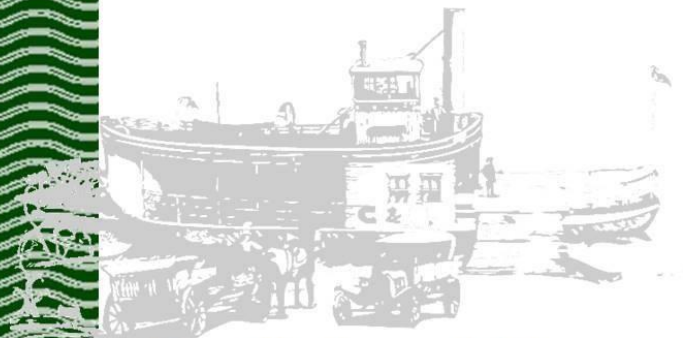


Village of **NEW
RICHMOND**



Comprehensive Plan

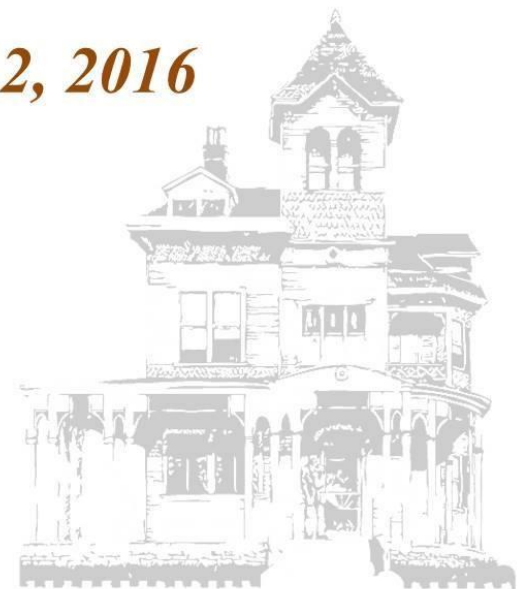
adopted July 12, 2016



New Richmond Ferry



Cranston Memorial Presbyterian Church



Glasgens House

Last Amended 1/10/19

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INTRODUCTION:

Proper planning is an important element to the future growth of a community. The goal of any plan, especially a community such as New Richmond, is to assure quality growth rather than simply growth.

A comprehensive plan is a tool for the leaders of a community to use as a guide book for the future. The plan exams all of the elements which make a community operate and outlining how these elements should be modified for the future. The proper use of this plan as a guide to the future is integral to assure that the village is prepared for the inevitable growth which is on the horizon.

Where the devastating effects of the 1997 Ohio River Flooding spurred the current comprehensive plan, the closing of the Beckjord Power Station in 2015 intensified the need for an updated plan.

A



A. ACKNOWLEDGEMENTS

The plan could not have been completed without the hard work of the New Richmond Planning Commission, the staff of the New Richmond Community Development Office and the citizens of New Richmond.

B. PLAN FORMAT

In an effort to plan for the future, the New Richmond Village Council called on the Planning Commission to prepare a Comprehensive Plan. The process of preparing the village's Comprehensive Plan involved the following:

- Community input
- An analysis of the existing conditions by looking at the various departments and elements of the village.
- An analysis of the village makeup through demographics and socioeconomic characteristics.
- An analysis of the village's existing land use and potential future development.

- The development of recommendations for goals and objectives for the village.

In preparation of this plan, the New Richmond Planning Commission attempted to design a plan which offers the flexibility necessary for a community such as New Richmond, with appropriate attention to constraints such as floodplain regulations which affects development.

During the review of this document, only a limited amount of time will be spent on the Front Street Business District. This is due to the fact that in July of 1992, and updated in 2004, Village Council adopted a Downtown Plan which addresses many of the needs of that unique district. While the district is integral to the future of the village, the needs of the Front Street Business District requires a specific plan to that area alone.

Throughout this plan, excerpts from the 1999 comprehensive plan, including technical information, which remains consistent with current conditions, were re-utilized.

