

Golfway / West College Hill



Definition of Geographic Area

The Golfway / West College Hill neighborhood district is one of five areas that are detached geographically from the contiguous portions of the Township. Located south and west of the most of the Township, Golfway and West College Hill are surrounded by the City of North College Hill and the City of Cincinnati. The neighborhoods are bounded by North Bend Road to the south and Banning Road to the west. The north-south oriented Eiler Lane can be used to differentiate between the two distinct neighborhoods.

Current Land Use and Zoning

The West College Hill neighborhood is predominantly residential uses with accompanying retail along North Bend Road and dispersed in the center of the neighborhood at strategic intersections. Additionally, several churches are located in various areas of the community. Lastly, the neighborhood has a public park located in its north-central portion of the community and a community/senior service center at the intersection of Simpson and North Bend. The existing zoning map and use classifications generally reflect the current use of properties within the neighborhood and the future land use plan depicts the continuation of similar uses with a desire to expand light industrial uses along North Bend Road.

The Golfway neighborhood is entirely single-family residential with the exception of a senior housing community at the intersection of North Bend Road and Eiler Lane. The zoning map and use classifications are consistent with the existing land use. The future land use plan remains consistent with existing uses, however, does depict the possibility of additional senior housing in the southwest corner of the neighborhood.

Issues, Opportunities, & Assets

Issues:

- A majority of the housing stock in the West College Hill neighborhood is an area in transition due to the antiquated nature of the residential structures and the lack of maintenance and private investment of property owners.
- The closing of the hospital site adjacent to the neighborhood will undoubtedly impact the existing retail service establishments, and the neighborhood will lose any benefits of being located near this large employment center.

Opportunities:

- Working with the City of Cincinnati on the redevelopment of former hospital site.
- Available properties for light industrial development.
- Senior housing development

Assets:

- Crutchfield Park – Open Space
- Senior Housing Development
- Neighborhood Community/Senior Center

Development Strategies

Explore Senior Housing Opportunities:

- Allow new senior housing opportunities through land use and zoning modifications provided that the architectural quality respects the context and provides value to the surrounding neighborhood.

Plan for Redevelopment Opportunities:

- Review land use and zoning regulations to ensure that potential redevelopment in identified commercial and residential areas will be compatible with and compliment existing neighborhood.

Promote Neighborhood Investment:

- Education and targeted enforcement of the zoning and property maintenance codes.
- Explore feasibility of providing financial incentives for qualifying redevelopment or improvement projects.
- Conduct marketing campaigns to showcase various positive attributes of neighborhood.
- Explore private/public partnerships to foster development of new market rate housing.
- Develop detailed plan and cooperation agreement with Habitat for Humanity to provide new housing development within West College Hill.

