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# NEIGHBORHOODS

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HAMILTON, OHIO  
COMPREHENSIVE PLAN



# NEIGHBORHOODS

## LONG-TERM GOAL:

Preserve and enhance Hamilton’s role as a major regional employment, population, cultural, recreational, and educational center through land development policies that encourage a diverse range of opportunities for housing, jobs, acquisition of goods and services, entertainment, and recreation for people of all ages, races, religious affiliations, national origins and gender.

## INTRODUCTION:

The City of Hamilton seeks to create viable neighborhoods that enhance the health, stability and diversity of residents while encouraging sustainable and quality development. The neighborhood is the basic residential component in the City of Hamilton. Neighborhoods have unique boundaries, histories and demographics. These unique characteristics create different opportunities and challenges not only for the specific neighborhood but also for the City. Though there are dozens of neighborhoods with varying characteristics in Hamilton, all contribute to the City as a whole. Though neighborhoods are identified usually with physical boundaries, typically there are socio-economic reasons for neighborhood formation. These reasons range from economic-based (land cost), industrial-based (company built housing), resource-based (water source), etc.

The Neighborhoods Section of the comprehensive plan is divided into eight sections: Overall Objectives, Redevelopment and Infill, Land Use, Transportation, Mixed use, Housing, Environmental, and Schools and Services. In an effort to meet the goals of the neighborhood plan and coordinate efforts with the region, the Ohio-Kentucky-Indiana Regional Council of Governments (OKI) concepts are utilized to support the objectives. The OKI ideas utilized within the plan are italicized and documented. In order to integrate public concerns and ideas, some recommendations have been taken from the Hamilton Vision 2020 “Steering A Course to the Future” document.

# POLICIES STRATEGIES AND ACTIONS

## Overall Objectives:

### Section 3.1

- A. The Comprehensive Plan serves as a guide for the promotion of high quality and livable built environments that will promote and enhance the City's image by developing and maintaining neighborhoods compatible with the surrounding land use, transportation, and public facilities. Education, economic development, and the environment must complement each other to produce and maintain healthy, viable, and quality neighborhoods.
- B. Promote communication between the City government and neighborhoods. *"Recognize/understand the structure of city government, and to research and identify areas within the City that will affect communication and enhance cooperation between government and citizens."* (Vision 2020, "Steering A Course to the Future" p.35) The City should actively solicit a diverse range of Hamilton citizens, community organizations and business associations to become involved in the future of the City.
- C. Promote and improve the quality of life for Hamilton's citizens through sustainable development, better economic opportunities, enhanced safety, maintenance of a healthy environment and educational opportunities.

# Development, Redevelopment and Infill

Section 3.2

## OBJECTIVES

- A. The City of Hamilton should stabilize and revitalize its older neighborhoods through use of land use strategies such as compatible infill and higher intensity development. *“The housing stock in the region’s older neighborhoods is in need of stabilization and revitalization in order to maintain the communities fiscal strength and protect the property owner’s assets.”* (OKI, Strategic Regional Policy Plan p.60)
- B. Encourage the re-use of underutilized buildings as one development tool that can effectively redevelop existing neighborhoods.
- C. Encourage infill development as an effective re-use of existing infrastructure and services.
- D. Seek to prevent suburban sprawl on the periphery of the City and focus efforts on urban redevelopment to stabilize the City’s overall tax base. *“It is proving to be false that the idea that added tax base received from new development will more than make up for the public facilities and services new development will require.”* (OKI, Strategic Regional Policy Plan p.100)
- E. The City of Hamilton and the School District should coordinate on identifying and designating future land uses to the vacant school facilities that are conducive to the stability of the neighborhood where they are located.

