

# OTR Rap Session I

Thursday October 19, 2006

Community Comments and Suggestions:

## **1. Strengthen the OTR Comprehensive Plan and other existing plans**

- a. Maintain/help existing (seniors) homeowners to keep and improve their homes
- b. Businesses need to employ existing residents
- c. Ongoing evaluation of master plan
- d. Follow the OTR Plan (us the word “Simply” not “strengthen)
- e. Address – wider span of market housing to low income housing
- f. Annual review of goals. Address what has not been done
- g. Do the OTR Plan
- h. [Explore] how existing organizations/bldg can help bring synergy to changes in the [community]
- i. OTR Historic Museum
- j. Put more public art throughout the neighborhood, eg. Sculptures
- k. Get rid of all one-way streets
- l. Availability of plan make more accessible through awareness [strategies]
- m. Return Vine to a one way Northbound street
- n. Establish an entertainment district near Washington Park
- o. Promote additional commercial retail development. Grocery, etc.

## **2. Strengthen area destinations that encourage neighborhood participation**

- a. Promote outreach programs for community [in or near] destination venues: Music Hall, Art Academy, etc
- b. Such as grocery store
- c. Get out into the neighborhood with performances, free tickets, youth participation
- d. Have symphony put on concerts in park. Make the arts affordable for all.
- e. Churches should be considered an “area destination that encourages neighborhood participation.” Eg. First Lutheran Church on the park. 1208 Race St.
- f. Strengthen area destinations for who? I think Ludlow in Clifton has some smaller business destinations, for outsiders but seems mostly ‘community’ focused.
- g. Strengthen areas that attract people from the existing community in a way that would engage diversity – not exclusion – and provide outlets for activities other than crime/drugs
- h. Communicate better with residents – direct mail (not everyone has internet access)
- i. Work with arts groups to provide a welcoming environment
- j. Use other successful historic urban neighborhood as a resource
- k. Create destinations based on history and heritage
- l. Interpretive signage highlighting cultural/historic assets

- m. Easy to use public transit connecting downtown to OTR
- n. Two words: Bike Lanes

**3. Involve OTR developers, architects and entrepreneurs in performing revitalization work**

- a. Involve Cincinnati
- b. [Bring] more businesses and entrepreneurs from “abroad”
- c. Draw on [OTR’s] international heritage
- d. How are developers, architects, entrepreneurs invited to the table to decide who gets to develop what and how many buildings?
- e. Make [development opportunities] available to single projects/small developers. Really do it.
- f. Focus on single family homes – owner/developer
- g. Make creative class or the artist community their own developer
- h. Create mentoring program with young, new, fledgling developers

**4. Dramatically increase the population of homeowners in the neighborhood**

- a. Hard to do or unrealistic. Most people consider “homeownership” to be “building ownership.” Most vacant buildings in OTR are multi-unit.
- b. Homeowners of all income levels should be a goal
- c. [3CDC] should attend community block clubs
- d. [Provide for] basic needs. Need a decent grocery store for OTR besides sketchy and intimidating Vine St. Kroger, or residents will shop outside of community
- e. [Create] an economic base that invites “boutique” type shops of ethnic and cultural diversity. Neighborhood participation
- f. Educate long term resident on the value of clean and safe neighborhoods as well as providing assistance to learning how to be a home owner (financial and counseling support)
- g. [Promote] homeowners and accountable renters
- h. Other visions of equity besides individual ownership. [Such as] housing coops
- i. Increase the number of renter-equity(!!!!) through projects and cooperatives
- j. [Promote] development that equitably distributes the social surplus value of investment
- k. [Promote] development that increases the social equity of all residents
- l. [Conduct] accountability forums to make sure 3CDC and other public/private entities are accountable to the entire community

**5. Stimulate new residential and commercial investments at all economic levels to establish a stable mixed income and diverse neighborhood**

- a. [Provide] more information that is easy to access. What programs exist?
- b. Embrace and market OTR as a diverse economically and racially/ethnically community
- c. Provide homeownership opportunities to current OTR residents
- d. Add the words “mixed-use” to principle five
- e. Study success stories of businesses and developments that meet future goals. Promote renter equity such as in St. Anthony Village

- 6. Engage community stakeholders in redevelopment efforts of the neighborhood**
  - a. Expand citizens on patrol to be less about policing and more about community engagement
  - b. Build state-of-the art recreation centers for adults/teens/kids and families with baseball, soccer, and thrill game: boxing, climbing wall, scuba, skate park, art wall
  - c. Bored kids and teens lead to future criminals
  - d. [Promote] children programs
  
- 7. Preserve historic building stock and public right-of-way, unless infeasible**
  - a. Try to put an emphasis on converting the infeasible to green space
  - b. Encourage sub-terrarium parking
  - c. City should focus on condemnation proceedings
  
- 8. Ensure that infill and new construction strengthens the streetscape and blends into the historic neighborhood character**
  - a. Strengthen [existing] unique historic architecture, do not mimic it
  - b. City (public) shall pay for all facades
  - c. Eliminate zoning (like Houston)
  - d. New architecture should blend with old with new construction in infill areas
  - e. New architecture should blend with old, not mimic the old
  - f. Make sure surrounding owners and renters are included in process (don't break ground and then decide to share the information afterwards!)
  - g. Get people who work in OTR but do not live here involved in this community. Such as Washington Park events, Main St. events, etc.
  
