

North End

Exponential Potential

Corridor Revitalization Plan

STUDIO 459
CONSULTING



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An aerial photograph of a residential neighborhood. The image shows a mix of house styles, including a prominent white two-story house with a porch on the left, and a red brick building in the center. A road with a yellow center line runs diagonally from the bottom left towards the top right. The background is filled with more houses and green trees. The overall scene depicts a revitalized urban area.

Introduction

A Revitalized North End

Introduction: Planning a Stronger North End

The North End neighborhood is one of Hamilton's Seventeen Strong neighborhoods. At its peak, the area was a blue-collar neighborhood closely tied to the surrounding paper mills and other industries. However, as the factories closed, the neighborhood fell into decline. Although this neighborhood maintains many community strengths, we recognize the limitless potential for revitalization. With proper investment and new initiatives, the North End can return the neighborhood to the thriving place that it used to be.

Revitalization planning can help identify areas for improvement to guide policies, public and private investment, and shape new development. Our team of student planners created a plan focused on the Heaton St. corridor between Route 4 and Martin Luther King Jr. Blvd. Our revitalization goal can be completed through improvements to community space, streetscaping, connectivity, and economic development. In acknowledgment with the recently adopted Plan Hamilton, we created neighborhood-specific initiatives that align with both Plan Hamilton as well as community desired goals. With the strategies presented in this plan, the North End can once again become a thriving neighborhood.



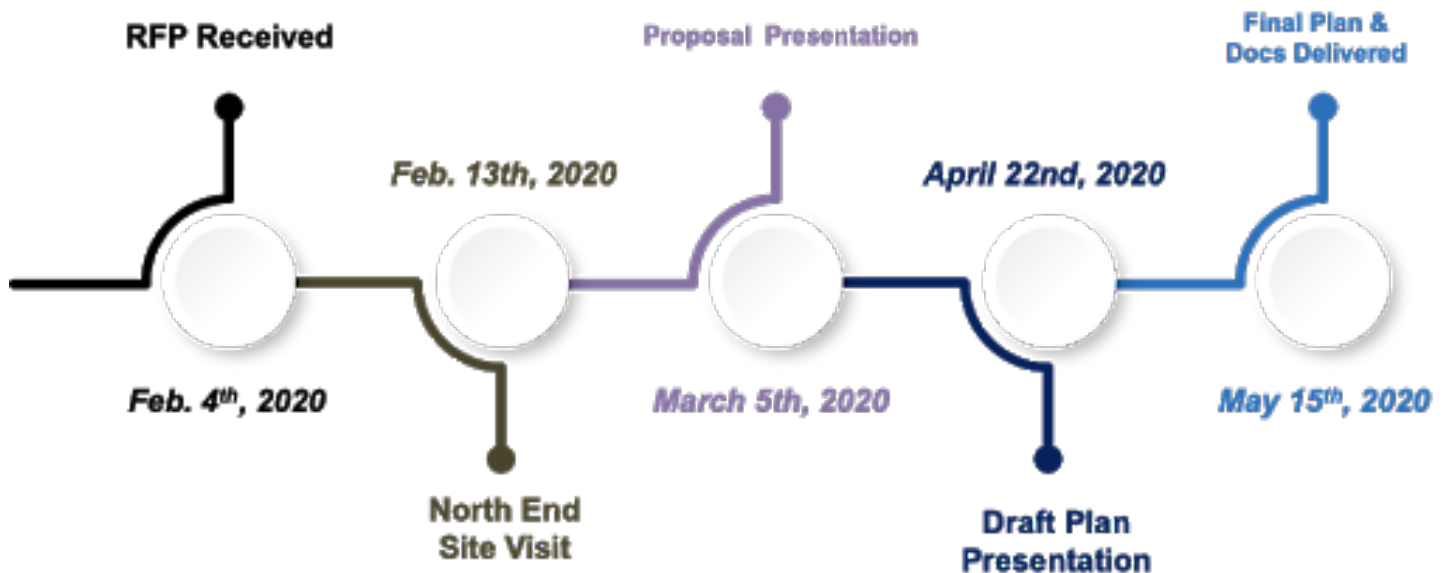
An aerial photograph of a residential neighborhood. In the foreground, a paved road with a yellow center line runs diagonally from the bottom left towards the top right. Several cars are parked along the side of the road. To the left of the road, there are several houses of varying colors, including white, yellow, and red. Some houses have porches and are surrounded by green lawns. In the background, there are more houses and a dense line of green trees. Further back, there are larger, multi-story buildings, possibly apartment complexes or commercial buildings, interspersed with more trees. The overall scene depicts a typical suburban or urban residential area.