C. PREVIOUS PLANS

The village's current comprehensive plan was completed in 1998/1999. The Village Administrator, at the direction of the Planning Commission, originally undertook the starting point of this Comprehensive Plan. After the Ohio River flooding in the spring of 1997, a grant was obtained from the State of Ohio to assist with the funding of the plan. The plan was prepared by the village's Community Development Office and Dellinger Architects.

The severity of the flood of '97 caused many people to rethink how

New Richmond should be developed, or for that matter if it should be developed. Ultimately it was agreed that there are many highly desirable characteristics existing in the village which should be preserved and enhanced, and that with responsible planning and attention to the inevitability of future flooding, planning of the village was essential. The plan was completed and adopted by the village in 1999.

D. MISSION STATEMENT

The mission of this plan is to create a vision of how the Village of New Richmond can be developed in the future, in ways that will preserve and enhance the historic character of the village, capitalize more effectively on the Ohio River setting, and responsibly guide the development of the hillside areas.

E. PUBLIC MEETING, SEPTEMBER 6, 2012

In preparation for the commencement of the comprehensive plan effort, the Planning Commission held a public meeting on September 6th, 2012. The purpose of the public meeting was to gather input from local residents and also to layout the process for the preparation of a comprehensive plan. The meeting was attended by 15 residents, concerned citizens and members of the Planning Commission.

The Village Administrator opened the meeting with an explanation of why it is time to begin preparing an updated comprehensive plan. He explained that the Planning Commission rewrote the Zoning Ordinance; which took approximately 1 ½ year to complete. The next step is to rewrite the village's Comprehensive Plan.

This discussion followed with a Power Point presentation. The first component of the presentation included recommendations from the 1999 comprehensive plan which have been successfully completed. This included the following:

- Installation of a new Water Well
- Emergency Water Tie-in with Clermont County and Tate Monroe
- Improve Water Distribution with installation of high service pumps and improved telemetry
- Sewer Collection System Expansion
- Sewer Collection System Reduction of inflow and infiltration
- A merger of the Fire and EMS Departments
- Rewrite of the Zoning Ordinance
- Adopt Design Guidelines
- Improvements to the Augusta Street Boat Launch
- Installation of a center turn lane along Old U.S. 52
- Preparation and adoption of an *All Natural Hazards Mitigation Plan*

The presentation then detailed the anticipated areas of concentration for the new comprehensive plan. This included the following areas:

- Riverfront Amenities
- Artery Improvements
- Park Development
- Downtown Revitalization
- Riverfront Development
- Residential Development
- Historic Preservation
- Economic Development

F. COMPREHENSIVE PLAN COMMUNITY SURVEY SUMMARY

*Prepared by Mary Allen – Member of the New Richmond Planning
Commission*

This portion of the plan provides a summary of the Comprehensive Plan Community Survey conducted by the New Richmond Planning Commission September 2012 – February 2013.

The summary has three components:

- An executive summary
 - Respondent Demographics
 - Survey Details

EXECUTIVE SUMMARY

New Richmond is a good place to live, but needs some improvements to move it to a rating of an excellent place to live.

Eighty-eight people responded to the Comprehensive Plan Community Survey. Approximately 75% were village residents and others are frequent visitors for a number of reasons, i.e., work in the village, have family here, or live in a neighboring community and frequently come to New Richmond. We had responses across a very good distribution of the age ranges we captured and the length of time the residents have lived in New Richmond.

Key points:

1. We have a beautiful river town located on an important river with a rich history.

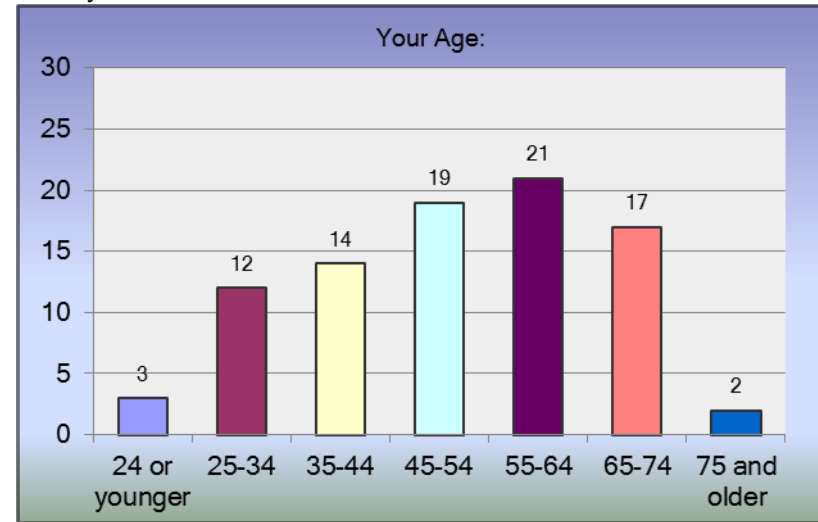
2. We have friendly people and older residents with a lot of historical knowledge. We need to leverage the river for more events and our history as a river town (steam boats, in addition to the Underground Railroad and abolitionist activities).
3. We have good schools.
4. We have a good location – close to Anderson, Eastgate, and Cincinnati
5. We need to aggressively resolve to clean up the village. Residential and business property that is not properly maintained, has extensive clutter and garbage in the yards, has inoperable cars parked on the street, etc., significantly:
 - a. take away from the ambience of the village
 - b. Reduce the effectiveness of our efforts to bring more industry, visitors, and homeowners into the community.
6. We have issues with loitering teens and drugs that need to be addressed. This should raise a flag about the possibility of eliminating our police dept. We should be focusing more attention on turning these situations around. There were several comments about having AA and drug rehab programs in the village.
 - Water quality was brought up several times. We should consider a follow up to better understand the problems.

78% Of survey respondents want a copy of the survey results.

Survey details follow on the following pages.

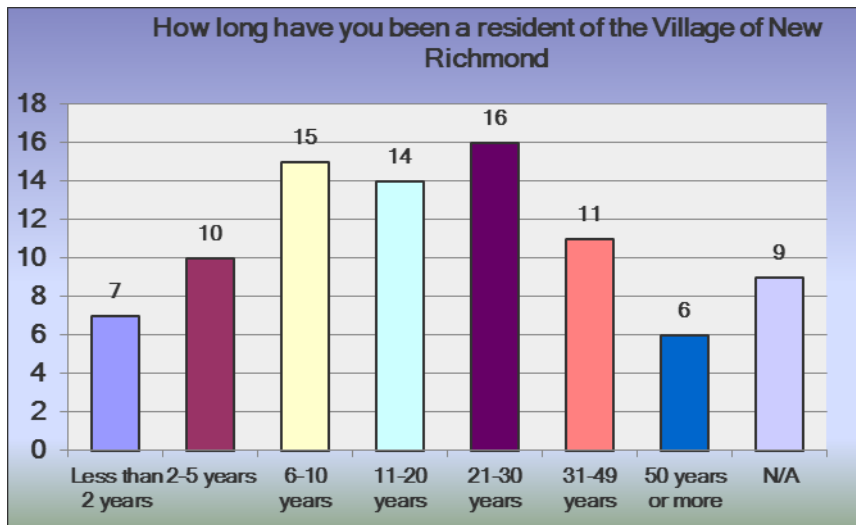
RESPONDENT DEMOGRAPHICS

There were eighty-eight respondents who fell into one of seven age categories provided in the survey. 55-64 year olds provided the highest number of responses, followed closely by 45-54 year olds and 65-74 year olds.