## STRATEGIES

In order to meet the objectives outlined in the Comprehensive Plan’s Neighborhoods Section, the following strategies should be pursued by the City of Hamilton:

- By implementing infill development in existing neighborhoods, vacant, challenged, or economically obsolete structures could be improved or replaced. Specific neighborhoods should be identified for where infill development would be most beneficial. An increase in

property values could be obtained through the improvement and replacement of existing structures within a neighborhood. The City should support infill/redevelopment in order to reduce the costs that are incurred from extending infrastructure and public services to outlying peripheral developments. The City of Hamilton should implement a cost benefit analysis program that determines the return on investment for infill/redevelopment projects versus peripheral development. *“Outlying, low-density residential projects and strip malls should pay for the impacts of extra demand on road capacity; and water, sewer and other utility charges, they should reflect the actual cost of delivery to individual locations.”* (OKI, Strategic Regional Policy Plan p.100)

## ACTIONS

- A. The City of Hamilton should encourage higher-intensity infill/redevelopment while ensuring adequate provision of green-space.
- B. Suitable neighborhood infill development and redevelopment opportunities should be encouraged, identified and implemented. This process should help the City of Hamilton maximize its tax revenue more effectively and reduce the likelihood of increased tax burdens on existing residents. Selected existing older neighborhoods east and west of the Great Miami River should be explored to accommodate appropriate infill development.
- C. The City of Hamilton and the School District should ensure that the future land uses of any vacant school facilities or sites are conducive to the stability of the neighborhood where they are located.

# Land Use

## Section 3.3

### OBJECTIVES

- A. In order to create sustainable neighborhoods, the City should encourage land use patterns that promote efficient and well-planned neighborhoods. Neighborhoods that are well planned include necessary public facilities, the provision for alternative means of transportation, accommodations for a variety of quality housing types and should exhibit a sense of identity.
- B. Plan sustainable neighborhoods from a regional and community perspective in order to promote effective land use. *“Regional cooperation is a necessary and effective tool for communities to achieve development objectives while conserving open space and natural resources.”* (OKI, Strategic Regional Policy Plan p.94) Utilizing a community perspective land use planning should *“address the concept of land as a limited resource with many different types of community values.”* (OKI, Strategic Regional Policy Plan p.94)
- C. Use neighborhood land use planning to provide citizens with the tools necessary to actively participate in creating a sustainable neighborhood environment and lifestyle. Neighborhood Planning should reflect development tools that are most valued by citizens of the City of Hamilton. *“Public Participation Process is a necessary foundation to support the legitimacy of any local government comprehensive plan.”* (OKI, Strategic Regional Policy Plan p.95)
- D. Focus on maximizing land use in existing neighborhoods in order to be more cost effective than development in peripheral areas. *“Owners, real estate buyers and developers need encouragement and incentives to invest in brownfields, and to reuse existing buildings, land, and infrastructure. Reusing existing buildings, land and infrastructure helps protect quality of life and preserve open space.”* (OKI, Strategic Regional Policy Plan p. 106)

### STRATEGIES

In order to meet the objectives outlined in the Comprehensive Plan’s Neighborhoods Section, the following strategies should be pursued by the City of Hamilton:

- Neighborhood land use planning should seek to create sustainable neighborhoods and communities. High priority should be placed on efforts to promote sustainability. Neighborhood planning should help residents and stakeholders in all neighborhoods identify and implement the means to maximize or strengthen opportunities and minimize or mitigate threats. Providing a Neighborhood Planning Toolbox that describes and documents public and private resources and programs available to each neighborhood would support its efforts and increase communication.



Examples of Well Designed Neighborhoods

## **ACTIONS**

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- A. Review land uses within the neighborhoods of Hamilton and determine what changes will improve the visual appeal of the community. Improvements should be directed toward creating a visually cohesive and attractive community that is consistent with good planning, design and environmental policy.
- B. Create a framework for residents to develop Neighborhood Land Use Plans through the local neighborhood organizational structure.
- C. Ensure that neighborhood land use planning activities will mitigate challenges and strengthen stakeholder input. Once the appropriate stakeholders are defined, the neighborhood land use planning needs can be outlined. *“A cooperative effort will require the active participation of local governments, economic development organizations, businesses and other stakeholders.”* (OKI, Strategic Regional Policy Plan p.18).
- D. In creating these Neighborhood Land Use Plans, the community’s specific character and conditions should be recognized. Each plan should be developed with an awareness of the history, built character and unique identity of the neighborhood.
- E. The City should “guide growth and development in ways that maximize efficiency and produce and distribute public services that people desire and need without wasting resources (financial, land, environmental, social cultural, etc.)” (Vision 2020 Smart Growth Sustainable Hamilton! Plan p.6)
- F. The City should develop a Neighborhood Planning Toolbox that incorporates concepts and ideas that help facilitate quality neighborhoods.
- G. The City should evaluate the potential economic benefits of developing a neighborhood district map.