Revitalization Planning

A Multifaceted Process

Public Engagement: A Multi-Step Process of Analysis and Community Engagement

As elaborated in our request for a proposal and in Plan Hamilton, we were tasked with creating contextually appropriate revitalization strategies for the North End. This entails an analysis of the social and built environment, followed by recommendations stemming from best practices and methods. In order to produce a quality corridor revitalization plan, we conducted a site visit, presented best practices to a variety of stakeholders, presented a draft of our recommendations, and eventually completed a finalized corridor revitalization plan.



Detailed map of our planning process

Site Visit

In order to better understand the needs of the community, our group turned towards public engagement. Our first interaction with the neighborhood was during our initial site visit in February. During this visit, we got a better sense of the state of the neighborhood. Additionally, we were able to interact with some of the residents and understand some of the challenges that the North End faces.



Proposal Presentation

As a precursor to our charette, we wanted to introduce our team and elaborate on best practices used successfully in neighborhoods across the country. We presented a series of successful examples within the following best practice methods: community vibrancy, complete streets, community space, connectivity, and economic development. Our goal with the proposal presentation was to set the stage for the community members for the following activity, the charette.

We are grateful to have residents, community leaders, and city employees in attendance. The feedback that we received was constructive and fairly representative of many residents living in the North End neighborhood.

Community Input Workshop

To develop a better understanding of the specific goals of the residents, our group conducted a workshop in early March. The group was made up of residents, community leaders, and city employees. During the exercise, we asked the participants various questions regarding their views on the neighborhood and to mark up various maps. Some examples of questions include: where they view the borders of the North End, the best places for a gateway into the neighborhood, and areas for redevelopment.



Goals/Objectives

After our workshop exercise with community members, we had a better idea of the goals we should have for this neighborhood plan. We also took into account the broader goals for the city of Hamilton specified in Plan Hamilton. The following goals will help to guide the North End in their revitalization process.

Plan Hamilton goals

- Create a sense of place in our 17 neighborhoods
- Create a vibrant community
- Introduce high-quality parks to residents and visitors
- Land use and development policies align with community objectives

North End Goals

- Improve neighborhood vibrancy
- Create connections with the surrounding neighborhoods
- Improve infrastructure for pedestrians and cyclists
- Create more economic opportunities

An aerial photograph of a residential neighborhood. The scene shows a mix of house styles, including a prominent white two-story house with a porch on the left, and a red brick building in the center. A paved road with yellow lane markings runs diagonally from the bottom left towards the top right. The area is surrounded by green trees and lawns. The overall atmosphere is that of a well-established, diverse community.

Community Space

Building a Vibrant Place

Community Space

Gateways

Neighborhood gateways establish a sense of place and an inviting atmosphere. Entrance signage is typically the first vibrancy feature that greets both visitors and members of the community upon arriving into the neighborhood. In order to truly establish Heaton Corridor as a gateway to Hamilton, the North End should incorporate entrance signage.

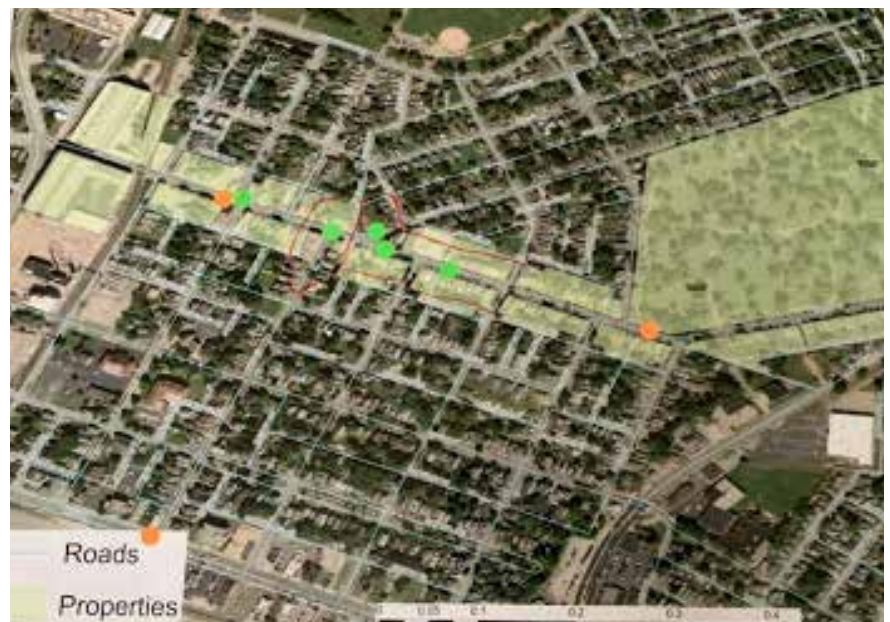


Gateway sign in Hamilton, Ohio



Monument sign (pole-mounted) in Parksville, B.C.

