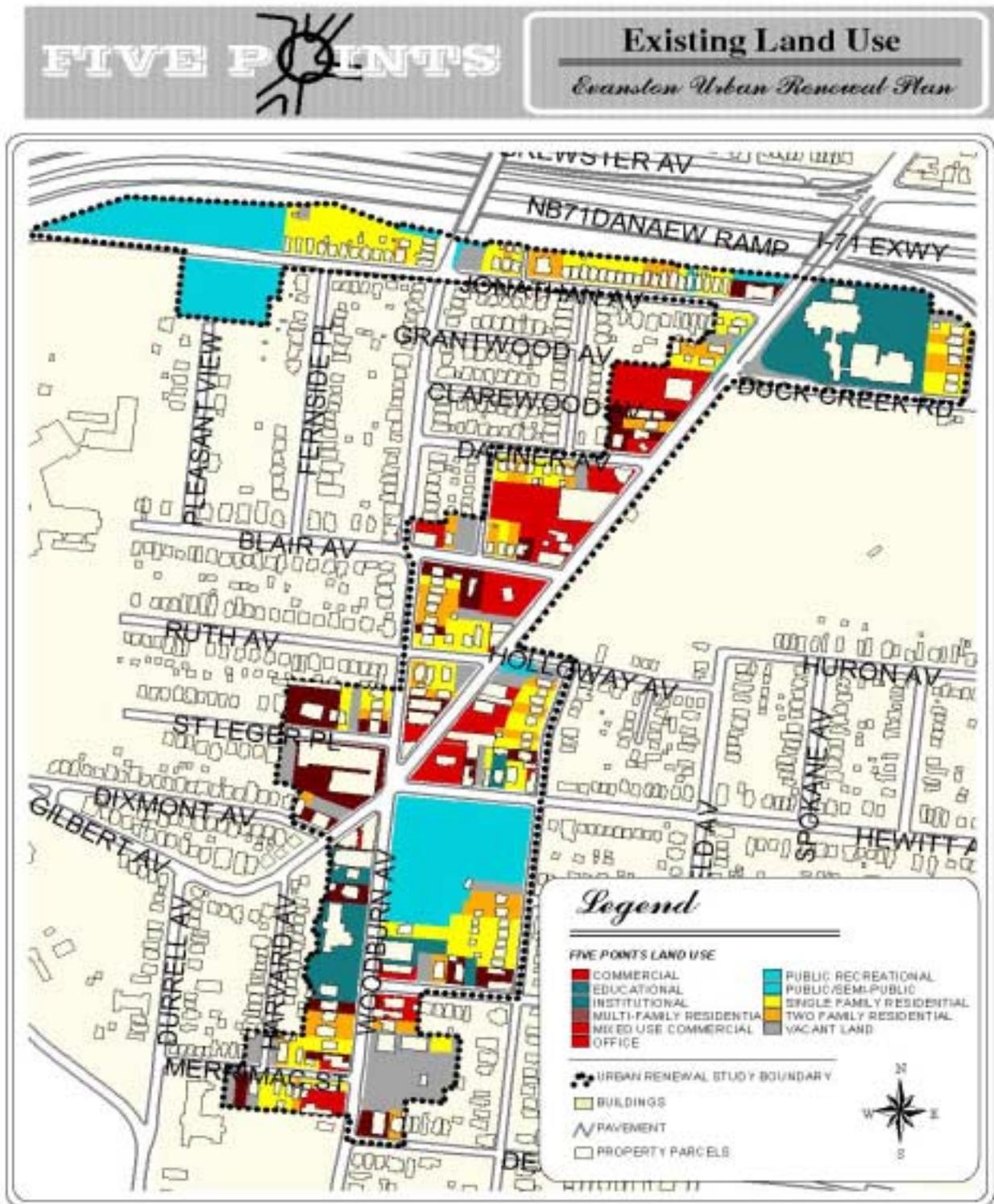


Figure 11

The plan recommends a mixed commercial/residential land use throughout the core area of the Five Point NBD. The plan's redevelopment concept responds to the demographic and land use changes that have been suggested by the key stakeholders who participated in the planning process.

