CMHA West End Masterplan Study

SITE ASSESSMENT

06.08.21

Cincinnati Metropolitan Housing Authority | LORD AECK SARGENT A KATERRA COMPANY | MOODY•NOLAN

Site Map

Townhouses
Tower A
Tower B
Stanley Rowe
9.31 acres
Liberty St.
Apartments
3.26 acres
WEST END COMMUNITY GARDEN
House Of Dogs
Takeout
G Jays II
Convenience store
Cincinnati Fire Dept. Station 29
Artonomy
Church of God and Saints of Christ
Laurel Playground
Cee Kay Beauty Supply
Beauty supply store
Poplar St
W Liberty St
Oliver St
Wade Walk
Winchell Ave
Linn St
Wade St
Synder Alley

Liberty Street Apartments

561 West Liberty St.

130 Units

- (1) 4 story & (2) 5 story (no elevators)
- Past Renovation occurred: 2002-2004

Amenities:

- Courtyard with mature landscaping
- Playground
- Laundry hook-ups in units

Liberty St. Apartments - Exterior

Concerns:

- Security – Lack of cameras | lighting
- Landscape – blocks views | light | air movement
- ADA Accessibility – stairs in courtyard and entries
- Lack of on-site parking
- Traffic Flow – service trucks in courtyard
- Repair or replacement – roofs, brick lintels, windows

Liberty St. Apartments - Interior

Concerns:

- ADA accessibility – access to units, door widths, bathrooms, reach ranges
- Plumbing & Electrical updates
- General cosmetic updates to walls, floors finishes and lighting
- Technology Updates (Wifi)

Stanley Rowe Townhouses

835 Poplar St.

66 Units
- (12) 2 story structures
- Campus site

Amenities:
- Campus with mature landscaping
- Laundry hook-ups in units
- Usable porch | lawn

Stanley Rowe Townhouses - Exterior

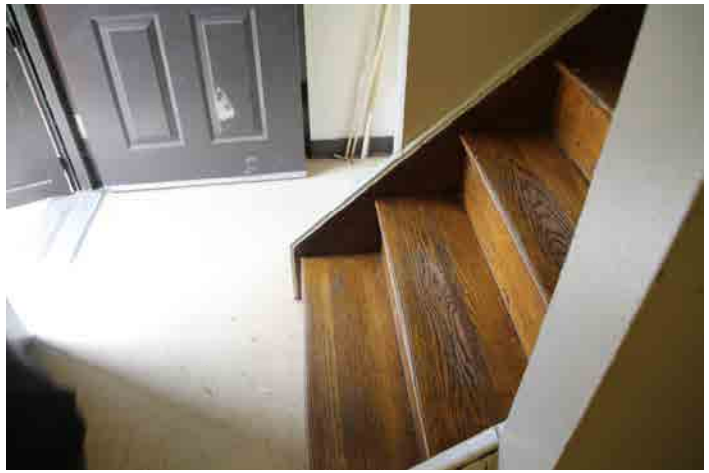
General Concerns:

- Never renovated – constructed in '60s
- Units – 3 beds & 1 bath on two stories – No beds or bath on 1st floor

Exterior Concerns:

- Security – Lack of cameras | lighting | 2nd entry door to unit
- ADA Accessibility – challenges across site | step to enter
- Lack of on-site parking
- Trash – splattered around building
- Replacement – windows

Stanley Rowe Townhouses - Interior



Concerns:

- ADA accessibility – stairs to 2nd floor, door widths, bathroom, reach ranges
- HVAC | Plumbing & Electrical updates
- Bathrooms – no shower, only (1) for 3 bedroom unit located on 2nd floor
- General cosmetic updates to walls, floors finishes and lighting
- Technology Updates (Wifi)

Stanley Rowe Tower A

835 Poplar St.

207 Units

- 13 story structure
- Campus site

Amenities:

- Campus with mature landscaping
- On-Site – Laundry, fitness center & parking
- Security on site

Stanley Rowe Tower A - Exterior

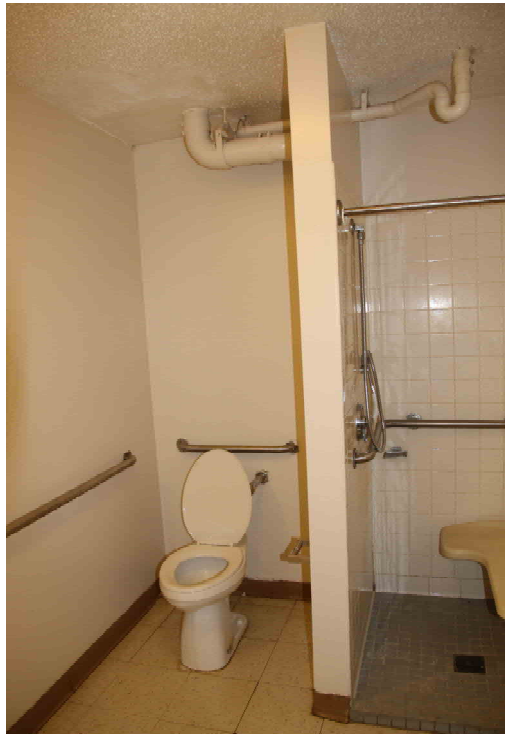
General Concerns:

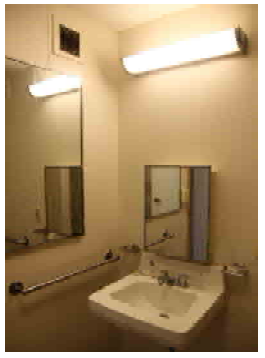
- Structure – maintenance issues – concrete, plumbing, HVAC, stairs
- Units – no central air, only window units
- Elevator – no freight unit, size of existing cabs
- No outdoor amenities for residence

Exterior Concerns:

- Security – Lack of cameras | lighting | 2nd entry door to unit
- ADA accessibility – challenges in lobby with ramps
- Exterior walkway - plumbing blockages, concrete deterioration
- Exposed exterior circulation – energy efficiency
- Southern exposure – solar gain on units.
- Replacement – windows

Stanley Rowe Tower A – Multi-Bed Unit – Interior





Concerns:

- ADA accessibility – door widths, bathroom, reach ranges
- HVAC | Plumbing & Electrical updates
- Exposed heating piping within units
- General cosmetic updates to walls, floors finishes and lighting
- Technology Updates (Wifi)

Stanley Rowe Tower B

1621 Linn St.

151 Units

- 14 story structure
- Campus site

Amenities:

- Campus with mature landscaping
- On-Site – Laundry, fitness center & parking
- Courtyard – grill and picnic area
- Common meeting area with games
- Security on site

Stanley Rowe Tower B - Exterior

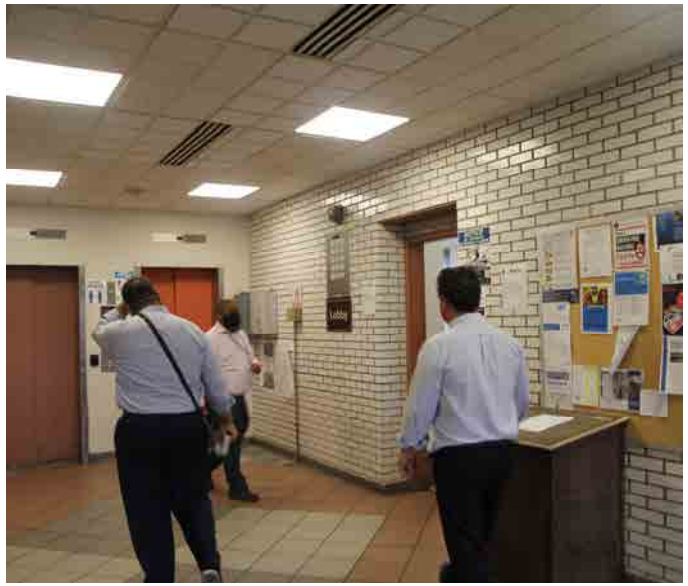
General Concerns:

- Structure – maintenance issues – concrete, plumbing, HVAC, stairs
- Units – no central air, only window units
- Elevator – no freight unit, size of existing cabs
- Majority of facility – 1 bed or efficiency units
- Fire Protection – not sprinklered

Exterior Concerns:

- Security – Lack of cameras | lighting | 2nd entry door to unit
- ADA accessibility – challenges in lobby | elevators
- Exterior walkway - plumbing blockages, concrete deterioration
- Replacement – windows

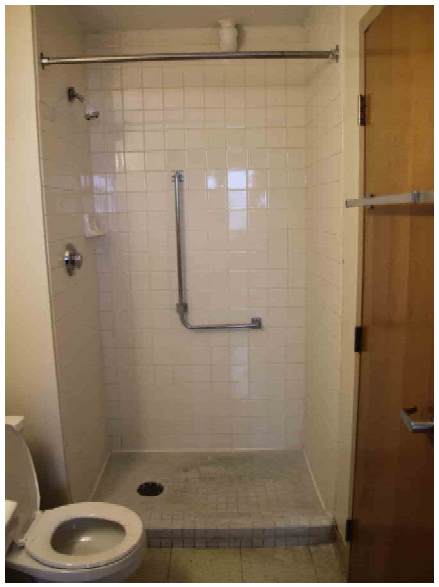
Stanley Rowe Tower B - Interior



Concerns:

- ADA accessibility – door widths, bathroom, reach ranges
- Entry lobby not appropriately sized to occupancy
- Interior circulation corridor – no HVAC, tight movement
- HVAC | Plumbing & Electrical updates
- Exposed heating piping within units
- General cosmetic updates to walls, floors finishes and lighting
- Technology Updates (Wifi)

Stanley Rowe Tower B – 1 Bed Unit - Interior



Stanley Rowe Tower B – Efficiency Unit – Interior