In this quarter’s work students designed REVITALIZATION scenarios for some of the major corridors of OTR, including new development scenarios for Upper Vine Street, Liberty Street and Main Street.
There are five distinctive buildings emphasizing the intersection of Vine, McMillian, and Findlay St. as an entry to Over-the-Rhine and the Vine Street Corridor.

Spatial organization of the destination entrance at "Five-Points"

The intersection of Vine, McMillan, and Findlay streets signifies the northern entrance to the OTR district created in the overall plan. The goal is to integrate the Vine street destination infill and retail development with the surrounding neighborhood without disrupting the interests of the community.

Currently at Five Points, there are several very interesting buildings which hold the shape of the five-points. Most of these buildings however, are abandoned and in poor condition. The abandonment of the buildings at this intersection destroys the opportunity for street-life in an important sector of an otherwise active corridor. I propose to increase the activity and the feeling of density at the intersection to announce what we feel is the epitome of the OTR district.

The goal is to INTEGRATE the Vine Street destination infill and retail development within the surrounding neighborhood without disrupting the interests of the COMMUNITY.
Lack of HUMAN SCALE on Liberty Parkway - No STREET LIFE on Liberty or Vine Streets - Neighborhood has no CENTER - Findlay market lacks VISIBILITY from Vine Street - ENTRANCE to neighborhood is poorly DEFINED - UNDERUSED open spaces - Lack of DIVERSITY

The Solution

20 ft. wide median along the center of Liberty Parkway. This will break up a huge expanse of paving making the street more pedestrian-friendly. Shops and storefronts area proposed to engage street and ENHANCE FOOT TRAFFIC.

Propose dense commercial and mixed-use development along Vine and Liberty. In order to achieve the desired DENSITY, we propose destination retail along Vine. Development along Liberty will focus on a mix of destination and neighborhood uses.

Propose a plaza in the center of the neighborhood that will serve as a GATHERING PLACE for the people of the surrounding area and destination for daily visitors from other neighborhoods.

Convert Elder Street into a PEDESTRIAN MALL lined with shops. This will help extend the Findlay market experience to Vine Street and create a visual axis from Vine.

Increase density at the intersection of Vine, McMicken and Findlay in order to announce the neighborhood as a dense urban district and ENHANCE STREET LIFE.

Develop the underused Findlay Park into a dense urban block with street-front businesses and a large parking area. The parking will serve the businesses and the market. This will create a smaller, livelier open space by moving ACTIVITY to the Elder Street mall. Doing so will give continual use to the space even when the market is not open. Additionally, this will help rejuvenate the nearby park on McMillian Street.

Develop low-income HOUSING and neighborhood oriented development along Elm, Race, Green, and Findlay Streets aimed at retaining the neighborhood's current residents. Propose high-end residential and destination commercial and office space along Vine Street.
Liberty and Adjacent Streets

Urban Intervention

Improve East-West connections on Elder Street and 12th Street
Convert empty lots into public spaces on Liberty Street to connect north and south OTR
Strengthen character of Elm, Vine and Main Street
OTR is a sequence of different characters and spaces

Create PEDESTRIAN-FRIENDLY open spaces along Liberty Street but maintaining the historical structure of OPEN SPACES along the south side of the street.

- Central square on corner of Vine and Liberty: Storefronts are continued along Liberty to create a more active and safer environment.

- 5 to 6 story buildings along Liberty create a better scale for the street.

- Increased building heights and a planted boulevard are appropriate to the scale of Liberty Street. Along the south side the historic pattern of the setback open space is maintained.

- Semi-private inner courts are shared by the abutting residents.

Liberty & Adjacent Streets

~ Single family housing on Pleasant and Republic Streets.
~ Multi family housing along Liberty
~ Parking in alleys, underground parking on Liberty.
~ Creation of semi-private interior courts in blocks without alleys.
~ Continuity of historic pattern of buildings/open space along Liberty.
~ Continuity of north-south building form.

LEGEND
- Residential
- Commercial
- Institutional
- Green areas
- Parking lots
Liberty Street, as it stands today, is an open void, a broader vacuum that sits unused in the center of Over-the-Rhine. Though it links the neighborhood and many other areas, it stands largely vacant. An organ transplant of sorts will take place. New infill will stake out Liberty’s rightful position as the functional HEART OF THE COMMUNITY.

A PLAN FOR CHANGE

Add, relocate, and centralize essential "anchor" services (post office, credit union, library, medical center)

Balance diversity of uses: pedestrian/vehicular, functional/recreational, daytime/nighttime, etc.

Create a landmark urban sculpture/garden space in the center of Liberty Street.

Develop relationships between city, charity and business in a unified format; giving the people a stake..
Liberty and Vine Plaza
Providing a Place

Vine as a corridor pushes people through the neighborhood, but currently provides little reason to stop. Shops that provide mundane/everyday services are concentrated on Republic. The plaza then becomes a dialogue between the routine needs of everyday life, and the life of a main commercial corridor.

The Problem
The neighborhood lacks the active street life necessary to support community and economic growth and interaction.

The Solution
Promote an active street life while giving it a coherent space to concentrate the activity.

Over the Rhine has a dual character in the city. It is both a coherent neighborhood, and a connector between important parts of the overall city. The goal is to draw together the local and city roles of Over the Rhine, and PROVIDE A PLACE that bridges these disparate elements.

Some urban plazas are extremely popular, while others are devoid of life. A plaza in Over the Rhine becomes even more problematic, because the neighborhood lacks the active street life of the ideal urban setting. The task, then, is to promote an active street life while giving it a coherent space to concentrate the activity.

The plaza becomes a dialogue between the routine needs of everyday life, and the life of a main commercial corridor.
Main Street Revitalization
Blending Destination with Community

GOAL
Make Main Street a Vibrant Area Catering to Pedestrian Activity.

OBJECTIVES
Narrow or widen sidewalk space
Implement landscape plans
Create Pedestrian Only Entertainment District

How do people relate to the buildings, streets, and outdoor spaces on Main Street?
Diversity in Over-the-Rhine

*Balancing Class and Lifestyle*

A variety of **HOUSING OPPORTUNITIES** appealing to people with different incomes, ethnicities, and occupations will be developed in the Findlay District, thus broadening the market and encouraging private investment.

This type of approach requires very different peoples to successfully coexist. In order to accomplish this, articulation of space will be very important. The definition between private, semi-private, semi-public, and public space will become an integral part of this project.