

FINAL PLAN

CHEVIOT BUSINESS DISTRICT

HAMILTON COUNTY, OHIO



Big City Spirit, Small Town Charm

Streetscape & Cemetery Improvements

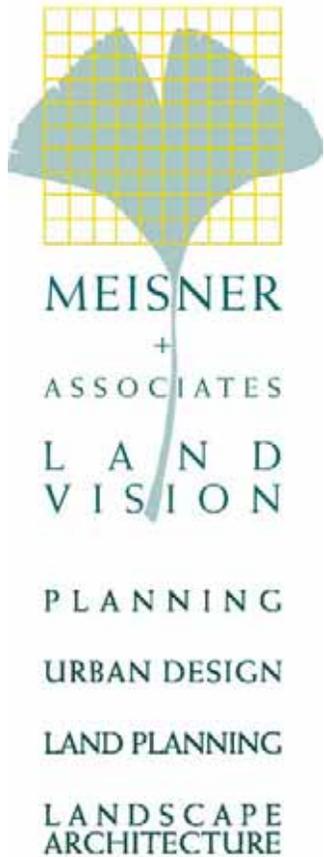


MEISNER
+
ASSOCIATES
LAND
VISION



1878

ADOPTED BY CITY OF CHEVIOT
ON MARCH 9, 2010



City of Cheviot Streetscape Master Plan & Historic Cheviot Cemetery Renovation Plan

Introduction

The Cheviot Westwood Civic Association (CWCA) was founded in 1925 under the name of the Cheviot Westwood Business Association. It has long served both communities with efforts to improve livability. Following the inaugural WestFest in 2002, the group changed its name to the Cheviot Westwood Civic Association. It has promoted many civic events, programs and advanced the revitalization and improvements to Cheviot's and Westwood Businesses and Neighborhoods. In partnership with the City of Cheviot, the CWCA has initiated this streetscape and cemetery improvement project to further goals and recommendations that have come forth through several years of goal setting and planning conducted with Cheviot citizens, the CWCA, the HCRPC and City staff. Key goals from that process included the physical revitalization of the district housing improvements, infrastructure, and traffic/signalization improvements.

The Cheviot Streetscape and Cheviot Pioneer Cemetery Renovation Plan sets forth the design and details for the improvement and revitalization of the traditional business district, historic cemetery and surrounding business areas. This plan will establish a long-term framework for improvements to the street corridors, gateways, and furnishings for Cheviot. It recommends a family of signs, banners, hanging baskets, benches, and waste receptacles for Cheviot. These will provide an attractive and inviting setting to complement the business districts historic character. The renovation of the Pioneer Cemetery is also a key element in the traditional business district along Harrison Avenue. It is situated in the heart of the business district and provides a central green space that all see daily.

Cheviot Streetscape

The streetscape plan proposes lighting of the sidewalks and roadways in the traditional business district, at intersections and crosswalks with functional, cost effective and attractive lighting. Post top lights on period cast poles will supplement overhead streetlights. It also proposes paved crosswalks, to improve pedestrian safety while enhancing the walkways of the business district. The plan proposes site furnishings, which include; trashcans, benches, signage, planters and historical markers compatible with local architecture while maintaining the "Main Street" feel of Cheviot. It also proposes additional greenery to soften the area, including precast/dish planters and street trees, where possible. The plan proposes distinctive sidewalk design, including tinted or patterned concrete, and accent pavers edging. The plan proposes improved street name signage within the 4 districts to help identify Cheviot streets from surrounding areas. The plan proposes gateways to identify City boundaries and Traditional business district gateways to the older business area.

Cheviot Cemetery

These proposed cemetery improvements will enhance the traditional business district streetscape and create physical improvements that will make the cemetery more maintainable and potentially add intermit capacity for cremains. The design enhances the park-like setting and includes walkways, attractive fencing, landscaping, lighting, site furnishings, improved entrances with gates, historical markers which highlight



founding families of Cheviot, all that are buried in the Pioneer Cemetery and historical marker which recalls the lost cemetery that once existed across Harrison Avenue. If determined that the reopening of the cemetery is financially possible, several options for cremains interment are proposed. Three section of columbarium wall are proposed with a potential capacity of 342 niches, double depth or 684 interments. Two arbor column niches are proposed with a potential capacity of 96 niches. Garden Niches in lawn areas are possible with 100-200 niche plots along the west site. The total addition capacity is approximately 538 to 1076 cremain spaces. This will go through a more detailed analysis with City staff and potential funding partners with several local funeral home directors. Existing headstones will be conserved and maintained. A new maintainable landscape will be installed.

