Camp Washington Community

Alternative One: Connecting the Two Residential Areas

Location

Due to the high percentage of vacancy of Industrial Warehouses facing Colerain Ave and vacant land at North bound area in Camp Washington. Addition to the vacancy are the downgrade housing and commercial/retail within the two residential pockets in the community, different programs proposed to help the residents as well as the neighborhood as a whole to improve and renovate these housings and commercial/retail places.

Alternative one proposes development of new single family, multi-family and rowhouse units, redevelopment for mixed-use and creating new pocket parks with some new streets on these areas. More over, because of Camp Washington’s residential units being located adjacent to Interstate 75 tree buffers will be add in. There also additional tree buffer surround the “Jail” is proposed to mask the jail from the resident also to make the area greener. Additional to the greener Camp Washington a Streetscape improvement programs and new pocket parks are proposed to connect the two residential pockets separated by the Hopple Street.

Diagram:

Redevelopment of vacant warehouses into Mixed-use Rental or Own Residential Units Commercial / Retail / Entertainment Spaces

Development of New Single Family and Multi-Family Single family units / Row-house units

Streetscape Improvement Treescaping / Buffers / Pocket Parks

Façade Improvement Programs Affordability/Buy–Improve–Sell / Homesteading

Elemements
Design Plan

The Plan Diagram shows an overall design plan of alternative one for the two residential pockets. With some input from the community organizer of Camp Washington and the potential alternative of the new design for Hopple Interchange, in parallel with a series of programs that are implemented by Camp Washington and proposed by us the design plan showed some potential elements to improve the neighborhood and connecting the two separate residential pockets.

The Sketchup Model gives an bird-eye view of the new design of the new development of the North pocket of Hopple Street and redevelopment of the vacant warehouses between Bate Avenue and Monmouth Street, as well as a series of trees and buffer throughout Camp Washington main Residential areas.
Existing and proposed Street Grid

A series of new streets and alleys are added to serves the new developments of the single family units as well as the redevelopment of the mixed-use redevelopments. With the latest Hopple Interchange design of shifting the exit ramp over to East of MLK provides a relatively large amount of land connecting to the Taft Field – recreation Center, a pet park and a Kennel for Pets are proposed to meet the needs of the existing and the future residents. (Input from the Camp Washington Community Organizer – J. Gorman).

Parallel with the Greenery approach an trail or bike path would be added along the boundary of the two main pockets and incorporate with the existing and proposed pocket park provide the residents a new amenity from the Camp Washington community. According to the Community organizer Camp Washington are very low in crime rate, the community is always ahead in their responsibility of keeping the community a safe place for it resident and the community as a whole.

Proposed new Greenery

In addition to the proposed of new development of housing and mixed-use redevelopment, and the proposed streets, an approach of a series of tree-scape along every street within the two residential pockets, the streetscape at the intersection of Hopple Street and Colerain Avenue, and the new tree buffer between the residential areas and the Interstate Highway 75 as well as around the jail give the community a new look.

Moreover, with some inputs from the community organizer of Camp Washington, we proposed a new pet park and a new Kennel attaches to the Taft Field Recreation Center in order to meet the high number of resident with pets, which approximately 40% of thw overall resident in Camp Washington. In promoting healthy environment the proposed greenery approach help reducing the visible concrete structure and pollution of the Industrials in Camp Washington to be more inviting and welcoming for new residential.
Proposed Housing and Buy-Improve-Sell of vacant houses location

Parallel with the proposed greenery and new streets new developments of single family units and redevelopment of mixed-uses multi-family units are proposed with the potential of inviting new residents into Camp Washington. With the total of 85 single family units and 71 multi-family units there are a number of vacant or downgraded units that can be rehabilitate into new housing units with the proposed housing programs explain later in helping each individual resident and camp Washington as a whole.

Each new housing develop units design will be relatively similar to what existing in Camp Washington housing design and will be following the Cincinnati Municipal setback requirement zoning code.

**Single Family**
- Number of new units: 85
- Mixed Income

**Setback Requirement**
- Lot Size: Approximately 2,000-2,500 sqft per unit
- Lot Width: 25 ft
- Front Yard: 20 ft
- Side Yard: 0 ft/5 ft
  - (Min/Max)
- Rear Yard: 20 ft
- Max Height: 35 ft

**Multi-Family**
- Number of rowhouse new units: 16
- Mixed Income

**Setback Requirement**
- Lot Size: Approximately 2,000 sqft per unit
- Lot Width: --
- Front Yard: 20 ft
- Side Yard: 0 ft/5 ft
  - (Min/Max)
- Rear Yard: 20 ft
- Max Height: 35 ft

**Mixed Income**
- Number of additional mf new units: 55
- Approximately 1,500 sqft per unit
- Mixed Income
Location Analysis

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| Median Household Income | $23,352 |

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Land Use

When looking at the land use map of the Cincinnati neighborhood, Camp Washington, three distinct uses are recognized. Although these uses are not the only ones in Camp Washington, they create three significant, defining boundaries. These three uses are public use, industrial, and public service.

