



# **PLACED-BASED POLITICKIN'**

East Price Hill, Cincinnati, OH 45205

**SafeGrowth Report 2022**

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# BACKGROUND

## NEIGHBORHOOD PROFILE

### ABOUT

Price Hill (PH) covers a little over six square miles, with over 36,000 residents on the west side of Cincinnati, OH. It is subdivided into Lower Price Hill, East Price Hill, and West Price Hill. East Price Hill (EPH) covers 3 square miles and has 15,241 residents according to the 2020 Census. The neighborhood is known for its many greenspaces including Mt. Echo Park, Wilson Commons, Olden View Park, Dempsey Playground, and more.

### DEMOGRAPHICS

Price Hill is Cincinnati's most racially, ethnically, and economically diverse neighborhood. The 36,000 residents of Lower, East, and West Price Hill are 48% White, 33% Black, 13% Hispanic, and 4% other. According to the 2020 Census data, East Price Hill's total population of 15,241 is 39% White, 36% Black, 20% Hispanic, and 2% other. Between 2000 and 2010, the population of residents in East Price Hill of Latina or African ancestry increased by 340% and 52% respectively. Price Hill is also home to a growing Central American immigrant community that is often undercounted by population surveys.

### FINANCIAL STABILITY

The majority of Price Hill residents are struggling financially; indeed, 77% of East Price Hill residents are low or moderate income. Many residents, particularly people of color, have been left out of opportunities to build equity and generational wealth due to systemic inequities.



Photo by : Tifani Winkfield



Photo by : Tifani Winkfield



Photo by : Tifani Winkfield

# BACKGROUND

## NEIGHBORHOOD PROFILE



## HOUSING

Price Hill has many unscrupulous landlords who rent substandard properties to families who feel that they have no better options; immigrant families are particularly likely to fall victim to this scheme. Some families pay more than 50% of their income on rent. According to Redfin, rents in Greater Cincinnati increased by 24% from December 2020 to December 2021; this compares with a national average increase of 14%. The average rent in Cincinnati at the end of 2021 was \$1,473, compared with average mortgage payments of \$957. Hence, it is cheaper for most families to buy a home than rent one. Still, the homeownership rate for East Price Hill is 27%, compared to the national average of 63%. Moreover, people of color tend to achieve homeownership at a lower rate than their white counterparts due to long-term systemic biases within the conventional housing market.

According to the World Health Organization, the social determinants of health (SDH) are the conditions in which people are born, grow, work, live, and age, and the wider set of forces and systems shaping the conditions of daily life. These forces include economic policies and systems, development agendas, social norms, social policies and political systems. Housing is a key SDH, and Price Hillians fare less well than our neighbors in Greater Cincinnati. According to Interact for Health's 2017 Community Health Status Survey, only 51% of PH residents claim that houses/apartments in their neighborhood are in excellent or very good condition compared by 83% in the region. Families living in poverty and/or in challenged neighborhoods live shorter lives. The Cincinnati Health Department studies life expectancy by neighborhood. In a study released in February 2020, overall life expectancy from 2007-2015 in all 52 city neighborhoods is 76.1 years. The same study found that West Price Hillians average 71.7 years, East Price Hillians 69.5 years, and Lower Price Hillians only 63 years.

# BACKGROUND

## NEIGHBORHOOD PROFILE



Photo by : Tifani Winkfield

## EXISTING AND FUTURE LAND USE

The Price Hill neighborhoods lost significant population during the white flight of the 1950s and were hit hard again by the housing crisis of the early 2000s. Disinvestment has caused hundreds of properties to become vacant or abandoned, causing blight, safety concerns, and reduced economic opportunities. East Price Hill's Warsaw Avenue Neighborhood Business District has lost many businesses, forcing residents to travel outside of the area to meet their daily needs. This is particularly challenging for our many residents who do not have access to cars. Public transportation options are limited and pedestrian safety along main corridors is challenged at best. It is increasingly difficult for residents to open a new small business. Many residents do not feel equipped to improve neighborhood conditions.

# BACKGROUND

## PROJECT SITE PROFILE



Our site is located at the corner of Hawthorne Avenue and Warsaw Avenue in East Price Hill (977 Hawthorne Avenue). This site is the East Gateway into East Price Hill's Warsaw Avenue Neighborhood Business District (NBD). The site hosts a parking lot with 19 parking spaces and 3 commercial storefronts. All 3 storefronts are occupied, but only 2 are operational. The 3 tenants are JoJo Fish & Chicken (operational), Price Hill Market (operational), and Hot Bowls and Burritos (closed with no signage). The site has 2 entry and exit points; one on Warsaw Avenue and one on Hawthorne Avenue. There is a 3-way intersection with a traffic light at Warsaw and Hawthorne Avenue.

Our site continues south past the parking lot and behind the fence separating the 977 Hawthorne property and the start of the Price Hill Recreation Center's property (959 Hawthorne Avenue). There is a concealed 'no-man's-land' area with significant overgrowth and litter between the Rec. Center's building and the fence outlining the parking lot of 977 Hawthorne. This space is used for loitering (both positive and negative), drug abuse, and prostitution due to its hidden nature, shade, poor lighting, and lack of upkeep.

North west of the property is the start of the Warsaw Avenue Creative Campus, a development project managed by Price Hill Will. The 3100 block of Warsaw is currently under construction and is planned to be completed in Q1 2023. The Warsaw Avenue Creative Campus (WACC) is a mixed-use revitalization project that will transform this block of Warsaw into a creative hub with the MYCincinnati Firehouse as its anchor; where youth and families can learn and grow together via the arts and creative pursuits. Warsaw is a main corridor through East and West Price Hill, and we see WACC as a way to connect the momentum in the Incline District with the revitalization of ARCO, the Price Hill Branch Library, the Price Hill Recreation Center, Dempsey Park and Pool, and more.

# BACKGROUND

## PROJECT RATIONALE

Our team selected this site because it is the main entrance into East Price Hill's NBD, both Jojo Fish & Chicken and the Price Hill Market are well utilized and frequented by residents in the immediate area, and it is surrounded by recently completed and current development; the \$10 million WACC revitalization project to be completed in spring 2023, the \$4 million restoration and expansion of the Price Hill Recreation Center completed in 2015, the addition of the Special Operations Unit inside the former Cincinnati Police Department District 3 building in 2018, and the \$7.3 million restoration and expansion of the Price Hill Branch Library completed in 2021. All of these developments are within eyesight of our site.

Additionally, in 2018 the East Price Hill Improvement Association Community Council updated and adopted an Action Plan for the Warsaw Avenue NBD. The Warsaw Alive! Plan's vision for Warsaw Avenue is a thriving, walkable, accessible, and modern business district that is the heart of the East Price Hill neighborhood and also serves as a regional attraction. It connects the neighborhood through a variety of community-supported businesses, arts, entertainment, attractive and accessible parking, and supporting residential uses within an architecturally unique, clean, safe, attractive, green, and well-lit environment. By choosing this site we are helping to accomplish the vision set forth by the Warsaw Alive! Plan.