ISSUES, OPPORTUNITIES & ASSETS



Location Key



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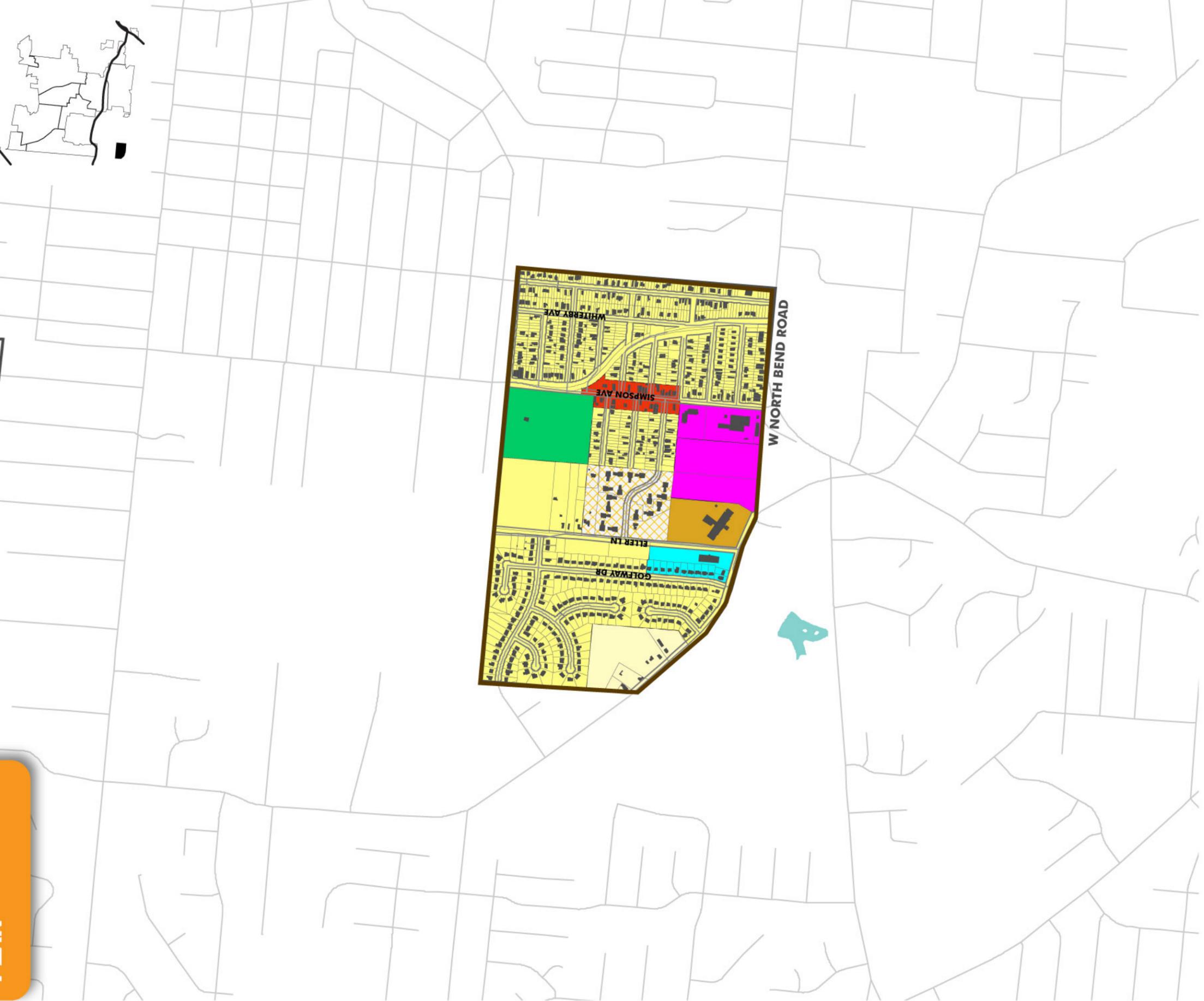
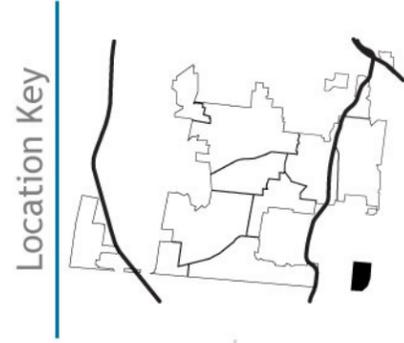
Legend

- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks
- 1.** Crutchfield Park
- 2.** Senior Housing
- 3.** Neighborhood Center



