LOWER PRICE HILL
HEALTH & SAFETY ACTION PLAN

Provided by
COALITION FOR A DRUG-FREE LOWER PRICE HILL
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I. INTRODUCTION
The Lower Price Hill Health & Safety Action Plan is a strategic plan for Lower Price Hill (LPH) that focuses on community safety, leadership and neighborhood change. The Plan was motivated by a desire on the part of the Coalition for a Drug-Free Lower Price Hill, Lower Price Hill Major Cities Initiative, Lower Price Hill Community Council and area residents to be engaged in the many changes taking place in their neighborhood and be effectively involved in ways to shape the future of their neighborhood. The Plan was developed by the Community Council and area residents with support from the Community Building Institute. It is focused on housing, community institutions and quality of life issues in Lower Price Hill. The Lower Price Hill Urban Design Plan, adopted by the City in 2003 is designed principally to guide redevelopment efforts in the industrial and commercial part of the neighborhood.

The Plan is a resource guide for community leaders, volunteers, activists, and stakeholders. It is designed to improve the understanding of the community about the many plans and project development activities currently underway in the neighborhood. Neighborhood residents want to have an informed perspective on their community’s social assets and resources in order to productively influence their future. Currently there are many potential changes facing LPH. Future success for residents will depend on the community’s vision for the future and also an understanding of the many other stakeholders working in the neighborhood and their plans and how they integrate.

Lower Price Hill is a neighborhood where there has always been a mix of housing and industrial uses. The relationship of those uses has been one of the central issues in this planning process. As the MetroWest project undertakes the significant clean up and redevelopment of a significant central part of the neighborhood for new industrial uses and the debate over use of the riverfront goes on neighborhood residents wants to ensure the long-term viability of the affordable residential part of the neighborhood as a good place to live.

The neighborhood sits two miles west of downtown with its southern border at the Ohio River and its western border lying along the prominent hillside leading up to East Price Hill. These three features alone afford the neighborhood an array of assets including, unique viewshed opportunities, riverfront greenspace and recreational uses, and a quick commute to downtown Cincinnati. (Lower Price Hill could be one of Cincinnati’s most bike-friendly neighborhoods). Another appealing aspect of the neighborhood is its affordable housing.

LPH also has its challenges, it is one of Cincinnati’s poorest neighborhoods with a median household income over $15,000 less than the City median income and a population loss of close to 1,000 people between 1980 and 2000 resulting in a current vacancy rate of 20%. In 2000 the owner occupancy rate was under 17%.
As of 2000 Lower Price Hill’s racial makeup was 80% White and 11% African American. Many LPH residents have Appalachian roots and have families who have lived in the neighborhood for generations. Residents are concerned about the recent rise in drug-related activity in the neighborhood; Drug-related crimes have wreaked havoc on the neighborhood. In 2006 LPH had 101 drug-related crimes, the majority of which were located in the heart of the neighborhood and in the business district.

II. GOALS & OBJECTIVES

The process of determining the neighborhoods goals and objectives began at a community council meeting where residents were asked to state what they believed were the priorities for the neighborhood. In three subsequent meetings the community discussed and further refined the following goals:

1. **Create Safe, Secure and High Quality Residential Environments.**
   a) Increase police surveillance and city and resident cooperation with LPH Citizens on Patrol.
   b) Work with tenants and home-owners to report crime and develop community-based solutions to the drug problem, along with the Police and property owners.
   c) Provide housing renovation incentives to current and new owner-occupants.
   d) Encourage the revitalization of existing housing stock and preserve housing affordability for current residents.

2. **Create & Support Community Uses and Spaces That Benefit Residents.**
   a) Support Oyler’s redevelopment through compatible land use changes and greenspace & recreational connections.
   b) Support efforts to sustain and revitalize the St. Michaels’ facilities as a community center and meeting space including the existing social service housed at the Center.

