Public and Semi-Public Land Use

Goal:
Provide Cincinnati residents with efficiently operated and well-maintained facilities that support the delivery of services in the areas of health, education, transportation, public safety, utilities, and other public and semi-public activities.

Introduction:
Cincinnati's existing facilities—streets, police and fire stations, health clinics, schools, water and sewer plants—all need to be carefully maintained so that they can continue to provide the best possible service to the City's residents. The CCP, Volume I, aptly states the principle to guide the course of development for public and semi-public land use: plan to conserve and rehabilitate in order to avoid costly replacement.

Volume I contains a comprehensive set of recommendations for this land use category. The recommendations are based on the principle that in order to improve efficiency of services, public facilities must be targeted for consolidation, replacement, or ongoing repair. An example is the conversion of four incinerators for use by private industry or for use by City departments involved in inspection or maintenance operations.

Changes in transportation land use patterns are widespread. Railroads abandoned five of the City's freightyards and the C&O Queen City Avenue corridor tracks. Cincinnati Union Terminal was converted to office/commercial use and its switching yards to a freight piggyback operation. Airport uses increased while passenger rail service disappeared. New construction includes the Mill Creek Valley Chessie System Yards.

The City Planning Commission adopted as part of the CCP, the "Cincinnati Arterial Plans and Policies." This plan consists of a four-level hierarchy of freeways, arterials, collectors, and local/neighborhood streets. Since 1972, when the Southwest Ohio Regional Transit Authority assumed responsibility for the City's bus service, ridership has increased.

Shifts in population and land use have affected the demands upon government facilities and public schools. Federal and county facilities now include: the Hamilton County Courthouse and support offices; federal courthouse and office building located in the CBD; four EPA facilities in outlying neighborhoods; one NIOSH headquarters; the abandoned Ridgewood Arsenal; the National Guard Armory and Training Center; the Air Force Petroleum Depot and the new Coast Guard Headquarters on the Riverfront.

While public school enrollment has dropped in recent years, the Cincinnati Board of Education predicts a stabilized population in the 1980's. In order to meet the City's demand for public education, the Cincinnati Board of Education plans to close and consolidate some schools and open more alternative and city-wide schools.
Policies:
The following policies promote the efficient use of Cincinnati's existing facilities which enable the delivery of services to the City's residents. Emphasis is placed on the retention of land and facilities which extend these services as well as support the expansion, conversion, or consolidation of facilities to better serve the City. These systems include: transportation, utilities, health and human services, public facilities, education.

Transportation
1. Promote the efficient, economical, and safe movement of people and goods necessary for residential, commercial, and industrial development.

2. Encourage the development of a complete functional system of various street types consistent with surrounding land uses, ranging from protected neighborhood streets to major streets and expressways.

3. Encourage further study of the appropriate methods to solve the transportation problems between Colerain and Hamilton Avenues.

4. Coordinate planning with OKI during the study of the Modified Light Rail and Exclusive Busway transit alternatives proposed for the Western Hills Corridor.

5. Encourage the improvement and expansion of public transit service to include: direct transit service to the hospital and university complex; service along existing and proposed freeway routes where possible; direct transit service between Northern Kentucky and the Industrial Mill Creek Valley.

6. Encourage the abandonment and efficient reuse of railroad right-of-way and yards which no longer promote the economic development of the City.
Utility Systems
7. Promote effective and efficient resource management through the provision of land for facilities that provide high quality potable water and proper disposal of wastes.
8. Provide efficient reuse of excess utility properties.

Health and Human Services
9. Promote personal and environmental health by providing sufficient lands for primary care and environmental control facilities.

Public Facilities
10. Provide land for efficiently operated, well built, and completely maintained public facilities that support the delivery of public services to the citizens of Cincinnati.

Education
11. Plan for the efficient reuse of obsolete Board of Education properties.
12. Provide Cincinnatians with progressive educational and varied cultural facilities to enhance the livability of the City.