Key Recommendations

The key recommendations in this plan support the overall goal and objective of commercial and residential redevelopment in the Five Point area (see figure 9). They include the following:

Core Business Area

- Reduce the size of the core business district to include the area north of the Five Point convergence.
- Rezone the area south of the Five Point convergence from business to multi-family residential.
- Encourage reuse of the vacant school bus lot on Montgomery Road between Blair Street and Dauner Street as new mixed-use commercial and multi-family residential.
- Rehabilitate building façades in the core business district along Montgomery Road south of Dauner Avenue to Blair Street and along Woodburn Avenue just south of the Five Point intersection.

Residential Redevelopment

- Build new single-family, owner-occupied units on the 3.1-acre vacant Parks Department property on Jonathan Street near Walnut Hills High School.
- Support the redevelopment of the vacant 2.5-acre Laidlaw Bus Company property on Woodburn Avenue for a new medium density housing development.
- Construct a mixed-use commercial/residential development south of Ruth Avenue near the Five Points intersection, between Montgomery Road and Woodburn Avenue

Redevelopment Concept Description

The goal of the Evanston Five Point Urban Renewal Plan is to redefine the business district into a smaller core area. The core business area will concentrate business redevelopment between Dauner Avenue and

the Five Point intersections (see figure 12). Businesses should be located on the properties fronting Montgomery Road or on a connecting street for visibility and access. Those businesses that abut residential property should provide landscaped buffers at the rear and side yards to screen residences from business operations. The existing zoning supports the commercial use in this area.

Business development in the Five Point area has occurred without the benefit of a plan. The result is scattered site business locations in areas where zoning and available property is accepting of the business type. The low cost of land and building was the primary reason stated by business owners choosing to locate in the Five Point NBD. Businesses did not conduct market studies, which may have indicated that other locations outside the area would provide a better customer base. The resulting areas are left with vacant and under used properties. Many NBDs are experiencing similar situations and find it necessary to redefine the area of the district to capture the most profitable businesses.

There are 36 different business types in the Five Point NBD. Presently they are spread throughout the district. These businesses would benefit from a smaller concentrated business area that could combine customer volumes and provide convenient access (see figure 13). This would also be true for new businesses relocating in the NBD. The focus of this plan is to strengthening the core area. Additionally, the plan focuses on the short-range goal of relocating businesses that are not compatible with residential uses into a smaller centralized core NBD and limiting new business development in non-business areas such as the residential district on Woodburn Avenue

The following strategy listing recommends the changes needed to restore the community. Photos and drawings are provided to illustrate the existing and proposed conditions.