Stakeholder input helped us define neighborhood boundaries and optimal gateway locations. Attached is an image of a map utilized during the charette. The orange stickers were placed by community leaders and represent areas that they believe are entrances to the North End.



North End map marked up by community members

Alternative Gateway Signage Styles and Locations:

Monument Signage (Pole Mounted):

Locations like Heaton and N 6th are important for signaling entrance into the neighborhood. A monument sign would be a good use of any corner lots similar to the one in the following image.



Rendering of potential pole mounted monument sign at Heaton & N 6th

Monument Signage:

Other possible locations, such as High and N 7th, are perfect areas for larger entrance signage. A pole monument style sign can be placed in areas where there is limited sidewalk space, such as in the following image.



Rendering of potential monument sign at High and N 7th

Overhead Gateway:

The most impactful entrances into the neighborhood were identified at Heaton and MLK as well as Route 4 and Heaton. Incorporating an overhead sign paired with North End inspired murals should be used to greet both visitors and neighbors. Additionally, Route 4 and Heaton could utilize a monument sign with various flowers to create a friendly entrance. That being said, these entrances can cement Heaton Corridor as the “gateway to Hamilton”.



Conceptual rendering of a gateway entrance at Heaton and MLK



Conceptual rendering of a monument sign with flowers at Route 4 and Heaton

Public Artwork

Murals: “Building a sense of community”

Murals are used as an outlet to showcase the history of a neighborhood, provide direction towards the future, or simply convey a story. In addition to building a strong sense of community, murals attract activity and make the surrounding area more walkable.

While our plan highlights possible mural locations, mural theme and execution would be coordinated between StreetSpark and the Community. Themes mentioned by stakeholders included baseball legend Joe Nuxhall and manufacturing history (ex. Ford TractorPlan).



Renderings of murals: Minnick's & Food Town

Fire Hydrant Art: “Creating a vibrant neighborhood”

Fire hydrant painting is an example of a fairly low-cost vibrancy technique. By painting various fire hydrants in a given community, the neighborhood is adding both and flair. The abundance of fire hydrants on Heaton St. mean that there are endless possibilities for local involvement. StreetSpark is a public art program that works to install various art projects throughout the city of Hamilton. The hydrants to the left are examples of painted Hamilton hydrants. While some hydrants have already been painted in the North End, more could provide vibrancy on Heaton St.



Painted hydrants enhance vibrance across Hamilton and could be expanded along Heaton.

Community Gardens

Community gardens have been used in neighborhoods across the country due to the vast array of benefits attached with them. Not only do these community incubators create a stronger sense of belonging among community members and provide healthy food for the surrounding neighborhood, but they also make efficient use of vacant land.

Potential locations for community gardens identified during our community input workshop are as follows:

- Heaton & N 10th
- 927 Vine (across from the Hamilton North End Market)



Conceptual rendering of a community garden at N 10th & Heaton

Recreational Areas

One of the ideas behind recreational green space is to rehabilitate existing parks and vacant lots into viable options for the community to exercise and enjoy. The focal point identified by the North End Community members was the Joe Nuxhall Baseball Field. By revamping the vacant field adjacent to the baseball diamonds into multiple soccer fields, there can be more utility and more green space.



Rendering of Joe Nuxhall Fields repurposed for Spooky Nook sports.

An aerial photograph of a residential neighborhood. The image shows a mix of house styles, including a prominent white two-story house with a porch and a red brick building. A road with a yellow center line runs diagonally through the scene. There are several cars parked along the road and in driveways. The background is filled with more houses and a dense line of green trees. The overall scene is a typical suburban or urban residential area.