# Transportation

## Section 3.4

### OBJECTIVES

- A. Recognize the impact of transportation changes to neighborhoods. *“Transportation improvements will continue to affect land development, and travel patterns and opportunities.”* (OKI, Strategic Regional Policy Plan p.19).
- B. Enhance the quality of life for residents by creating multiple transportation options such as walkable neighborhoods that may facilitate better health. *“Transportation is also important to the region’s quality of life.”* (OKI, Strategic Regional Policy Plan p.19)
- C. Promote multimodal transportation systems in order to more efficiently link neighborhoods to their surrounding environment. The City should promote alternative transportation modes for all Hamilton’s citizens.

### STRATEGIES

In order to meet the objectives outlined in the Comprehensive Plan’s Neighborhoods Section, the following strategies should be pursued by the City of Hamilton:

- To ensure quality of life and implement proactive planning for neighborhood transportation systems, the City should prepare plans in accordance with the regional guidelines. *“By being consistent with the regional transportation plan, counties can have access to many funding sources for implementation of their local plan.”* (OKI, Regional Strategic Policy Plan p.22)
- Multi-modal systems and alternatives to the automobile should be promoted within the region to better link neighborhoods and improve the quality of life. Promote the increased mobility of citizens by providing greater access to alternative modes of travel, including bus, bicycle and walking via use of an integrated network of sidewalks, pedestrian ways and bike trails/lanes. Efforts to improve efficient regional and local public transit would increase mobility for all. *“Limited public transit is an obstacle to accessibility and mobility for the region’s citizens, especially the transportation disadvantaged, which includes the elderly, disabled, low income, minority populations and other zero-car households.”* (OKI, Regional Strategic Policy Plan p.23). *“The increasing number of people using single occupancy vehicles affects air quality, congestion, and productivity.”* (Vision 2020, “Steering A Course to the Future” p.21).

- Priority needs to be placed on overcoming the obstacles to providing public transit. To better understand congestion problems, which are often due to a lack of public transit or overuse of personal automobiles, models and other resources should be utilized. If the transportation network does not allow for sufficient mobility and a better quality of life Hamilton’s neighborhoods could suffer. “People will look elsewhere to live and work... the standard of living will decrease.” (Vision 2020, “Steering A Course to the Future” p.21).



Examples of Alternative Transportation

## ACTIONS

- A. The City of Hamilton should determine the most important quality of life factors in creating sustainable neighborhoods and consider those factors in the transportation planning process.
- B. The City of Hamilton should recommend the implementation of multi-modal systems for transportation. *“Transit development plans will facilitate the design of a system that incorporates multiple modes of transit service, links stations/stops and adjacent land uses, as well as integrates stations/stops into neighborhoods.”* (OKI, Strategic Regional Policy Plan p.25).
- C. The City of Hamilton should investigate the need for a public transportation system that could efficiently address neighborhood transit needs. *“The principle alternative to the single-occupant vehicle in the OKI region is the public bus.”* (OKI, Strategic Regional Policy Plan p.24)
- D. To enable a better quality of life and promote healthy lifestyles provisions for pedestrian and bike traffic should be made. Provide pedestrian walks-bikeways as links to adjacent neighborhoods and attractions, including Downtown and the Riverfront.

# Mixed Use

## Section 3.5

### OBJECTIVES

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- A. Encourage Hamilton’s downtown neighborhoods to return to their former, successful mixed land-use patterns. *“Historically, downtowns had been heterogeneous places offering multiple activities...had a broad mixture of land uses, including retail stores, professional offices, theaters, government offices...”* (OKI, Strategic Regional Policy Plan p.104)
- B. Encourage mixed use and higher intensity development in order to improve the quality of life and community within neighborhoods. *“The Comprehensive Plan should promote efforts to incorporate mixed- use and high-density development into neighborhoods to increase community strength.”* (OKI, Strategic Regional Policy Plan p.64) *“Residents of compact, mixed-use development have shorter trips to grocery and hardware store, healthcare, restaurants, and jobs.”* (OKI, Strategic Regional Policy Plan p.108)
- C. Utilize Neighborhood Planning that will encourage the development of mixed use.
- D. Enable mixed use development within neighborhoods through regulatory changes and innovative strategies.

