City of Cincinnati, Ohio
Form-Based Code
Focus Neighborhoods
Analysis
March 11, 2010

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Focus
Neighborhoods Analysis
Cincinnati, OH

Cincinnati Form-Based Code Consultation
FBC Focus
Neighborhoods Analysis
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Madisonville
Northside
Oakley Square
O’Bryonville
Pleasant Ridge

Transportation Network
Figure Ground
Topography

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Focus
Neighborhoods Analysis
Cincinnati, OH
This report is a compact analysis of economic and demographic characteristics of select neighborhoods in Cincinnati. Data came from census-tract level information in the 2000 decennial census Summary File 3. To illustrate whether neighborhoods have disproportionate shares of the elderly and/or youth, we begin each neighborhood profile with a figure of its populations’ age distribution. We further characterize the socioeconomic composition of each neighborhood with its racial makeup, educational and income distributions, and poverty and unemployment rates. Unemployment is calculated as the percentage of the population in the labor force in that neighborhood that are unemployed. In addition, we present the travel time to work for workers residing in these neighborhoods. Finally, we report the same set of statistics for the Cincinnati Primary Metropolitan Statistical Area to provide further context.

Because we are cognizant that we may falsely attribute a statistical average to diverse individuals and residents of each neighborhood, we pay particular focus on characterizing the distribution of these key socioeconomic characteristics. For instance, we not only report the median household income, we also display how incomes are distributed in each neighborhood. In doing so, we can more accurately portray the diversity in socioeconomic and demographic conditions in that neighborhood.

For a baseline comparison, this pages provides the same set of socioeconomic and demographic characteristics for the Cincinnati Metropolitan Statistical Area.
Avondale is fairly young, with 37% of its male population (31% of its female population) under age 21. At the same time, men aged 50+ are 23% of males (24% of female population). Whites comprise 63% and Blacks 33%.

Poverty in Avondale is twice that of the Cincinnati metropolitan area. Median household income is just under $35,000, with about half of its households having incomes less than $30,000. Unemployment among men is nearly twice of the Cincinnati metro area. While educational attainment is overall low, with 19% among men and women aged 25+ not having completed high school, 55% among men and women have some college or more.

More than 40% of all workers in Avondale have a commute of 15-29 minutes. A little over 30% have commutes less than 15 minutes.

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1 Includes Census Tracts 34, 66-69.
Clifton is predominantly white, with whites comprising 86% of its population. Only 20% of its male and female populations are above 50, and only 15% of its female population (29% of male population) is under 21.

Unemployment in Clifton is lower than that of the Cincinnati metro area, and only 5% of its households are below poverty. There is substantial diversity in income levels. While a little more than a third of its households have incomes $30,000 to $59,999, the rest of its households are fairly uniformly distributed across the income ranges between $10,000 to $29,999 and $60,000 to $149,999. Nearly three-quarters of the male population aged 25+ (74%) and 69% of females aged 25+ have some college or more.

Finally, only a little more than 20% of workers in Clifton have a commute greater than 30 minutes.
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Feet 250 500 750 1000

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College Hill
Cincinnati, OH

Street Network

College Hill
Cincinnati, OH

1/4 mile radius
1/4 mile radius

Street Network
College Hill has both younger and older populations, with 33% of its male population (22% of its female population) under age 21. At the same time, men aged 50+ are 27% of males (26% of female population). Whites comprise 78% and Blacks 20%.

Poverty in College Hill is slightly below that of the Cincinnati metropolitan area. Median household income is also similar to the Cincinnati metro area, with about half of its households having incomes less than $30,000. Unemployment is slightly below the Cincinnati metro area. While 13% among men and women aged 25+ have not completed high school, 61% among men and 58% among women have some college or more.

While almost half of all workers in College Hill have a commute of 15 to 29 minutes, the rest of its workers are evenly distributed with commutes less than 15 or greater than 30 minutes. Little more than 20% have commutes less than 15 minutes and 25% with 30 to 59 minute commutes.
Hyde Park East
Cincinnati, OH

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Hyde Park
Including
Hyde Park East
Cincinnati, OH

Hyde Park includes Hyde Park Square and Hyde Park East. 30% of its male population (18% of its female population) is under age 21. Men aged 50+ are 20% of males (21% of female population). Whites comprise 83% and Blacks 10%.