Streetscape

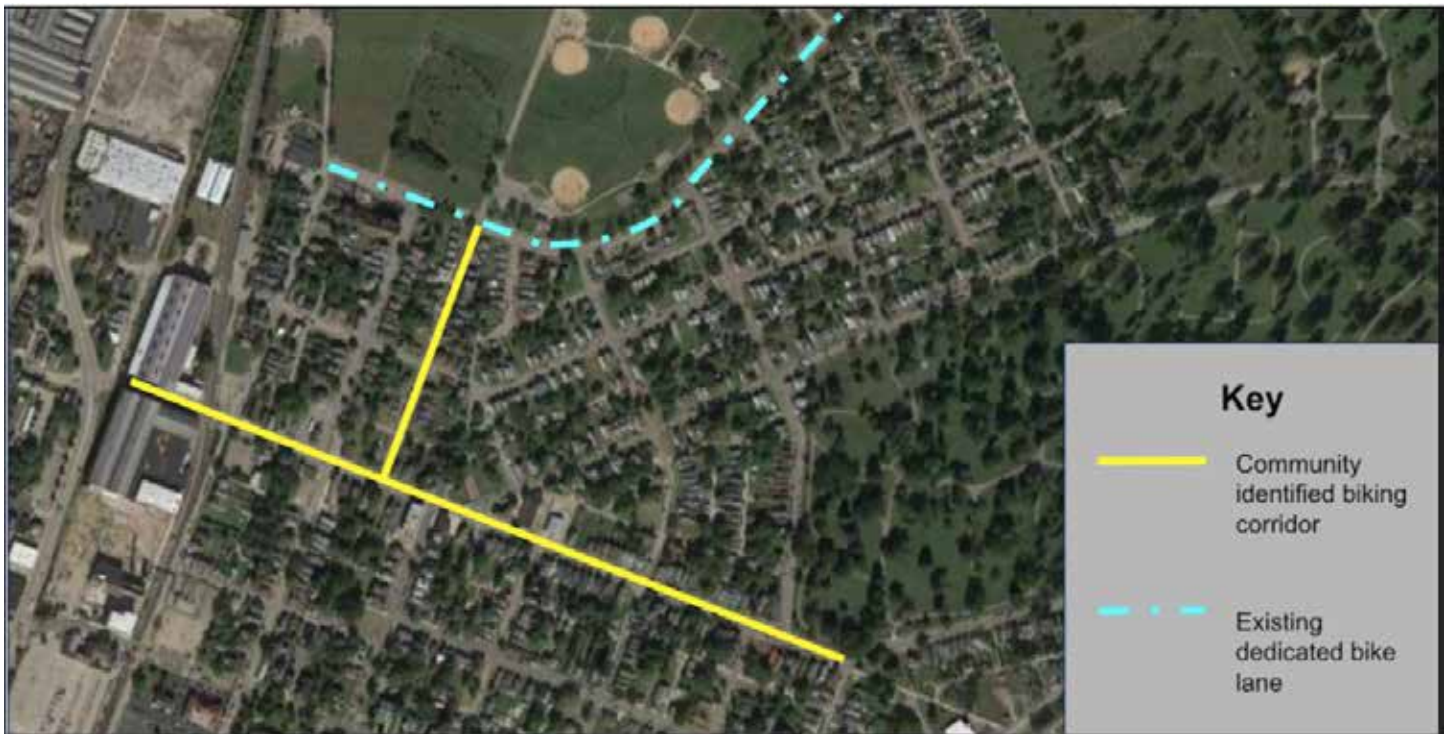
Safe Mobility and Livability

Connectivity

Plan Hamilton places an emphasis on improving mobility and livability. North End streets are both transportation corridors and neighborhood centers. Connecting Heaton St. with abutting neighborhoods, such as Dayton Lane, parks, and the multi-use trail along the Hamilton Hydraulic Canal will improve mobility and livability. As one of Hamilton’s traditional neighborhoods, the North End features existing connectivity features such as sidewalks on both sides of the road. In order to identify how we can build upon the current elements connecting the North End, we discussed common routes and daily routines that residents within the North End use.

Corridor Analysis:

Biking Corridor



Community identified biking corridor based on community input workshop

The community leaders in our workshop identified a desire to be greater connected to Joe Nuxhall Field. Currently, there is a dedicated bike lane on Joe Nuxhall Blvd., stretching from N 6th to where Joe Nuxhall Blvd becomes Campbell Dr. A possible way to connect Joe Nuxhall Field to Heaton St., one of the North End’s main arterials, is through dedicated bike lanes on both Heaton and N. 7th St.

Primary Pedestrian Corridor



Heaton is both a major corridor for pedestrians as well as vehicles. Our reasoning is that community members have identified this major artery in the North End as where they would like to see the most revitalization. This, partnered with Plan Hamilton’s goal of promoting walkability, is a strong reason to target Heaton as a “gateway to Hamilton”.

Recreational Corridor



Joe Nuxhall Field was mentioned a multitude of times during our community input session. Community leaders expressed their interest towards the possibility of incorporating a vast area of recreational activities at Joe Nuxhall Field. Not only would this make the fields more appealing to Spooky Nook visitors, but the fields would be more functional for the North End community.

Streetscaping

Existing Conditions

The streetscaping improvements will mainly be focused along Heaton Street, as it is a main corridor in the neighborhood. The street will also become a major thoroughfare with the opening of the Spooky Nook Sports complex, which will lead to an increase in traffic. Our goal as emphasized by the North End community is to focus on improving pedestrian safety as well as traffic calming. This goal will be accomplished through implementing principles of Complete Streets.



Existing Heaton St at N 7th St



Existing Heaton St at Greenwood Ave

What are Complete Streets?



Complete street template from NACTO Urban Street Design Guide

Complete streets are streets designed with best practices to be safe and accessible for all users, of all ages and abilities.

Pedestrian Safety and Traffic Calming

Marked Crosswalk

Reduces pedestrian-vehicle conflict by designating an area for pedestrians to cross the street. Using a stripe pattern in the crosswalk.