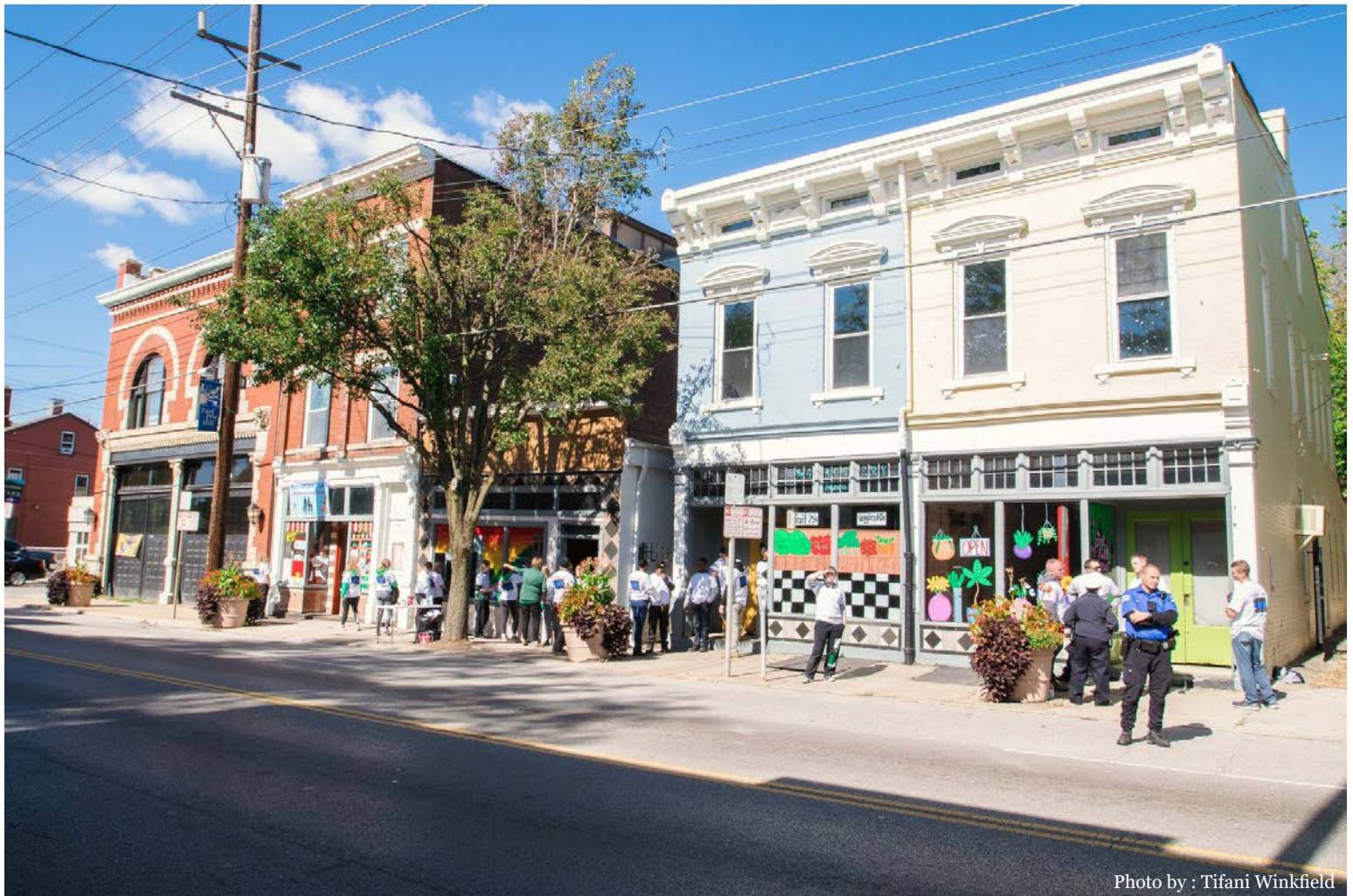


Photo by : Tifani Winkfield

# VISIONING



## VISION STATEMENT

Our site is a safe, equitable, and welcoming entrance into East Price Hill's Warsaw Avenue Neighborhood Business District where everyone has access to opportunities to thrive, to connect, and to prosper.

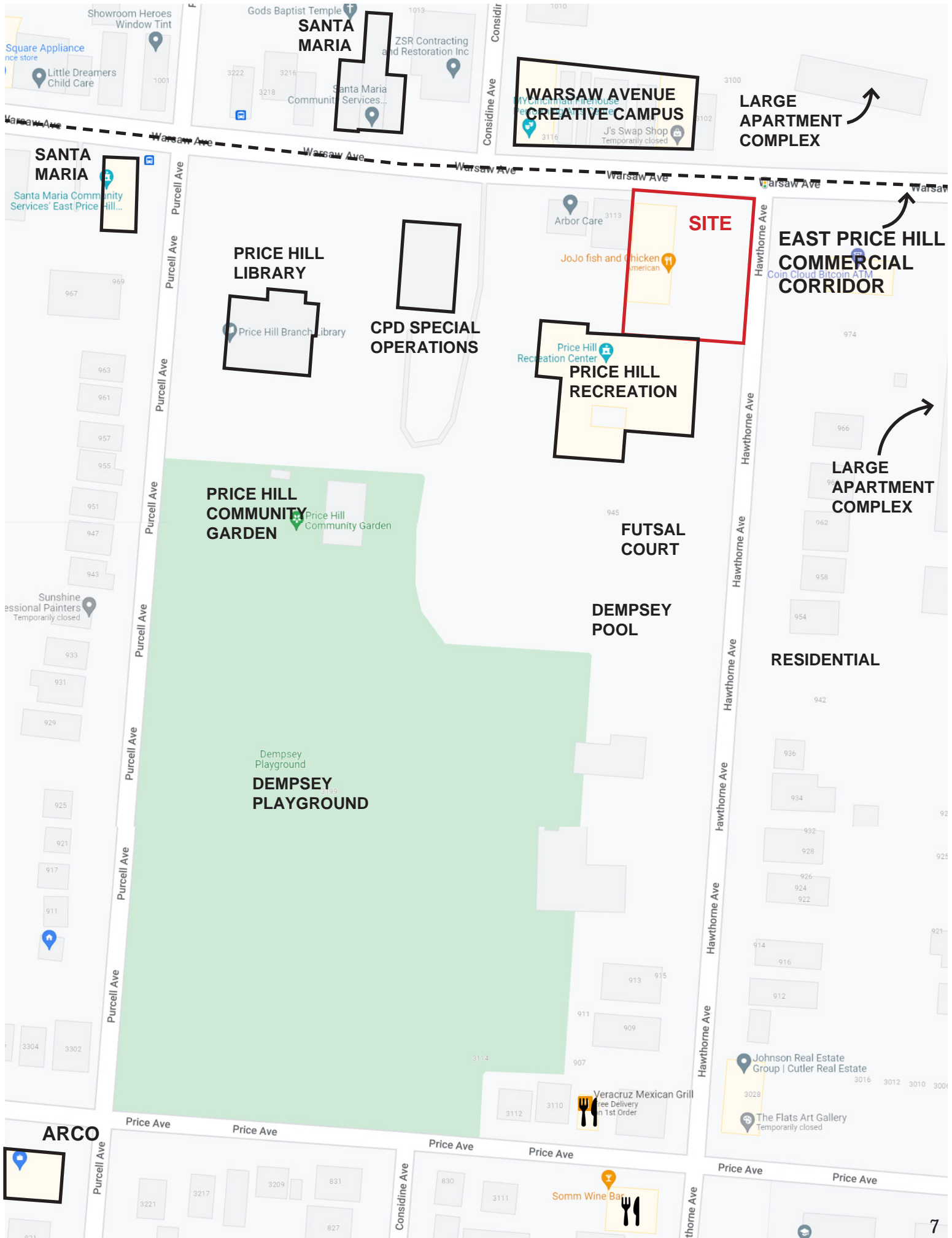
## OBJECTIVES

- A) Establish a Liveability Academy with the nearby stakeholders of this site that meets regularly
- B) Reduce drug abuse and prostitution behind the Rec. Center
- C) Reduce litter and increase lighting to make the space more welcoming to residents outside the immediate vicinity

## LIVEABILITY ACADEMY

The purpose of the Liveability Academy is to help residents and stakeholders learn skills in community leadership, SafeGrowth and CPTED, community organizing, and project management. It is based on the principle that community members, in partnership with other service providers, can become problem solvers and leaders.





**WARSAW AVENUE  
CREATIVE CAMPUS**

**LARGE  
APARTMENT  
COMPLEX**

**SANTA  
MARIA**

**PRICE HILL  
LIBRARY**

**CPD SPECIAL  
OPERATIONS**

**SITE**

**EAST PRICE HILL  
COMMERCIAL  
CORRIDOR**

**PRICE HILL  
RECREATION**

**LARGE  
APARTMENT  
COMPLEX**

**PRICE HILL  
COMMUNITY  
GARDEN**

**FUTSAL  
COURT**

**DEMPSEY  
POOL**

**RESIDENTIAL**

**DEMPSEY  
PLAYGROUND**

**ARCO**

**Veracruz Mexican Grill**  
Free Delivery  
on 1st Order

**Somm Wine Bar**

# PROBLEM IDENTIFICATION

## IDENTIFIED PROBLEMS

### OVERALL PROBLEM

The overarching problem of the 977 Hawthorne site is the perception of crime and perceived fear of visitors. The two main problems in the area between the Price Hill Recreation Center and the commercial property is lack of upkeep and lack of surveillance. These two problems have led to drug abuse and prostitution. Most of the problems below refer to the area behind the Rec. Center, but these problems directly affect the negative and fearful views of the commercial property.