Public Use

To the western boundary of Camp Washington lies the railroad tracks. These tracks, although seemingly underutilized, still serve as tools for industrial transportation.

Industrial

A major use/identity of Camp Washington is industrial. Although many of these buildings are now left vacant, the buildings large footprint still leaves a lasting impression of use in the neighborhood.

Public Service

To the eastern boundary of Camp Washington lies I-75. Along with the Hopple Street interchange off the highway, the neighborhood faces major traffic and health problems from this use.
Programs

Affordability
Smart Growth studies have shown that there are different methods for affordability to be obtained. Some methods include:
~Increasing the supply of affordable housing by loosening restrictions against low-cost housing,
~Providing more scattered affordable units and promote mixed-income neighborhoods
~Reinvesting in existing neighborhoods to improve the tax base and the availability of jobs and amenities
~Implementing policies and revitalization practices that benefit existing residents and prevent their displacement
~Reducing household transportation costs and increase transportation choices
~Creating incentives for regional cooperation on affordable housing.

Buy, Improve, Sell
Camp Washington currently has a buy, improve, sell program which raises money annually, about $500,000, and purchases home which are in need of improvements. After renovations are completed, the neighborhood sells the homes to those who will remain in the home for a certain period of time. This will allow greater potential for homesteading. This program needs the support and finances to keep going and to even expand its opportunities.

Homesteading and Foreclosure Prevention
With the help of many organizations, not only can individuals work themselves out of the foreclosure crisis, but also they can work on maintaining the homes they live in. This homesteading will provide places to live that individuals will want to remain in for years to come. Currently the city is working to grant monies to individuals to get out of bad loans as well as make necessary improvements to their homes.
Connection

The Problem

There is a great amount of disconnect between the two residential neighborhoods. A large reason why this is so is because of the Colerain Avenue and Hopple Street intersection. At this intersection, going west to east, there are turn lanes for both left and right as well as two straight lanes. Going north to south, there are two turn lanes and a straight lane running in both directions. The high quantity of lanes definitely portrays the problem in Camp Washington that the neighborhood is traffic oriented, especially with I-75 being located directly to the right. These problems make it difficult for pedestrians to fully utilize both parts of the neighborhood, creating a disconnect between the two.

Institutions

In addition to the streetscape improvement connection throughout the residential areas, there is existing and coming elements that can be contribute to improving this connection. From the North Pockets of Hopple Street there are existing public service areas such as Valley Park and Taft Field - Camp Washington recreation center. There also institution like the American Sign Museum that coming to Camp Washington. Moreover from our alternative we proposing additional park attach to Taft Field like Pet Park and a new kennel that proposed. In the South Pocket of Hopple Street there are existing Institutions like The United Church of Christ, the Sacred Heart Church, and the Camp Washington Community School. With the addition of the additional streetscape and street improvement programs these public services area and the institutions of the two pockets help connecting the two areas both in physical and bringing people from South to North and North to South. They each with their own distinguish programs or events helps emphasize more on bringing Camp Washington resident together as a whole.
Case Studies

Over the Rhine: Vine Street Facade Program

Promoting positive image will assist in keeping existing businesses within the region. Also will encourage (re)investment.

Achieved through grants for renovations by the city with owner fronting 20% of costs and interior renovations. Construction and architectural services are provided, some free of charge.

Over the Rhine Final Community Plan

Improvements to economic development and public safety vital for plan, especially along the Vine Street and Main Street corridors.

The removal of blight not only improves appearance, but it makes the neighborhood more attractive to businesses, children, and pedestrians.

These improvements will assist in bringing more life back into the connection of the two Camp Washington neighborhoods. Although these ideal Main Street images may not be the intended goal of the neighborhood, there are definitely elements that are important to take away and implement.
Our plan was focused on the northern residential community of Camp Washington. Camp Washington has a mature and ample housing stock, but the quality is declining. There is another housing cluster south of Hopple, but our subgroup decided to focus mainly on the north and let the south cluster take care of itself. We felt there was more opportunity for quality development in the north and focused our efforts there. The housing is currently separated into two distinct pockets north of Hopple Street. The south pocket has more variety in the actual housing types, ranging from townhouses to detached single family homes. The majority of homes in this neighborhood are in good condition with few vacancies. The northern pocket, however, is currently in poor shape. There is one building of multifamily apartments, the Machine Flats, on the corner of Monmouth and Colerain. These apartments were redeveloped from an abandoned industrial building, which allowed the neighborhood to remain true to its industrial roots.