LAND USE PLAN

RONALD REAGAN CROSS COUNTY HWY



Spr GOLFWAY/WEST COLLEGE/HIL



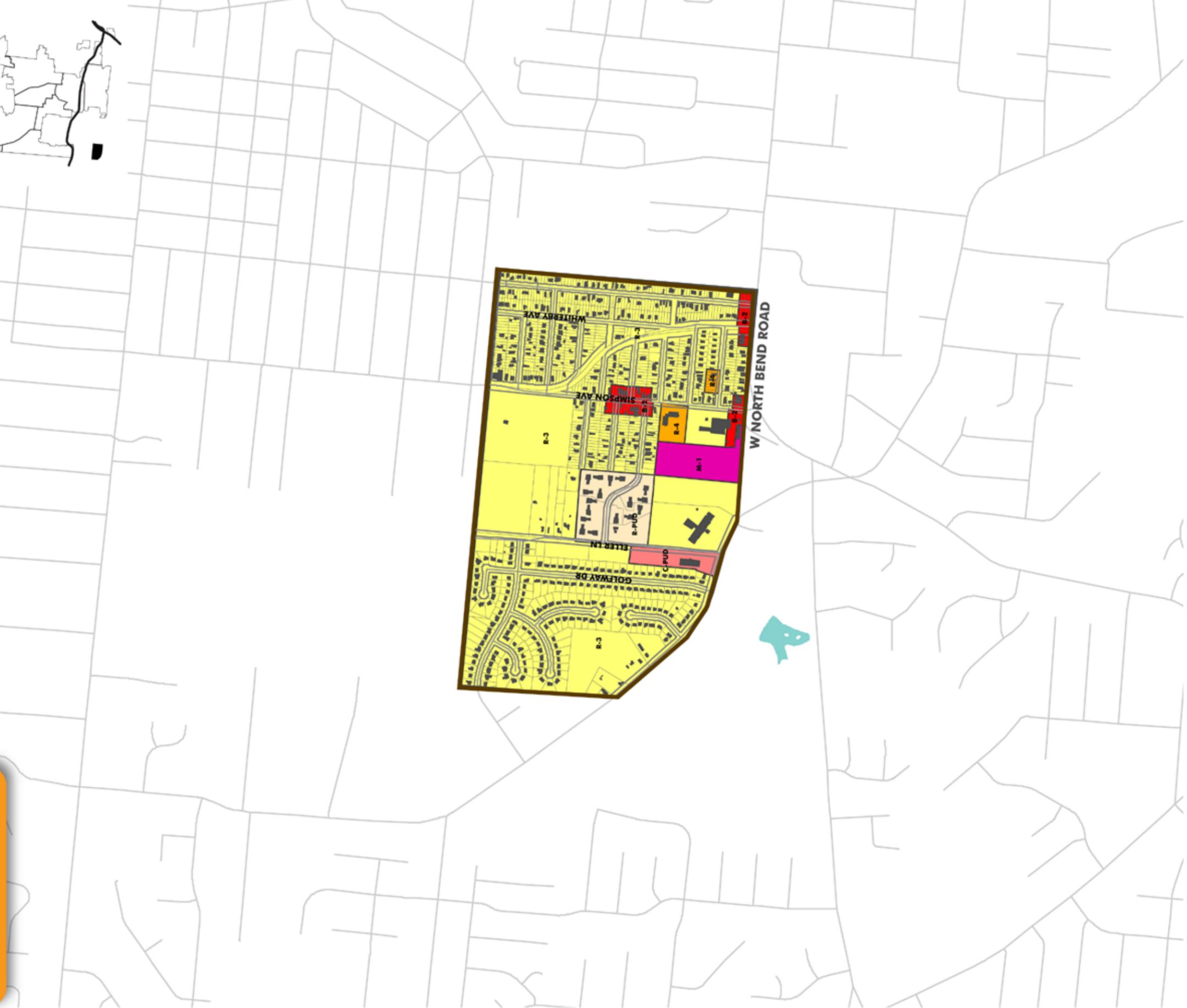
Legend

- Residential - Single Family
- Special Purpose Residence
- Transitional Residence
- Multi-Family Residence
- Transitional Office
- Office
- Retail
- Light Industrial
- General Industrial
- Public, Semi-Public, Institutional

EXISTING ZONING

RONALD REAGAN CROSS COUNTY HWY

Location Key



Legend

- Single Family
- Multi Family
- Planned Residential
- Office
- Planned Retail or Office
- Retail
- Light Industry
- Heavy Industry
- Planned Light Industry or Heavy Industrial

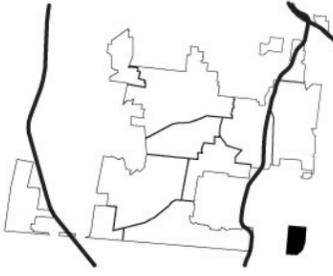


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**EXISTING
LAND USE**

RONALD REAGAN
CROSS COUNTY HWY

Location Key



Legend

- Institutional (Church, Nursing Home, etc.)
- Industrial
- Single Family Residential
- Multi-Family Residential
- Public/Semi-Public
- Retail/Office
- Vacant

Spr GOLFWAY/WEST COLLEGE/HILL



Data Source: CAGIS, Hamilton County



DEVELOPMENT STRATEGIES

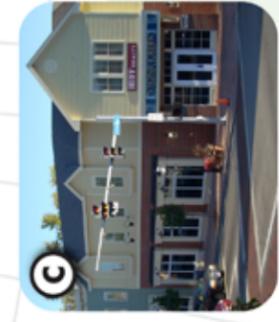
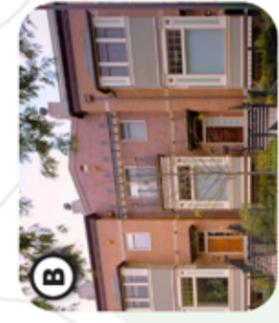


Location Key



- A** Senior Housing Opportunity
- B** Residential Redevelopment Opportunity
 - Higher density
- C** Redevelopment Opportunity
 - Commercial /Mixed-use
- D** Promote Neighborhood Investment
 - Code compliance
 - Township incentives
 - Marketing strategy
 - New market rate housing
 - Property investment

- Major Influences**
- Cloverbrook Country Club
 - Old Mercy Hospital Site



Legend

- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks



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