### Problem #1: Property ownership

The owner of 977 Hawthorne and the Price Hill Recreation Center are unsure of who owns and should maintain the fence line separating the two properties. The area is overgrown, unmaintained, smelly, and full of litter. This lack of upkeep attracts the negative behavior happening behind the Rec. Center.



### Problem #2: Overgrown vegetation

The overgrown vegetation along the fence line blocks critical sightlines that can be used to survey the area. This lack of surveillance has led to illegal activities. The overgrown bushes also act as a trash receptacle for those that loiter there.

# PROBLEM IDENTIFICATION

## IDENTIFIED PROBLEMS



### **Problem #3: Lack of upkeep and litter**

The overgrown bushes along the fence line are full of litter, so much so that the area smells of garbage.

### **Problem #4: Blocked sightlines**

The dumpsters located on the south side of the 977 Hawthorne property are blocking critical sightlines into the area between the Rec. Center and the commercial property, and vice versa. These blocked sightlines attract negative behavior and activities. The dumpsters are also very close to the sidewalk making passers-by smell the garbage as they walk past or into the space.



### **Problem #5: Lack of surveillance and loitering**

Lack of communication, lack of maintenance, and blocked sight lines all lead to the lack of surveillance of the space. All loitering is not bad loitering, but much of the loitering of the space between the Rec. Center and the commercial property is related to drug abuse and prostitution.

# PROBLEM IDENTIFICATION

## IDENTIFIED PROBLEMS



### **Problem #6: Prostitution**

Used condoms can be found in the trees and by the fire escape door behind the Rec. Center.

### **Problem #7: Drug abuse**

Used needles and lighters can be found in the trees and by the fire escape door behind the Rec. Center.



### **Problem #8: Poor lighting**

The parking lot lighting of 977 Hawthorne is dim and only covers about half the space, missing the area by the fence. There is one light behind the Rec. Center above the fire escape door that illuminates the immediate area well, but the alcove and the overgrown vegetation conceals the activity.

### **Problem #9: Perception of crime and perceived fear of visitors**

The commercial property is not seen as unsafe or fearful to nearby residents and its frequent visitors, but it is seen as a place of crime and an unwelcoming space to those that don't visit regularly.

# PROBLEM ANALYSIS

## SITE VISITS & SAFETY AUDIT



### OVERALL SITE SURVEY AND SAFETY AUDIT SUMMARY

We had a group of two visit the site during the day and a group of three visit the sight at night. Additionally, the original three team members visited the site individually during the day and at night. We completed safety audits from three locations: one standing in the parking lot of 977 Hawthorne Avenue, one standing on the sidewalk behind the fence on the side of the Price Hill Recreation Center, and one standing in the secluded area behind the Price Hill Recreation Center.

From our visits we can summarize that this area is unmaintained and unwelcoming. This space is perceived as a high crime area, but in fact, does not suffer from much crime. The neglected look of the property and surrounding area, the poor signage, and the inadequate lighting are what makes this space feel unwelcoming.

### DAYTIME SITE SURVEY AND SAFETY AUDIT SUMMARY

During the day, the area feels desolate and abandoned. There are some people visiting Jojo's for lunch and the Price Hill Market, but they are quickly in and out of the space. People felt good about the area early in the day around noon. Noon had more of a 'morning/waking up feeling' than a 'business-district afternoon rustle-bustling feeling'.

### NIGHTTIME SITE SURVEY AND SAFETY AUDIT SUMMARY

During the night, the traffic is heavier, faster, and louder. There are more people around especially at the Market and at the Rec. Center. As the number of people increased in the space, the amount of time each person stayed in and around the area increased.

# PROBLEM ANALYSIS

## SITE VISITS & SAFETY AUDIT

### DAYTIME SITE SURVEY AND SAFETY AUDIT NOTES

8/11/22 2:30-4PM



#### **General impressions of the area**

- Unmaintained, smelly, unwelcoming, unsure of safety (not necessarily unsafe), vacant, neglected

#### **Lighting**

- Overall impression of lighting during the daytime is satisfactory
- Shady by dumpsters and under trees near Rec. Center because of overgrown bushes and low hanging tree branches
- Well-lit in parking lot and on sidewalk
- Inside of stores seems well lit

#### **Signage**

- Signage is poor, inadequate, and unattractive
- Property address is not clearly visible or nonexistent
- Business names are clearly marked and identifiable, but signage is unattractive and distracting
- No enter or exit signage in parking lot
- Parking lot lines are faded
- Unsure if handicap parking was clearly marked or not, or existing
- Large sign at north east corner of parking lot only mentions Jojo Fish & Chicken, Price Hill Market sign is illegible
- No clear signage that you have entered East Price Hill or the Warsaw Avenue Neighborhood Business District
- Business hours are unclear for all stores (PH Market does not have business hours posted)
- Unsure if Hot Bowls & Burritos is closed permanently or temporarily (no signage)

# PROBLEM ANALYSIS

## SITE VISITS & SAFETY AUDIT



### Sightlines

- 977 Hawthorne parking lot
  - Can clearly see around you up until the dumpsters and fence line on the south side
  - Can't see around the corner of the building going west on Warsaw
- Sidewalk by fence line
  - Overgrowth by the fence line and dumpsters are blocking sightlines
  - Dumpsters are an entrapment area
- Behind Rec. Center (entrapment area)
  - Hidden
  - Only one sightline facing the street
  - Large window on backside of Rec. Center leads into the gym area (not a well utilized window)

### Visual isolation

- Did not feel isolated during the day
- Average of 3-4 people, not busy, felt deserted
- Could feel isolated and desolate if others weren't around
- Not easy to predict when people will be around
- Several cameras under the overhang of the commercial property
- Camera on the street lamp at the corner of Hawthorne and Warsaw
- Camera above fire escape door behind Rec. Center (turned towards wall)
- Unsure if any of these cameras work or are monitored

### Auditory isolation

- Nearest person to hear me call for help is about 25ft
- No emergency systems or services in sight
- Area is not well patrolled
- Did not see any Police during our visit
- Area is mostly patrolled through calls for service

# PROBLEM ANALYSIS

## SITE VISITS & SAFETY AUDIT

### **Movement predictors**

- Most people's movements are easy to predict, but can't tell if people plan to linger or if they will visit quickly
- Many pedestrians and cars 'cut through' the site to get to Warsaw or vice versa
- People also utilize the sidewalks and crosswalks near the site
- Lots of jaywalking
- No definitive visual indicators of where to enter or exit

### **Entrapment sites**

- By dumpsters, ice box, alcove behind Rec. Center

### **Nearby land uses**

- Stores
- Restaurants
- Heavily wooded area
- Busy traffic
- Parking lot
- Residential
- Recreation
- Vacant buildings
- Land use in the area is changing with the development of the WACC
- Worried about potential risk to new development
- Will this space overshadow the newly renovated buildings?

