

Eastern Corridor Land Use Vision Plan

May 2002

Jurisdictions

State of Ohio

Clermont County
Batavia Township
Miami Township
Union Township
Milford

Hamilton County
Anderson Township
Columbia Township
Cincinnati
Fairfax
Madeira
Newtown
Norwood
Silverton
Terrace Park
The Village of Indian Hill

Staff Credits

Hamilton County
Regional
Planning Commission

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Bryan Snyder – Senior Planner

Meisner
+
Associates

Gary Meisner, FASLA – President
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Planning
Merrie Stillpass – Senior Planner
Travis Miller – Senior Planner
Brian Balsley – GIS Specialist

the immediate future, but was deemed to be a desirable outcome for the area if development were to occur.

d. Milford

This zone of potential change refers to the area east of South Milford Road, and areas east of Five Points in Milford, along US 50, and State Route 28. There are some underutilized sites in this area, and any redevelopment to occur should enhance the pedestrian-friendly character envisioned for this area.

i. Design new development in south Milford in an environmentally sensitive manner

This action item refers to the area in south Milford, east of South Milford Road and north of the East Fork of the Little Miami River. A variety of proposals have been presented for this region, and these proposals have met with some amount of public opposition. This action item indicates the need to ensure that any development that is to occur in this area should be done in an environmentally sensitive manner. It was from the discussion of this area, that the more proactive Action Item of developing criteria by which to evaluate the suitability of development proposals was formulated (described above in Section IV, B, 1, o).

ii. Redevelop along US 50 and State Route 28 corridor in Milford to be more pedestrian friendly

This action item refers to the potential for the area east of Five Points in Milford, along US 50 and State Route 28, to be more pedestrian-friendly. Along State Route 28, a new post office was recently constructed, yet pedestrian connections are sorely lacking. Discussions of this action item also included the incorporation of a planted median in the road along US 50.

4. Ohio 32 Focus Area

The following section describes the "zones of potential change" in this Focus Area, and Action Items associated with them. Figure 4-5 shows the Eastern Corridor Land Use Vision Plan within the Ohio 32 Focus Area and its surroundings, with the general locations associated with the action items for this Focus Area labeled on the map, where appropriate. Action Items listed in the previous section, such as focusing new industrial development in brownfields and areas that have existing industrial uses, are applicable in this Focus Area.

The Focus Area participants' highest priority Action Items are:

- Create connectivity improvements
- Reduce Flood Hazards and moderate urban storm runoff
- Preserve land in river plains for agriculture or open space. Reestablish forested streamside corridors along the Little Miami River to preserve and enhance water quality
- Develop Ancor and Northeast Newtown area with a mix of office, industrial, and recreation
 - Preserve environmentally sensitive areas and link them with green space corridors, creating an office park atmosphere with recreational opportunities
- Revitalize / Create Newtown Neighborhood Business District
- Create areas with multiple pedestrian-friendly destinations within walking distance. These would be areas that could effectively be served by modes of transportation other than only automobiles, or could serve to reduce the amount of automobile travel necessary to accomplish multiple purposes