Other Semi-Public Uses
13. Encourage the retention of largely undeveloped, semi-public uses which are environmentally important urban natural areas.
Plan:
The following is a list of selected public and semi-public land use recommendations and study areas. These primarily stem from two Coordinated City Plan reports: Volume 1, Strategies for Current Physical Development and the Cincinnati Arterial Plan and Policies. The reader may refer to these reports for more detailed information on a specific recommendation or study area.

Recommended Public and Semi-Public Land Use Development Projects

1. Completion of I-471 between I-71 and I-471 bridge. This project is the last link in our local portion of the interstate highway system.

2. Freeway extension of Cross County Highway from Galbraith to Winton Road including an interchange with I-75.

3. Melish Avenue Extension east from Gilbert Avenue to Madison Road.

4. Queen City Avenue improvement between Sunset Avenue and White Street.

5. Convention Center expansion.

6. Construction of parking garage adjoining Convention Center.

7. Expansion of Central Riverfront park and recreation facilities. Extension of the pedestrian plaza is planned to support new office development west of the stadium and residential and recreational development east of Riverfront Coliseum.

8. Construction of new Hamilton County administrative, judicial, and correctional facilities east of the Courthouse.

9. U.S. Army Corps of Engineers Mill Creek rechannelization project. When completed, this project will provide flood protection for the Mill Creek Valley.
Recommended Public and Semi-Public Study Areas

10. U.S. 50 Relocation. The Plan recognizes the critical need for a study of this corridor since new highway construction may have an impact on the Little Miami River Valley.

11. Colerain Modified Expressway. The Plan recognizes that this project will require a corridor study.

12. C & O Light Rail Transit Corridor. High density residential development is proposed along this study corridor.

13. Conrail—N & W Rail Line from the CBD east through the East End and the Little Miami River Valley. The Plan recommends discontinuing through rail traffic, except for local service. This rail line could connect the Central Riverfront to the proposed Little Miami scenic excursion railroad. Rehabilitation of existing residences and new residential development could occur along Eastern Avenue and Martin Street.

14. Little Miami Sewage Treatment Plant expansion. Construction of this plant is necessary to meet federal requirements.

15. Expansion of U.C. and medical complex. A study should be conducted to determine the impact of expansion on surrounding neighborhoods.

16. Cincinnati Board of Education plans to close 15 public school facilities. These facilities could be converted to other public, residential, or office uses. On one of the sites, Douglass School, a new school and recreation area will replace the old facility.
**Implementation:**

In order to accomplish the goal of the Public and Semi-Public Land Use Plan, these methods suggest various courses of action to support the effective delivery of services throughout the City. The methods emphasize the reuse of abandoned facilities for current demanded services, the completion of previously undertaken projects and studies, and further study of the impact of proposed projects.

1. Develop plans for the reuse of 15 elementary and junior high schools that are to be closed by the Board of Education.

2. Study the impact of the regular program phase of the National Flood Insurance Program and Executive Order 11988 on existing and proposed public works projects.

3. Complete the C & O/Western Hills light rail corridor study and investigate the feasibility of conducting similar studies along the UC/Norwood and Kentucky corridors.

4. Identify the possibilities of the reuse of abandoned railroad yards particularly along the Ohio Riverfront and C & O Western Hills light rail corridor.

5. Encourage completion of the Colerain and U.S. 50 corridor studies, and the implementation of these projects: the Cross County Freeway extension, the Meish Extension, and the Queen City arterial improvements.

6. Support the U.S. Army Corps of Engineers' Mill Creek rechannelization project which will eliminate flood hazards throughout the Mill Creek Valley.

7. Develop plans for the reuse of SORTA garages that may be abandoned as part of a consolidation plan.

8. Identify the potential impacts of the future expansion of the U.C. and medical complex. Prepare appropriate plans and adopt policies for the impacted neighborhoods.

9. Study the impact of CG&E's proposed high voltage transmission ROW's through the Mill Creek Valley between the West End and Carthage substations.
Public/Semi-Public Plan:

- Existing Public and Semi-Public Land Uses
- Recommended Public and Semi-Public Study Areas
- Public and Semi-Public Land Use Recommendations
- Study Area Number (See Plan Text)