Implementation

The CWCA & City of Cheviot have numerous funding strategies / options available to them. They have \$10,000 from a 2008 Block Grant, with another \$20,000 coming available in 2011. They have two signed JEDD agreements (Legacy Place & Tri-Health) with Green Township, which will be a future source of income. There is the potential for further investment from The Cheviot Westwood Community Association (CWCA), local businesses and foundations. There is also the potential to partner with local funeral homes and reopen Cheviot Cemetery for the storage of cremains. It is recommended that they apply in early 2009 for a \$500,000 OKI Transportation Enhancement Grant since it is expected to take two to three for approvals. It is further recommended that they become a Certified Local Government, and strive to be a member of Tree City USA.

Conclusion

The recommendations of the CWCA & City of Cheviot and prioritization of these proposed improvements would provide a foundation for capital improvements related to streetscapes and cemetery. Once adopted by CWCA and the City of Cheviot this master plan and cost information will provide a basis for funding these improvements.

Recognition Page

2008 Cheviot Westwood Civic Association (CWCA)

President – Peggy Sullivan

Vice-President – Bonnie Perrino

Secretary – Chris Baker

Treasurer – Mindy Sweeney

Trustee – Kevin Burnett

Trustee – Deb Munstock

Trustee – Marilyn Holt

Trustee – Pete Rebold

Trustee – Troy Borgmann

Trustee – Jim Morganroth

Trustee – Ryan Zech

2008 Cheviot City Council

President of Council – Deborah M. McKinney

1st Ward – Ryan T. Zech

2nd Ward – James J. Babey

3rd Ward – James F. Sunderhaus

4th Ward – Gregory J. Stautberg

At-Large – Steven L. Braun

At-Large – Dennis T. Dinkelacker

At-large – Kathleen S. Zech

Clerk of Council – Matthew D. McGowan

2008 City Administration

Mayor – The Honorable Samuel D. Keller

Safety Service Director – Steven O. Neal

Fire Chief – Donald Clark

Police Chief – David W. Voss

Public Safety Superintendent – Tom Braun

Law Director – Mark G. Waters

Auditor – Theresa Ciolino-Klein

Assistant Auditor – Patty Henry

City Treasurer – Paul Dorenkemper

Tax Commissioner – Gregory M. Nolan

Clerk of Courts – Susan Morganroth

Building Commissioner – Bill Spurling

Building Inspector – Fred Brown

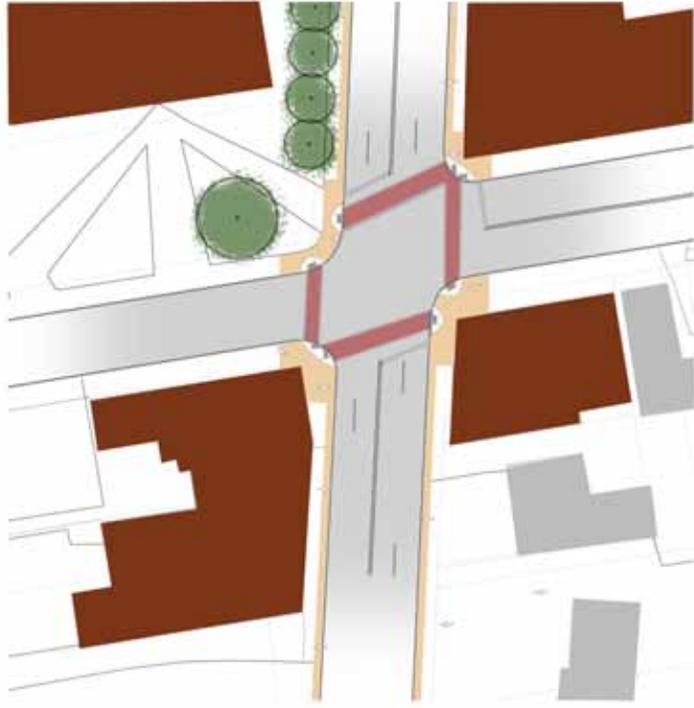
2008 Hamilton County Regional Planning Commission (HCRPC)