### **Factors that make the place more human**

- Space does not feel cared for
- Space feels neglected, not necessarily abandoned (unmaintained)
- Minimal graffiti on ice box
- There are signs of vandalism
- Bleak and dull materials make the area feel unsafe

### **Maintenance**

- Massive litter problem
- Repairs are obviously needed and overdue

### **Site cohesion**

- Area makes sense, commercial corridor
- Would prefer to have storefronts by the sidewalk and parking behind
- Storefronts feel cut off from pedestrian traffic

### **Risk from crime**

- Neutral

### **Social cohesion**

- Yes, Price Hill Recreation Center, Warsaw Avenue Creative Campus, Price Hill Library, ARCO, Price Hill Community Garden



# PROBLEM ANALYSIS

## SITE VISITS & SAFETY AUDIT

### NIGHTTIME SITE SURVEY AND SAFETY AUDIT NOTES

8/15/22 8-9:30PM



#### General impressions of the area

- Unsafe, dirty, ill-maintained, dark, unwelcoming, sketchy, desolate
- Decided to drive to the site despite living within walking distance, felt unsafe walking home in the dark (Sam)

#### Lighting

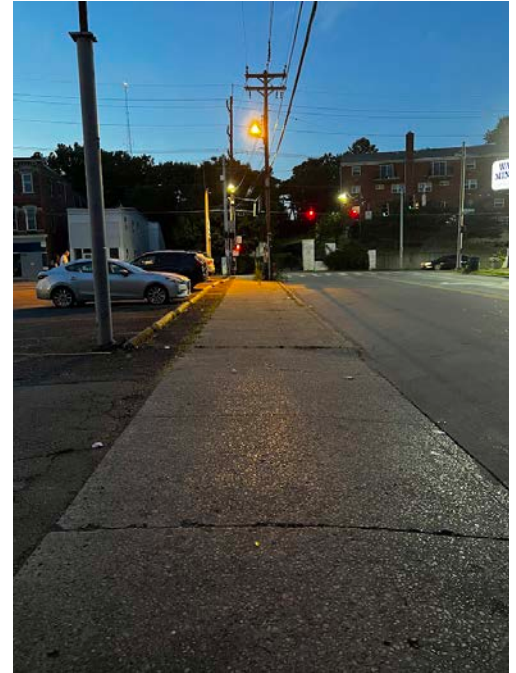
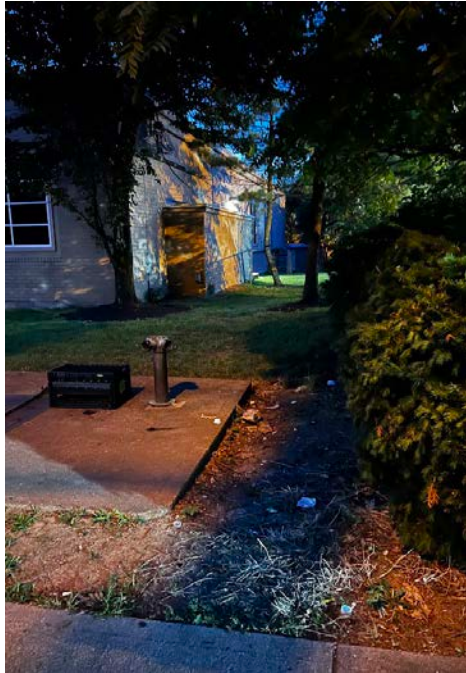
- Overall impression of the lighting is poor
- Lighting is not consistent throughout the space
- Some lights under the overhang of 977 Hawthorne commercial property are out
- Functioning lights on the east side of the Police Special Operations building (cut down some of the trees/tree line to help illuminate the heavily wooded area behind the Rec. Center and WACC)
- Sidewalk in front of Rec. Center has functioning halogen street lights that are not very bright
- Sidewalk in front of 977 Hawthorne has better lighting because of LED light(s) at Warsaw Mini Mart
- Warsaw Mini Mart has multiple bright LED lights illuminating its parking lot, some of the light disperses into and across the street
- 977 Hawthorne parking lot has one halogen light that illuminates the north half of the lot
- Dumpster area is dark with no lighting
- WACC has no lights (yet)
- One light in alcove/fire escape area behind the PH Rec. Center, light is bright

#### Signage

- The only signage that illuminates/is visible at night is the Hot Bowls & Burritos sign

# PROBLEM ANALYSIS

## SITE VISITS & SAFETY AUDIT



### Sightlines

- Sightlines are similar to daytime except with less visibility due to poor lighting
- Dumpster area (entrapment) is not lit at all

### Visual isolation

- The area feels less isolated at night
- More people visiting the Market
- Market is the only open business (open until midnight)
- 5+ people around during the audit (kids and people that live in the nearby apartment complexes)
- Rec. Center area is also busy, causing lots of through traffic

### Auditory isolation

- Traffic is heavier and louder (very busy around 8PM)
- Not able to hear people as easily as the daytime
- Futsal court and Rec. area is loud with activity
- Are people in this area desensitized to screaming and noise?
- Saw one Police car passing by at 8PM
- No other Police seen during audit despite being next to the Special Ops building

### Movement predictors

- Less able to tell where people and cars are going now that the area is busier

### Entrapment sites

- Dumpster area is very dark
- Corners are now dark and could be used as entrapment areas

### Nearby land uses

- Same as daytime

# PROBLEM ANALYSIS

## SITE VISITS SAFETY AUDIT



### Factors that make the place more human

- Area feels very unwelcoming and unsafe, more so than the daytime
- Fresh paint, better and well-lit signage, and more lighting could help

### Maintenance

- Smells of urine in the alcove by the PH Rec. Center fire escape
- Can determine where people are congregating by following the litter trails
  - Bushes by the fence line
  - Behind the garage in the heavily wooded area behind the Rec. Center
  - Behind 977 Hawthorne
  - Bush/fence line is smelly from litter and dumpsters

### Site cohesion

- Not easy to find your way around with the lack of lighting and signage, feel lost

### Risk from crime

- Risk of crime feels high at night

### Social cohesion

- People use these spaces as 'after hours' hangouts (public WiFi?)
- No place for anyone to go after 9PM when the Rec. Center closes
- Users of the space don't have HVAC or prefer to spend their time outside in the evening, but have no place to go
- Fair number of people loitering around the market and on Warsaw Avenue during our audit (seemed like they may be up to no good unless you go talk to them)

# PROBLEM ANALYSIS

## CPTED REVIEW - FIRST GENERATION



### TERRITORIALITY

**Definition:** Territoriality is about distinguishing between public space and private property. The idea is to turn a particular area over to legitimate users of that place so that they will be more likely to adopt ownership over that place. This will make it less likely that people who do not belong will commit criminal or nuisance behavior at that location.

**Site visit findings:** There is a lack of delineation between the commercial property's parking lot and the sidewalk and virtually no markings on the parking lot. There are some boundary lines, but there could be more visual cues and planters/bollards to discourage illegitimate use of the space. The green space on the side of the Rec. Center could be better developed. There is currently no design to encourage proper use of the space.

### ACCESS CONTROL

**Definition:** Access control is controlling who can access a space, and how they move through it. Access Control focuses on the entry and exit points of buildings, parks, parking lots, and neighborhoods.

**Site visit findings:** The parking lot is lacking lines and structure, lines are missing from the parking lot to give structure and purpose to the parking spaces, many pedestrians cut through the parking lot which sits on the corner rather than using the sidewalk on the outside perimeter. The restaurant has fenced off its portion of the sidewalk in front of the store, giving the space some structured use.

# PROBLEM ANALYSIS

## CPTED REVIEW - FIRST GENERATION



### NATURAL SURVEILLANCE

**Definition:** Natural surveillance refers to the use of design elements to make sure people in public spaces can easily see each other. People are less likely to attempt a crime if they are at risk of being seen. Likewise, we are likely to feel safer when we can see and be seen.

**Site visit findings:** The space is fairly open with the exception of the fence line by the dumpsters and unclaimed bushes. While the dumpsters and fence line distinguish property lines the bushes/dumpsters/fence obstruct views, and create spaces to hide paraphernalia or misuse of the space.

### MAINTENANCE/IMAGE

**Definition:** Maintenance and image refers to the appearance of a place and its upkeep. The condition of a place sends a message about the community's ownership and investment in that space, and a place that demonstrates community stewardship is more likely to be treated well by outsiders, even when no one is around.

**Site visit findings:** The unclaimed bushes and sidewalk are overgrown and unkept, the bushes serve as an unofficial garbage can where debris collect at the base, the dumpster is open and not screened in, you can smell the chicken/fish rot from the dumpster from a 10ft radius in the hot sun. The parking lot asphalt is uneven and needs to be repaved and sealed, there are some dips/cracks in the sidewalk and parking lot, the parking blocks are cracked and moved out of any intended positioning. The building doesn't look fresh or modern, it looks neglected and with too many advertisements, the abundance and signage on the windows give the store a unkept appearance. There is minor graffiti tagged on random parts of walls and the ice-chest.

# PROBLEM ANALYSIS

## CPTED REVIEW - SECOND GENERATION



## SOCIAL COHESION

**Definition:** Cohesion is the supportive relationships and interactions between neighborhood users to maintain a sense of safety. Strong cohesion will increase the ability to address issues in an effective manner as they arise.

