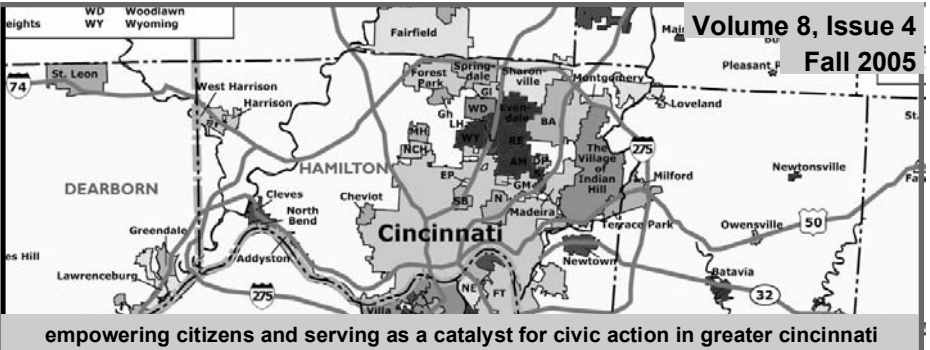


# CCR

citizens for civic renewal



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## Learning from Louisville – Annual Meeting Nov. 19

The Citizens for Civic Renewal Annual Meeting will be held on Saturday, November 19th, from 10:00 a.m. to noon at the Rookwood Tower (5th floor). You are invited to participate in the celebration of another year's accomplishments and in setting the stage for a 2006 full of initiatives to make Greater Cincinnati Greater Together.



This year's Annual Meeting will feature Joan Riehm, Deputy Mayor of new Louisville-Jefferson County Metro government. Joan will speak to Louisville's long road to consolidation of the City of Louisville and Jefferson County. She will also provide an update of the changes that have occurred since the merger officially took effect almost two years ago. And she will help us think about what might be the right path for Greater Cincinnati to take toward more efficient local government and more cooperation rather than competition between local governments.

A brief membership meeting will be held at the beginning of the meeting to elect the officers and approve the budget for 2006. Look for more details on [www.citizenscivicrenewal.org](http://www.citizenscivicrenewal.org). We will see you on Saturday, November 19th, at 10:00 a.m.

## Growing Hope? Avondale, Warren Co. Plan Strategies

The situations and solutions were different but the issue was the same — growth. On October 1st community leaders from Warren County and the City of Cincinnati's Avondale neighborhood shared their hopes for the future at CCR's fall Regional Roundtable.

In Warren County, incredible growth is straining infrastructure of all kinds—the schools have portable classrooms, the sewer plant is over capacity and rush-hour traffic is an accepted part of life. Bob Craig, County Planning Director, and Dave Gully, County Administrator, laid out their plans for dealing with runaway growth.

The first part of their plan is making new development pay for itself. Techniques such as impact fees, special assessment districts and real estate transfer fees are some of the tools they plan on using to internalize the costs of new development. (Continued on page 2)



State Representative Catherine Barrett makes a point during the Roundtable

## Growing Hope

(Continued from page 1)

Gully and Craig are also looking at using techniques to direct growth to areas most suited for it. A new agri-business zone will help protect productive agricultural lands from being carved up by subdivisions. New housing development will be limited to areas where sewer is available.

These techniques might make redevelopment in the urban core more attractive. So hopes Patricia Milton, President of the Avondale Community Council. Avondale's problem is not too much growth, rather it is no growth or negative growth.

Milton showed how planning for the revitalization of the Burnet Avenue corridor has had many bumps along the way; however, now that the community and an implementation partner (in this case the Uptown Consortium)

have bought into a plan they agree on, hope of an urban renaissance has blossomed.



Steve Johns, Director of Citizens for Civic Renewal (CCR) said, "CCR hopes that by sharing stories from the opposite ends of the growth spectrum, we can better understand how the

problems of too much growth too fast are related to the decline of some of our urban neighborhoods. If we can figure out ways to make our older communities attractive to development and redevelopment, we can help direct growth away from those areas with too much to areas that currently have no growth at all," added Johns.

## WAL-MART Supercenters to Surround Region

Sam and the boys from Bentonville are at it again. The region will have seventeen Wal-Mart Supercenters if Wal-Mart planners get their way. Wal-Mart already has supercenters in Ft. Wright, Dry Ridge, Aurora, Oxford and West Chester. Three others are under construction in Lebanon, Eastgate and Colerain. More are proposed in Evendale, Forest Park, Milford, Deerfield, Harrison, Alexandria, Fairfield, Florence and Amelia.

Not surprisingly, only three of the seventeen supercenters will be located inside the I-275 beltway; however a few will be built on older retail sites that are either on the decline or vacant—notably the site in Forest Park.

There has been some resistance to the proposed supercenters. The City of Harrison denied Wal-Mart's zoning petition to change 56 acres from residential to commercial to allow the supercenter to be constructed. Activists in Milford also fought the supercenter that is to be located at I-275 and SR 28.

No doubt Wal-Mart demographers have looked at the viability of the sites. If they are on the mark suburbanization in greater Cincinnati stretches from Aurora to Amelia and from Harrison to Dry Ridge.

## Population Loss Moves Beyond The Urban Core

Recent Census data confirms that population loss is no longer just a City of Cincinnati issue. Population estimates for 2004 show the majority of communities in Hamilton, Campbell and Kenton Counties are losing population. Most communities are losing population due to the continued shrinking of the number of people per household. This makes one question if this measure alone is a good indicator of the health of a community.