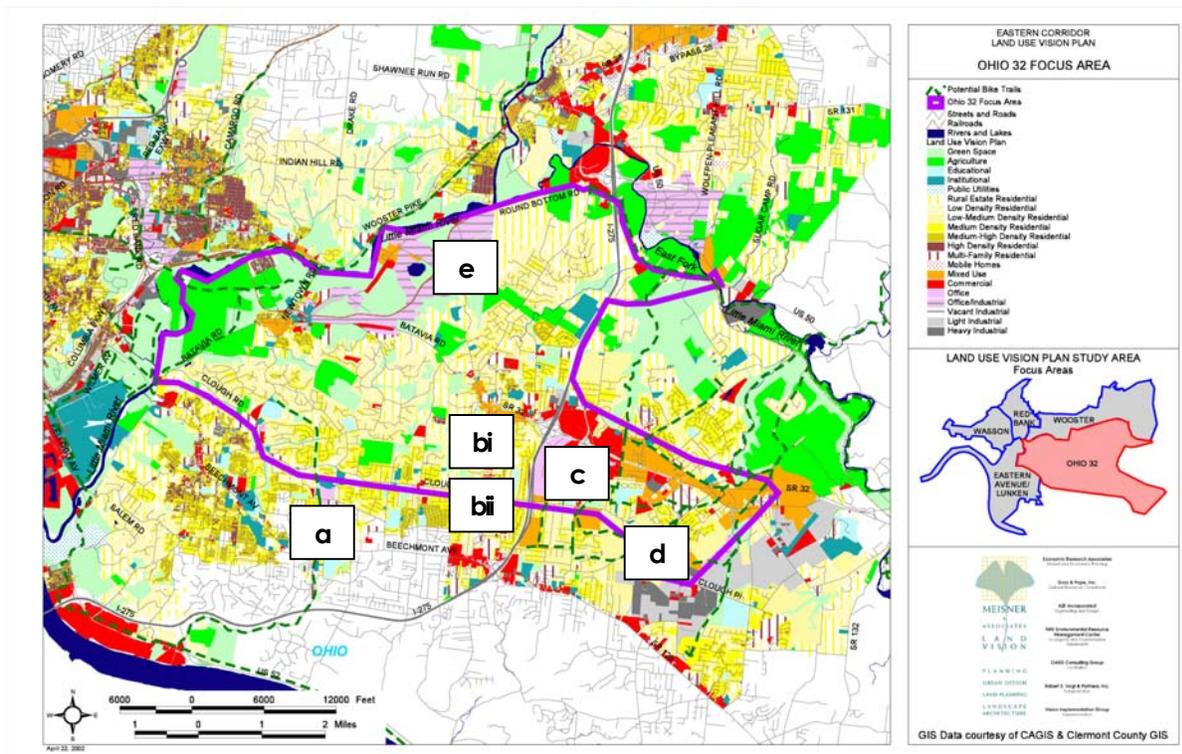
- Preserve existing parks and open space, and create new parks and public open space for under-served areas (e.g., new developments occurring in Union Twp., Anderson Twp., etc.)
- Revitalize / Create Anderson Township Town Center at Beechmont Mall site

The full results of the Focus Area Prioritizations may be found in Appendix C, in the meeting notes for the last meeting of this Focus Area. The results of a corridor-wide prioritization of Action Items may be found in Appendix B, in the meeting notes from the April 4, 2002, meeting. These prioritizations intended to gauge support for each of the Action Items. Those action items that rated did not rate as high as others in this prioritization exercise still have validity due to the general support received throughout the public participation process.

Considerations regarding the implementation of Action Items may be found in Section V.

LAND USE VISION PLAN – OHIO 32 FOCUS AREA

Figure 4-5



a. Beechmont Mall

The Beechmont Mall is located northeast of the intersection of Beechmont Avenue and Five Mile Road. In recent years the viability of this mall has declined, due in part to congestion and access issues, as well as retail competition from surrounding areas.

i. Revitalize / Create Anderson Township Town Center at Beechmont Mall site

This action item refers to the desire to redevelop the Beechmont Mall area as a mixed-use town center for Anderson Township. The potential for a bus transit hub in this area would further enhance its potential as a pedestrian friendly mixed-use

development. This mix of uses was discussed as including retail, office, and institutional. There may also be potential for higher density residential uses.

b. Mt. Carmel

The two areas discussed below are (1) the area along Old 74 and Mt. Carmel-Tobasco Road, and (2) the intersection of Clough Road and Mt. Carmel-Tobasco Road. These two areas may not necessarily change significantly in terms of land use, but they do have the potential to change in character.

i. Revitalize Neighborhood Center in Mt. Carmel, along Old 74 and Mt. Carmel - Tobasco Road

This action item refers to the revitalization of a neighborhood center in Mt. Carmel, along old 74 and Mt. Carmel-Tobasco Road. It was discussed that this area could develop more of a pedestrian-friendly character with a “sense of place” noted as currently lacking. This would involve better pedestrian connections with the surrounding residential neighborhoods, and creating a building orientation that creates a more inviting atmosphere for pedestrians.