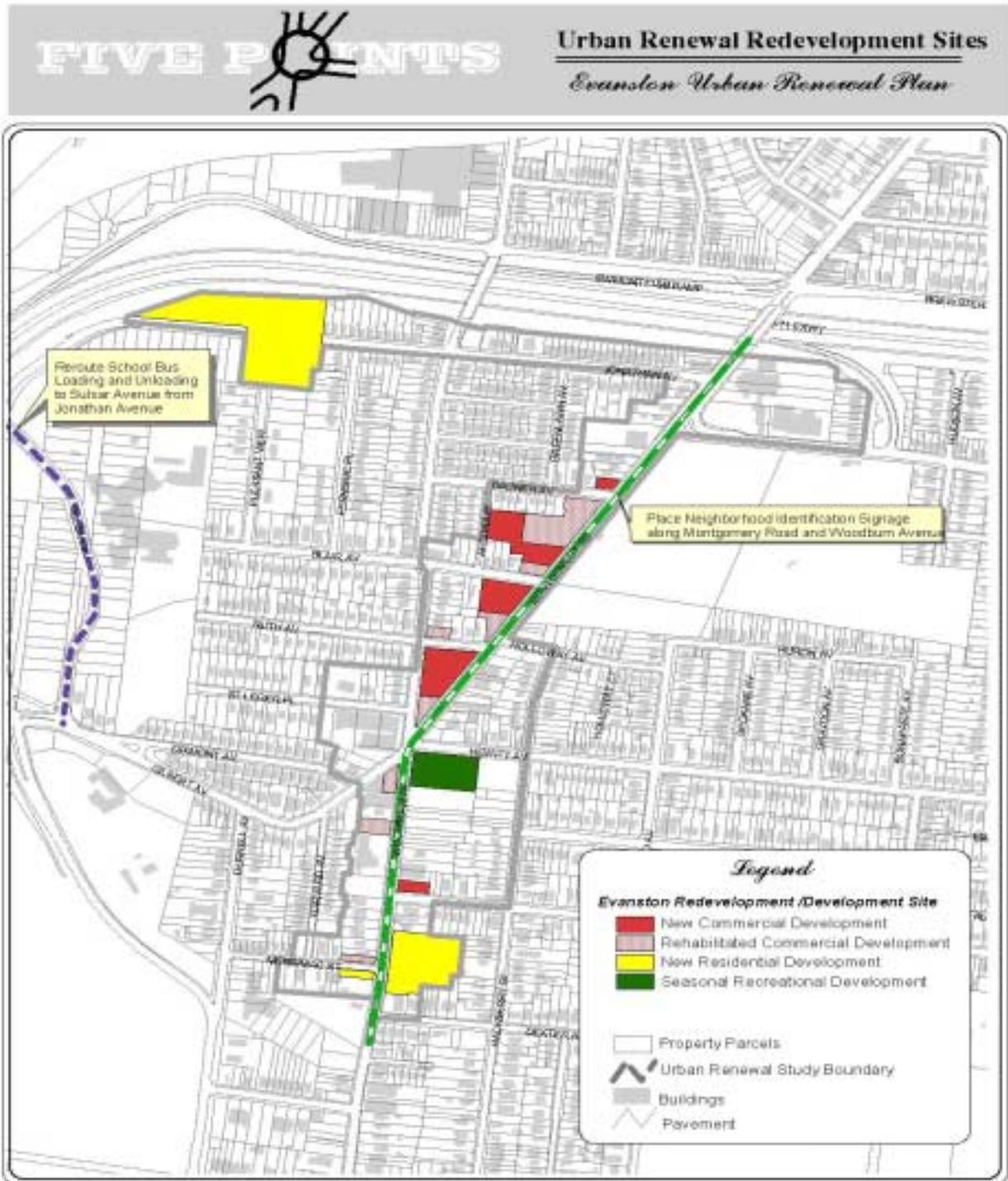


Figure 10

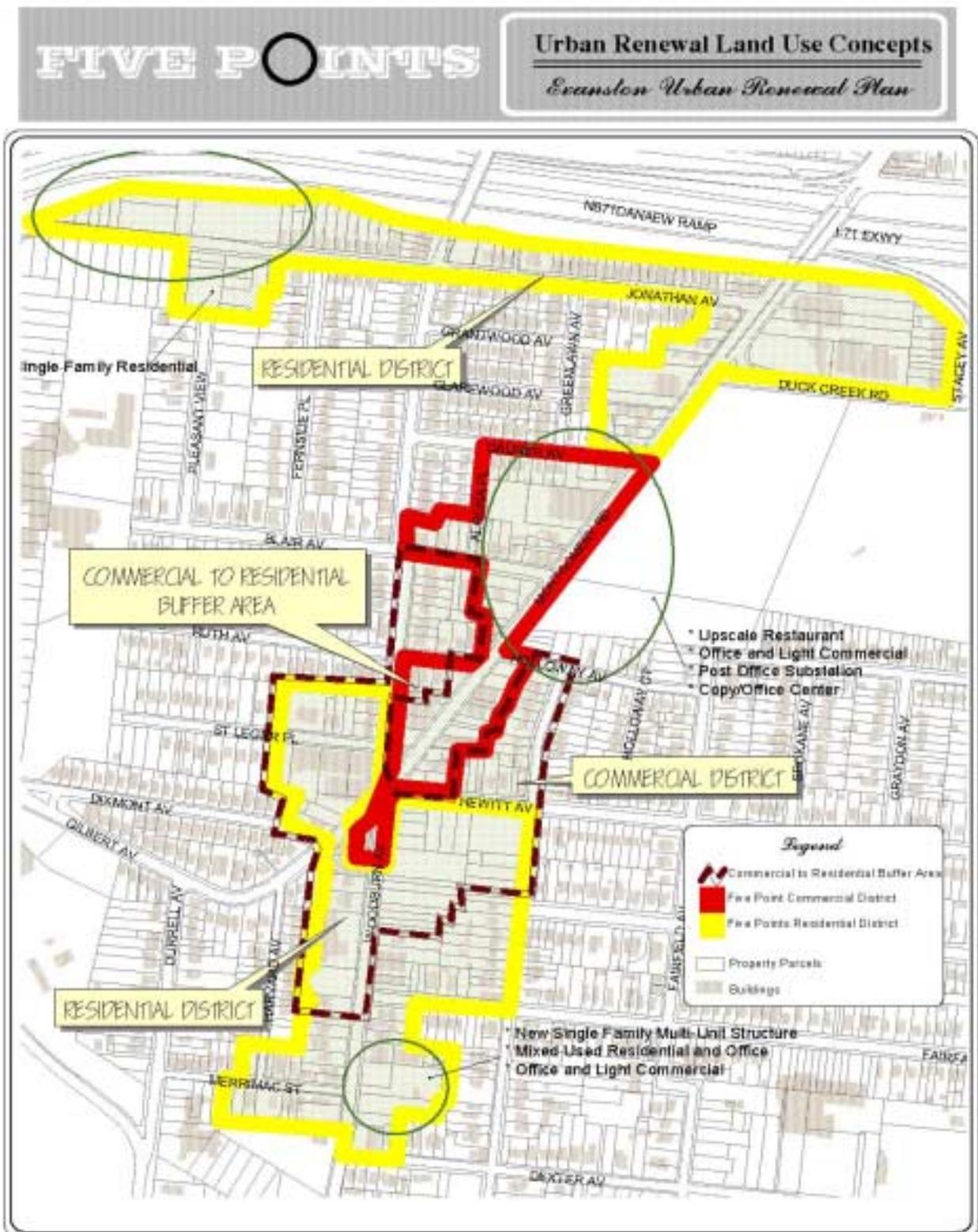


Figure 11

Community Development - Business

Goal: Attract new commercial development that supports the residents' needs and is compatible with the residential character of the Evanston community

Objective: Create opportunities for new commercial development on vacant and under used sites in the core business area that emphasizes new job opportunities for Evanston residents.

Strategies:

1. Redevelop the site at the southwest corner of Montgomery Road and Blair Avenue as commercial office space with multi-family residential unit above.



Figure 12- The site is three blocks south of the expressway and could be developed as office-retail commercial. The property owner has indicated that they wish to redevelop the site



Figure 13- The proposed redevelopment concept would bring the building closer to the sidewalk with parking at the rear for a pedestrian friendly access.

2. Take advantage of existing low interest small business loan program funded by the Community Development Department.

3. Renovate the existing tire store business site at the northwest corner of Blair Avenue and Montgomery Road to include facade restoration and signage.



Figure 14- Existing tire store recommended for facade restoration and landscaping.

4. Encourage the redevelopment of the existing school bus terminal as a mixed-use commercial and multi-family residential with on site parking. Figures 15 and 16 below show the bus lot frontage on Montgomery Road and the rear at Algona Place.