- 9. Residential projects that include off-street parking should preferably be placed in the rear or screened from sidewalk view**
  - a. Restricted times for resident-only parking in heavy destination areas (SCPA, Music Hall)
  - b. Strike residential from the wording – change to “project that includes plans for off-street...”
  - c. Either broaden or place [this principle] as a sub-goal
  - d. Encourage Public transit
  - e. Alternative transportation means to minimize vehicular traffic! Such as trolleys, scooters, aerial tram, street car!
  
- 10. Involve community partners in the education/promotion of home ownership opportunities to families of all income levels**
  - a. Signs on vacant buildings say “Redevelopment Opportunity” but calling the City number gets no response

- b. 3CDC or city needs to have one central location a person can go to, state their needs and be assisted as to the final destination of a building development, home ownership, or business development
- c. Offer collective marketing vehicles for sellers/buyers. Such as a “One stop shop OTR”
- d. Hold landlords accountable to building and health code standards
- e. Make sure audit courses that the Home Ownership Center is providing are accurate and the information is useful. I took a course once, and it was awful!
- f. Lower income with jobs can “buy” a condo home with 20% of their gross monthly income over 7 years

**11. Enhance/expand parks as viable gathering spaces that meet the needs of the growing community for residents and visitors**

- a. Add the word “SAFE” [to the principle]. Use lighting and tree canopies
- b. Emphasize programming at Washington Park. Such as lunch and after hours entertainment
- c. More visible policing of parks. There are many open containers and much littering
- d. [Provide] a recreation center
- e. [Provide] better lighting in all parks
- f. There are too many listless children. Involve children with jobs/tasks

**12. What other principles from the OTR Plan should 3CDC follow in redeveloping OTR?**

- a. Considering how large OTR is and the state of disrepair of the majority of the properties the area needs to be broken down into small sections and developed a piece at a time!
- b. Make planning/working groups inclusive. Include Brewery district, Merchants of Main St., and city representatives
- c. [Provide] consolidated parking. Possibly underground to maintain limited amount of open space in rear of buildings - limits defensible space
- d. Connect Findlay Market to Washington Park with Pleasant Street as a walkable street
- e. Better public transportation (metro is awful)
- f. Maintain social services network
- g. Encourage sustainable design and green concepts/recycling as a further way to re-define OTR
- h. Use the Quartile Portion of the comprehensive plan
- i. Incorporate Green Building as a priority in all new development and rehabilitation
- j. [Promote] low –to- moderate Income Housing
- k. [Promote] economic opportunities such as including neighborhood residents to work on projects.
- l. Partner with social service groups to show support for caring about people with problems
- m. Strengthen the social service agencies with networking and consolidation principles

- n. Embrace & collaborate with social services rather than try to push out/Relocate – for example, [collaborate between] the School for Creative/Performing Arts and the Drop-In Center
- o. A good neighborhood needs good schools
- p. Help with literacy for employment
- q. Enable low-income persons to afford housing. Employment – literacy to deal with temp agencies. Such as day labor places and apprenticeships
- r. Encourage interaction between people of different races, ethnicities, incomes rather than simply “you live next door to each other... now meaningfully interact”
- s. More trash cans. [Put] one at every corner and recycle cans
- t. New Principle - Promote public transportation that links OTR with Uptown and Downtown. FAST SHUTTLE?
- u. Enhance existing public transit in OTR
- v. Work to eliminate wealth disparity of residents
- w. Eliminate building permits fee and allow building owners to sue arbitrary bureaucrats
- x. Vacate alleys to abutting owners to secure area within block
- y. Free government service such as internet access (socialized internet)
- z. Inventory present to past 10year population and guarantee the right to occupy space in developments. Rent control
- aa. Standardize subsidies so that it isn't “who you know” at City Hall
- bb. [Provide] micro loans to encourage local entrepreneurship
- cc. Land control. Lots of owners, absentee owners, etc. make development difficult
- dd. Encourage formation of more businesses like Venice on Vine such as cooperatives and developments that involve the whole community
- ee. Provide support for small businesses
- ff. Focus on commercial development necessary for residential neighborhood
- gg. New Principles. Support and encourage mass transit to limit over parking our precious downtown/OTR space. [Provide] a street car to connect Upper OTR/Findlay/Vine/Brewery District to Downtown/Banks
- hh. Resident driven process to design pocket parks
- ii. What are the specific plans as it relates to Main St.?
- jj. Digital – online updates, forum, discussion. Non-digital – flyer communities with same questions with pre-stamped return envelopes
- kk. Collaborate with incubators
- ll. Improve safety – increase amenities for stores
- mm. [Do not only rehab] all condos. Have homes [for single] families
- nn. Vital to utilize design professionals to planning
- oo. Parking “Pass” to park on street
- pp. [Provide] environmentally conscious “Green Buildings”
- qq. Co-ops – innovative for investment options
- rr. [Promote] creative ways to participate in business/development
- ss. Pull together resources to help those who cannot invest individually
- tt. [Provide] a “clearing house” for info
- uu. [Use] Hamilton County incubators
- vv. There are other opportunities besides “apartments”