ii. Clough Crossings (Mt. Carmel-Tobasco and Clough Road)

It was discussed that this area could develop more of a pedestrian-friendly character with a “sense of place” noted as currently lacking. This would involve better pedestrian connections with the surrounding residential neighborhoods, and creating a building orientation that creates a more inviting atmosphere for pedestrians.

c. Eastgate Area

This zone of potential change refers to area around the interchange of I-275 and State Route 32, primarily the area to the southeast of the interchange. There may also be potential for land use change in the other quadrants around the interchange, especially if it is reconfigured, and if transit becomes more established in this region.

It was discussed that this area could develop more of a pedestrian-friendly character with a “sense of place” noted as currently lacking. Office development is currently planned for the region south of Aicholtz Road near Eastgate Boulevard, and the potential for neighborhood centers exists in the nearby areas.

i. Consider the creation of pedestrian-friendly mixed-use development in appropriate locations in Union Township

This action item refers to the opportunities for creating special places in the area south of Eastgate, to enhance the sense of place and community. The character of these areas, and the specific mix of land uses would need to be based on community preferences taking into account market demand. Two of the areas discussed include:

- Near Clough Pike and Gleneste-Withamsville
- Near Aicholtz and Ferguson

The location at Gleneste-Withamsville might be appropriate for senior housing (discussed in the Clermont County – Ohio 32 Land Use Vision Plan, Meisner + Associates, 2000) or other residential, while the location near Aicholtz and Ferguson might be more predominately office, with some local retail.

d. Southern Union Township

This zone of potential change refers to southern Union Township, particularly the area along Clough Pike near McMann and Bach-Buxton Roads. There is currently a strong employment base in the southeastern portion Union Township, and it was discussed that this employment base could be expanded upon and extended to the east and northeast toward the Clermont County Airport.

i. Develop the area along Clough Pike near Bach-Buxton with a mixed-use development. Primarily a mix of office and industrial to the east

This action item refers to an area in Union Township that has some existing industrial land use. It proposes mixed-use development near Clough Pike's intersection with Bach-Buxton that could include neighborhood retail, office, and multi-family housing. To the east, extending toward the Clermont County Airport, office and industrial uses were discussed as being more appropriate.

e. Newtown / Ancor

This zone of potential change refers to the Newtown NBD and the area north and east of the intersection of State Route 32 and Round Bottom Road.

i. Revitalize Newtown Neighborhood Business District

This action item refers not so much to significant land use change, as it does to the revitalization of the neighborhood business district in Newtown, along State Route 32. Reduced congestion and improved access could help to make this possible.

ii Develop Ancor and Northeast Newtown area with a mix of office, industrial, and recreation

This action item refers to the desire to develop quality employment opportunities with office and industrial land uses in the area northeast of Newtown's NBD. An important component of this development is the preservation of environmentally sensitive areas and linking them with green space corridors, creating an office park atmosphere with recreational opportunities. There is also an opportunity to target industries that have a synergistic relationship and can create an "industrial ecology" to locate in this area.

Further discussion of the Ancor area is found in the Section V D, regarding implementation.

5. Eastern Ave / Lunken Focus Area

The following section describes the "zones of potential change" in this Focus Area, and Action Items associated with them. Figure 4-6 shows the Eastern Corridor Land Use Vision Plan within the Eastern Ave / Lunken Focus Area and its surroundings, with the general locations associated with the action items for this Focus Area labeled on the map, where appropriate. Action Items listed in the previous section, such as focusing new industrial development in brownfields and areas that have existing industrial uses, are applicable to this Focus Area. This could involve the relocation and/or consolidation of barge terminals along the Ohio River. Considering other forms of transit such as personal rapid transit (PRTs), and creating water taxis that would run from to and from Downtown and the neighborhood of California or near Coney Island were also discussed within this Focus Area.