3. **Ensure the Positive Impact of New & Existing LPH Businesses on the Residential Community.**
   a) Ensure that employment at new businesses in MetroWest includes jobs for LPH residents.
   b) Ensure that industrial and commercial uses do not have a negative impact on residential uses.
   c) Closely monitor environmental compliance for new and existing businesses.
   d) MetroWest should include clean “environment and community friendly” uses.
III. LAND USE OPPORTUNITIES & ISSUES

EXISTING CONDITIONS ANALYSIS
The heart of Lower Price Hill, located between 8th St to the North and River Rd. to the South, is laid out in a tight neighborhood grid with many historic, street-front brownstones and a centrally-located neighborhood business district. The area has a good housing stock of mostly adequate to well-maintained buildings. This part of the neighborhood consists primarily of dense mixed-use, two-family and single-family homes to the west and industrial uses in the eastern part of the neighborhood. Oyler School is between most of the industrial uses and residential uses. The school playground, a pool, and St. Michael’s Community Center are also located in the heart of the neighborhood which form a great core of community uses in the center of the residential part of the neighborhood. The locations of industrial uses across from the school and community center have caused concerns about environmental safety and quality of life for the children in the school and residents in general. The land use map that follows illustrates current land use in LPH.

The terrain of neighborhood consists of flat grid pattern of streets on the east side of State St. and heavily sloped angular streets to the west of State St. From the center of LPH there are three flat access points heading west to downtown Cincinnati: River Road, 8th St, and Gest St. Repairs and partial reconstruction is slated to begin on 8th Street in 2007 and the Wald Vogel Viaduct /River Rd. will undergo reconstruction in 2010.

The feel of the central part of the neighborhood is that the outer edge streets (Pardee & Hatmaker to the North, and St. Michaels in particular to the South) are the safer streets with Storrs St. east of Neaves St and Neaves between Storrs and Stabler
feeling more unsafe to residents. In fact, Neaves and Storrs along with Hatmaker, State (between Hatmaker & St. Michaels), and Maryland are listed by Cincinnati Police as high crime areas and the core of the neighborhood (Maryland Ave to the West, Burns to the East, 8th St to the North, River Rd to the South) is listed by the City of Cincinnati Police statistics as one of the city’s top crime hotspots.

**Business District.**
The Lower Price Hill Business District, located on State St. between Gest and St Michaels, has a good building stock with potential for Historic District status. Although currently under used, the district’s pedestrian-friendly, dense layout offer a strong foundation to build on. Currently the business district is lacking in community necessities such as restaurants, but there are a few colorful and inviting Hispanic businesses popping up between Gest & 8th St. that could emerge into a potential Hispanic District. Although the entire business district is zoned commercial very little of it is used for commercial purposes. About half the neighborhood business district is in the crime hot spot and there are two liquor licenses in the business district.

**Upper LPH.**
The area North of Gest St. on State St. is primarily residential with pockets of very nice housing, very bad housing, littered parcels, and hillside nodes with excellent viewsheds. As a result of random, well-maintained homes it is apparent that there are people who realize the benefits of homeownership in this area. This is particularly noticeable just south of Saratoga St. State St, in general, has adequate building conditions with homes built on lots between 2,000 and 4,000 square feet but is in need of street cleanup, litter and debris cleanup & control, and streetscape repair. The northern-most section of State St. consists of a confusing range of uses including residential, industrial, commercial, office, and institutional all within a quarter of a mile. In this area there are several large, unkept lots, some with huge storage containers between homes.

On the hillside, Bowmann Ave. has potential for nice, secluded homes w/ excellent viewsheds. A little further south between State St. & Wilder, although less secluded, there are many well-kept homes. Here there is heavy industrial next to residential uses on State St. north of Gest for almost a half-mile.

**The Riverfront.**
Lower Price Hill’s riverfront is mostly unused except for a few acres that are operated by Hilltop Concrete. The riverfront is cut off from the rest of LPH by River Rd and railroad tracks which together create a foreboding obstacle for future pedestrian use. River Rd. and the Wald Vogel Viaduct are slated for reconstruction in 2010 which will include a pedestrian-friendly street design and the re-routing of railroad tracks. This will open the possibility of reconnecting the neighborhood to the riverfront. The riverfront is currently zoned for manufacturing and commercial purposes.
PROPOSED LAND USE CHANGES

Burns St. Corridor.
The most striking anomaly in LPH’s land use can be found on the Burns St. corridor amid the Oyler Community Learning Center (a K-8 school) and adjacent residential community. Burns St. runs 1,000 feet between Oyler and River Rd. On the east side of the road are educational, institutional and residential uses while on the west side of the road are heavy industrial uses. These uses next to one another have created concerns for the health of children and adults in the neighborhood. This is one of the more significant land use incompatibility issues in the neighborhood while industrial and residential uses are in close proximity all over the neighborhood. It is Oyler’s proximity to industrial uses that elevates the concern. There are residents who work at Bodycote and other industries in the neighborhood who support these job locations.