### STRATEGIES

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In order to meet the objectives outlined in the Comprehensive Plan’s Neighborhoods Section, the following strategies should be pursued by the City of Hamilton:

- *“Neighborhood Planning should work to increase community strength and promote higher density development in appropriate areas. Low-density development leads to a loss of cohesive communities, sense of place, and social capital.”* (OKI, Strategic Regional Policy Plan p.108) Mixed use developments should include a focus on the neighborhoods ability to foster a sense of place. Re-examining policies and programs would increase understanding of how current development within neighborhoods is occurring. *“In effect current policies and programs have unintended consequences on urban and suburban areas because there was not adequate consideration given to their long-term effects.”* (OKI, Strategic Regional Policy Plan p.94) To incorporate mixed use into neighborhoods, the development of neighborhood centers should be promoted. These neighborhood centers could also serve to strengthen the local neighborhood economy.

## **ACTIONS**

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- A. Zoning Code and policy changes should be made to enable mixed-income and high-intensity development within neighborhoods. *“The goals, objectives, and policies of local comprehensive plans will lead to the revision of zoning ordinances to allow mixed-use development, where appropriate.”* (OKI, Strategic Regional Policy Plan p.84) *“Local zoning ordinances will permit mixed-use developments in centers of population and employment that are recommended in local government comprehensive plans.”* (OKI, Strategic Regional Policy Plan p.105)
- B. The City of Hamilton should encourage development of mixed use neighborhoods that will benefit the local economy. *“Proximity of businesses helps maintain a thriving local economy and keep sales tax revenue in the region.”* (OKI, Strategic Regional Policy Plan p.108)
- C. The City should encourage high density mixed use development that will increase tax revenues and use infrastructure more efficiently. *“Many local governments discourage higher density zoning districts and mixed-use development because they believe higher tax-revenues will be generated by single-family units.”* (OKI, Strategic Regional Policy Plan p.109)
- D. The City of Hamilton should create Mixed Use Neighborhood Centers, where appropriate, that are designed to service the immediate surrounding neighborhood and also attract consumers from the city/region to businesses that are unique and small in nature.

# Housing

## Section 3.6

### OBJECTIVES

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- A. Recognize the link between housing and neighborhoods. *“Housing should be seen in the context of a community’s use of land.”* (OKI, Strategic Regional Policy Plan p.61)
- B. Ensure a diverse mix of housing options within neighborhoods. *“Local governments will use the goals, objectives, and policies of their comprehensive plan’s land use element to encourage a range of housing types, densities, and affordabilities within their communities.”* (OKI, Strategic Regional Policy Plan p.61) The City should work to encourage the availability housing of different types, density, tenure, sizes, costs, and locations that accommodate the needs, desires, preferences, and financial capabilities of current and future residents.
- C. Maintain the neighborhood housing stock to benefit the community. *“The housing stock in the region’s older neighborhoods is in need of stabilization and revitalization in order to maintain the community’s fiscal strength and protect the property owner’s assets.”* (OKI, Strategic Regional Policy Plan p.60)

### STRATEGIES

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In order to meet the objectives outlined in the Comprehensive Plan’s Neighborhoods Section, the following strategies should be pursued by the City of Hamilton:

- Efforts to monitor the housing stock for the City should be made through the examination of the condition of housing and the current processes that affect housing stock. Neighborhood conditions affect people’s housing decisions. Attempts should be made to remove the barriers that exist in order to create a diversity of housing opportunities. Diverse housing options should be incorporated together to ensure the economic stability of the City of Hamilton. By examining the existing housing stock and gaining an awareness of the current conditions, educated decisions can be made in regards to its needs. *“It is therefore in the community’s best fiscal interest to monitor the physical condition of its housing stock.”* (OKI, Strategic Regional Policy Plan p.61)