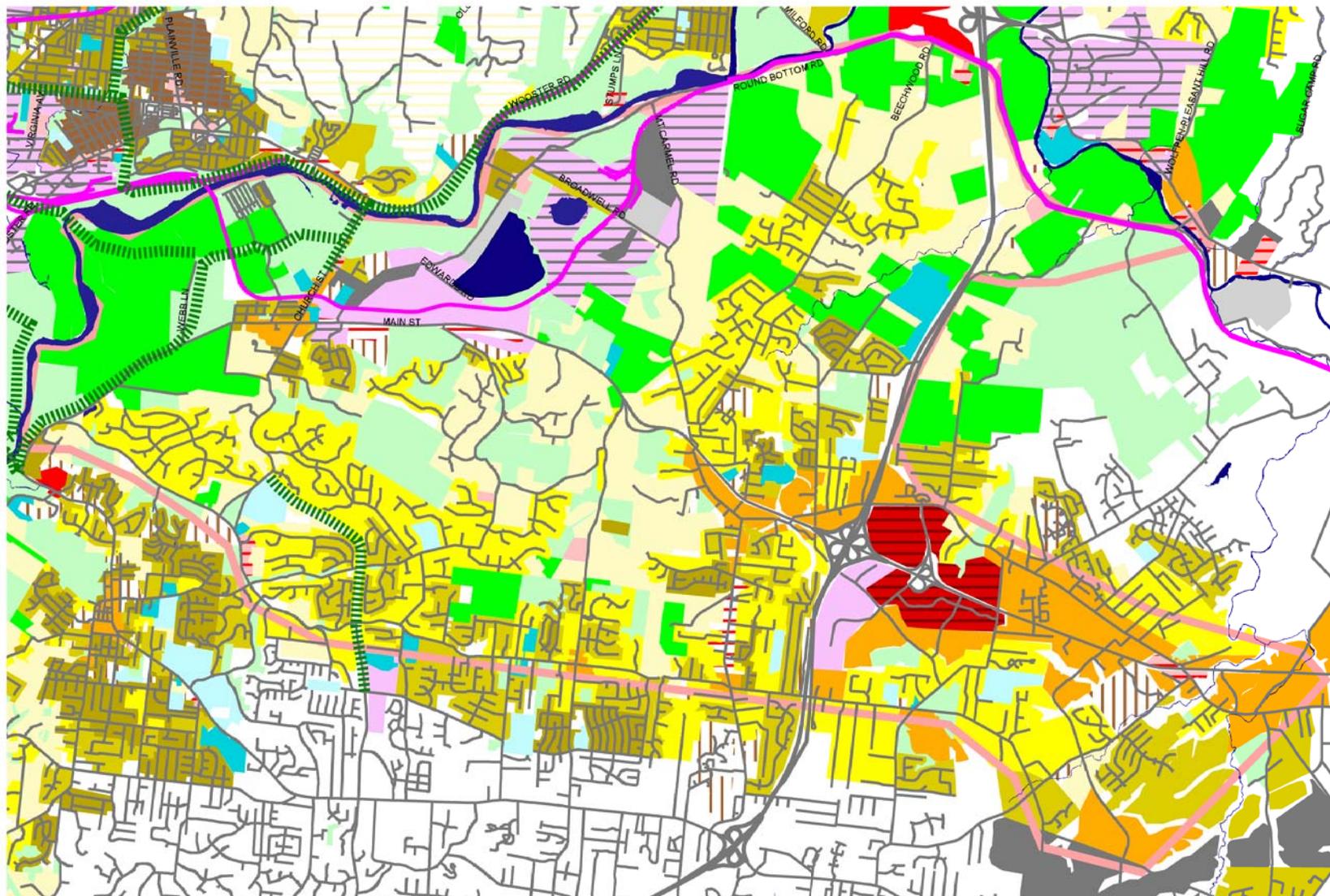
The Focus Area participants' highest priority Action Items are:

- Reduce congestion and create traffic calming enhancements to enhance pedestrian-friendly character

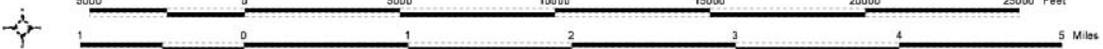
EASTERN CORRIDOR PRELIMINARY LAND USE VISION PLAN