20% of households in Hyde Park are below poverty. Median household income is $33,435, which is less than the Cincinnati metro area. Unemployment among men is slightly larger than for the metro area, while very close to the Cincinnati metro area unemployment among women. 27% among men and 23% of women aged 25+ have not completed high school, but 49% among men and 50% of women have some college or more.

Finally, almost half of all workers in Hyde Park have a commute of 15-29 minutes and nearly 80% have a commute less than 30 minutes.

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**Neighborhood Overview**

<table>
<thead>
<tr>
<th>Cincinnati PMSA</th>
<th>Hyde Park (incl Hyde Park East)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unemployment Rate</td>
<td></td>
</tr>
<tr>
<td>Males</td>
<td>4.59%</td>
</tr>
<tr>
<td>Females</td>
<td>4.57%</td>
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<tr>
<td>Avg Household Size</td>
<td>2.34</td>
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<tr>
<td>% Households Below Poverty</td>
<td>10%</td>
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<tr>
<td>Median Household Income (1999$)</td>
<td>$45,490.79</td>
</tr>
<tr>
<td></td>
<td>$33,434.77</td>
</tr>
</tbody>
</table>

*Includes Census Tracts 49-51.*
Cincinnati Form-Based Code Consultation

FBC Focus
Neighborhoods Analysis
March 11, 2010

Hyde Park Square
Cincinnati, OH

Key
- Urban Design Districts
- Neighborhood Business Districts
- Both UDD and NBD

Figure Ground and Districts
Hyde Park Square
Cincinnati, OH

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Neighborhoods Analysis
March 11, 2010
Madisonville
Cincinnati, OH

Cincinnati Form-Based Code Consultation
March 11, 2010

Existing Zoning Map
Madisonville
Cincinnati, OH

Cincinnati Form-Based Code Consultation

FBC Focus
Neighborhoods Analysis
March 11, 2010
33% of its male population (19% of its female population) is under age 21. Men aged 50+ are 29% of males (27% of female population). Whites comprise 70% and Blacks 26%.

Madisonville is very similar to, perhaps slightly above, the Cincinnati metro area in terms of its unemployment and poverty status. Median household income is $51,385, more than the Cincinnati metro area. Unemployment among men and women is slightly lower than for the metro area. Only 15% among men and 14% of women aged 25+ have not completed high school, but 56% among men and 52% of women have some college or more.

20% of all workers in Madisonville have a commute greater than 30 minutes.

Includes Census Tracts 55, 56, 108, 242, 244.
Northside
Cincinnati, OH

Cincinnati Form-Based Code Consultation
FBC Focus
Neighborhoods Analysis
March 11, 2010

Figure Ground and Districts
31% of its male population (22% of its female population) is under age 21. Men aged 50+ are 24% of males (24% of female population). Whites comprise 59% and Blacks 35%.

18% of households in Northside are below poverty. Median household income is $33,644, less than the Cincinnati metro area. Unemployment is also larger than for the metro area. 20% among men and 18% of women aged 25+ have not completed high school, and 52% among men and 50% of women have some college or more.

Finally, about 30% of all workers in Northside have a commute less than 15 minutes, more than half have a commute of 15-29 minutes, and less than 20% have commutes of 30+ minutes.

Includes Census Tracts 74, 75, 78, 79.
27% of the male population in Oakley Square (19% of its female population) is under age 21. Men aged 50+ are 21% of males (19% of female population). Whites comprise 75% and Blacks 18%.

20% of households in Oakley Square are below poverty. Median household income is less than $30,000. Unemployment among men is doubled that for the metro area, while very close to the Cincinnati metro area unemployment among women. 24% among men and women aged 25+ have not completed high school, but 53% among men and 52% of women have some college or more.

Nearly 50% of all workers in Oakley Square have a commute of 15-29 minutes, and 35% have commutes less than 15 minutes.
O’Bryonville
Cincinnati, OH

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Street Network

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Neighborhoods Analysis
March 11, 2010

1/4 mile radius

Street Network
Poverty in Evanston is more than twice that of the Cincinnati metropolitan area. Median household income is $20,000 less at $25,000. Unemployment among men is nearly three times, and among women double, of the Cincinnati metro area. While educational attainment is overall low, with 30% among men and women aged 25+ not having completed high school, 37% among men and 39% among women have some college or more.