Marked crossing. Source NACTODesign

Rapid Flashing Beacon

Alerts motorists of pedestrians in the crosswalk, to ensure yielding and decrease any conflict.



Rapid flashing beacon. Source TAPCO

Curb Extension

Reduces crossing distance for pedestrians by extending the sidewalk into the parking lane. They also calm traffic as well as provide opportunities for street trees or planters.



Curb extension. Source NACTO

Vertical Speed Control Elements

A portion of the road or an entire intersection is raised 3"-3.5". Encourages yielding to pedestrians in crosswalks and calms traffic.



Raised intersection. Source NACTO

Possible Pedestrian Safety Improvements and Locations

Pedestrian safety is one of the main improvements to be made in the North End. Currently, there are only two marked intersections on this section of Heaton Street. During the charrette exercise, stakeholders indicated areas along Heaton Street that needed a crosswalk. Each crossing can be accompanied with rapid flashing beacons.

Locations for marked crosswalk

- Heaton and N 6th (Location 2)
- Heaton and N 9th (Location 3)

Location for Speed Table

- Heaton between N 8th and N 9th (Location 1)



Possible locations for crosswalks

Existing



Possible speed table at Heaton St. between N 8th St. and N 9th St. with rapid flash beacons.

Recommended



Existing



Potential marked crossing at Heaton St. at N 6th St. with rapid flash beacons.

Recommended



Existing



Possible marked crossing at Heaton St. at N 9th St. with rapid flash beacons.

Recommended



Sidewalk Enhancement to increase accessibility

In addition to pedestrian safety, sidewalk enhancement is also critical to the success of pedestrian-oriented mobility. Enhancements such as added benches and street trees create a welcoming environment for pedestrians, promoting walking. Additionally, businesses are encouraged to utilize the front of their building in order to create a more vibrant experience. Beyond the sidewalk are areas designated for cyclists, promoting safe mobility.



Possible street furniture on 7th and Heaton Street with colored bike lanes.

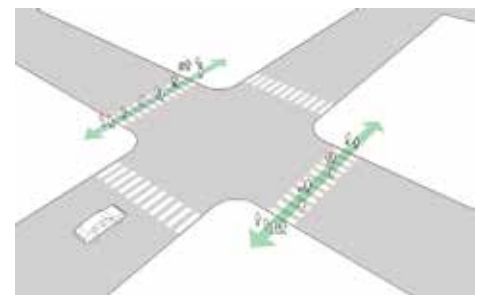
Heaton Street & Greenwood Avenue Intersection



1. **Raised Intersection**- The entire intersection is raised 3-3.5 inches to enforce yielding to pedestrians as well as slower speeds.



2. **Marked Crosswalks**- Designated areas for pedestrians to cross marked by stripes to reinforce pedestrian safety accompanied by rapid flashing beacons.



3. **Curb Extension**- Extension of the sidewalk into the parking lane. Decreases crossing distance for pedestrians and calm traffic.



4. **Street Trees or Planters**- Encourages walkability and improves the sidewalk landscape, making it more inviting to pedestrians also has traffic calming effects.

An aerial photograph of a residential neighborhood. The scene shows a mix of house styles, including a prominent white two-story house with a porch on the left, a red brick house in the center, and various other houses in shades of blue, yellow, and white. A paved road with a yellow center line runs diagonally from the bottom left towards the top right. The area is surrounded by lush green trees, and in the background, larger multi-story buildings are visible. The overall atmosphere is that of a well-established, diverse community.

Lot Assessment

Preserving the Foundation

Street Façade

Comprehensive Overview

The importance of the Heaton Street Façade will be a direct reflection of the first impressions that visitors will have both coming into and leaving Hamilton’s Spooky Nook Complex. Heaton Street is a prime area for the North End Residents to showcase their character and channel redevelopment assessment and funding. Buildings along Heaton Street provide the face of the North End. While rich with historic architecture, many structures need reinvestment and revitalization. This comprehensive overview of the Heaton Street Corridor is intended to guide the implementation of best practices set forth in this plan.



Through both windshield surveys and in-person analysis of the exterior housing, all properties adjacent to Heaton Avenue were evaluated. The existing conditions were then inventoried and assessed for redevelopment and reinvestment potential.

Predetermined Approach

The City of Hamilton has initiated the beginning of a Block by Block building Analysis Tool. The City of Hamilton's Neighborhoods team used this property rating key to assess property conditions in both the North End and Lindenwald neighborhoods to pilot a blight assessment tool.



This same Building Analysis Tool has been implemented on the Heaton Street corridor for a more in-depth analysis of the property condition. Through both windshield surveys and an in-person assessment, the housing exteriors were evaluated. The primary focus of the assessment was on properties directly adjacent to Heaton Street, although properties within the same block and on streets visible to Heaton Street have also been considered for redevelopment and further assessment.