(as of July 26, 2001)

OHIO 32 FOCUS AREA



- Potential Bike Trail Alignments
- Railroads
- Streets
- Primary Roads
- Rivers and Lakes
- Ohio 32 Focus Area
- Land Use**
- Green Space
- Agriculture
- Light Industrial
- Heavy Industrial
- General Commercial
- Educational
- Institutional
- Public Utilities
- Rural Estate Residential
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- Medium-High Density Residential
- High Density Residential
- Multi-Family Residential
- Mobile Homes
- Mixed Use
- Office
- Office/Industrial
- Neighborhood Commercial
- Community Commercial
- Commercial Strip
- Regional Commercial
- Super-Regional Commercial



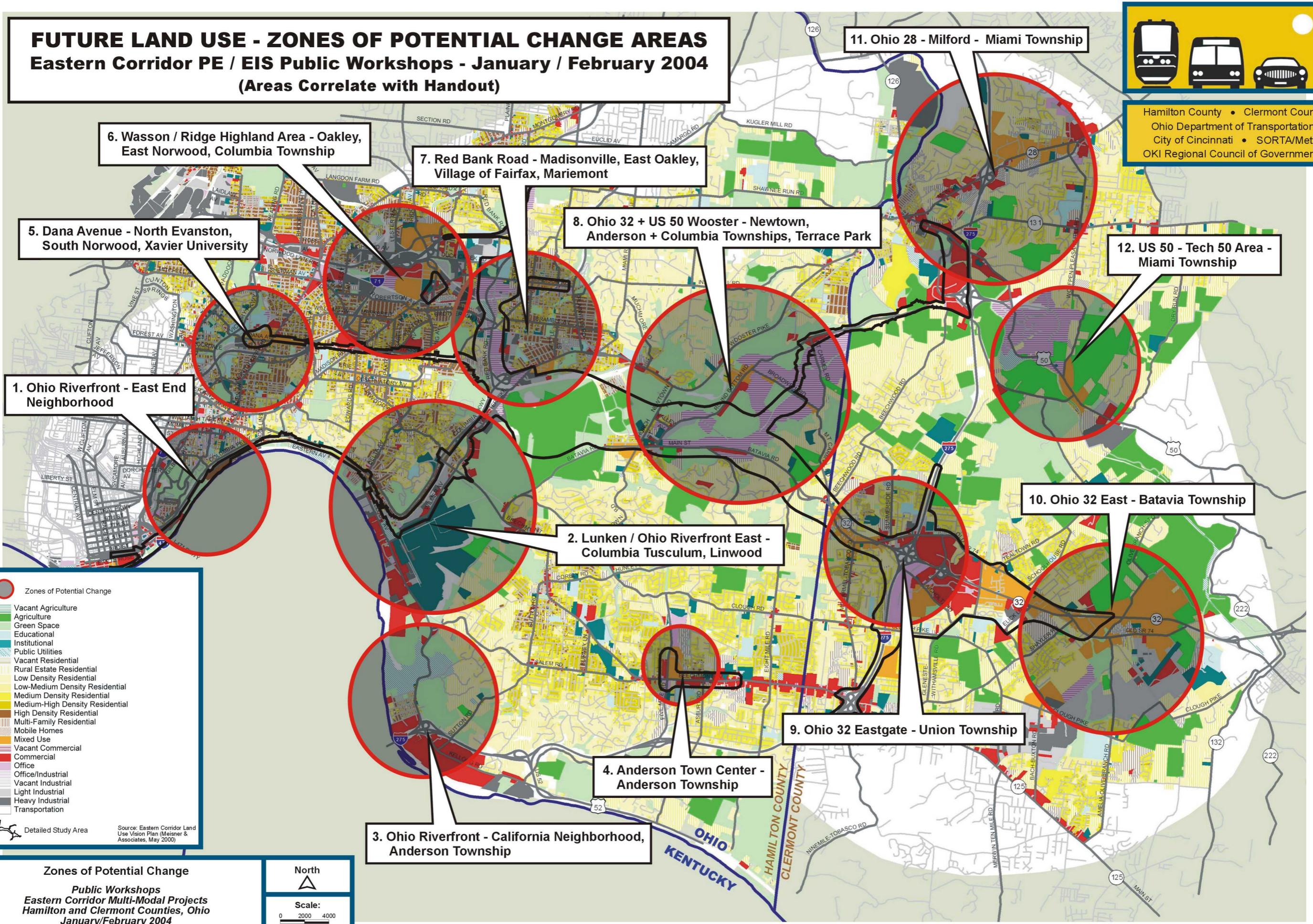
- Economic Research Associates
Market and Economic Planning
- Gray & Pope, Inc.
Cultural Resources Consultants
- KZF Incorporated
Engineering and Design
- NRI Environmental Resource
Management Center
Ecological and Environmental
Assessments
- OASIS Consulting Group
Landscape
- Robert S. Vogt & Partners, Inc.
Transportation
- Vision Implementation Group
Implementation