Caroline Statkus

CHEVIOT STREETSCAPE & CEMETERY IMPROVEMENTS

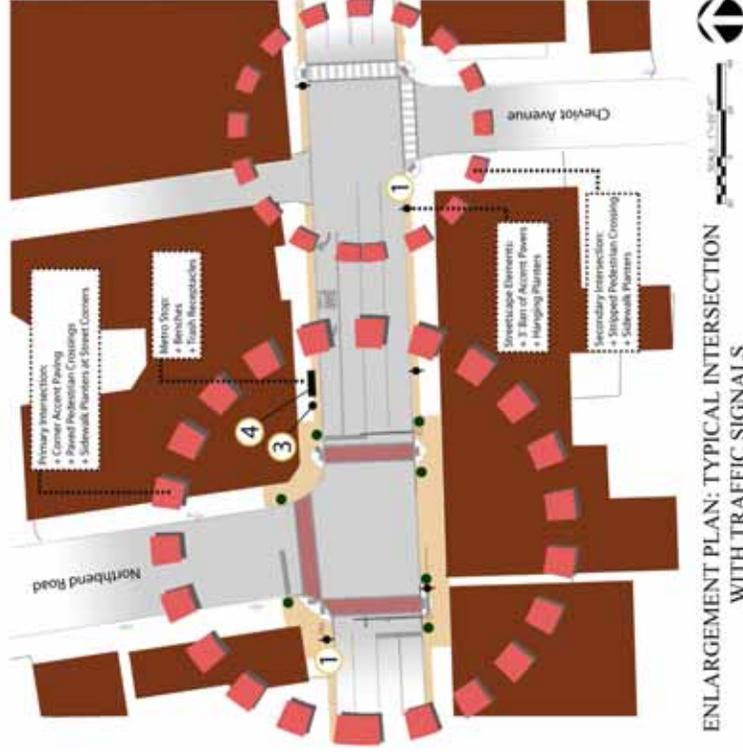
HAMILTON COUNTY, OHIO

TYPICAL INTERSECTION ENLARGEMENTS



ENLARGEMENT PLAN: TYPICAL INTERSECTION WITHOUT TRAFFIC SIGNALS

- PAVER RIBBON OR STAMPED CONCRETE ALONG EDGE OF SIDEWALK
- PAVER RIBBON OR STAMPED CONCRETE CROSSWALKS

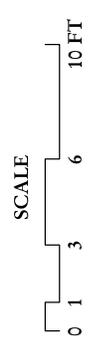
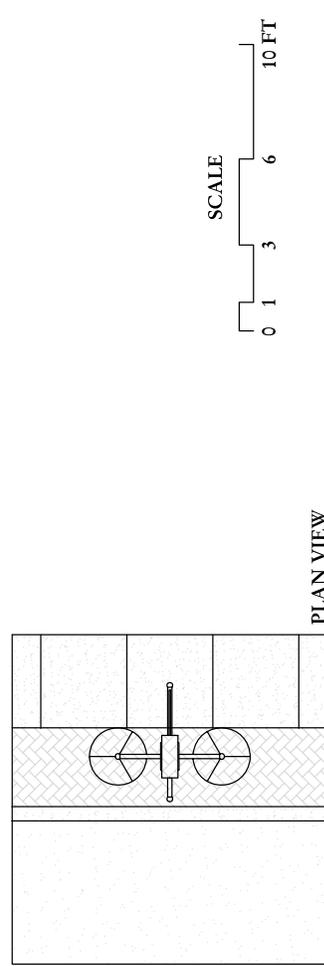
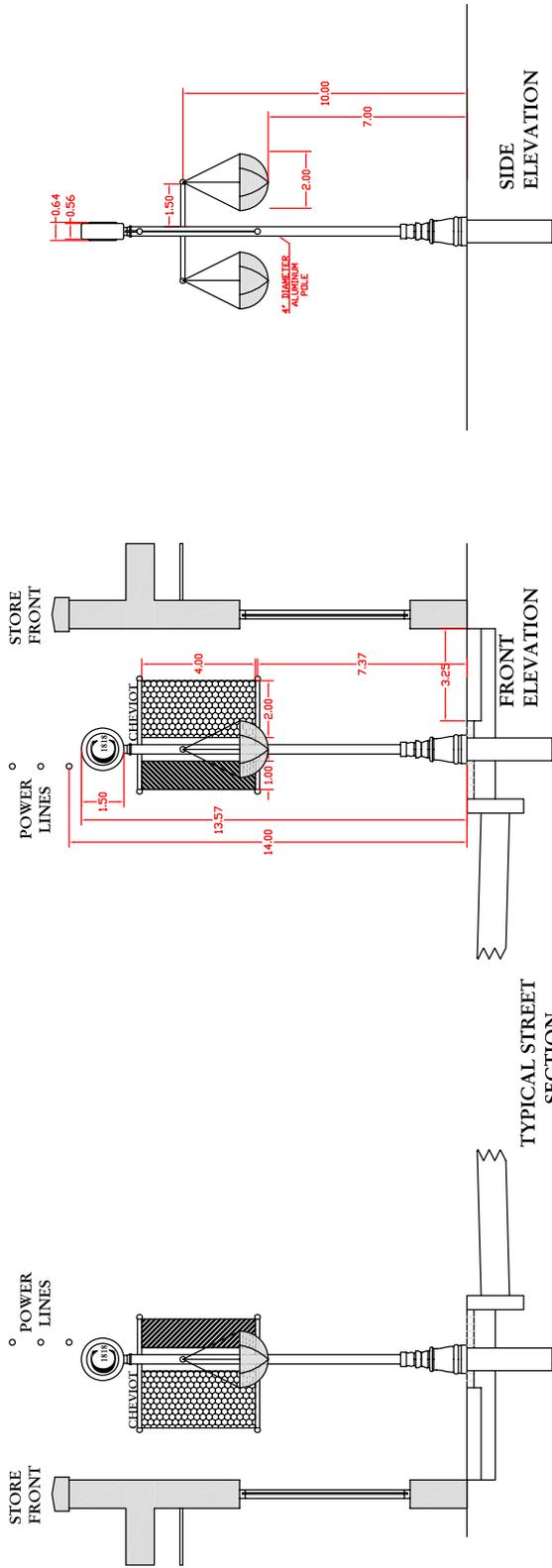