Incidents such as the Queen City Barrel fire focus attention on the need to create a buffer between people and industry and ensure environmental compliance among industrial users; it is essential to establish a buffer to mitigate the impact of manufacturing on community spaces. As the MetroWest project moves forward and Oyler and St. Michael’s are renovated for community use an appropriate buffer between these new projects along Burns will be critical.

Because of the long-term use incompatibility and the need to ensure the health and safety of children at Oyler and St. Michaels the community is supportive of efforts to discuss the possibility of relocating Bodycote to another location within LPH. If Bodycote were to be relocated the appropriate land use for the old Bodycote site would be Institutional, Greenspace /Recreational and /or Residential.

State St. North.
There are several issues facing the area on State St north of West Eighth. First, the quarter mile stretch of State St. north of Saratoga St. should be changed to eliminate non-residential uses and to encourage the infill of vacant land with community-oriented uses. Exclusive Residential and mixed Commercial /Residential uses would help remediate the incongruent transition between this area north of Saratoga St and the revitalized, residential area just south of Saratoga St.

Secondly, the 500 ft. section of State St. between Gest St. and Wilder Av. has land use compatibility issues. Although this is not as significant as the Burns St. corridor, the two are similar in that there are residential and community spaces directly adjacent to industrial uses. This small section of State St. contains residential uses on the west side of the street, the business district directly to the south and heavy industrial uses on the east side of the street. The southern edge of this node, at the crossroads of Gest and State is a gateway into the community and into the business district. Uses in this node need to mitigate negative impacts on residential and community space and compliment the business district and enhance the gateway.
LOWER PRICE HILL
Proposed Land Use

LEGEND
- Single Family
- Single, Two & Multi-family
- Mixed Use - Residential & Commercial
- Mixed Use - Commercial & Office
- Mixed Use - Planned Unit Development: MetroWest
- Community Institutions
- Public Utilities
- Parks & Recreation
- Public/Semi Public
- Business District
- Light Industrial
- Heavy Industrial

Gateways
Railroads
Neighborhood Boundary

Geographic data courtesy of CAGIS
**The Riverfront.**
Currently the 50 plus acres of riverfront property that defines LPH’s southern border serves no purpose for the community. This area is zoned for manufacturing and commercial uses and is used by Hilltop Concrete. Hilltop is selling the property and a debate has begun over the site’s highest and best use. The planning commission and West Side community councils from Lower Price Hill, Price Hill, East Price Hill and Sedamsville oppose continued use of the site for manufacturing purposes and support recreational uses instead.

This Plan calls for the riverfront to be used for recreational purposes. This transformation will help to establish LPH’s riverfront property as an asset to the community by laying the groundwork for neighborhood and citywide recreational facilities.

**PROPOSED ZONING CHANGES**
Over 80% of Lower Price Hill has industrial land use and it is this aspect of LPH that defines the community. Lower Price Hill is a working class community. Yet a driving force behind this document is to bring attention back the health and safety of the residential part of the community so that people and industry can exist and thrive together.

The proposed zoning map below is built on community input as to how to achieve necessary changes to improve quality of life for residential areas of the neighborhood. All changes are consistent with the opportunities and issues discussed in this document.

**FUTURE PROJECT DEVELOPMENT**
Lower Price Hill is currently faced with many proposed changes that could impact the neighborhood with the next 5 years and change the neighborhood for decades to come. These changes offer many new opportunities. To ensure the best possible outcome from these projects on the neighborhood LPH community leaders will need to be informed and prepared to engage the planning process of each project.