**Site visit findings:** Cohesion was seen amongst groups/cliques of acquaintances, but not between the groups/cliques. The most cohesion was shown via the children who visited from the Rec. Center. For the most part adults did not interact with each other, most adults use the store for its intended purpose. There is one clique of men that seem to have strong connections and are very friendly/supportive of each other and the children from the recreation center; sharing chargers and lighters, asking for rides, borrowing phones, portable speakers, and tobacco products, etc. This group of 6+ men have bonds with each other and respect from the store patrons. There was more cohesion shown amongst male loiters/visitors than female loiterers/visitors.

## CULTURE

**Definition:** Culture is the overall makeup and expression of the users of the space. Culture refers to the relationships and interactions between people and their common beliefs/values, which reinforces a sense of belonging within a community.

**Site visit findings:** Everyone definitely has a shared sense of music, food, and interest in current neighborhood/city events. The shared culture seemed to be a shared struggle, not positive events but if someone got stopped by the police, there was an accident, stabbing, someone went to the hospital, etc. There was not much talk about school starting, summer ending, weddings, vacation; everything was more survival based and networking.

# PROBLEM ANALYSIS

## CPTED REVIEW - SECOND GENERATION



### CONNECTIVITY

**Definition:** Connectivity refers to interactions and relationships external to the neighborhood or the place. The principle of connectivity recognizes that any given space does not operate in a vacuum. It is necessary to establish positive communication with external communities and stakeholders.

**Site visit findings:** There is low connectivity to external social and political relationships. This part of the community feels like an island. People who don't frequent the store/Rec. Center do not desire to visit and people from the immediate area will visit several times a day. It is evident how reliant people living in the immediate area rely on the store and restaurant. The patrons and loiterers are very welcoming and friendly, but if you are not from the area a visitor may be too intimidated to approach the store or restaurant. The government does not have any relationship with the users of this space: the users of this space have a negative view of the government (particularly the police) and there does not appear to be any efforts from the government to reach the users of this space to establish connections.

### CAPACITY

**Definition:** Capacity is the idea that places have a capacity to maintain a social, physical, or economic balance beyond which they can tip into disorder. If the balance is lost, the effect can be detrimental to the positive functioning of the community.

**Site visit findings:** There are two nearby stores that seem to serve the same purpose. The store at 977 Hawthorne possesses more household and grocery types of items whereas the Warsaw Mini Mart (3029 Warsaw) focuses on a traditional "gas-station" product assortment. There have been two convenient stores at both those locations for at least 20 years, and both stores are very busy because of the dense apartment complexes and bus stops immediately surrounding the area. Jojo's Fish & Chicken is the only operational restaurant within walking distance. This area does not need any more convenient stores or dense housing. The area is missing an overflow area for adults where they can organize and share resources.

# PROBLEM ANALYSIS

## SITE INTERVIEWS

### OVERALL SITE INTERVIEW SUMMARY

Overall, the people that we interviewed feel safe in the space. Interviewees commented on the litter and poor maintenance. A better maintained property could help others feel safer in this space. It was also mentioned that people are looking for more things to do, especially in the evenings.

### DAYTIME

Middle-aged white male walking two dogs

- Walks the same route with his dogs every day
- Gives and receives friendly waves and head nods
- Likes that the Police Special Ops building is operational again
- Feels safe during daytime
- Doesn't visit at night

Older white male grabbing lunch from Jojo's

- Has lived in area for 60 years
- Feels safe during the day
- Doesn't visit at night

2 black women visiting Market, one middle-aged, one young

- Young woman is visiting older woman
- Feel safe during daytime
- Do not visit at night
- Visits are short, in and out
- Older woman lives in apartment complex across the street

### NIGHTTIME

Young black woman sitting across the street on Warsaw listening to music

- Lives in apartment complex on Warsaw
- Uses WiFi from building next door
- Wishes the space could feel more welcoming and had more stuff for kids when the Rec. Center closes
- Had her first altercation with Police at the site the other day
- Police approached the group she was with and immediately told them to move with no reason or warning
- Police were disrespectful and harassed her and her friends without reason
- Police interactions should be handled differently
- Many people use this space to congregate with friends and family



# PROBLEM ANALYSIS

## PERCEPTION OF SAFETY & CRIME ANALYSIS

5YR Crime at Hawthorne and Waraw	Total	17-18	18-19	19-20	20-21	21-22
FELONIOUS ASSAULT	49	0	0	48	0	1
THEFT	28	9	6	3	5	5
ASSAULT	20	3	3	7	2	5
CRIMINAL DAMAGING/ENDANGERING	15	3	1	3	3	5
BURGLARY	12	4	1	1	6	0
BREAKING AND ENTERING	11	3	4	0	1	3
MENACING	10	1	4	2	2	1
ROBBERY	8	2	5	0	1	0
AGGRAVATED MENACING	7	1	5	1	0	0
DOMESTIC VIOLENCE	7	1	2	1	1	2
AGGRAVATED ROBBERY	4	0	1	1	2	0
VANDALISM	2	0	0	0	0	2
VEHICULAR VANDALISM	1	0	1	0	0	0
MISUSE OF CREDIT CARD	1	0	0	1	0	0

5 Year Hottest Blocks in East Price Hill	
Block	Count of Instances
36XX WARSAW AV	645
34XX WARSAW AV	446
5XX ELBERON AV	229
37XX WARSAW AV	228
9XX GRAND AV	211
26XX LEHMAN RD	173
9XX HAWTHORNE AV	167
37XX GLENWAY AV	157
9XX CHATEAU AV	141
7XX GRAND AV	138

Crime Statistics for our site were generated by using 9xx Hawthorne and 31xx Warsaw Avenue. Cincinnati Data is anonymized to the block. Summary tables and analyses were created to tell the story of the block. In addition to providing details of our block we have analyzed the neighborhood's total crime stats. Comparing our block and neighborhood to other blocks and neighborhoods gives us a realistic benchmark for our city and will aid in review of the success of our projects.