ENLARGEMENT PLAN: TYPICAL INTERSECTION WITH TRAFFIC SIGNALS

CHEVIOT STREETScape & CEMETERY IMPROVEMENTS

HAMILTON COUNTY, OHIO

District Gateways



CHEVIOT STREETScape & CEMETERY IMPROVEMENTS

HAMILTON COUNTY, OHIO

Banners

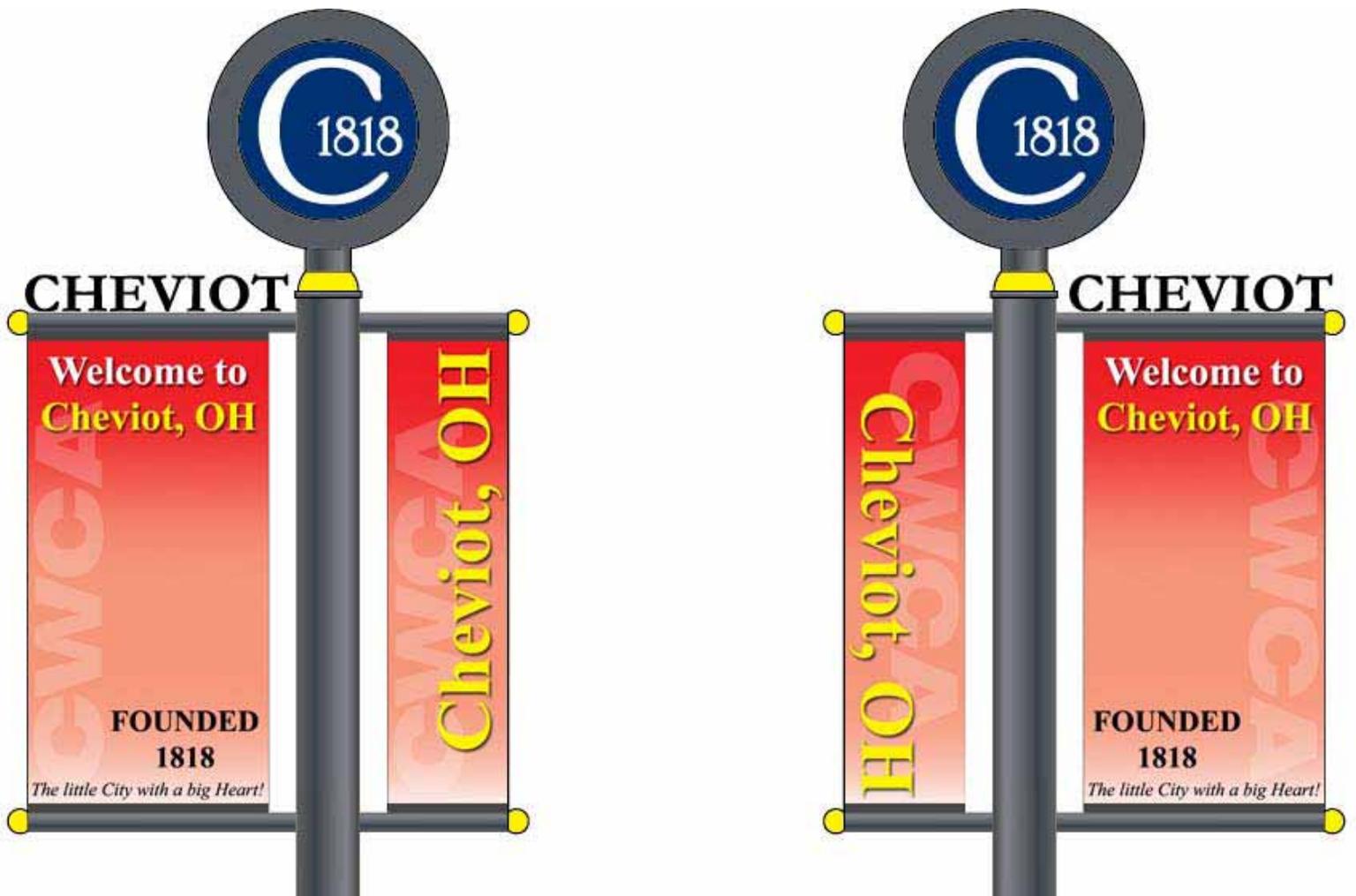
Material: Vinyl or Metal

Color: Varies

Dimensions: 12" x 48", 24" x 48"

Quantity: 12" x 48" (16), 24" x 48" (Where Applicable)

Note: Replace existing. Additional Locations to be determined in field by Architect.



CHEVIOT STREETScape & CEMETERY IMPROVEMENTS