The focal point for new development is located where the current salt dome and public services building stand. These will be moved to a new location. On the southwest corner of the site, 2 new mixed use buildings will be constructed. These buildings are 5 stories tall, with the first 2 stories used for retail and the top 3 floors consisting of a total of 60 apartments per building. Each floor has 20 apartments, with each apartment measuring 918 square feet. Each floor will also have a 3,600 square foot multipurpose room. The first 2 floors contain retail stores focused on meeting needs of the community and serving as a gathering place for residents. 2 parking garages have been added as well.
Parking is located in the rear of the buildings. They offer one level of above-ground parking and one level of below-ground parking. There are a total of 300 spaces in the 2 garages. The garages implement a green roof to be more environmentally friendly. There is improved connectivity with the park and other green spaces throughout the neighborhood. Several roads have been lined with trees to enhance the overall aesthetic quality. The housing stock has been increased and improved, offering several styles of single-family housing with yards, garages and fenced-in yards.

A second apartment complex has been proposed on the west side of Colerain Avenue. This complex is similar to the existing Machine Flats. The current buildings will be demolished due to their poor condition and the inability for redevelopment into a residential use. Parking is located behind the buildings and a pleasant green space is found in between the apartments. The southeast corner of the Camp Washington site will be left untouched. The pre-existing single-family houses are in good condition. They offer sufficient variety and add a sense of character to the neighborhood. These houses have access to Valley Park and are buffered from the jail and highway.

In 2005 Camp Washington developed a comprehensive plan which included the housing issues. Their idea was to connect the housing on both sides of Hopple using a green path. The second subgroup of our group further explored this idea.

I feel that we executed and diagrammatically represented our plan extremely well. Using both abstract diagrams and simple but informative plans, we were able to visually express our ideas. 3D modeling and photographs give the audience a clearer sense of our goals: to create a true neighborhood in Camp Washington.
Camp Washington Neighborhood

Alternative 2: Build up housing to the north of Hopple Street, along Colerain Avenue.

Existing Conditions

The existing conditions diagram shows photos of actual buildings and places located along Colerain Avenue to the north of Hopple Street. The photos show both single and multi-family housing, industrial and manufacturing buildings, the correctional facility, Valley Park, as well as some vacant housing.

Strengths

The first strength that we chose to highlight was obviously Valley Park. If incorporated correctly into the area, the park can be used as a real asset to the area. Next, we chose to highlight how affordable the existing housing is in the area. The goal of the plan is to make sure we incorporate the same type of housing, as well as adding some different levels of affordability. With the Monmouth Bridge being re-done with the Interstate 75 project, we feel there can be a real connection with Camp Washington and the area east of I-75. The final strength is the lack of crime in the area. It is a very safe place to live, and our design has been developed to keep this area the same, as far as safety is concerned. In order to improve on some safety features, we thought it was key to increase buffers between the park and the jail, as well as between I-75 and the Camp Washington area.

Weaknesses

There were three major weaknesses of the area we chose to highlight: the jail, Interstate 75, and vacancies that can be found in the area. As previously stated, buffers will be strengthened around the jail and I-75, to ensure safety and an environment that is conducive to living. People living in the area now do not complain about the noise and site of the I-75, but in order to create a new market, these issues needed to be taken into consideration. The vacancies in the area have been addressed in the site plan and will be explained later.

Focal Point

This graphic was used to show both out study area, as well as the focal point of our project. The area we have chosen to focus on in Valley Park, a large under-utilized green-space. Currently, single-family housing is located to the south of the site, with some housing also scattered to the north. The machine flats are highlighted in blue and are located on the adjacent corner of Colerain Avenue and Monmouth. The correctional center is located east of the park, with several industrial and manufacturing buildings located on the west side of Colerain. Vacant land and buildings can be found scattered throughout the area.

Connection Diagram

The idea behind this diagram is to show what we have proposed in a way that can be interpreted graphically. The arrows represent a connection that we aspired to achieve between the park and the surrounding areas. We would like to also make a connection, incorporated in the design of the site plan, with the proposed housing and the housing that already exists. This idea came about after the idea of making Valley Park the focal point of our design.
Land Use

This land use diagram shows the intersection of Monmouth Avenue and Colerain Avenue. It shows the proposed lane widths along with the sidewalks that will be used throughout the study area. Valley Park, the machine flats, and proposed housing to the north and west of the park have also been shown. This diagram also shows the plan to incorporate a light at the intersection based on our engineers suggestion. The idea being that there will be increased traffic in the area because of the new housing and amenities, as well as the re-opening of the Monmouth Avenue Bridge.

Site Plan

The overall site plan was created to scale by hand, then converted digitally by using Illustrator. It incorporates the ideas portrayed on the rest of the board: focal point, buffers, housing, streetscape, safety, etc. I trust that my partner has detailed the proposed development so I will not repeat what she has already stated. The design allows access to the park, as well as a feel that may be somewhat new to Camp Washington. While it is necessary to keep the same uniqueness of housing style, some other ideas have been used in the design to attract a new market of customers. Greenways have been incorporated between the park and the two proposed multi-family developments to the north and west of Valley Park.