Attached townhouses are the standard housing type in Sutter View

Out of sight, out of the mind is clearly applicable here

Marquette Manor, also referred to in this document as M.M., a residential tower

existing housing stock sits vacant and is inhabitable.

are looking to either buy or rent a single family home. However, much of the

Woods make these neighborhoods attractive to low-income individuals who

The cheap and very affordable housing in North Fairmount and English

Housing Market

The area is connected to downtown, but accessibility is still underdeveloped

Connectivity

The proposed I-75 Expansion and the Hoppie St. Viaduct could have significant impacts on the connectivity to office space in English Woods. The Hoppie street viaduct has been a vital connector to the neighborhoods on the west side of Cincinnati, especially the nearest ones - Camp Washington, South Fairmount, North Fairmount, and English Woods. Work began on the new viaduct began March 1, 2013. This is part 1 of Phase 4 of the Mill Creek Expressway project and will be located from Western Hills to the I-74 viaduct.

Office Leasing Rates & Vacancy Rates

The unemployment rates for North Fairmount, South Fairmount, and English Woods were higher than that of Cincinnati as a whole. North Fairmount and English Woods have a 20.5 percent unemployment rate compared to Cincinnati’s rate of 6.5%. These rates demonstrate the importance of creating jobs for the community in whichever strategy is pursued. Employment and steady income inflows are principal concerns for residents in the area so connecting residents to future opportunities should be foremost in future plans. Strategies that include job training and support job placement will trump those that do not. The Community Building Institute has identified Cincinnati Works as a possible partner to provide job readiness and placement service to residents.
Goal One
Change the negative perception of English Woods.

Goal Two
Promote sustainability and eco-friendly lifestyles.

Goal Three
Ensure that all residents have the access, knowledge and resources to lead a healthy life.

Options for Development

1. University / Medical Research
   - Leave the site as it is now, and don’t develop it anymore. Let the site slip into a process of degeneration, emphasizing Marquette Manor over time. This is a step away from the possibility of redeveloping the area as a productive site for research and education. The end result can take information previous researchers, but it should not develop anything in the area.

2. Economic Development
   - Promote eco-living. The area could be developed as a production site for energy and food. An agricultural land could also be a temporary use before another development. The soil would probably have to be sanitized for this option.

3. Eco Village / Educational Use
   - Change the negative perception of English Woods. Using the site for events or temporary uses could give a new identity to the plan, and make English Woods become a recognized and valued place within. The area could be developed as a production site for energy and food. The special location on a plateau in Cincinnati could be become a asset to the city.

4. Temporary Uses / Events
   - Leave the site as it is now, and don’t develop it anymore. Let the site slip into a process of degeneration, emphasizing Marquette Manor over time. This is a step away from the possibility of redeveloping the area as a productive site for research and education. The end result can take information previous researchers, but it should not develop anything in the area.

5. New Development
   - Develop the site with new economically valuable uses (see CBI Plan). Housing, office and agricultural use combined. This option could integrate English Woods into the urban tissue of Cincinnati in a subtle way.

Pro / Con
A. OPEN CENTER / BUILT EDGES
   - No interaction between neighbors
   - Does not use current infrastructure
   - Drainage problems
   - Central meeting Area
   - Clustered and centralized urban agriculture
   - Views over valley

B. CENTRAL AXIS
   - No contact with urban agriculture on street
   - No optimal views
   - Splitting of urban agriculture
   - Clustered community
   - Easy service provision (mail, garbage, ...)
   - Integration of M.M. and the market
   - Easy access to all buildings
   - The use of existing structures

C. BUILT CLUSTERS
   - Weak office market
   - Does not use physical qualities of space
   - Underdeveloped vision
   - Connection to existing structure is possible
   - Can lead to material optimization
   - Clear plan

D. BUILT CENTER / OPEN EDGES
   - No income
   - No Development
   - No M.M. Opportunities

E. CBI PLAN / SEGREGATION
   - No revenue
   - No Development
   - M.M. Will Disappear
   - No income
   - No Development

END RESULT
The new scheme is a mixture of various aspects, preserving the temporal and integrative as many possible. The area should function in an open plan, with the emphasis on the new development.

M.M. WILL DISAPPEAR
The plan should avoid creating negative perception, even though sometimes they are unevitable.
ENGLISH WOODS DEVELOPMENT

DEVELOPMENT TIMELINE

PHASE 1

Phase one represents the temporary uses that will be implemented on the site. We can here make a subdivision in three elements. The first one would be the directly implementable, short term options. The second ones will be mid-term options, ranging from 5 to 20 years. The third group are the long term options, which can be used as temporary uses for a very long term.

PHASE 2

Phase two is the transformation phase. This means that there will be some definite developments who take in the place of the temporary uses. Because of our divided area, this can happen gradually. As soon as a certain development (housing / Office / Urban Agriculture) becomes viable, it can immediately take in the place of the temporary uses, since they are easily removable.

PHASE 3

Phase three is the fully developed phase. For this phase, we present a possible outcome in the shape of an eco-village, this is our preferred option. It is important to know that our plans are not the definite outcome, and there can be many shapes and forms of the same idea. We present here a possible outcome of our preferred option.