HAMILTON COUNTY, OHIO

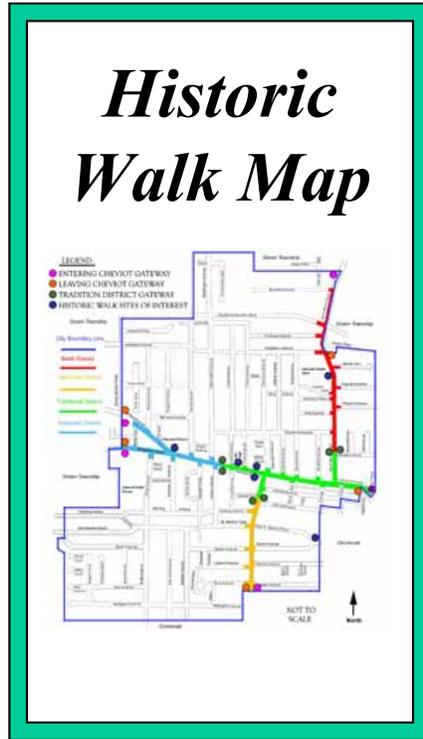
Information Boards

Street Signage



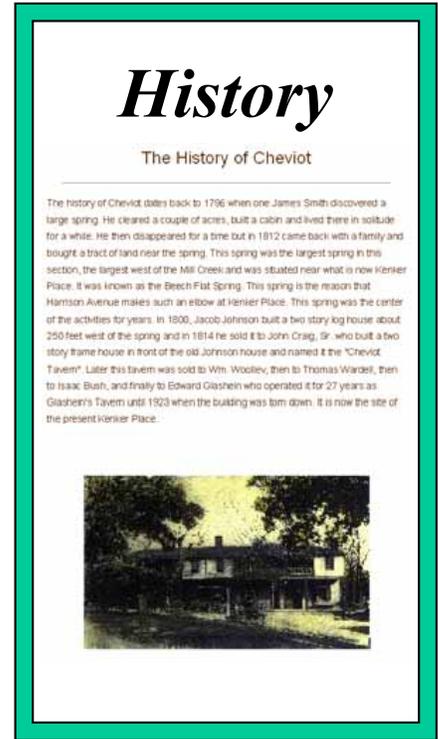
Street Side

Historic Walk Map

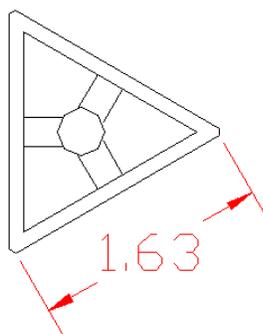


Pedestrian Side

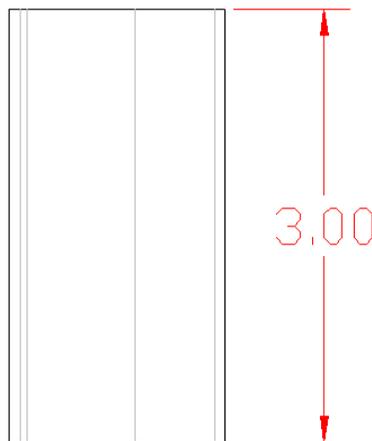
Historic Information



Pedestrian Side



Three-Sided Signage Board



Sites of Interest

- *Beech Flat Spring
- *Harvest Home Park
- *Civil War Cemetery
- *Old Cemetery
- *Cheviot School
- *Cheviot Field House
- *Public Library
- *St. Martin's Catholic Church.