FUTURE LAND USE - ZONES OF POTENTIAL CHANGE AREAS
Eastern Corridor PE / EIS Public Workshops - January / February 2004
(Areas Correlate with Handout)



Hamilton County • Clermont County
 Ohio Department of Transportation
 City of Cincinnati • SORTA/Metro
 OKI Regional Council of Governments



Zones of Potential Change

- Zones of Potential Change
- Vacant Agriculture
- Agriculture
- Green Space
- Educational
- Institutional
- Public Utilities
- Vacant Residential
- Rural Estate Residential
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- Medium-High Density Residential
- High Density Residential
- Multi-Family Residential
- Mobile Homes
- Mixed Use
- Vacant Commercial
- Commercial
- Office
- Office/Industrial
- Vacant Industrial
- Light Industrial
- Heavy Industrial
- Transportation

Source: Eastern Corridor Land Use Vision Plan (Meisner & Associates, May 2000)

Zones of Potential Change

*Public Workshops
 Eastern Corridor Multi-Modal Projects
 Hamilton and Clermont Counties, Ohio
 January/February 2004*

North

Scale:
 0 2000 4000

FUTURE LAND USE – ZONES OF POTENTIAL CHANGE AREAS
Eastern Corridor PE / EIS Public Workshops - January/February 2004
(Key Elements Correlate with Map)

1. Ohio Riverfront – East End Neighborhood:

Expand New River Edge Housing, Renovate Existing Housing, Encourage B&B's
Create New K-12 East End School and Community Center
Revitalize Neighborhood Center(s) within East End
Create New Bike Trails and Connections along River
Guide Potential Transit Improvements to Serve Town Centers and Neighborhoods
Preserve Hillside and Visual Quality of US 50 + 52 Corridors
Minimize Development in Flood Zones

2. Lunken / Ohio Riverfront East – Columbia Tusculum, Linwood:

Re-Create Columbia- Tusculum Neighborhood Business District
Expand New Housing, Renovate Existing Housing, Encourage B&B's
Renovate Linwood Neighborhood District
Encourage Office and Light Industry near Lunken Airport
Preserve / Expand Farmer's Market near Lunken
Guide Potential Transit Improvements to Serve Town Centers and Neighborhoods
Create New Bike Trails and Connections to Existing Trails
Preserve Hillside and Visual Quality of US 50 + 52 Corridors
Minimize Development in Flood Zones

3. Ohio Riverfront – California Neighborhood, Anderson Township:

Renovate Existing Housing, Encourage B&B's
Continue Revitalization of California Neighborhood Business District
Encourage Mixed Use Investment Old Coney Entertainment Area
Preserve Hillside and Visual Quality of US 52 Corridor
Create New Bike Trails and Connections - Overlooks along River
Minimize Development in Flood Zones

4. Anderson Town Center – Anderson Township:

Revitalize / Create Town Center at old Beechmont Mall Site
Expand New Housing close to Town Center
Guide Potential Transit Improvements to Serve Town Center
Create New Bike Trails
Moderate Storm Water Impacts