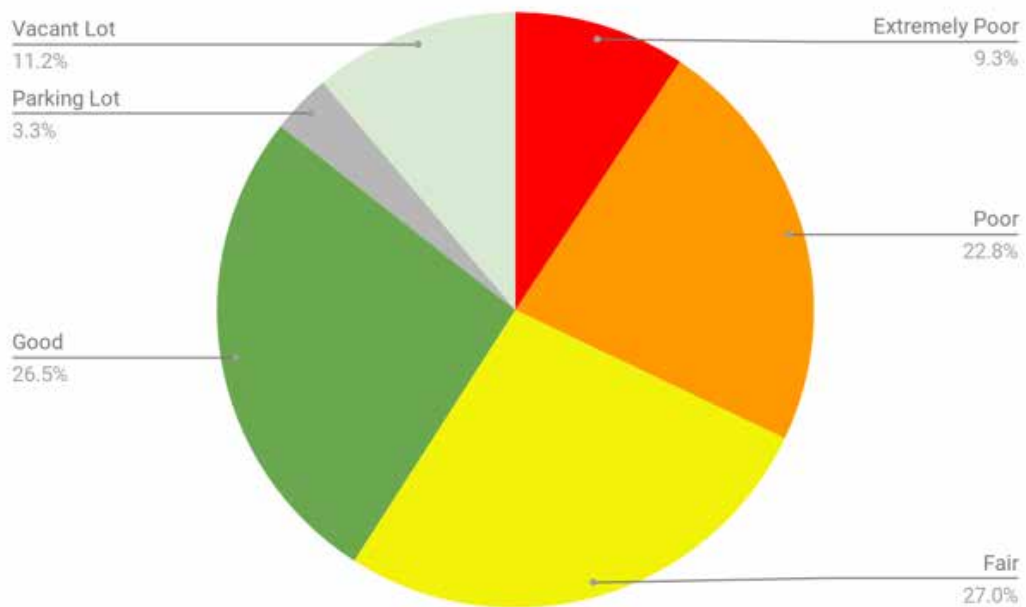
Parcel Assessment and Results

The following map is the current analysis of the Heaton Street corridor. This street is the leading area expected to experience an influx of visitors bringing both traffic and economic opportunity. Although the Heaton Street Façade is in disrepair, investment redevelopment here will create a wealth of revitalization and economic vitality. The North End Neighbors are focused on this area and redirecting community driven tools as well as city reinvestment, non-profit, and private pay tools. Through the analysis of these properties, you can see what areas are mostly devastated and which areas need minimal intervention. This tool enables a strategic approach to acquisition, investment, and intervention.

As a key to this map it is important to consider the following:

Conditions considered are both temporary and significant conditions. Properties graded at a one (red) or a two (orange) are suffering from significant and possibly structural damage. Properties graded at a 3 (yellow) or a 4 (green) have little to no exterior damage but may need minor exterior cleanup and restoration. Additional considerations that should be assessed are proximity to park space, vacant buildings, and empty lots.

The overall analysis gives us the following results:



Vacant Properties

Vacant properties hold a substantial amount of ground on Heaton Street. As vacant properties currently sit unused, there are missed opportunities to make a blank space a beautiful place. The hazards that come along with vacant properties ultimately end up costing neighbors and municipalities far more in the long run.

The results of the block by block analysis on Heaton Street showed there was an empty and vacant lot identified on all but one block.

Vacant Buildings graded at one (1) are damaged beyond repair and are prime areas for vagrancy loitering and fostering illegal activities. Vacant buildings in poor conditions are a leading hazard for fire damage in neighborhoods and are prime locations for the allocation of demolition funds.

Empty Lots yield endless possibilities. These are places where both community members and other stakeholders can take advantage of low maintenance opportunities for community vibrancy.

Empty Lots yield endless possibilities. These are places where both community members and other stakeholders can take advantage of low maintenance opportunities for community vibrancy.



Targeting Revitalization Efforts

The following are tools that can be applied to the North End to help facilitate growth and prosperity within the neighborhood.

Neighborhood Initiatives

There are tools that are readily available to the North End Neighborhood to use on a smaller scale. The following are approaches the residents of the North End can use on a community-driven basis.

- Side lot program (City Intervention) serves as a means to get currently vacant lots into the hands of neighborhood residents. This applies to recently vacant lots that are directly abutting residential property. Side lot programs have guidelines and are implemented towards property owners in good standing with the City, as well as abiding by Health, Planning, and Zoning ordinances.
- Love your Block Implementation is a neighborhood revitalization grant from the to be used to support the efforts of citizen groups and local nonprofits to fight property blight through home repairs, lot transformations, and community cleanups.
- Micro-Grant Vision is intended to serve the residents of Hamilton by providing materials or reimbursable financial support for programs, projects, or events that promote citizen engagement, enhance the beautification of the neighborhood, and improve safety within the community.