Note: Other sites may be added to this list. The local Girl Scout Troop is also working on a walking tour map. There has also been talk of a map showcasing all the local watering holes.

CHEVIOT STREETScape & CEMETERY IMPROVEMENTS

HAMILTON COUNTY, OHIO

Street Signs

Manufacturer: Sternberg

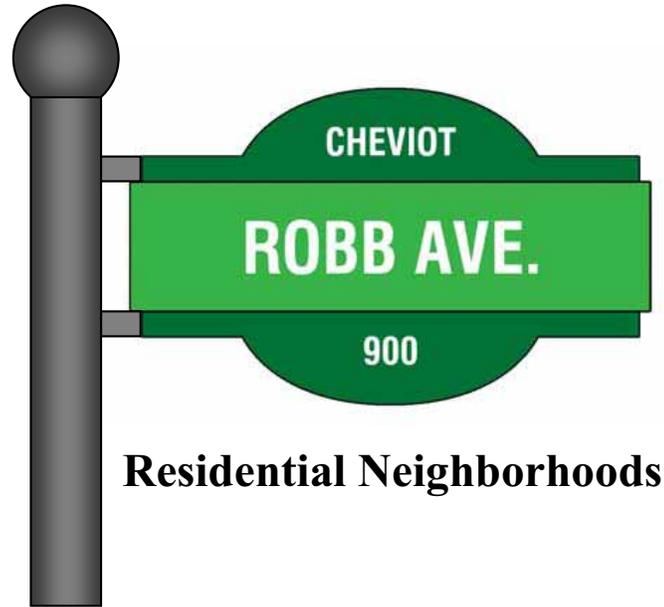
Material: Steel

Color: Varies w/ White Lettering

Dimensions: Custom

Quantity: Where Applicable

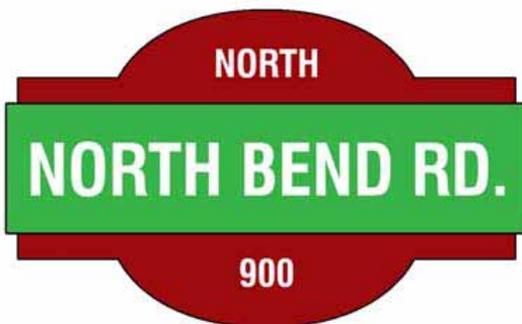
Note: Replace existing and locate at all intersections.