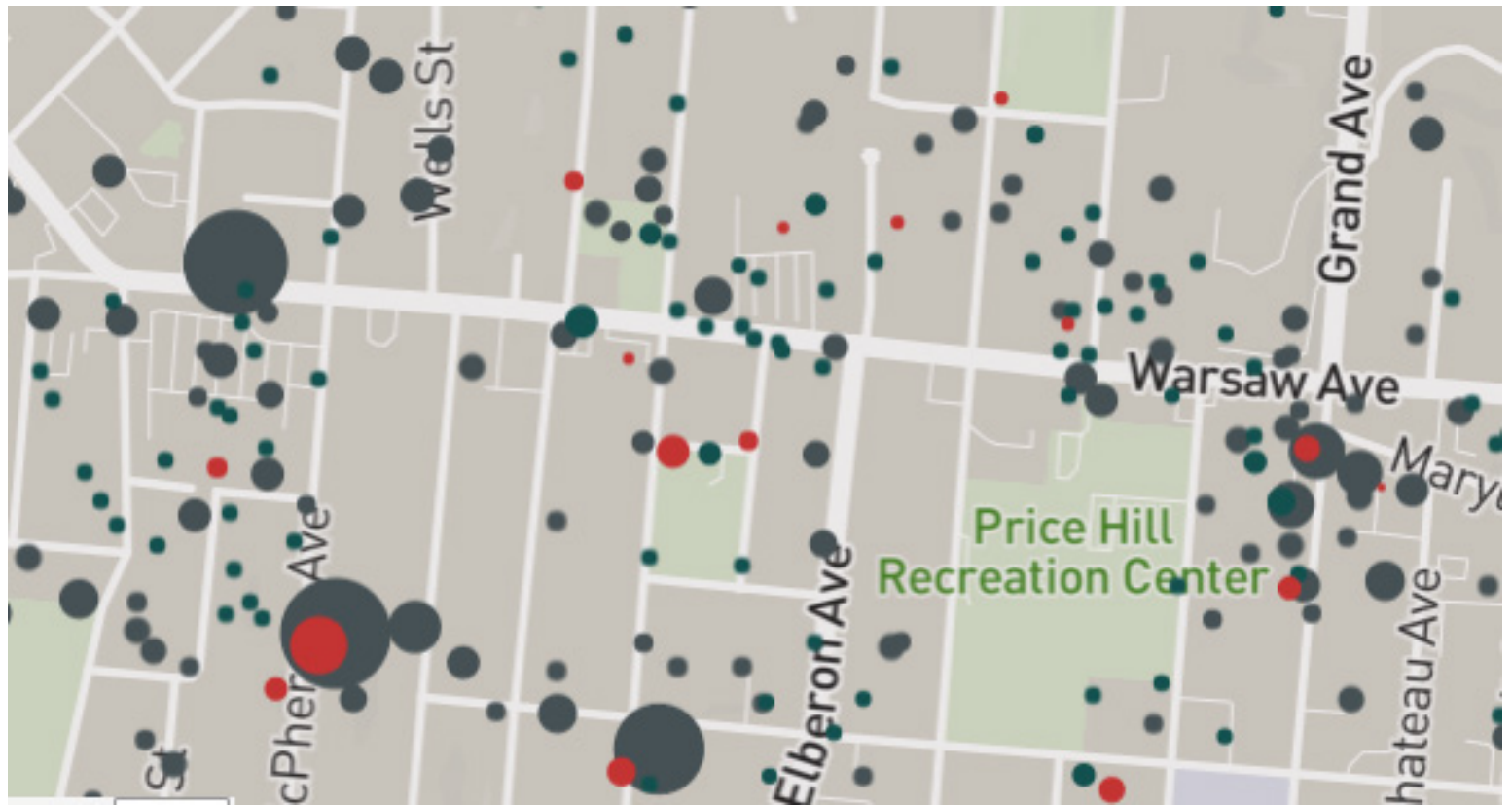
The most occurring crimes in our block are theft/burglary related, assault, criminal damaging/endangering. The most occurring crimes in the East Price Hill neighborhood include assault, domestic violence, menacing at the block of 9xx Hawthorne/31xx Warsaw. When we compare our block and neighborhood to the rest of the city, there aren't notable differences in the top crimes, except for improper discharging a firearm. Our neighborhood is the 4th highest neighborhood out of 52 for shootings and regularly trades places between the top 5 most shootings. Whether 9xx Hawthorn is really the most dangerous, the long term perception of this block (and other blocks on the Warsaw Corridor) is that East Price Hill is not a safe or pleasant place to be.

Crime in East Price Hill starts ramping up at 10am and peaks between 1pm-6pm. When the sun goes down, so does the crime reported. In a recent study, it was confirmed that "Westiders" are the most dissatisfied with their quality of life. Because crime peaks during core business hours in broad daylight, and not late in the evening or in the middle of the night, the perception of the block under review and East Price Hill is that it's "the wild wild west" out here. Just a few blocks away from the site are the 6th and 10th block with the most crime instances occurring in the city per block (out of 8,358 blocks with reported crime within Cincinnati.) While 9xx Hawthorne and 31xx Warsaw may not be one of the most dangerous places in the city, visitors and residents still are very much impacted by the sketchy environment within 1/2 mile and do not separate 31xx Warsaw from 34xx Warsaw Avenue's incidents.

# PROBLEM ANALYSIS

## PERCEPTION OF SAFETY & CRIME ANALYSIS

### EAST PRICE HILL BUSINESS DISTRICT CRIME REPORTED

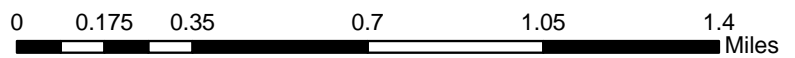
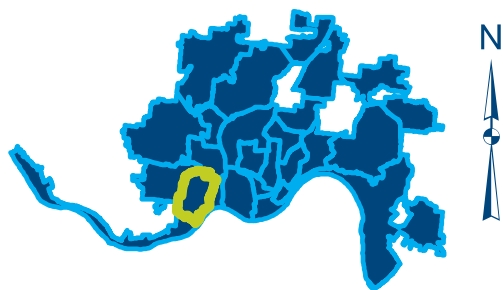
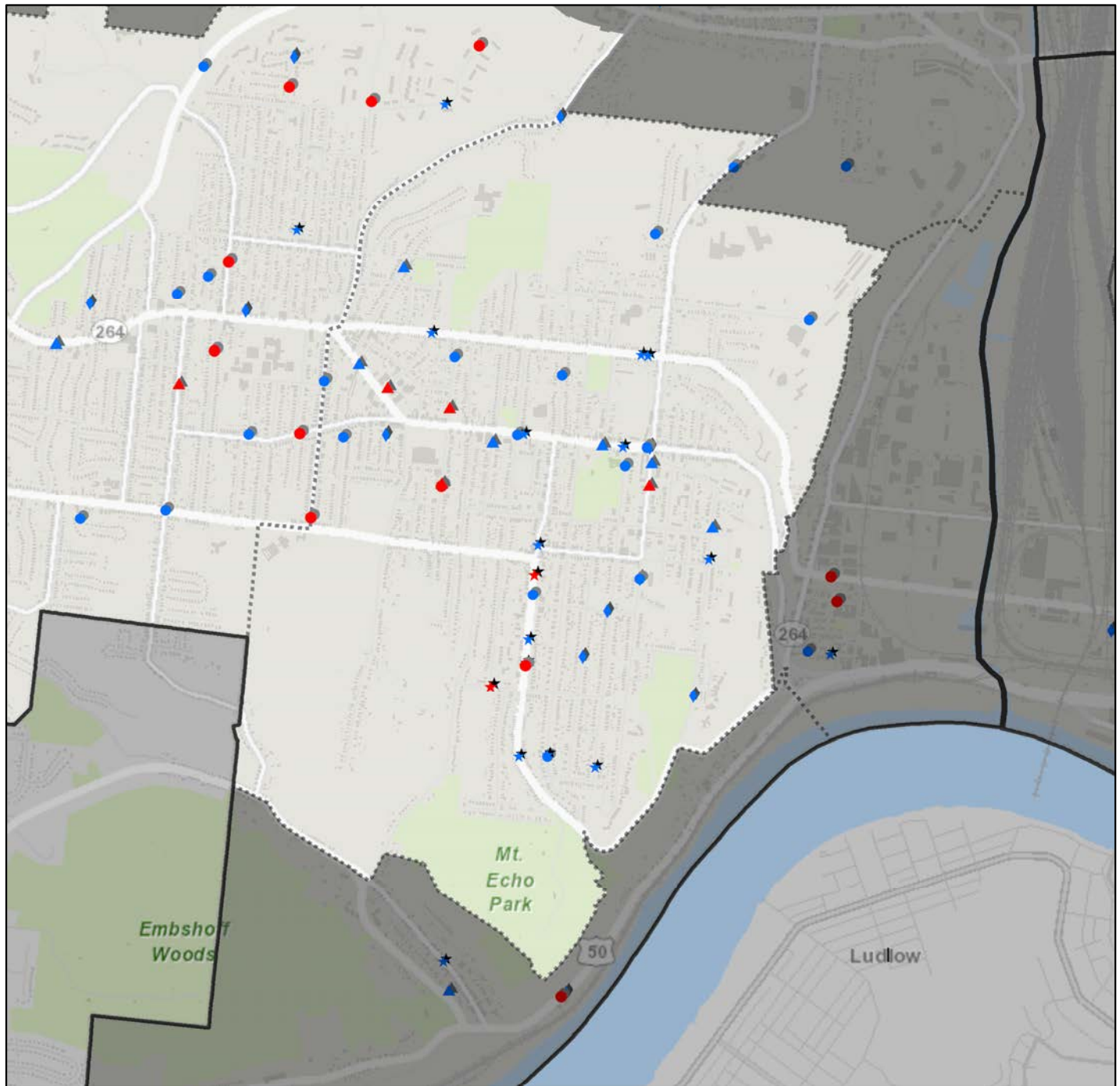













- Part 1 violent crime (homicide, rape, robbery, etc.)
- Part 1 property crime (burglary, breaking and entering, theft, etc.)
- Part 2 minor crime (minor assault, possession, public nuisance, etc.)