Below is a list of major proposals that will affect the neighborhood. The Resource Guide in Section VII offers more information including contacts for each project:

1. **Oyler Renovation.**
The renovation of Oyler Community Learning Center is great for the neighborhood and there is currently support and interest from potential partners such as the Urban Appalachian Council, the Lower Price Hill Community School, the Boys and Girls Club, the Cincinnati Recreation Commission, a health clinic and Family Services. The School is transitioning to a K-12 school which is designed to keep local students in school till graduation and is already showing great signs of success. The renovation and expansion will ensure that the school stays open and an asset to the community for years to come.
LOWER PRICE HILL
Recommended
Zoning Changes

LEGEND

- Neighborhood Boundary
- Areas w/ Proposed Zoning Changes
- Planned Unit Development MetroWest
- Railroads
- Zoning
  - SF-20
  - SF-10
  - SF-6
  - SF-4
  - SF 2
  - RMX
  - RM-2.0
  - RM-1.2
  - RM-0.7
  - OL
  - OG
  - CN-P
  - CN-M
  - CC-P
  - CC-M
  - CC-A
  - CG-A
  - DD
  - ML
  - MG
  - ME
  - RF-R
  - RF-C
  - RF-M
  - IR
  - PD

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2. 8th St Viaduct.
The Cincinnati Department of Transportation has been approved to begin repairs and partial reconstruction of 8th St as early as Spring 2008. This project will ultimately benefit LPH but issues regarding circulation during construction will have to be monitored and the community will need to work with the City to mitigate any negative impacts.

3. Wald Vogel Viaduct.
The Cincinnati Department of Transportation will begin reconstruction of the Wald Vogel Viaduct and River Rd in 2010. This too will provide benefits to the community including better circulation and pedestrian-friendly walk and bike-ways. The reconstruction also makes the idea of transforming the riverfront into a recreational use much more realistic.
4. **St. Michaels.**
St. Michaels currently provides the neighborhood with necessary services such as community meeting space, a community school, day care and pre-school, transitional housing and other neighborhood services. The community services at St. Michaels are important to residents and should be maintained for the future. As the Archdiocese of Cincinnati makes the site available the planning and ultimate renovation should be conducted in conjunction with the Oyler renovation and expansion. The possibility of shared open space, parking and programming relationships will make both facilities stronger.

5. **Riverfront /Hilltop Site.**
At present the riverfront is a hot topic creating much debate between the City and Price Hill residents. The riverfront is now at the forefront as a potential greenspace opportunity for LPH and the neighborhood needs to be actively involved in the debate to ensure that their needs and vision for the future are considered.

Aerial view of LPH’s riverfront and current state.
6. MetroWest.
The MetroWest project is a significant opportunity for new jobs in the LPH area. It is also cause for concern in a neighborhood that has endured the environmental and land use impacts of industrial uses that were not always good neighbors in the past. The LPH 2003 Urban Design Plan is the guide for redevelopment of the site and while the community is generally supportive of the plan residents want to make sure that they have more input into the implementation of the project than they did during planning. This Plan outlines specific recommendations the community has with regard to MetroWest implementation including monitoring environmental compliance and ensuring that jobs are available to LPH residents.

7. Incline District /City Lights.
The City Lights Development Company announced its Incline District project in East Price Hill, which overlooks the LPH’s riverfront. The Incline District promises river view townhouses, retail and restaurants around Queen’s Tower and bike paths to downtown which would have to run through LPH and connect the project to LPH.
IV. RECOMMENDATIONS AND ACTION STRATEGIES

1. ENHANCED COMMUNITY ENGAGEMENT

Lower Price Hill is in the middle of significant community change, some of it motivated by community residents, much of it motivated by outside stakeholders. In order for the community to be effectively engaged in this change the Community Council and other resident organizations will need to be working together and productively. A strong resident voice is critical to the many projects that are coming if the neighborhood is to remain a place for long-time residents to feel at home.

The incivilities and frustration expressed at community meetings, while understandable, makes getting input and making decisions difficult. It also makes working with outside stakeholders like the City, Model Management, Cincinnati Public Schools, and other business and property owners difficult. While residents may not always agree with outside stakeholders, they need to work with them to improve outcomes for residents and to get the support and attention they deserve.