Examples of Mixed Use development

## ACTIONS

- A. The City of Hamilton should use the comprehensive plan as a tool to understand the importance of the role of its housing stock to create and maintain viable neighborhoods. *“Local governments will use the comprehensive plan guidelines developed by OKI to establish a unique set of goals, objectives and policies that are specific to the community’s needs and circumstances, and consider housing in the context...”* (OKI, Strategic Regional Policy Plan p.62)
- B. To keep current and attract new residents, policies that promote stability and safety within neighborhoods should be encouraged. *“Perceptions of safety and school quality influence people’s housing location choices.”* (OKI, Strategic Regional Policy Plan p.67) Ensure safe housing for Hamilton’s citizens of all income levels through a program of inspection and enforcement of City codes.
- C. Funding sources for housing improvement should be sought from a variety of sources and allocated to neighborhoods based upon needs. *“Local governments will pursue public and private funding and technical assistance to improve and maintain the housing stock in their communities, where appropriate.”* (OKI, Strategic Regional Policy Plan p.62)

# Environment

## Section 3.7

### OBJECTIVES

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- A. Pursue all efforts to maintain water quality of city neighborhoods. “Ensure existing quality of aquifer is protected and accessible.” (Vision 2020, “Steering A Course to the Future” p.25)
- B. Pursue all efforts to promote better air quality for the neighborhood residents. *“Increased traffic congestion resulting from suburban growth threatens the region’s ability to maintain clean air standards.”* (OKI, Strategic Regional Policy Plan p.103)
- C. Minimize negative impacts on wildlife and nature within neighborhood development. *“Development that borders natural landscape can displace wildlife and disrupt wildlife corridors.”* (OKI, Strategic Regional Policy Plan p.103)

### STRATEGIES

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In order to meet the objectives outlined in the Comprehensive Plan’s Neighborhoods Section, the following strategies should be pursued by the City of Hamilton:

- Future development and redevelopment projects within the City of Hamilton’s neighborhoods should consider the impacts they will have on air and water quality. *“Every building erected, public utility placed, and every road constructed could potentially have an impact on the individual resources and broader natural systems.”* (OKI, Strategic Regional Policy Plan p.50) The relationship between the extensive use of impervious surfaces within the city’s neighborhoods and groundwater contamination should be recognized.
- Air pollutants from one source can affect a range of neighborhoods. In addressing the problem, multiple neighborhoods, organizations and governments should be involved. *“Air is an example of a resource that crosses political jurisdictions and affects value and costs throughout the region.”* (OKI, Strategic Regional Policy Plan p.54) The direct relationship between air quality and land use should be recognized. The value of wildlife should be addressed within policies and plans. Ensuring an appropriate amount of open space within neighborhoods would help to preserve wildlife and also provide other valuable resources to the neighborhood. Preserve and protect open space and natural environments that provide opportunities for active and passive recreation, visual amenities, as well as for the enhancement of environmental values, including wildlife.

## **ACTIONS**

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- A. Encourage all levels of government to work together to allow for better coordination between those responsible for groundwater resources to ensure a quality water supply for the neighborhoods of Hamilton. *“This fragmented approach is the result of state and federal laws or regulatory mandates.”* (OKI, Strategic Regional Policy Plan p.50)
- B. To control erosion, runoff and groundwater pollution, efforts to incorporate more pervious surfaces in new development and infrastructure in neighborhoods should be made. By providing appropriate greenspace and by using pervious construction materials, development and infrastructure within the City of Hamilton can more effectively address environmental concerns in its neighborhoods. This can be accomplished through different types of incentives and code modifications. Actively promote and regulate erosion and sediment control.
- C. Priority should be given to reducing the number of vehicle miles traveled to reduce transportation emissions by ensuring that neighborhoods are walkable and provide basic services to residents. *“At the same time air quality continues to be impacted by our residential and commercial development patterns and the related increase in vehicle miles traveled.”* (OKI, Strategic Regional Policy Plan p.54).
- D. Incorporate measures to protect wildlife in future neighborhood development plans. *“No local government comprehensive plan reviewed by the OKI identifies and analyzes resources such as wildlife.”* (OKI, Strategic Regional Policy Plan p.53) Apply where appropriate, existing and new zoning regulations with reference to newly developing areas of the City to conserve and protect drainage ways, vegetated fencerows, forested areas, and other natural features that provide wildlife habitat and corridors connecting habitat areas.