Amber Kassem from the neighborhood community council collected the data through Cincinnati's Open Data Portal. Dates used were 7/1/2017 through 6/30/2022 to have full year-over-year sets. Each year was exported separately and then compiled in a summary file. Filters were placed on the location to report areas of interest and to provide comparisons within the neighborhood and citywide.

# EAST PRICE HILL Neighborhood Crime Report: 28 DAY REPORTING PERIOD

\*All information shown here are preliminary and subject to change



<ul style="list-style-type: none"> <li> Neighborhoods</li> <li> Districts</li> <li> Neighborhoods</li> </ul>	<p><b>Violent Crimes</b></p> <ul style="list-style-type: none"> <li> Homicide</li> <li> Rape</li> <li> Robbery</li> <li> Agg Assault</li> </ul>	<p><b>Property Crimes</b></p> <ul style="list-style-type: none"> <li> Burglary/BE</li> <li> Theft from Auto</li> <li> Auto Theft</li> <li> Personal/Other Theft</li> </ul>
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Data prepared on: 4/25/2022

Prepared by: Crime Analysis & Problem Solving

# STRATEGY

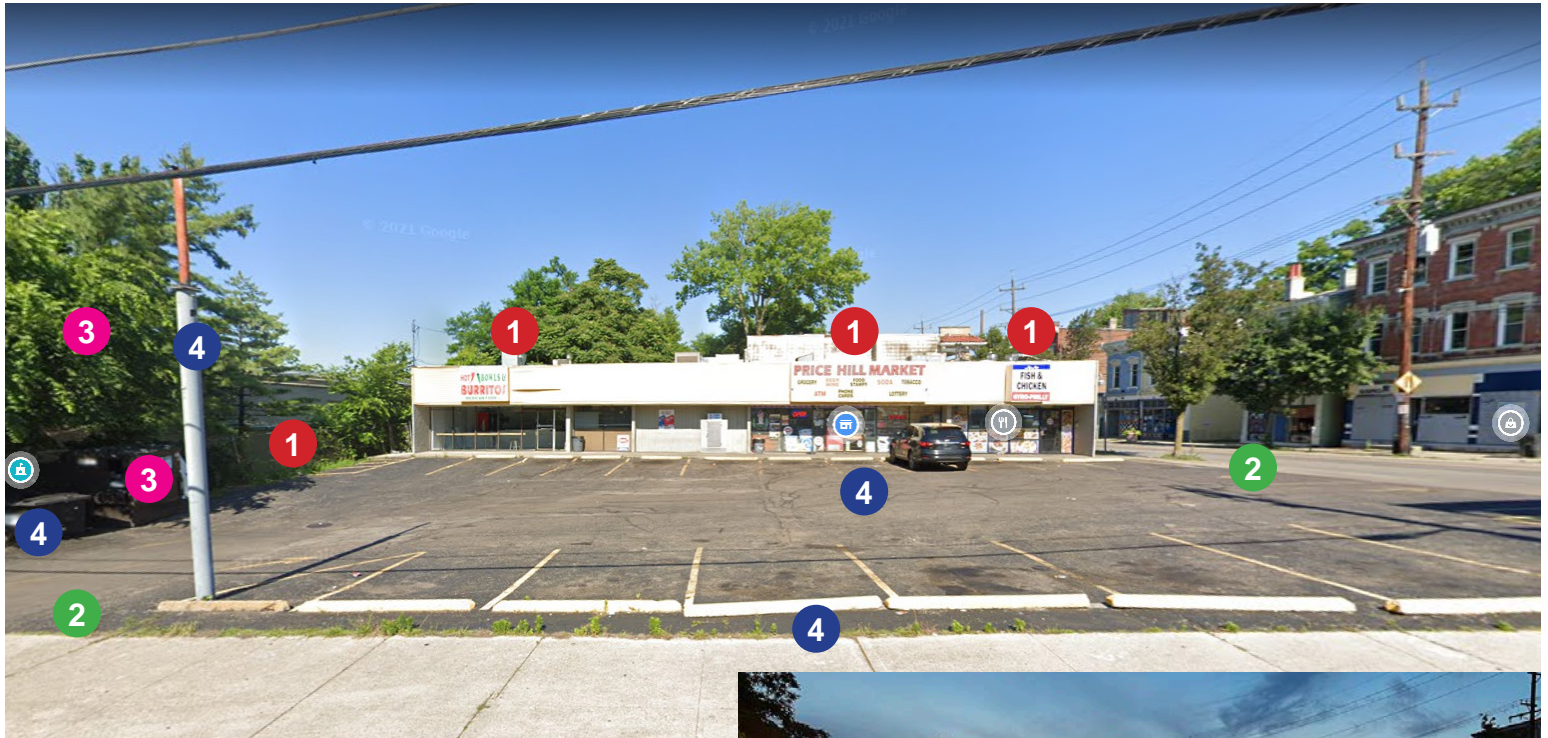
## FIRST GEN. CPTED RECOMMENDATIONS



- 1** **Territoriality**  
Replace and update signage
- 2** **Access control**  
Add entry and exit signage  
Add fence around perimeter of parking lot
- 3** **Natural surveillance**  
Parking spaces could be angled for better visibility  
Update lighting in front of Rec. Center to LED  
Lighting will be added to WACC
- 4** **Maintenance/Image**  
Cut back overgrown vegetation and weeds  
Pick up litter  
Paint building's exterior  
New sidewalks

# STRATEGY

## FIRST GEN. CPTED RECOMMENDATIONS



1

### **Territoriality**

- Replace and update signage
- Replace/update fence

2

### **Access control**

- Add entry and exit signage
- Add fence to perimeter of parking lot
- Create enclosure around dumpster

3

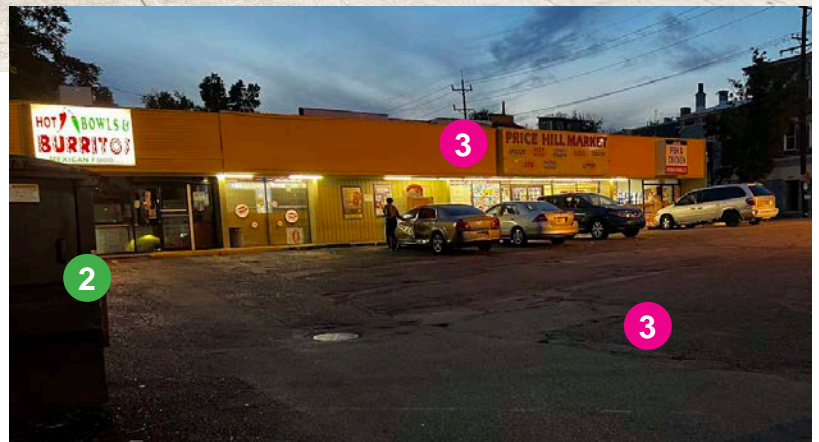
### **Natural surveillance**

- Cut back overgrown vegetation
- Move dumpsters to back of site
- Add lighting to parking lot
- Add lighting near dumpster area
- Illuminate store signage