Finally, almost half of all workers in Evanston have a commute less than 30 minutes.
Figure Ground and Districts

Key
- Urban Design Districts
- Neighborhood Business Districts
- Both UDD and NBD

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Pleasant Ridge has 31% of its male population (19% of its female population) under age 21. Men aged 50+ are 23% of males (22% of female population). Whites comprise 66% and Blacks 30%. 12% of households in Pleasant Ridge are below poverty, similar to the Cincinnati metro area. Median household income is $32,881, less than the Cincinnati metro area. Unemployment is very close to the Cincinnati metro area unemployment. 18% among men and 17% of women aged 25+ have not completed high school, but 50% among men and 49% of women have some college or more.

Source: 2000 Census SF3 files

Unemployment Rate
- Cincinnati PMSA
- Pleasant Ridge
  - Males: 4.59% vs. 4.56%
  - Females: 4.57% vs. 4.17%

Avg Household Size
- Cincinnati PMSA: 2.34
- Pleasant Ridge: 2.08

% Households Below Poverty
- Cincinnati PMSA: 10%
- Pleasant Ridge: 12%

Median Household Income (1999$)
- Cincinnati PMSA: $45,490.79
- Pleasant Ridge: $32,881.09

Includes Census Tracts 57.01, 57.02, 59.
Roselawn has 25% of its male population (23% of its female population) under age 21. Men aged 50+ are 25% of males (28% of female population). Whites comprise 67% and Blacks 29%. 13% of households in Hyde Park are below poverty. Median household income is slightly under $30,000, less than the Cincinnati metro area. Unemployment among men is nearly 3% points larger than for the metro area, while about 1% larger to the Cincinnati metro area unemployment among women. 22% among men and women aged 25+ have not completed high school, but 36% among men and 40% of women have some college or more. More workers in Hyde Park commute longer; 42% commute for 15-29 minutes, 21% for 30-59 minutes, and nearly 10% for an hour or longer.
Walnut Hills
Cincinnati, OH

Cincinnati Form-Based Code Consultation
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Neighborhoods Analysis
March 11, 2010

Key
- Urban Design Districts
- Neighborhood Business Districts
- Both UDD and NBD

Figure Ground and Districts
Walnut Hills
Cincinnati, OH

Walnut Hills has 30% of its male population (21% of its female population) is under age 21. Men aged 50+ are 25% of males (25% of female population). In terms of race, it is fairly divided with Whites comprising 54% and Blacks 42%.

25% of households in Walnut Hills are below poverty. Median household income is just under $27,000, nearly $20,000 less than the Cincinnati metro area. Unemployment among men is nearly double than for the metro area, and also higher than the Cincinnati metro area unemployment among women. 27% among men and women aged 25+ have not completed high school, and 42% among men and women have some college or more.

Less than 20% of workers in Walnut Hills commute for 30 minutes or longer.

11 Includes Census Tracts 19, 21, 35-37.
Westwood 1
Cincinnati, OH

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Key
SF-20  CC-P
SF-10  CC-M
SF-6   CC-A
SF-4   CG-A
SF-2   DD
SF-2   MA
RMX    ML
RM-2.0 MG
RM-1.2 ME
RM-0.7 UM
OL     RF-R
OL     RF-C
OL     RF-M
CN-P   IR
CN-M   PR

Existing Zoning Map
Westwood 1
Cincinnati, OH

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Neighborhoods Analysis
March 11, 2010

Figure Ground and Districts

Key
- Urban Design Districts
- Neighborhood Business Districts
- Both UDD and NBD

Westwood 1 map with different districts colored in blue.
Westwood has 31% of its male population (24% of its female population) under age 21. Men aged 50+ are 24% of males (24% of female population). Whites are a racial majority (84.5%) and Blacks comprise 12% of the neighborhood.

Only 9% of households in Westwood are below poverty. Median household income is just a little over $40,000, close to that of the Cincinnati metro area's median. Unemployment among men is greater than for the metro area at 7.2%, and also higher than the Cincinnati metro area unemployment among women at 6.6%. Only 15% among men and 17% among women aged 25+ have not completed high school, and 49% among men and 47% among women have some college or more.

As with other neighborhoods, most workers have commutes within 15-29 minutes. 25% of workers in Westwood commute for 30 minutes or longer.
Westwood 2
Cincinnati, OH

March 11, 2010

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Neighborhoods Analysis
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Figure Ground and Districts

Key
- Urban Design Districts
- Neighborhood Business Districts
- Both UDD and NBD

Legend:
- 250 Feet
- 500 Feet
- 750 Feet

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Westwood 2
Cincinnati, OH

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