Figure 15- The bus lot frontage is a boarded building along Montgomery Road which abuts an under used building that would be redeveloped as part of the commercial retail and restaurant space to serve the community.



Figure 16- The rear of the bus lot extends into the residential areas on Algona Place adjacent to the business district. The noise and odor is a nuisance to residents throughout the area.



Figure 17- Artist sketch of proposed new commercial/residential development on the bus terminal property and the renovated tire store.

5. Encourage minority contractor involvement in all construction projects recommended by this plan.

Redevelopment Plan

6. Redevelop the vacant restaurant site at the northeast corner of Woodburn Avenue and Fairfax Avenue as a family oriented restaurant with interior seating

7. Develop new businesses on vacant land that serves the Evanston residents, such as offices, retail establishments and restaurants that exclude drive-through services and bottle liquor sales

Objective: Redevelop the area south of I-71 extending south to the Five Point intersection as the primary business district in Evanston.

8. Rezone properties fronting on Woodburn Avenue south of the Five Point intersection to Dexter Avenue to medium density residential from the B-2, B-3 and B-4 zones.

Objective: Improve the aesthetics and social character of the business district

9. Encourage business owners in the Five Point area to work with the Cincinnati Police to identify and enact business management policies to discourage behaviors unacceptable in a business district.

10. Encourage construction of a new building at the corner of Dauner Avenue and Montgomery Road to house the existing outdoor auto radiator repair business to screen its operations from view.



