Proposed Interventions

1. Inwood Village
2. Inwood Park
3. The Commons @ Inwood
4. Inwood on Vine
5. Auburn Arts District
6. Jackson Boulevard
Inwood Village

Vision: To create a more cohesive and centralized community in between Glencoe Place and Inwood Park

Goals:
Increase size of housing stock
Create greater connectivity with Inwood Park for the residents of Inwood Village and Glencoe Place
Create greater sense of community among residents
Improve visual character
Improve safety
Bring more people through Inwood Park

Strategy:
Connector street between Inwood Place and Hollister
Widen Inwood Place to accommodate 2-way traffic
3 new buildings – 2 on Inwood Place E-W, 1 on Inwood Place N-S zoned RM-0.7
Private common space in the empty green area
Walking path from the semi-private common space to Inwood Park?
Remove two multi-family homes along Inwood Place
Renovate and reopen existing apartment building on Inwood Place
-Reverse building facade – front will face towards Inwood
-Remove Inwood Place concrete “garages”
-Parking on ground floor
- Vehicle entrance from rear
- Housing entrance and exit from front via stairs

This is a proposal for 3 new multi family town homes and the reopening of 1 existing apartment building with parking on the ground level to create a mixed use building Close vicinity to Glencoe Place, which contains 5 buildings which will comprise condominiums and loft-style apartments at market-rate prices
Historically, these buildings have been rental housing and later used as low-income (Section 8) housing beginning in 1975
Drug trafficking became a serious problem, so two evacuations of all residents took place in 1998 and 2002
It is a secluded area below Auburn Ave. and tucked inside the hill a few blocks from Vine Street, making it conducive to such illegal activities
Positive effects of homeownership:
- Homeownership provides for a greater **sense of pride** in the community, more incentive to take care of one’s community

Positive effects of new market-rate housing
- Multi family homes offered for ownership at market rate bring a **larger tax base** to the community
  - Why not Section 8 housing? Take the precedent of Glencoe Place – it is not always successful
- ‘**Eyes on the park**’ – a multi family town home building looking on to the park is conducive to a safer park environment

Positive effects of proposed connector street:
- **Connectivity** – More vehicular and pedestrian activity in a friendly setting such as the park and the multifamily residential area of Inwood Village creates less of an attraction for illegal activities to occur (remember Glencoe’s past experiences)
- Creating a second direct route between Auburn Avenue and Inwood Park (the other direct route being Wellington Place that culminates in the park turnaround)

Positive effects of widening Inwood Place:
- Allow for adequate two-way traffic flow plus one lane of on-street parking

Parking:
- The building on the park and the building adjacent to it will share parking with the institutional building located on Wellington Place
- The mixed-use apartment building with ground level parking will utilize this interior parking
- The building on the eastern end of Inwood Place will utilize street parking and possibly parking in the mixed-use apartment building around the corner
Green space:
- The building on the eastern end of Inwood Place and the building on Glencoe Place across the green space will have access to a landscaped, private green space of their own
- This space is currently green but overgrown, and with proper treatment, it will provide residents with space for rest, relaxation, and recreation

Inwood Place (looking west)
Private green space

Inwood Place (looking east)
Inwood Place: Inwood Park, Inwood on Vine, Inwood Commons

Inwood Park
Proposed Land Use: Recreation, Entertainment and Residential
Quantities:
   Residential units:
      Number of units: 32
      Unit types: single family attached/row house
   Non-residential units:
      Types: Amphitheatre (seating 150), pond with skating rink, half football
      field, basketball and tennis courts, plaza with fountain jets.
Parking:
   Residential: 32 integrated within units
   Amphitheatre: on street parking
   Park Recreation: shared with elementary school

Photos:
   Existing Site Conditions

   Proposed Site Conditions
Analysis:

**Existing use:** Park is accessed via cul-de-sac from off Auburn ave. Park recreational uses include pond, swimming pool, vacant building, play ground, basketball court, trail network. A small convenience store sits on the south west corner of the park.

**Development restrictions:**

**Zoning restrictions:** All park area is zoned single family residential. The area east of the park and north of Wellington is zoned office and the area east of the park and south of Wellington is zoned multi family residential.

**Mt. Auburn community plan conformance:** The MCP designates the area south of Inwood st. up to Leroy st. as high density residential, and the area north of Inwood st. as business. The remainder is designated as park space. Our scheme develops housing along a proposed street connecting Hollister st. to Valroy st overlooking the park. Some of this housing does conform with the high density residential designation of the plan. The remainder sits within the boundaries of park designations.
Inwood on Vine:

**Location:** West of Vine facing the upper west section of Inwood Park

**Proposed Land Use:** Mixed use residential with retail/commercial at street level and parking in pockets behind the buildings

**Quantities:**
- **Residential units:**
  - **Number of units:** 36
  - **Unit types:** multi-family apartments within long street facing blocks
- **Non-residential units:**
  - **Types:** deli/convenience store, specialty shops, bars and cafes
  - **Number of units:** 10