4

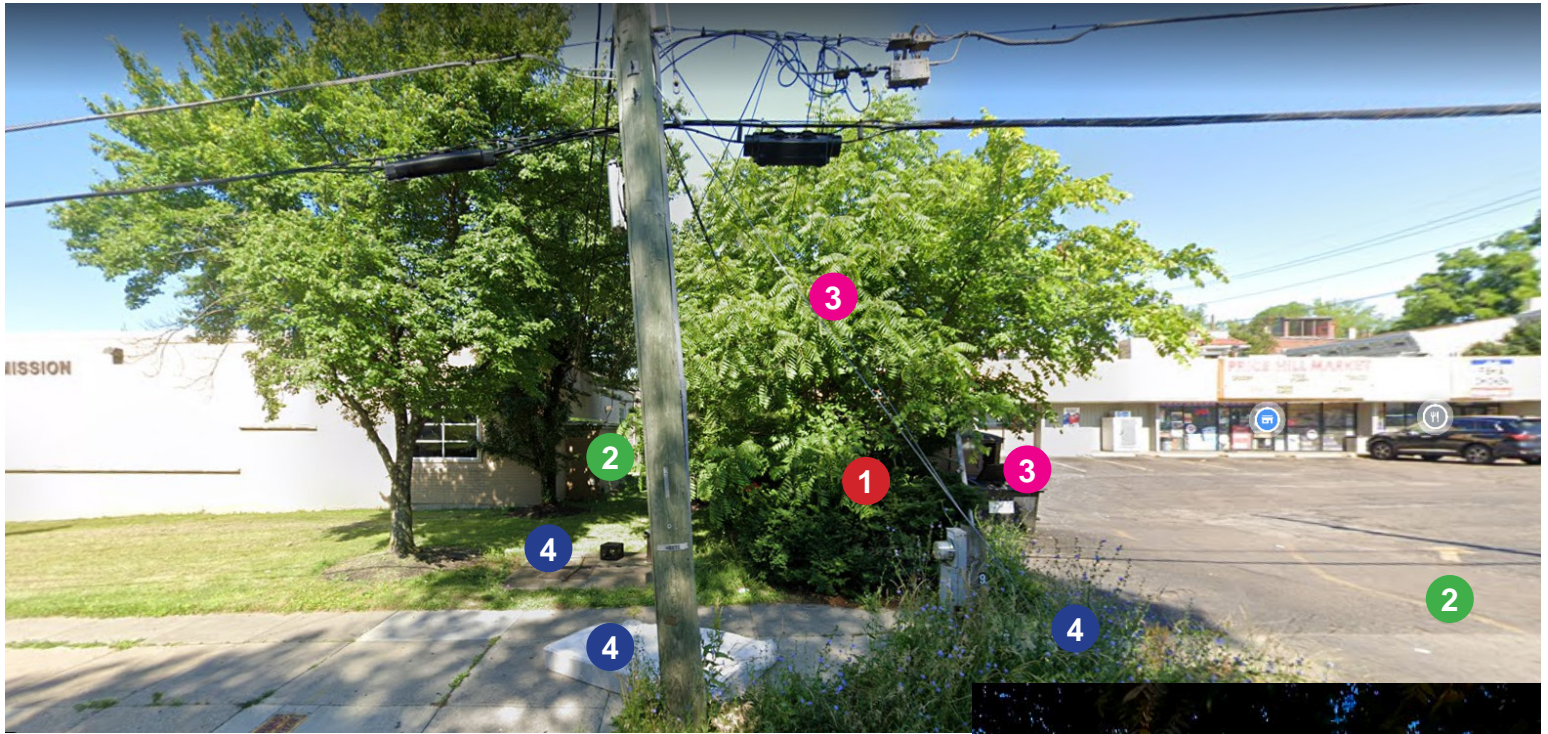
### **Maintenance/Image**

- Remove weeds
- Pick up litter
- Remove unused pole
- Pave parking lot and add handicap parking spaces

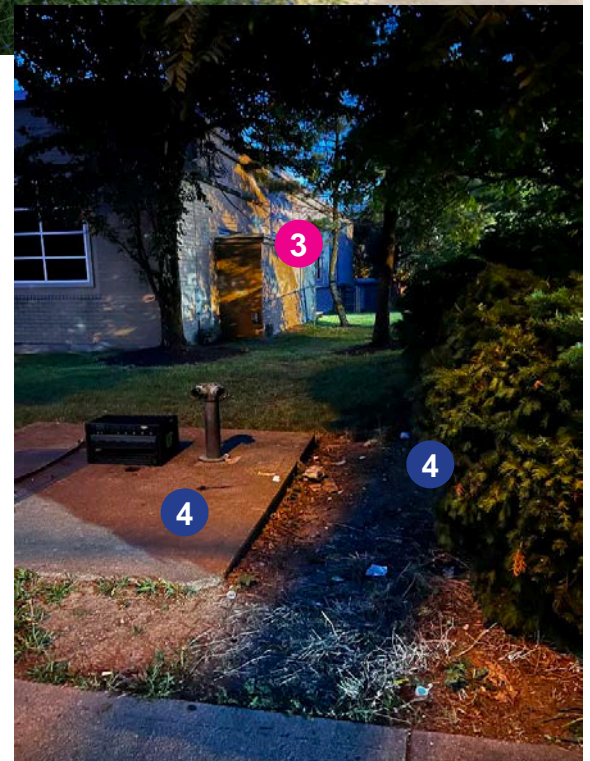


# STRATEGY

## FIRST GEN. CPTED RECOMMENDATIONS



- 1** **Territoriality**  
Replace/update fence
- 2** **Access control**  
Add entry and exit signage  
Add fence to cut off access to entrapment site behind Rec. Center
- 3** **Natural surveillance**  
Cut back overgrown vegetation (keep trees)  
Move dumpsters to back of site  
Add/fix security cameras  
Add lighting
- 4** **Maintenance/Image**  
Remove weeds  
Pick up litter  
Add/create a sanctioned space for politickin'



# STRATEGY

## FIRST GEN. CPTED RECOMMENDATIONS



- 1** **Territoriality**  
Replace/update fence
- 2** **Access control**  
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Add lighting
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Remove weeds  
Pick up litter  
Add/create a sanctioned space for politickin'

# STRATEGY

## SECOND GEN. CPTED RECOMMENDATIONS - SHORT TERM



### **Social Cohesion**

Legitimate use of the under-utilized space on the side of the Rec. Center could be used to build social networking and bonds between adults. Just like the kids need a safe place to be outside and have social interaction, so do adults. Positive relationships and unity can be built in spaces that are respected as such. The positive use of this space would discourage and displace the drug use and prostitution happening behind the Rec. Center.

### **Culture**

There is a culture of helping people out and sharing resources. Having a space to foster and encourage sharing knowledge and resources would be beneficial to those who seem to be illegitimately loitering. Those loiterers need a space to legitimately 'loiter.'

### **Connectivity**

Government currently does not have positive interactions with the users of this space. Having a seating area where adults can be, with clearly posted rules, would feel like a neutral space. The guys at the store said that they feel like the police are scared of them and that they feel the police are just messing with them, when will the city government make efforts to reach its residents where their residents are? Having this space for residents would foster acceptance and inclusion.

SafeGrowth states that the municipality should provide administrative and financial support to SafeGrowth Teams. That facilitator assembles the SafeGrowth teams and there must be designated employees responsible for helping to facilitate those teams throughout the city.

### **Capacity**

Creating a sanctioned space for adults interact and socialize is worth a try. The store does not have capacity for residents and visitors to 'politic' or congregate. The other parks within walking distance are described as being "trifling" and dirty. Giving a refreshed outdoor space to residents of the community is something that is missing, people who live in dense apartment complexes don't have the courtyard, backyard, or front-porch experience. If a nice space was introduced in a way where "loiterers" could be excited for a clean new space to congregate. The hope is that the community can take ownership and guardianship of the space and not let it be misused.



# STRATEGY

## SECOND GEN. CPTED RECOMMENDATIONS - LONG TERM



A long term recommendation to hit all the marks for 2nd generation CPTED would be a neighborhood Club as an extension of the expressed need for people to be outside, connect, “politic”, and share resources. We recognized a real need for adult resources geared towards personal development, growth, and that extra push to their next step in life. What is in East Price Hill for young people that need to focus on their next steps? Who can they go to? Some people aren’t quite homeless but they’re not comfortable where they stay—do they need an internet café with a list of resources to find housing? Do we have adult students that can’t use the library because the library is being used as a daycare, where can the adults go to get away from distractions and work on their online class work? Some people have a phone and are waiting for a call back for the applications they just submitted but are tied to needing wi-fi because they can’t afford phone service yet. Some people have a car but need help getting it fixed, but there might be a guy that can fix it for “the low” and then also then teach someone else how to work on cars in a designated garage. Someone might be having domestic dispute and need some fresh air, why not sit on the back porch around a fire pit? This space needs to be geared towards 16-35 year olds that just need a positive space to support each other and have access to agency/institutional support. Maybe they need to talk to someone from the church or a mental health provider? Maybe they need to recertify for healthcare or foodstamps? Maybe couples need counseling or telephone harassment mediation? Did someone just get an apartment and they need a bed? We don’t have those uncles, aunties, and grandmas in the neighborhood anymore. It is worth trying to put these resources in one spot. Adults need an attractive positive space to be in East Price Hill.