5. Dana Avenue – North Evanston, South Norwood, Xavier University:

Encourage Revitalization of Evanston Neighborhood Business District
Encourage Revitalization of South Norwood Business District
Encourage Xavier Campus Plan to Relate to Surroundings
Guide Potential Transit Improvements to Serve Business Districts and Neighborhoods
Expand Infill Housing

6. Wasson / Ridge Highland Area – Oakley, East Norwood, Columbia Township:

Encourage New Mixed Residential, Office and Retail near Edwards I-71 Area
Guide Development to Minimize Congestion
Encourage Rookwood and Hyde Park Plaza Areas to be Pedestrian Friendly
Develop "Milacron" Site to be More Pedestrian Friendly
Develop North Oakley as a mix of Residential, Office and Retail, Retain Industrial
Develop Ridge Highland as a mix of Office, Retail, Light Industrial and Residential
Guide Potential Transit Improvements to Serve Business District and Communities

7. Red Bank Road – Madisonville, East Oakley, Village of Fairfax, Mariemont:

Revitalize Madisonville NBD near Whetsel Ave. and Madison
Revitalize Bramble District near Whetsel and Bramble
Encourage Office, Industrial Uses while Limiting Retail Development
Revitalize and Recreate Fairfax Town Center
Create New Neighborhood Bike Trails and Connections to Parks + River Trails
Moderate Storm Water Runoff from Duck Creek
Provide Better Flood Protection for Fairfax's Section of Little Duck Creek
Establish Greenway along Red Bank Road Corridor
Protect Lower Ault Park from Permanent Development
Protect Mariemont and Fairfax from Traffic Impacts along US 50
Guide Potential Transit Improvements to Serve the Neighborhood Business Districts

8. Ohio 32 + US 50 Wooster – Newtown, Anderson + Columbia Townships, Terrace Park:

Encourage Infill Industry, Office and Recreational in the Ancor Newtown East Area
Encourage Infill Housing and Neighborhood Retail in the Columbia Township Area
Enhance the Columbia Township Neighborhood District with Streetscape + Medians
Revitalize Newtown Neighborhood Business District
Encourage Infill Housing in Columbia Township, Newtown and Anderson Township
Provide Better Flood Protection for Newtown
Provide Better Service Access to Ancor Area
Guide Potential Transit Improvements to Serve Neighborhoods and Growth Areas
Protect Hillsides and Little Miami River Flood Plain
Protect Parklands, Scenic Resources and Cultural Resources

9. Ohio 32 Eastgate – Union Township:

Create an Attractive Mixed Use Pedestrian Friendly Town Center at Eastgate
Consider Pedestrian-Friendly Mixed Use Center at Clough and Gleneste-Withamsville
Improve Service Access to Land Surrounding I-275 – 32 Interchange
Revitalize Neighborhood Center in Mt. Carmel
Enhance the Clough Crossings Area to be More Pedestrian Friendly
Guide Potential Transit Improvements to Serve Neighborhoods and Growth Areas

10. Ohio 32 East – Batavia Township:

Create a Mixed Use Office and Industrial Center near the Airport and Bach-Buxton
Create a Mixed Use Office and Residential Center near the Airport and Olive-Branch
Improve Service Access to Land Surrounding Ohio 32
Protect Natural and Cultural Resources
Protect Scenic Resources
Moderate Storm Water Runoff

11. Ohio 28 - Milford – Miami Township:

Revitalize Milford Old 28 Commercial Corridor near I-275
Revitalize Miami Township 28 Commercial Corridor and Town Center East of I-275
Redevelop along US 50 and Ohio 28 in Milford with Pedestrian Friendly Design
Guide New South Milford Development with Environmental Design
Protect Natural and Cultural Resources
Protect Scenic Resources

12. US 50 - Tech 50 Area – Miami Township:

Develop the 50 Corridor from Milford to Perintown with a Mix of Office and Industrial
Develop the Perintown Area with Mixed Uses and Pedestrian Friendly Design
Protect Natural and Cultural Resources
Protect Scenic Resources
Guide Potential Transit to Serve Neighborhoods and Growth Areas