Residential Redevelopment

The Neighborhood Housing Services (NHS) of Hamilton, Inc. is a nonprofit community development organization that revitalizes communities. The NHS, in partnership with residents, the business community, government, and community leaders work on infill development which in turn raises price points in the housing stock. NHS restores neighborhoods one lot at a time while keeping the historical essence of the neighborhood secure.



The application of the corridor analysis should be directed in a way that encourages growth in both the residential quality of life and economic vitality. Residential restoration and redevelopment have had a significant impact on economic success, health, safety, and have restored market comps in a



stagnant residential market. A multitude of private resources are available to the City of Hamilton and have a proven positive impact on revitalizing Hamilton's Traditional neighborhoods. Public-Private partnerships have been essential in both parks including Marcum Park, and have had tremendous success with restoration in historic neighborhoods such as German Village with the help of C.O.R.E.

While the North End is deemed one of Hamilton's Traditional Neighborhoods, that does not take away the history that lies within the district. There are 28 historic structures still standing in Hamilton's North End Neighborhood. While most are on the southern end of Heaton Street, all contribute to the Historic essence and Heaton Street Facade.

Historic Preservation

Investing in the North End's history dives deep into the German and Appalachian culture of the area. Celebrated for its industrial past and hard-working residents who thrived in it, these historic structures were once the homes of those who built the foundation of this neighborhood. The majority of the remaining historic buildings lie within a 4 block corridor which also happens to be surrounding the Heart of Heaton Street.



905 Heaton St

821 Heaton St

715 Heaton St

615 Heaton St.

An aerial photograph of a residential neighborhood. The scene shows a mix of house styles, including a prominent white two-story house with a grey roof and a red brick building. A paved road with yellow lane markings runs through the center, with several cars parked or driving. The background is filled with more houses and dense green trees. The overall lighting is bright, suggesting a clear day.

Economic Development

Investing in a Brighter
Future

Economic Development

Existing Conditions

North End residents have expressed a strong desire for more economic development and increased investment in the neighborhood. The North End has a rich history as a home for hard-working people that made a living in the surrounding factories and mills. However, as the factories closed and jobs were lost, the once prosperous community began to decline. The initiatives we are recommending are meant to build off of recent momentum to reverse this trend and aim to attract new residents, visitors, and businesses to the North End.



The North End is rich with historic architecture and spaces ripe for reinvestment and redevelopment

Activating Vacant Commercial

The North End has numerous vacant commercial spaces in prime locations. While attracting long-term tenants is often the priority, there should be a concerted effort to activate these spaces in some way until then. Our main recommendation is to encourage pop-up shops in these spaces until long-term tenants can be secured. Pop-up shops provide some revenue for property upkeep, while also encouraging entrepreneurship and contributing to the vibrancy of the community.



Potential vacant/underused commercial sites for activation

Additional programs that could help secure longer-term tenants include the introduction of a lease guarantor program and encouraging leases based on percent rent. The lease guarantor program would involve a community organization guaranteeing a portion of commercial leases to reduce the default risk to landlords for taking on a new to market or unproven tenant. The use of percent rent lease agreements would base the rent paid by tenants on their revenue to reduce the risk of opening. This could be especially useful to employ if the city acquires any commercial spaces in the neighborhood.



Potential vacant activation at 363 N 7th St



Glencove Building Cleveland, OH after reactivation

New Residential Development

The North End has a strong desire to improve the quality of their housing stock and to attract new residents to vacant and dilapidated homes. The area is designated as a traditional neighborhood, which is characterized primarily by higher density detached single-family homes and smaller multi-family properties, such as duplexes.

The primary focus going forward should remain on rehabilitating the existing homes when feasible. However, multiple contiguous vacant sites could be combined and lend themselves to slightly higher intensity projects, like townhouses. The successful completion of a larger new construction project in the neighborhood could encourage further development and raise housing standards throughout the neighborhood.

The reasons for pursuing this type of development include:

- Lower construction cost per unit than detached single-family homes
- Greater availability of government incentives than single-family homes
- Increased density without significantly deviating from current development patterns

Case Study: Infill Affordable Townhouse Project - Dayton, OH



Germantown Village was recently completed in Dayton, OH. The public-private partnership was built primarily on city-owned land and made use of the Low Income Housing Tax Credit Program and various government grant programs. It provides high-quality affordable housing and has spurred additional development nearby.

Adaptive Reuse of Industrial Buildings

The opening of the Spooky Nook Sports Complex will undoubtedly bring visitors from all over the country to Hamilton, Ohio. The North End's close proximity to the Spooky Nook complex puts it in a prime location to reap the economic benefits of this if the neighborhood can create compelling reasons to visit. One of the North End's greatest assets is the former paper mill at the edge of the neighborhood.

