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Goals and Objectives:

- Develop a dense, walkable neighborhood
- Neighborhood should be diverse in design and in its demographics.
- Develop an urban feel
- Natural topographies and elevation will be respected and exploited
- Promote economic development and market-rate housing

Existing Plans for the Neighborhood:

- The following outlined proposal is in conformance with both the 1992 Mt. Auburn Development Plan as well as the 2006 Uptown Parks Plan proposals.
- Each plan looked at developing main single family housing along the specific study area of the Sycamore St. corridor with some mixed-use commercial and residential and some multi-family residential.

1992/1996 Mt. Auburn Development Plan Discrepancies

- Calls for the development of single-family residential buildings along the west Sycamore St. corridor and the area on the east side of the street also in the hillside zone to be designated as a park or greenspace.

- This plan calls for single family housing to be developed on both sides of Sycamore St. in order to create a more vibrant streetscape. This is in conformation with the 2006 Uptown Parks Plan Proposal for the area.

Historic Guidelines Disparities

- Historic guidelines call for a well-defined base, middle and top.
- Details of newly constructed buildings are to resemble the adjacent buildings
- Window openings are to account for 20-50% of the facade.
- Materials should be taken from adjacent buildings in historic district
- Buildings should be between 2 and 5 stories in height

- This plan would call for a new language to be developed so that a new, contemporary design framework could come to fruition in Mt. Auburn. Designers would have more flexibility in which aspects they took precedent from in the historic district whether that be scale or material, height, setback or any combination, but not completely constrained to all. This would allow for more creativity in design and a design-oriented diverse community.
Suggested Land Use:

- Develop 156 units of single family housing along Sycamore St. Corridor
  - 90-100 units at market rate
  - 50-60 units below market rate.

- Develop 33 mixed-use commercial/residential units
  - 10-15 eateries/coffee shops/bars
  - 10-15 small independently-owned retail stores

- Develop 2 new park and greenspace areas along the east side of Sycamore St.

*See Proposed Site Plan - page 007
011 - Existing Zoning

RM-2
RM-20
012 - Proposed Zoning

RM-2
Auburn Ave. Historic District
Over the Rhine Historic District
Liberty Hill Historic District
015 - Proposed Condition Images
Main Street Steps:

Currently the Main St. Steps leading to Jackson Hill Park are overgrown and underdeveloped. This plan looks to exploit them as an attraction and place to walk, shop and live. The examples shown are from the Filbert Steps in San Francisco, CA. These steps exploit the terrain on which they are located and provide both residences, shops, a tourist attraction, as well as a transportation connection between the neighborhoods of Telegraph Hill and North Beach much like the connection between the commercial/retail district along Main St. in Over the Rhine and the proposed district of mixed-use commercial and residential at the top of the steps surrounding Jackson Hill Park.
Site Study:

Diagram studies illustrating site conditions and how the planned development should respond to both the landscape and the views available in the area.

Below are shown the existing styles in the area and the ones that the Uptown Parks Plan and the Mt. Auburn Development Plan look to use as precedent.
**Historic Conditions:**

These conditions are currently in place for much of Mt. Auburn and the push has been not only to preserve this style, but to promote it in new building design. This plan would look to not make designers so constrained to specific design regulations.
McAuln

021 - Birdseye Axon, Street Perspective