Extended Business District



Traditional Business District



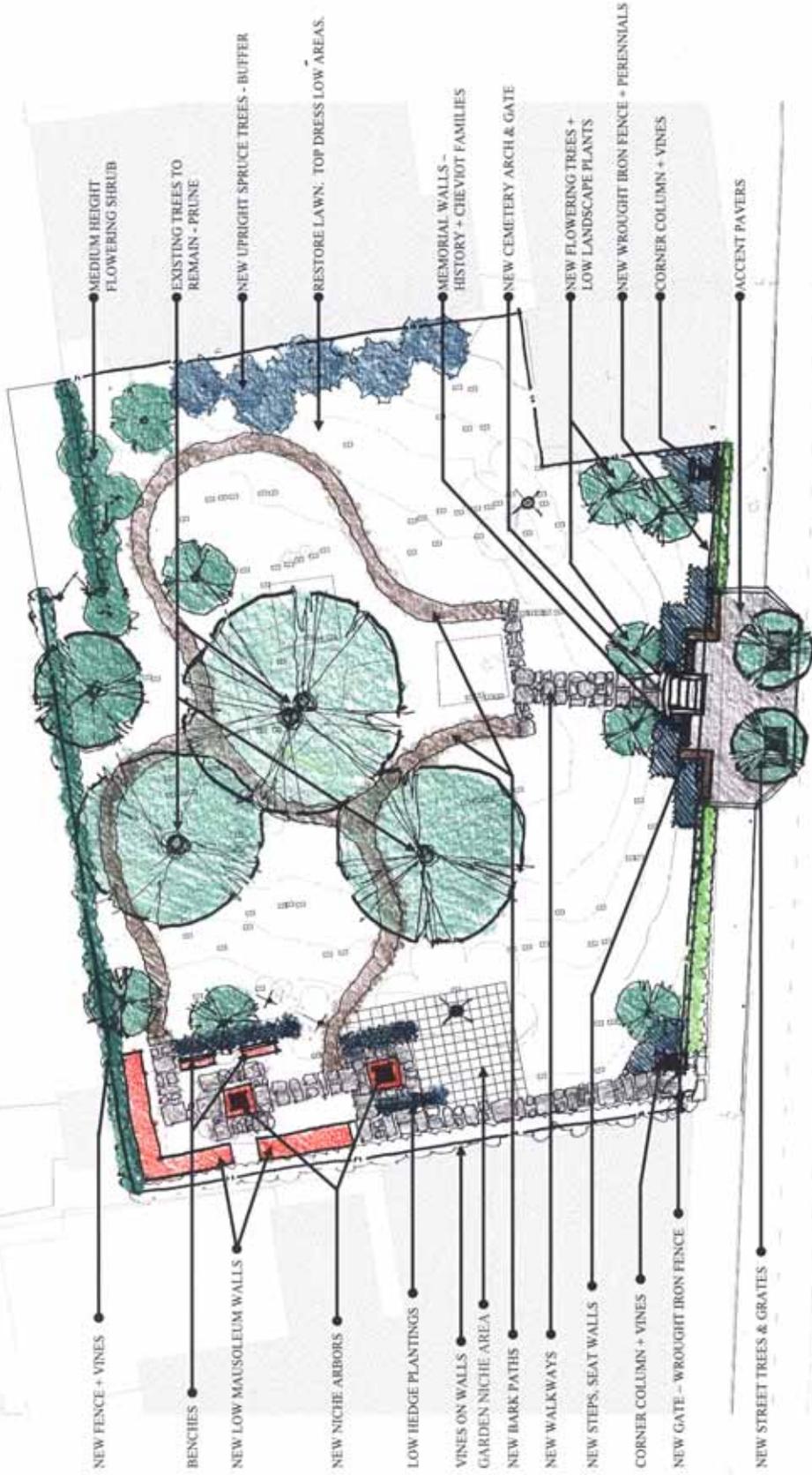
North Business District



Glenmore Business District

CHEVIOT STREETScape & CEMETERY IMPROVEMENTS

HAMILTON COUNTY, OHIO



HARRISON AVENUE

1 CHEVIOT CEMETERY ENRICHMENT PLAN
DATE: 7.2.20

Meisner + Associates / Land Vision

CITY OF CHEVIOT
BUSINESS DISTRICT STREETScape IMPROVEMENTS
OPINION OF PROBABLE COST

ITEM	UNIT	QUANTITY	UNIT PRICE	MATERIAL COST	TOTAL COST
CEMETERY					
Demolition					
Chain Link Fencing - Remove Front / Back	LS	1	\$ 3,000.00	\$ 3,000.00	
Clearing / Pruning / Grubbing	LS	1	\$ 2,000.00	\$ 2,000.00	
New Construction					
Streetscape Fencing	LF	180	\$ 50.00	\$ 9,000.00	
Gates	EA	2	\$ 3,750.00	\$ 7,500.00	
Entry Arch	EA	2	\$ 6,250.00	\$ 12,500.00	
Central Gateway	LS	1	\$ 5,000.00	\$ 5,000.00	
Streetscape Furnishings	LS		\$ -	\$ -	
Arbors	EA	2	\$ 10,000.00	\$ 20,000.00	
Columbarium Walls (Wall & Niche Inserts)	EA	3	\$ 25,000.00	\$ 75,000.00	
Niche Arbors (Wall & Niche Inserts)	EA	2	\$ 15,000.00	\$ 30,000.00	
Cemetery Plantings	EA	1	\$ 25,000.00	\$ 25,000.00	
Streetscape Plantings	LS	1	\$ 9,000.00	\$ 9,000.00	
Top Dressing / Seeding / Fertilizer / Lawn Restoration	LS	1	\$ 1,000.00	\$ 1,000.00	
					\$ 199,000.00
With 20% Contingency					\$ 238,800.00
SITE FURNISHINGS					
Benches	EA	6	\$ 1,700.00	\$ 10,200.00	
Dura Art Stone Planters (Final locations to be determined.)	EA	24	\$ 1,700.00	\$ 40,800.00	
Trash Receptacles	EA	6	\$ 1,200.00	\$ 7,200.00	
Hanging Baskets	EA	84	\$ 150.00	\$ 12,600.00	
Informational/Historical Panels	EA	27	\$ 1,100.00	\$ 29,700.00	
Tree Grates	EA	20	\$ 1,300.00	\$ 26,000.00	
Banners (Same as Existing - Locations to be determined.)	EA	24	\$ 200.00	\$ 4,800.00	
					\$ 131,300.00
With 20% Contingency					\$ 157,560.00
POST TOP LIGHTS / SIGNAGE / BANNER POLES					
Main Gateway - 12' Post/Base + Banners + Information + Finial (East)	EA	9	\$ 6,200.00	\$ 55,800.00	
Main Gateway - 12' Post/Base + Banners + Finial	EA	9	\$ 4,700.00	\$ 42,300.00	
Main Gateway - 12' Post/Base + Banners + Basket + Finial	EA	6	\$ 5,500.00	\$ 33,000.00	
Main Gateway - 12' Post/Base + Banners + Signage + Basket + Finial	EA	6	\$ 7,000.00	\$ 42,000.00	