# Schools and Services

## Section 3.8

### OBJECTIVES

- A. Promote and recognize the link between schools and neighborhoods. *“Distressed public school districts affect and are affected by the surrounding neighborhoods.”* (OKI, Strategic Regional Policy Plan p.66)
- B. Promote neighborhood stability to improve Hamilton schools. *“Neighborhood stability also helps in maintaining property values, which in turn fund schools.”* (OKI, Strategic Regional Policy Plan p.67)
- C. Emphasize the quality of the school district in order to maintain quality neighborhoods. *“People form opinions about communities using facts, hearsay, and perceptions. They must be provided factual information regarding quality of life issues.”* (Vision 2020, “Steering A Course to the Future” p.28)
- D. Utilize school systems to promote and build a trained workforce within neighborhoods to improve the economy.
- E. Strive to improve the visual appeal of the neighborhood while maintaining effective utility services.
- F. Manage the service needs of neighborhoods and the difficulties involved with funding.
- G. In order to enhance neighborhoods, the City should promote the provision of services beyond utilities and infrastructure, such as recreational and public spaces. This includes providing a variety of public space, recreational facilities and open space amenities suitable for use by all Hamilton citizens. These spaces could serve as community focal points to establish and enhance a sense of place.

### STRATEGIES

In order to meet the objectives outlined in the Comprehensive Plan’s Neighborhoods Section, the following strategies should be pursued by the City of Hamilton:

- Actions that encourage local neighborhood organizations and governments to work together with school districts to improve neighborhoods and increase stability should be taken. *“Local governments and school districts will work together to identify and resolve crime and safety issues that affect surrounding neighborhoods, where appropriate.”* (OKI, Regional Strategic Policy Plan p.67) Priority should be placed on improving perceptions of local school districts. *“When the perception of a school declines, it can set in motion a potentially vicious circle that ultimately affects the entire community.”* (OKI, Strategic Regional Policy Plan p.67) Local school systems should contribute to the neighborhood’s future economic vitality by building an educated workforce.
- The effects of utilities and service infrastructure on the physical landscape should be recognized. Utility systems provide the basic infrastructure of power, communication, and water and sewer services necessary for operation of the community.
- Promoting the establishment of parks and open space within neighborhoods is a means to better serving the citizens of the community.

## ACTIONS

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- A. The City of Hamilton should encourage good communication between stakeholders and schools to better serve the needs of the neighborhood and promote a positive image. *“Local governments will work with their school districts to address the actual and perceived problems associated with their students and the surrounding neighborhoods.”* (OKI, Strategic Regional Policy Plan p.67)
- B. Committees should be formed to assess the conditions of neighborhood schools to reveal their actual state. The information gained from these assessments should be accessible to neighborhood members to prevent misconceptions and also encourage community support for schools. *“Utilize or create a Skills Development Task Force to evaluate our current educational systems and facilities.”* (Vision 2020, “Steering A Course to the Future” p.17)
- C. When feasible, efforts should be made to utilize design and engineering practices that make service provision less noticeable and more attractive within neighborhoods. Some of these techniques include placing power, distribution, and other service lines underground or using trees to minimize the noticeable presence of overhead lines. Various planning and landscape design techniques can serve to reduce these negative impacts on the visual quality of the community.
- D. The City of Hamilton should establish minimum standards for service levels, which would allow for smoother transitions in neighborhoods undergoing development. *“Ensuring that the necessary public facilities and services are in place at the time the impacts of development occur requires a community to establish and maintain measurable level of service indicators.”* (OKI, Strategic Regional Policy Plan p.44)
- E. The City should organize neighborhood needs through long term planning and capital budgeting. This long-term perspective would help neighborhoods and the City proactively address problems on an orderly basis. *“A long-range plan that integrates physical planning with capital budgeting allows communities to direct development and redevelopment in terms of the timing and location of public facilities and land uses.”* (OKI, Strategic Regional Policy Plan p.44)
- F. Information should be distributed to neighborhood residents educating them on safety measures and precautions with regards to fire, crime and other matters of public and personal safety. Better-educated citizens could prevent incidents and allow the service providers to work more efficiently. *“Increase community involvement and public education with regard to the provision of police services. Require residential fire suppression systems.”* (Vision 2020, “Steering A Course to the Future” p.30)

# ACTION STEPS

## Redevelopment and Infill Development in Neighborhoods:

- A. The City of Hamilton should encourage higher-intensity infill/redevelopment while ensuring adequate provision of green-space.
- B. Suitable neighborhood infill development and redevelopment opportunities should be encouraged, identified and implemented. This process should help the City of Hamilton maximize its tax revenue more effectively and reduce the likelihood of increased tax burdens on existing residents. Selected existing older neighborhoods east and west of the Great Miami River should be explored to accommodate appropriate infill development.
- C. The City of Hamilton and the School District should ensure that the future land uses of any vacant school facilities or sites are conducive to the stability of the neighborhood where they are located.