For example the Census Bureau estimates for 2004 have the populations of the City of Cincinnati and the City of Blue Ash shrinking at about the same rate. But it is easy to argue that suburban Blue Ash with its aggressive economic development program and low poverty rate is in much better "health" than the City of Cincinnati.

Only those jurisdictions with new housing construction are able to show gains in population in the face of shrinking household size.

Perhaps the best way to use these population figures is to look at both sides of the coin. Jurisdictions that are growing way faster than average or that are shrinking faster than the percent decrease in household size could be under stress due to extreme population losses or additions.

## **Director's Corner**

### **Another Cincinnati First**

**By Steve Johns, CCR Director**

Like many of you out there, in the morning I listen to WVXU to get my dose of national and local news. Recently WVXU had its first fund raising drive since it was acquired by WGUC. I am not a big fan of these fund drives but one thing I thought was neat was how they led into the fund drive each morning by listing a Cincinnati first. Well, WVXU is not the only place that has Cincinnati firsts on its mind. I recently heard Bob Manley speak. He knows about a lot of Cincinnati firsts and a lot of his firsts are in a topic that today we might as well be dead last – planning.

Bob Manley told the story of how Cincinnati played an important role in the history of city planning in America. The Ohio Planning Conference, the first state-wide citizen-based organization to support planning in the United States and the model for the future American Society of Planning Officials and the American Planning Association was created in 1919. In 1925, the City of Cincinnati became the first major American city to officially endorse a comprehensive plan.

And it was Cincinnatians Edward Murray Bassett and Alfred Bettman who helped then Secretary of Commerce, Herbert Hoover issue the first Standard City

Planning Enabling Act in 1927. Of course there are other legends during this golden age of planning and good government in Cincinnati including Mary Emery, Ladislav Segoe and Murray Seasongood.

In contrast to that golden age of planning, today's planning climate might be considered a low point along the historical continuum. Today, the City of Cincinnati doesn't have a city planning department and the Hamilton County Commissioners have chosen what can only be referred to as top-down approach when it comes to their Economic Development Task Force.

But I am hopeful. I know there is another Bettman or Seasongood out there. I know that Cincinnati can be first again. We can be the first region to figure out the riddle of equitable regional development. We can figure out how individuals and families in all communities can participate in and benefit from economic growth and activity throughout our region. We can figure out a way to revitalize neighborhoods like Over-the-Rhine without gentrifying them. We can cooperate on economic development, so that when the next Gillette comes to town we celebrate the benefits to the region rather than being jealous of one jurisdiction's victory.

So where are you Alfred Bettman and Murray Seasongood? We need you now. No application or resume is needed.

## **Meet David Edelman**

David Edelman is a new CCR Board Member. David is Professor and Director of the School of Planning. He was formerly Chairman of the Department of Urban Environmental Management at the Institute for Housing and Urban Development Studies (IHS), Rotterdam and Director of the Centre for the Urban Environment, operated jointly by IHS and another Dutch institution, Wageningen University.



David has more than twenty-five years experience in urban and regional planning, energy planning and economics, urban environmental planning, university teach-

ing, research and administration, as well as in the training of mid-career professionals. He has spent fifteen years of that time working as a technical expert and project manager in more than thirty-five countries for both Swiss and American consulting engineering firms.

His long-term overseas experience includes Liberia as a US Peace Corps Volunteer Teacher, Thailand as Associate Professor of Energy Planning and Policy at the Asian Institute of Technology, the Philippines as Staff Energy Consultant at the Asian Development Bank developing the Second Bangladesh National Energy Plan, and Israel as Lady Davis Research Fellow in City and Regional Planning at the Technion-Israel Institute of Technology.

Please welcome David to Citizens for Civic Renewal.



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## Cincinnati Art Museum Public Feedback Forums - 10/28 & 10/30

Earlier this year, the Cincinnati Art Museum began the development of a new master plan for its facility and site. Over the last several months, Museum staff and board have assessed the state of the facility (which is composed of seven different buildings ranging in date from 1886 to 1963), prioritized programmatic needs and developed several options for how the Museum can be expanded and improved.

The Museum invites the public to forums on Friday, October 28, from 5-7 pm and Sunday, October 30, from 3-5 pm to learn more about the facilities master plan process and respond with their feedback to the options developed thus far.

For more information, email [CAMfacilities@cincyart.org](mailto:CAMfacilities@cincyart.org).

## Alliance for Regional Stewardship National Forum - November 8-11

The ARS Forum "Collaborative Governance: Is Your Community Ready?" will be held in Louisville on November 8-11. This meeting will examine successful models of collaboration involving governments in the U.S. New ideas in building regional identity and the challenges of changing communities also will be explored. Included with the forum is the "LESSONS FROM MERGER" WORKSHOP." The agenda will be designed to answer specific questions communities have about the events that led to Louisville-Jefferson County's successful merger vote in November, 2000; the preparations made to establish a new merged government; and the challenges facing the Louisville Metro government since it began operation on January 6, 2003.

Go to [www.regionalstewardship.org](http://www.regionalstewardship.org) for more information.

## Citizens for Civic Renewal Membership Form

Join CCR Today! Your membership will: Keep you informed—CCR newsletters and forums featuring national experts are just two of the ways in which CCR members enhance their awareness of issues of regional importance. Aggregate your voice—As a member of CCR, you join hundreds of others so that when we get the ear of public officials, your voice is heard. Support our efforts—Your membership dues augment our work and match the support of local foundations and funders.

\_\_\_\_\_ Individual \$25      \_\_\_\_\_ Household \$50      \_\_\_\_\_ Student \$5  
Please mail to Citizens for Civic Renewal 3805 Edwards Road #549 Cincinnati, OH 45209

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**Interests** (circle those that apply)

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