Figure 18- This business owner plans to construct a new building at the corner as required and screen the storage area from public view.

11. Rehabilitate building facades in the core business district for those owners who wish to participate. Figures 19, 20 and 21 show three buildings that can be enhanced with facade restorations.



Figure 19- This structure houses several successful businesses and is located in the center of the core business district. An appropriate façade restoration would bring out the architectural qualities of the structure.



Figure 20- Another example of unique architecture is the northwest corner of Ruth Avenue and Montgomery Road. Restoring the exterior facade would assist the owner in renting the vacant residential units on the second and third floors.



Figure 21- This neighborhood market building, at the southwest corner of Woodburn Avenue and Gilbert Avenue is recommended for a facade renovation to include new signage that would compliment the exterior of the structure and increase the visibility of the business.

12. Buffer residential areas on Woodburn Avenue north of the Five Points area from adjacent commercial business activity along Montgomery Road. Buffering such as landscaped planting areas at the side and rear yards and around any business parking/loading areas should be used.

Community Development - Housing

Objective: Create single-family housing opportunities that will attract middle to upper middle income families to Evanston.

13. Encourage redevelopment of the existing under used and vacant multi-family structures, located south of Ruth Avenue between Montgomery Road and Woodburn Avenue.



Figure 22- View from Woodburn Avenue of buildings recommended for improvement.



Figure 23 - View from Montgomery Road of units to be improved.

14. Rehabilitate and renovate owner-occupied one to three-family properties.

15. Utilize the “Cincinnati Homeownership Infill and Rehabilitation Program” (CHIRP), administered by the City’s Department of Community Development to renovate vacant and under used residential properties throughout the neighborhood.

16. Build new single-family, owner occupied units on the 3.1-acre vacant Parks Department property on Jonathan Street near Walnut Hills High School.



Figure 24- A key objective of this plan is attracting new young families to Evanston to balance the mostly older existing residential population. The housing proposed for Jonathan Avenue adjacent to Walnut Hill High School, a Cincinnati Public Magnet School, can provide 24 new single-family units to the community, appealing to families with children.

Objective: Create new rental housing opportunities for new residents including senior citizens

17. Renovate vacant and under used buildings fronting on Woodburn Avenue south of the Five Points area as residential rental and homeownership units.



Figure 25- The intersection of Merrimac Street and Woodburn Avenue shows a two vacant buildings in the community that presents an excellent opportunity for new homeownership and rental units near the core business district.

18. Encourage the redevelopment the vacant 2.5-acre Laidlaw Bus Company property on Woodburn Avenue for a new medium density housing development. New developments may be market apartments with two to three bedrooms or elderly independent living units.



Figure 26- This under used bus lot property on Woodburn Avenue is an additional asset in Evanston. It could support housing for the senior citizen that desires to move out of their single-family residence and into new smaller apartments within the community.

Resident's Quality of Life

Goal: Enhance Evanston's image and physical appearance by keeping the neighborhood clean and free from litter and loud music.

Objective: Develop a community standard for appearance and property maintenance

1. Work with the Department of Public Services to schedule the late night trash collection in the high pedestrian traffic areas along Montgomery Road and the Five Point area.
2. Develop neighborhood cleanup programs for Evanston such Neighborhood Improvement Program and Cincinnati Neighborhood Action Strategy Sweeps. Emphasis should be placed on employing at-risk kids during summer and after school hours.
3. Discourage the use of barbed wire and rusted fence webbing as business property enclosures for security or privacy.
4. Work with the Department of Buildings and Inspections to continue to monitor the business district for activities not consistent with building and zoning codes, such as auto repairs and storage that is not screened from public view.
5. Install additional community identification signage on light poles north to I-71 on Montgomery Road and new signage on Woodburn Avenue south of the Five Point area to Dexter Avenue.

Objective: Designate a central public area to stage neighborhood based social activities

6. Develop the vacant recreation property at the southeast corner of Hewitt Avenue and Woodburn Avenue as a multi-purpose public park for use by the Evanston community for outdoor summer activities such as concerts, ice cream socials, youth sport team practices and other organized neighborhood gatherings.

Safety

Goal: Ensure the safety of residents and visitors to the Evanston Five Point NBD.