## Land Use:

- A. Review land uses within the neighborhoods of Hamilton and determine what changes will improve the visual appeal of the community. Improvements should be directed toward creating a visually cohesive and attractive community that is consistent with good planning, design and environmental policy.
- B. Create a framework for residents to develop Neighborhood Land Use Plans through the local neighborhood organizational structure.
- C. Ensure that neighborhood land use planning activities will mitigate challenges and strengthen stakeholder input. Once the appropriate stakeholders are defined, the neighborhood land use planning needs can be outlined. *“A cooperative effort will require the active participation of local governments, economic development organizations, businesses and other stakeholders.”* (OKI, Strategic Regional Policy Plan p.18).
- D. In creating these Neighborhood Land Use Plans, the community’s specific character and conditions should be recognized. Each plan should be developed with an awareness of the history, built character and unique identity of the neighborhood.
- E. The City should “guide growth and development in ways that maximize efficiency and produce and distribute public services that people desire and need without wasting resources (financial, land, environmental, social cultural, etc.)” (Vision 2020 Smart Growth Sustainable Hamilton! Plan p.6)
- F. The City should develop a Neighborhood Planning Toolbox that incorporates concepts and ideas that help facilitate quality neighborhoods.
- G. The City should evaluate the potential economic benefits of developing a neighborhood district map.

## Transportation:

- A. The City of Hamilton should determine the most important quality of life factors in creating sustainable neighborhoods and consider those factors in the transportation planning process.
- B. The City of Hamilton should recommend the implementation of multi-modal systems for transportation. *“Transit development plans will facilitate the design of a system that incorporates multiple modes of transit service, links stations/stops and adjacent land uses, as well as integrates stations/stops into neighborhoods.”* (OKI, Strategic Regional Policy Plan p.25).
- C. The City of Hamilton should investigate the need for a public transportation system that could efficiently address neighborhood transit needs. *“The principle alternative to the single-occupant vehicle in the OKI region is the public bus.”* (OKI, Strategic Regional Policy Plan p.24)
- D. To enable a better quality of life and promote healthy lifestyles provisions for pedestrian and bike traffic should be made. Provide pedestrian walks-bikeways as links to adjacent neighborhoods and attractions, including Downtown and the Riverfront.

## Mixed use:

- A. Zoning Code and policy changes should be made to enable mixed-income and high-intensity development within neighborhoods. *“The goals, objectives, and policies of local comprehensive plans will lead to the revision of zoning ordinances to allow mixed-use development, where appropriate.”* (OKI, Strategic Regional Policy Plan p.84) *“Local zoning ordinances will permit mixed-use developments in centers of population and employment that are recommended in local government comprehensive plans.”* (OKI, Strategic Regional Policy Plan p.105)
- B. The City of Hamilton should encourage development of mixed use neighborhoods that will benefit the local economy. *“Proximity of businesses helps maintain a thriving local economy and keep sales tax revenue in the region.”* (OKI, Strategic Regional Policy Plan p.108)
- C. The City should encourage high density mixed use development that will increase tax revenues and use infrastructure more efficiently. *“Many local governments discourage higher density zoning districts and mixed-use development because they believe higher tax-revenues will be generated by single-family units.”* (OKI, Strategic Regional Policy Plan p.109)
- D. The City of Hamilton should create Mixed Use Neighborhood Centers, where appropriate, that are designed to service the immediate surrounding neighborhood and also attract consumers from the city/region to businesses that are unique and small in nature.