The Vision:

Former industrial spaces like this paper mill can provide a focal point for mixed-use redevelopment to attract visitors, while also providing benefits for current residents. Possible uses are virtually limitless and could include retail, office, multifamily, or even hospitality uses. The goal would be to attract a mixture of uses and model the project off of other successful adaptive reuse projects throughout the United States.



Abandoned paper mill: Hamilton, possible location for mixed use redevelopment

Successful Adaptive Reuse Projects



Retail Farmers Market: Findlay Market has helped catalyze mixed-use development in Cincinnati, OH



Art and Entertainment Venue: The Mellwood Arts Center attracts visitors for art exhibitions in Louisville, KY



Residential: A Wonder Bread bakery brought a restaurant and new housing options to Columbus, OH



Hospitality: a former engine factory has become one of the best hotels in Oklahoma City, OK

An aerial photograph of a residential neighborhood. The scene shows a mix of houses, some with gabled roofs and others with flat roofs. There are many green trees scattered throughout the area. A road with a yellow center line runs diagonally from the bottom left towards the top right. In the background, there are larger, multi-story buildings, possibly apartment complexes or schools. The overall atmosphere is that of a typical suburban or urban residential area.

Implementation

Step-by-Step Growth

Implementation Phases

Implementing our North End revitalization plan will take a lot of time, resources, and planning. In order to make the transformation as feasible as possible, we believe that it should be approached on a phase by phase basis. The initial phases would require the least amount of resources with a focus on short term growth. The final phases would require the most resources and planning but would yield the most significant impacts on the North End community.

Phase 1:

The facilitation of community space and city beautification initiatives can be done in the early stages of our revitalization plan. This phase needs to be done closely with the North End community members in order to be as impactful as possible. Additionally, public art needs to be incorporated to reflect local culture and the vision of the North End residents.



Phase 2:

Working with the Ohio Department of Transportation, the city can begin to implement the strategies outlined while following the guidelines set in place. Starting with the easiest strategies would build interest and create momentum throughout the entirety of the phase. For funding, the Ohio Department of Transportation has a grant program to help with new streetscaping as a way to promote alternative modes of mobility. Additionally, a Hamilton streets levy was recently passed



Phase 3:

The pinnacle of housing facade rehab is identification and implementation of preservation strategies. Vacant lot activation would be the initial focus. This would occur through the side lot program, urban and community gardens and parklets. The neighborhoods team can help facilitate grant proposals and projects. The second and most time consuming task would be to get stakeholders involved in the negotiating of housing stock redevelopment. Lastly, it will be necessary for public and private resources to come together (CORE and NHS) to facilitate these commercial and residential projects.



Phase 4:

The economic development initiatives in this plan are bold ideas that will take time to implement and often require collaboration with the private sector. The focus at the beginning of implementation should be creating the recommended programs that will be easier to implement than many of the specific projects. The first step for implementing the larger projects is connecting with the property owners and other stakeholders to sell them on the community's vision.



Conclusion

The North End has been identified as one of Hamilton’s “17 Strong Neighborhoods” for its limitless potential for revitalization. Neighborhood-scale planning, focused on the Heaton St corridor, can build upon Plan Hamilton to meet the goals set out in the Plan Hamilton comprehensive plan: improve residents’ quality of life, the walkability of neighborhoods, creating a stable environment to grow businesses and jobs through redevelopment, and improving local connections to developing community assets. The rich history of the North End, the substantial areas of parks and recreation, and the higher densities within the community have inspired community leaders and now, our team, to dream big and have a bold vision for what the North End could be. We are beyond grateful to be part of this ongoing revitalization process and we thank the community for their invested time, and trust in our team.



About Us

The North End Miami University Planning Team is composed of nine urban planning students with varying experiences and skill sets. We are thankful for the opportunity to work with the City of Hamilton and to the people of the North End for opening their community to us. Our goal is to communicate a vision highlighted by both North End residents and Plan Hamilton. Additionally, we want to provide a series of possible outlets to facilitate the creation of a revitalized North End.



Alex Macaуда - 2020, Finance, Urban and Regional Planning
Madison Jeffries - 2020, Urban and Regional Planning
Ryan Kelly - 2020, Finance, Urban and Regional Planning
Gergana Stambolieva - 2021, Urban and Regional Planning
Muchen Cao -2020, Geography, Urban and Regional Planning
Christian Campisi - 2020, Urban and Regional Planning, General business minor
Matt DeWine- 2020, Political Science Major and Urban and Regional Analysis Minor
Mason Kuhn - 2020, Urban and Regional Planning
Jessica Harp- 2020, Urban and Regional Planning