Community Council.
The Lower Price Hill Community Council should be the primary community voice in the neighborhood and residents and outside stakeholders should feel that they can come to Community council to discuss neighborhood change in a positive environment. The meeting environment at community council needs to change to make that happen. Officers should be appropriately elected and then they should run meetings where people feel respected and heard. Rules of Procedure should be established by the community to facilitate this change. The neighborhood must express a commitment to building respect between people of different backgrounds in order to achieve a productive level of openness in regard to the engagement of multiple community sectors in addressing community issues.

Community Council Work Program.
1. Create a work program based upon the goals and objectives stated here.
2. Delegate individual responsibilities to community leaders based upon the work program.
3. Initiate a campaign to recruit volunteers to assist with the work program.
4. Align with other community development and civic groups to share leadership for effecting desired changes; Urban Appalachian Council, Santa Maria Community Center, Coalition for a Drug-Free Lower Price Hill, Price Hill Will, Hillside Trust, East Price Hill, Oyler School, Boys and Girls Club, etc.

Community Organizing.
Lower Price Hill residents must organize to bring new and sometimes long-time residents back to the table. The neighborhood is faced with paramount changes, many of which will occur in the next five years. If the residents want to be heard on these issues there will have to be a group of citizens who are acting with the community’s support and a forum for stakeholders to speak and be heard.
2. CREATE SAFE SECURE HIGH QUALITY HOUSING.
This Plan and the following recommendations are focused primarily on the residential environment in LPH. The people who live in LPH, like people in most neighborhoods, want high-quality, affordable housing and a safe positive environment to live in. They want to know their children are safe and their families have a good, healthy, quality of life. The following recommendations are designed to accomplish this objective:

Reduce Crime In Lower Price Hill.
Many residents are concerned about the accelerated rate of crime in LPH. There have been many complaints from citizens and community leaders about the lack police activity and involvement in Lower Price Hill. Crime hotspots are no mystery to the people who live around them and there have been corroborating accounts of exact locations where repeated criminal activity occurs. LPH leaders must actively and diligently work with the police to counter drug-related crime in the neighborhood.

LPH is a small neighborhood that could quickly benefit from the combined effort of targeted Police and CPOP community surveillance. Strategic monitoring via an organized front should be established as part of the drug free coalition work. Communication mechanisms such as 24 hour direct-line access to officers on duty could be established that not only target crime hotspots but give police specific areas to concentrate on. LPH Citizens On Patrol should work toward establishing better ways to locate police at all times and possibly install video cameras in high crime areas. The work of residents in the Coalition for a Drugfree LPH and the Major Cities Initiative are working with youth in the neighborhood and on improved police/community relations. Their work should be supported and enhanced by more volunteers.

The City’s Department of Building & Inspections currently has a program in place called Focused City Services (see Resource Guide) and East Price Hill is one of three neighborhood included in the program. As the program expands to more neighborhoods the Community Council should suggest LPH for inclusion.
Work With Model Management And A Tenant Association To Reduce Crime In Rental Properties.
Safe, secure housing is a fundamental characteristic of any healthy neighborhood and property managers and owners have a responsibility to the neighborhood to ensure that their property is not a detriment to the community. LPH’s drug-related crimes occur mostly in the center of the neighborhood in the 4 or 5 blocks identified in the adjacent map. Research needs to be done on the properties in this crime hot spot to determine strategies that will aid property owners in the removal of criminal activity inside and outside of their building. There is currently a Tenant Association that is meeting to discuss these issues with Model Management. The group is off to a good start, but needs to work to expand its participation. The more tenants who participate the better the outcomes will be.

Rezone And Buffer Burns St Corridor.
The neighborhood should work toward the resolution of incompatible land uses in the two areas that have industrial uses directly adjacent to residential and community uses, Burns St and State St North of Gest are highlighted on the Proposed Zoning Map (p.10).

Create Loan Program In Conjunction With Price Hill Housing Center For Current Home Owners.
Lower Price Hill has a good housing stock with a very low owner-occupancy rate. A loan program and first time home buyer package should be established to help increase LPH’s owner-occupancy rate and assist in revitalization efforts through financial assistance to LPH residents and current home-owners. (see Resource Guide and Price Hill Will Housing Center for City Housing Programs).