Objective: Project the image of Evanston as a safe, family-oriented NBD

1. Work with the Cincinnati Police Department to **identify and remove drug activity and drug-related**

crimes from the business district using funding provided by the "Weed and Seed" program.

2. Use the "Weed and Seed" safe haven programs funding **to protect and shelter residents** in the community wanting to avoid the drug activities on the street.
3. Use the "Weed and Seed" program funds to assist in the arrest and prosecution of drug dealers and users who conduct on-street activities within the Evanston community.
4. Promote the new Hamilton County "Juvenile Community Court" at the Evanston Recreation Center as a neighborhood-based method for speedy prosecution of juvenile offenders in Evanston.

Traffic and Circulation

Goal: Enhance movement through and within Evanston for residents and visitors.

Objective: Improve the internal vehicular and pedestrian circulation within the Evanston community.

1. Centralize bus routes to pass through the Five Points intersection and create stops and transfer points at the corner of Hewitt Avenue and Woodburn Avenue near the recreation center to reduce walking distance for elderly transit users.
2. Modify the signalization and geometrics at the Five Point intersections to assist pedestrians' crossings the streets in the Five Point area. Modifications include revising the clearance time to accommodate older and slower pedestrian walking speeds and bumping out the curb on the streets with existing 24 hour parking.
3. Install new street calming measures to control vehicular traffic on Harvard and Dixmont
4. Relocate the student bus loading and unloading area for Walnut Hills High School from Jonathan Avenue to the front of the school property at Sulsar Street.

Implementation of the Plan

The community recommends that the efforts toward rebuilding the economic and social character of the business district begin with targeting rehabilitation of existing buildings for new business relocation, improving safety in the NBD area and improving Metro services.

A key element of the plan is the creation of grassroots committees to act as advocates for Economic Development, Housing Development, Quality of Life, Safety and Traffic and Circulation. The community council has committed to organize the committees.

The Weed and Seed Program that began in Evanston in 2000 will fund some of the safety strategies identified in the plan. The Weed and Seed Program is a federally funded collaboration between the Evanston community and the Cincinnati Police Department. The funding for this program provides police presence to conduct surveillance and arrest activities to abate criminal behavior. Funding also pays businesses to remain open as safe shelters for residents. Residents can come into business locations to avoid contact with drug activities or to avoid dangerous situations.

Funding for any of the strategies of the plan is not determined or guaranteed. The city provides programs for housing and economic development, however these programs are open to all city neighborhoods including Evanston. We expect the community and the City of Cincinnati to work together to identify potential funding sources where possible.

The City and the Evanston community will facilitate the implementation of this plan. A steering committee to assist in the implementation of the plan's economic development strategies is being organized by the Evanston Business Association. The membership will come predominately from the business owners, residents and other key stakeholders living near and operating in the Five Point NBD. This steering committee's function is to represent the community and work with the city staff in the selection of commercial development sites in the Five Point NBD.

The Evanston Community Council has formed a housing steering committee to address the housing strategies embodied in the plan. This committee is charged with representing the community in selecting developers for sites on Jonathan Avenue and Woodburn Avenue. They will evaluate proposals with the City staff as part of the interview team and report to

the community on the process. They will provide input from the community and work with the city to select preferred developers for the larger housing projects

Note! Certain types of improvement projects require private property owner participation through assessments or modification of utility services. Each project must secure funding, coordinate with appropriate agencies, and integrate with the surrounding community. Additionally, it may be required that entities be identified to provide operating and maintenance functions for public improvements projects. No City funding availability is implied in this plan.

All estimates if included are preliminary. Accurate field surveys, subsurface investigations, property owner participation, finalized scope, and design are required to establish a more accurate budget. Acquisition, demolition, and relocation costs are not included.

Costs depend on final scope of the project; private financing and other contributions, including in-kind; and available funding from the City should all be considered as financing components for any project.

DOCUMENTATION OF PHYSICAL CONDITIONS

The following pages are the executive summary of the blight study conducted by the City of Cincinnati, Department of Architecture and Urban Design. It will show the scope of the blight study and criteria used to determine the blighted conditions. A full copy of the study is available for viewing upon request from interested parties.

The City of Cincinnati wishes to thank the following persons for their participation and efforts during the community-planning forums. Your input and leadership have made this a true community driven Plan.

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