# ACTION STEPS CONTINUED

## Housing:

- A. The City of Hamilton should use the comprehensive plan as a tool to understand the importance of the role of its housing stock to create and maintain viable neighborhoods. *“Local governments will use the comprehensive plan guidelines developed by OKI to establish a unique set of goals, objectives and policies that are specific to the community’s needs and circumstances, and consider housing in the context...”* (OKI, Strategic Regional Policy Plan p.62)
- B. To keep current and attract new residents, policies that promote stability and safety within neighborhoods should be encouraged. *“Perceptions of safety and school quality influence people’s housing location choices.”* (OKI, Strategic Regional Policy Plan p.67) Ensure safe housing for Hamilton’s citizens of all income levels through a program of inspection and enforcement of City codes.
- C. Funding sources for housing improvement should be sought from a variety of sources and allocated to neighborhoods based upon needs. *“Local governments will pursue public and private funding and technical assistance to improve and maintain the housing stock in their communities, where appropriate.”* (OKI, Strategic Regional Policy Plan p.62)

## Environmental:

- A. Encourage all levels of government to work together to allow for better coordination between those responsible for groundwater resources to ensure a quality water supply for the neighborhoods of Hamilton. *“This fragmented approach is the result of state and federal laws or regulatory mandates.”* (OKI, Strategic Regional Policy Plan p.50)
- B. To control erosion, runoff and groundwater pollution, efforts to incorporate more pervious surfaces in new development and infrastructure in neighborhoods should be made. By providing appropriate greenspace and by using pervious construction materials, development and infrastructure within the City of Hamilton can more effectively address environmental concerns in its neighborhoods. This can be accomplished through different types of incentives and code modifications. Actively promote and regulate erosion and sediment control.
- C. Priority should be given to reducing the number of vehicle miles traveled to reduce transportation emissions by ensuring that neighborhoods are walkable and provide basic services to residents. *“At the same time air quality continues to be impacted by our residential and commercial development patterns and the related increase in vehicle miles traveled.”* (OKI, Strategic Regional Policy Plan p.54).
- D. Incorporate measures to protect wildlife in future neighborhood development plans. *“No local government comprehensive plan reviewed by the OKI identifies and analyzes resources such as wildlife.”* (OKI, Strategic Regional Policy Plan p.53) Apply where appropriate, existing and new zoning regulations with reference to newly developing areas of the City to conserve and protect drainage ways, vegetated fencerows, forested areas, and other natural features that provide wildlife habitat and corridors connecting habitat areas.

## Schools and Services:

- A. The City of Hamilton should encourage good communication between stakeholders and schools to better serve the needs of the neighborhood and promote a positive image. *“Local governments will work with their school districts to address the actual and perceived problems associated with their students and the surrounding neighborhoods.”* (OKI, Strategic Regional Policy Plan p.67)
- B. Committees should be formed to assess the conditions of neighborhood schools to reveal their actual state. The information gained from these assessments should be accessible to neighborhood members to prevent misconceptions and also encourage community support for schools. *“Utilize or create a Skills Development Task Force to evaluate our current educational systems and facilities.”* (Vision 2020, *“Steering A Course to the Future”* p.17)
- C. When feasible, efforts should be made to utilize design and engineering practices that make service provision less noticeable and more attractive within neighborhoods. Some of these techniques include placing power, distribution, and other service lines underground or using trees to minimize the noticeable presence of overhead lines. Various planning and landscape design techniques can serve to reduce these negative impacts on the visual quality of the community.
- D. The City of Hamilton should establish minimum standards for service levels, which would allow for smoother transitions in neighborhoods undergoing development. *“Ensuring that the necessary public facilities and services are in place at the time the impacts of development occur requires a community to establish and maintain measurable level of service indicators.”* (OKI, Strategic Regional Policy Plan p.44)
- E. The City should organize neighborhood needs through long term planning and capital budgeting. This long-term perspective would help neighborhoods and the City proactively address problems on an orderly basis. *“A long-range plan that integrates physical planning with capital budgeting allows communities to direct development and redevelopment in terms of the timing and location of public facilities and land uses.”* (OKI, Strategic Regional Policy Plan p.44)
- F. Information should be distributed to neighborhood residents educating them on safety measures and precautions with regards to fire, crime and other matters of public and personal safety. Better-educated citizens could prevent incidents and allow the service providers to work more efficiently. *“Increase community involvement and public education with regard to the provision of police services. Require residential fire suppression systems.”* (Vision 2020, *“Steering A Course to the Future”* p.30)

# REFERENCES

OKI Regional Council of Governments. Strategic Regional Policy Plan. Cincinnati: 2005.

Parsons HBA. Steering a Course to the Future. Missouri: 2000.