Banner Pole A - 12' Pole/Base + Banner + Basket + Finial	EA	20	\$ 4,700.00	\$ 94,000.00	
Banner Pole B - 12' Pole/Base + Banner + Finial	EA	2	\$ 3,900.00	\$ 7,800.00	
Banner Pole C - 12' Pole/Base + Parking Meters + Banner + Basket + Finial	EA	2	\$ 6,500.00	\$ 13,000.00	
Banner Pole D - 8' Pole/Base + Sign + Finial	EA	6	\$ 3,700.00	\$ 22,200.00	
Banner Pole E - 8' Pole/Base + Parking Meters + Finial	EA	20	\$ 3,300.00	\$ 66,000.00	
Bollard - 4' Pole/Base + Finial	EA	3	\$ 2,500.00	\$ 7,500.00	
Post Top Lights - 12' Post/Base	EA	20	\$ 2,800.00	\$ 56,000.00	
Street Signs	EA	50	\$ 900.00	\$ 45,000.00	
					\$ 484,600.00
With 20% Contingency					\$ 581,520.00
SIDEWALK REPAIRS					
Demolition					
Concrete Curb (Appx)	LF	1000	\$ 8.00	\$ 8,000.00	
Concrete Sidewalk (Appx)	SF	18000	\$ 2.00	\$ 36,000.00	
Asphalt Pavement (Appx)	SY	5000	\$ 8.00	\$ 40,000.00	
Existing School Fencing	LS	1	\$ 2,000.00	\$ 2,000.00	
New Construction					
Concrete Curb (Appx)	LF	1000	\$ 20.00	\$ 20,000.00	
Concrete Walk (Appx)	SF	1000	\$ 7.00	\$ 7,000.00	
Unit Concrete Pavers (Appx)	SF	8000	\$ 15.00	\$ 120,000.00	
Street Repair - Asphalt (Appx)	SY	5000	\$ 9.00	\$ 45,000.00	
Street Crosswalk Pavers (Appx)	SF	4000	\$ 20.00	\$ 80,000.00	
New School Fencing	LF	425	\$ 50.00	\$ 21,250.00	
New Army Fencing	LF	700	\$ 50.00	\$ 35,000.00	
					\$ 414,250.00
With 20% Contingency					\$ 497,100.00
LANDSCAPING					
Street Trees (3" cal)	EA	50	\$ 700.00	\$ 35,000.00	
Lawn Seeding / Repair	LS	1	\$ 8,000.00	\$ 8,000.00	
Clearing / Pruning / Grubbing	LS	1	\$ 4,000.00	\$ 4,000.00	
Park Plantings	LS	1	\$ 20,000.00	\$ 20,000.00	
					\$ 67,000.00
With 20% Contingency					\$ 80,400.00
TOTAL				\$ 1,296,150.00	
With 20% Contingency				\$ 1,555,380.00	

TOTAL \$1,555,380.00

Prepared by Meisner + Associates / Land Vision
 Original: November 11, 2008
 Updated: December 19, 2008
 Revised: January 15, 2009
 Revised: January 20, 2009

*All prices and quantities are estimated based on preliminary design criteria.
 Prices and quantities subject to change based on refined design criteria.
 These costs do not reflect work picked up in separate contracts - such as Signaling as Resurfacing Improvements.