Market Neighborhood To New Owner-occupants.
Another avenue for dealing with LPH’s poor owner-occupancy rate and revitalization efforts is to develop a marketing strategy focused on the neighborhood’s historic housing stock, proximity to downtown and excellent view-sheds. A simple marketing campaign targeted toward people outside of the neighborhood, possibly those who work downtown, could help raise awareness of the benefits of living in the neighborhood.
3. SUPPORT COMMUNITY USES AND SPACES THAT BENEFIT RESIDENTS

Create Greenspace & Recreational Uses.
The neighborhood needs to create and better connect greenspaces and recreational uses in the community and expand the greenspace and recreational uses associated with Oyler and St. Michael’s. There are currently two options available to accomplish this goal: the Riverfront and the existing park at the Mill Creek Dam. Both of these spaces should be developed into useful community space along with the development of an attractive greenspace buffer along the Burns St. Corridor.

Support the relocation of Bodycote within the Neighborhood.
Work with the City and other stakeholders to determine whether it is possible and desirable to relocate Bodycote in LPH. Bodycote currently operates on 3.5 acres of land and could be relocated on that same amount of land elsewhere in the neighborhood away from residential and institutional uses (See map P.18). As indicated in this Plan, the neighborhood understands and appreciates Bodycote as an employer, but has concerns about its impact on the students and residents who live and attend school so close to the use.

Oyler and St. Michaels Community Institutions.
The community should work with the Oyler LSDMC and Planning Team to create, operate and support the Oyler Community Learning Center. Likewise, the community should work with the St. Michael’s reuse team to ensure partners and users that serve the community. These are the two most important community institutions in Lower Price Hill and their continued presence is in large part what makes this neighborhood work. The prospect of both facilities being renovated and expanded will solidify the residential character of this part of the community.

As planning for renovations continue the sharing of facilities and programming will be encouraged by the neighborhood. Parking, playgrounds and landscaping along with any recreational facilities would all improve this cluster of community uses. Partnerships between the Boys and Girls Club and other partners will enhance the cluster as well.

Good communication with the Community Council both for planning and long term operation will be critical to ensure that residents needs are always incorporated into the facilities.

The neighborhood has expressed it’s interest in incorporating the current Cincinnati Recreation Commission Pool into any further planning for the site. Residents feel it’s important for the children in the neighborhood to have the opportunity to learn how to swim. Any long term changes to the CRC facility needs to incorporate the opportunity for LPH children to learn to swim.
Potential expansion of proposed MetroWest boundary and new Bodycote location.
Health.
The community wants to maintain industrial uses and a job base in the neighborhood. But they also want to make sure that industrial users do not negatively impact the quality of life in the neighborhood with pollution, noise, and poor property upkeep, outdoor storage and other typical problems between industrial and residential users.

The Community Council needs to develop a relationship with the Hamilton County Health Department, the Environmental Protection Agency, and the City of Cincinnati’s environmental management group to understand the responsibilities of businesses with respect to compliance with existing regulations. The community needs to develop clear processes for monitoring activity and reporting problems.

Address Land Use Compatibility.
The neighborhood should work with the City to implement four zoning changes:

1) Burns St. Corridor
2) Lower State St. just North of Gest
3) The Riverfront
4) Upper State St.

These areas have been identified above and on the map below as being the places where there are the greatest incompatibility issues between residential and industrial users. None of these re-zonings are intended to remove industrial uses from the neighborhood. They are intended to more clearly establish the residential areas. They will also establish expectations between residential and industrial neighbors in terms of property maintenance and outdoor operations.
4. ECONOMIC DEVELOPMENT

MetroWest.
Recently a three million dollar Clean Ohio Revitalization Fund Grant was awarded to the City for environmental cleanup of the Queen City Barrel site. This is a necessary first step toward the development of MetroWest. The MetroWest project will be a great asset for the community with LPH community involvement. LPH residential-based strategies including an Enterprise Zone at MetroWest and development based upon Clean Ohio Fund guidelines (see Resource Guide) should be considered so that the residential community gains maximum impact from the new development. Again, residents will press for environmental compliance and jobs for local residents.