**Parking:** Total 70 / 10,500 sft
- 36 Residential
- 20 shops
- 14 restaurant

**Photos:**
- **Existing Site Conditions**
- **Proposed Site Conditions**

**Analysis:**
- **Existing use:** Scattered buildings line the street: some contain multi family residential, some are vacant and there is one convenience store.
- **Development restrictions:**
  - **Zoning restrictions:** This section off Vine is zoned multi-family residential.
  - **Mt. Auburn community plan conformance:** The MCP designates this section off Vine st. as residential high density. Our mixed use scheme does not conform as a result of the commercial use at street level.
Inwood Commons

Location: At the interior of the area bounded by McMillan st., Vine st., Hollister st. and Auburn Avenue

Proposed Land Use: High density residential for students with integrated parking at street level

Quantities:

- Residential units: 
  - Number of units: 112
  - Unit types: multi family apartment/row house

- Parking: Some integrated within buildings and the remainder located in lots behind the buildings

Photos:

Existing Site Conditions

Proposed Site Conditions

Analysis:

Existing use: Tennis courts sit in the interior behind the street buildings and the bank on McMillan has its parking lot in this space.

Development restrictions:

Zoning restrictions: The interior of the area bounded by McMillan st., Vine st., Hollister st. and Auburn Avenue are zoned single family residential and the strips along McMillan st., Hollister st. and Auburn Avenue are zoned office.
Mt. Auburn community plan conformance: The MCP designates the strip along McMillan as Neighborhood Business District/Major Focus Area. It designates the area east of the tennis courts and on the built strip of Hollister st. as business clusters
Auburn Arts District

Location: North and South of Hollister st. except for Inwood Park

Proposed Land Use: Conversion of some of the existing houses on Hollister ave. to artist’s studios, galleries, cafes and bars

Quantities:
- Residential units:
  - Number of units: 9
  - Unit types: as existing
- Non-residential units:
  - Types: Artist’s studios, galleries, cafes and bars
  - Number of units: 7 in total

Photos:
- Existing Site Conditions
- Proposed Site Conditions

Analysis:
- Existing use: Single family residential
- Development restrictions:
  - Zoning restrictions: The north and south strips of Hollister avenue under consideration are zoned office.
- Mt. Auburn community plan conformance: The MCP designates the area under consideration as business clusters. Our scheme with existing residential and proposed commercial/institutional does not conform to the suggested land use.
Infill Housing:

**Location:** Single family rowhouses in strips along vacant property between existing buildings on Glencoe st., Inwood st., Leroy st., Valencia st., Mason st., Winkler st. Walsh st. Bosler st. and Sycamore st. Independent single family units along Estelle st., Malvern st. and Huntington st.

**Proposed Land Use:** High and medium density residential

**Quantities:**

- **Residential units:**
  - **Number of units:** 116 rowhousing units, 10 independent units
  - **Unit types:** Single family rowhouses and independent single family units.

**Photos:**

- **Existing Site Conditions**

- **Proposed Site Conditions**

**Analysis:**

- **Existing use:** Scattered across a number of streets within Mt. Auburn that may or may not conform to zoning and MCP
Jackson Boulevard:

Location: Stretch of Dorchester St. between Jackson Hill Park and Auburn Ave.

Proposed Land Use: Mixed-Use Residential with commercial/retail at street level and parking in pockets behind buildings and/or integrated within buildings.

Quantities:

   Residential units:
      Number of units: 50 apartment units
      Unit types: multi family apartment/row house

   Non-residential units:
      Types: grocery store, florist, convenience store/pharmacy, book shop, electronics/communications services, specialty shops, organic/specialty food stores, hair salon, restaurants/ethnic/café, bars, bank, public transportation facility.
      Number of units: 30

Parking number of units: Total 150/22,500 sft
   50 residential
   15 bank
   25 restaurant
   30 grocery
   30 shops/other (1 per 250sft)

Photos:

   Existing Site Conditions:

   Proposed Site Conditions:
**Analysis:**

**Existing use:** The southern side of the street, against the hillside, has two vacant multi-story buildings at the intersection of Dorchester st. and Auburn ave. The north side has about 20 single and multi-family units with parking at street level. The intersection of Dorchester st. and Auburn ave. has conflicting and confusing pedestrian and vehicular traffic. The intersection also has two vacant multi-story commercial buildings on the north of Dorchester st. and west of Auburn ave and one convenience store on the north of Dorchester and east of Auburn ave. The south side of Dorchester st. is under redevelopment to become Hopkins Park and Residential Redevelopment. Jackson Hill Park has a picnic shelter and playground that is overlooked by a vacant multi-story residential building and three single family units.

**Development restrictions:** The area is restricted by the Cincinnati Hillside Overlay District. The intersection of Dorchester st. and Auburn ave. falls under the Historic Development Guidelines.

**Zoning restrictions:** Jackson Hill Park is zoned single family residential. The stretch of Dorchester st. from Jackson Hill Part to Auburn ave. is zoned multi-family residential. the buildings at the intersection are zoned commercial.

**Mt. Auburn Community Plan (MCP) conformance:** The MCP designates this area as high density residential with the buildings at the intersection as business. Our mixed use scheme does not conform as a result of the commercial use at street level.
Feet
1 inch = 900 feet

Legend
- Single Family
- Multi Family
- Commercial
- Institutional - Residential
- Office
- Manufacturing
- Planned Development
- Downtown Development

Census Tract Boundaries
Pavement