The Lower Price Hill/Oyler Internship.
The Community Council would like to work with Oyler and businesses in the new MetroWest project to create internships for area high school students at new businesses. The opportunity for local students to be exposed to area businesses and employment and career choices would be great for local youth. Creating a pipeline of local, well-trained employees would also be of benefit to area businesses.

V. CONCLUSION
The residents of Lower Price Hill want their voices to be heard and are frustrated by the lack of attention the residential community has received. The neighborhood has goals it would like to accomplish through the vision of a better environment. LPH residents are now faced with many immediate changes to the neighborhood that will take place with or without their input. Now is the time for residents, stakeholders and community leaders to stand as a community and begin working together. LPH’s human capital is plentiful and must become organized and focused on the pursuit of neighborhood goals if the neighborhood is to continue to feel like home to its current residents. Creating a community where residents and stakeholders all feel respected and included will be critical to maintaining this proud neighborhood with deep roots as a place existing and new residents, institutions and businesses want to call home.
VI. RESOURCE GUIDE

Projects
1. Oyler Renovation (currently underway) / Boys & Girls Club plans
   - Katherin Keough Jurs, City Planning 513.352.4859
   - Rosa Blackwell, CPS
   - Principle Craig Hockenberry
   - Darlene Kamine CPS Engagement facilitator

2. 8th St Viaduct Project
   Richard Szekeresch, Department of Traffic & Engineering
   513.352.3419

3. Wald Vogel Viaduct Project.
   Richard Szekeresch, Department of Traffic & Engineering
   513.352.3419

4. St. Michaels
   - Price Hill Will c/o Ken Smith ken@pricehillwill.org
   - Michael Maloney

5. Riverfront / Hilltop Concrete / Queen City Barge Site.
   - Hilltop Concrete c/o Kevin Sheehan, Executive Vice President, Hilltop Resources, 1 W. Fourth Street.

6. MetroWest.
   - Adrian Cowden, Department of Planning 513.352.4848
   - Sam Stephens, Department of Engineering 513.352.6251

7. Incline District / City Lights.
   - John Cranley / City Lights
   - Chris Monzel
   - The Hillside Trust: Protection plan for the city’s views <hillsidetrust@fuse.net>

8. Focused City Services, Department of Building Inspections
   Ron Thomas 513-352-3267
Websites
1. Roberts Rules of Order
   http://www.robertsrules.org/

2. City Housing Programs.
   http://www.cincinnati-oh.gov/cdap/pages/-3497-/

3. Homeownership Center of Greater Cincinnati
   http://www.hometoday.cc/

4. People Working Cooperatively
   http://www.pwchomerepairs.org/

5. Cincinnati Police Crime Reports

6. City Minutes
   -Industrial Zoning changes
   [State St. recommendation to change M2 (Heavy Industrial) zoning to mixed use commercial & residential for health and safety of the neighborhood. (Note: City concern about health on State St but NOT on Burns?)].

7. Riverfront /Queensgate Barge Terminal Site
   -City recommends against using site for a park
   -Monzel recommends using site for a park
   -Queensgate: Monzel, Cranley, Bortz against Queensgate Barge Terminal.

8. Focused City Services


10. Clean Ohio Revitalization Fund <http://www.odod.state.oh.us/ud>

11. Santa Maria < http://www.santamaria-cincy.org/>
Prominent Zoning Codes and Definitions for Lower Price Hill.

SF-4 Single Family homes built upon a 4,000 square foot lot.
SF-2 Single-Family Homes built upon a 2,000 square foot lot.
RM 1.2 Multi-family structures built upon a 1,200 square foot lot.
CC-M Commercial Community: Pedestrian & Automobile Oriented (2nd least restricted Commercial zone).
MG Manufacturing General. Least restrictive

City of Cincinnati Zoning Codes
http://www.municode.com/resources/gateway.asp?pid=19996&sid=35
(see Sections 1400-1451). or at the office of the Clerk of Council, located in Room 308 of City Hall, phone 513-352-3246