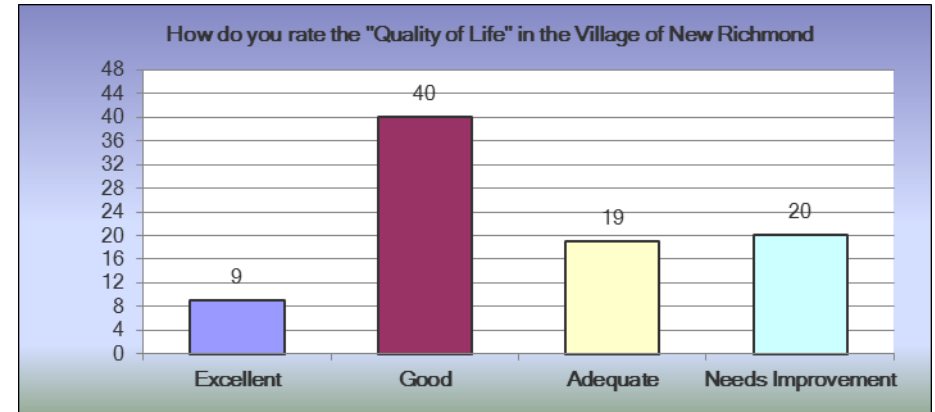


Sixty-five or 74% of respondents were residents of the village and the other 26% were a combination of property owners or business owners in New Richmond, but who do not live in New Richmond, and/or people who work in New Richmond or frequently visit New Richmond, but who do not live in New Richmond. Non-resident respondents were from: Pierce Township, Laurel, Ohio Township, Clermontville, Monroe, Mason, or Oberlin, Ohio.

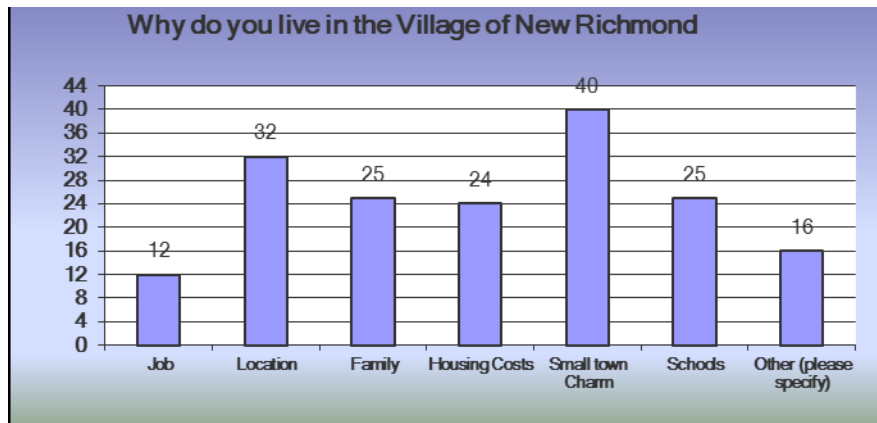
Responses from “Village residents” only, fell into a bell curve distribution, indicating we have a balanced perspective from shortterm – long-term residents. Please note the chart below.



Only 10% (nine respondents) rated “quality of life in the Village” as excellent. 45% (40 respondents) rated quality of life as good.



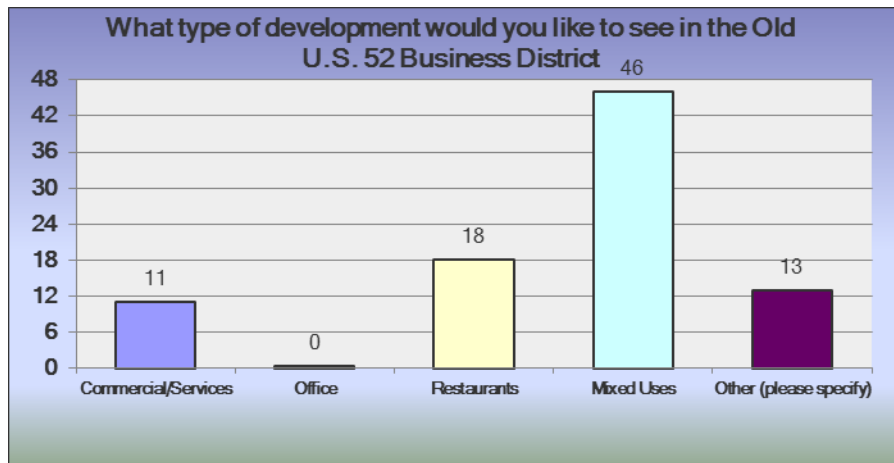
Responses to the question “why do you live in the Village of New Richmond” were not a surprise: 45% indicated “small town charm”, 36% location, and family and schools each had 28% of the responses. Total responses follow:



Responses were very similar to the following two questions:

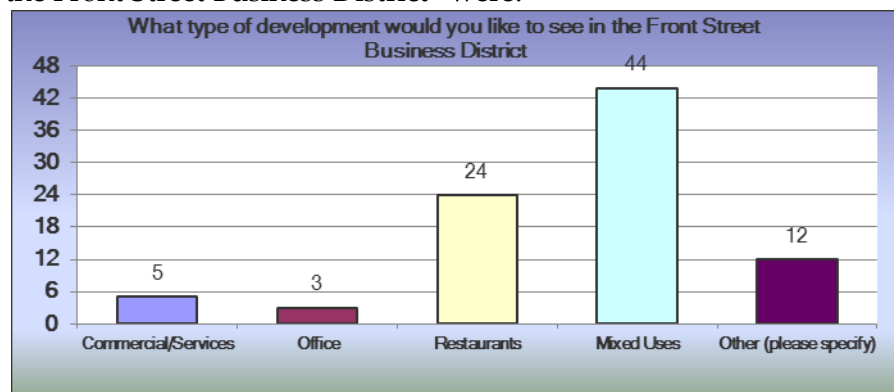
- What type of development would you like to see in the Old US 52 Business District”
- What type of development would you like to see in the Front Street Business District”

□



Responses that were provided for “Other” in regard to the Old US Business District development, included Commercial Services, Office, and “Other”. Text responses for “Other” included: all of the above, higher quality shopping, restaurants, and services, parks, and auto parts suppliers.

Responses for, “what type of development would you like to see in the Front Street Business District” were:

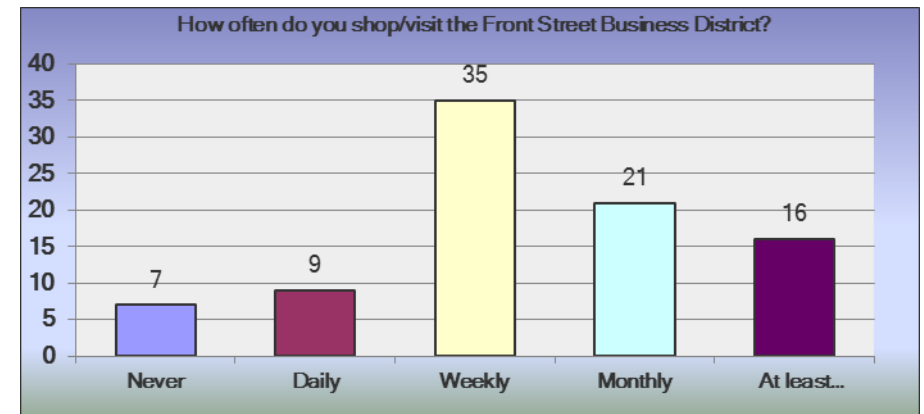


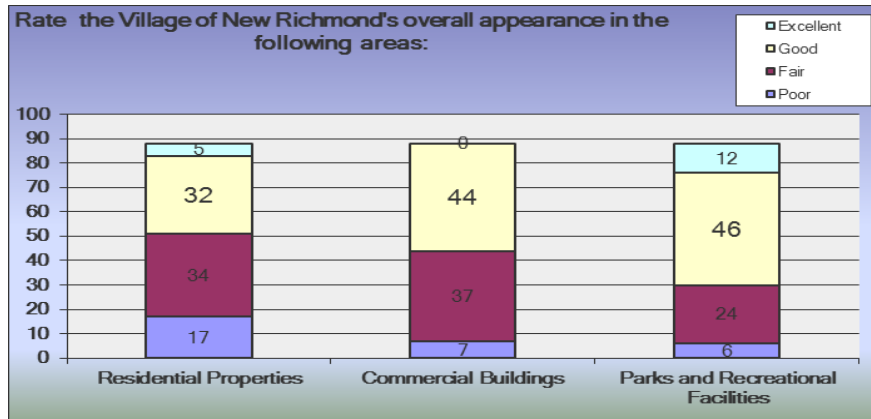
50% responded, mixed uses and 27% responded, restaurants.

Details on the response of “other” were: Higher quality shopping, restaurants, and services, all of the above, more events, more vendor business to draw in people to the community to support the local businesses, specialty stores with “new items” vs. consignment shops, entertainment, and recreational (boating tours).

More than 50% of respondents shop/visit Front Street Business District monthly.

- 35 people (39% of respondents) stated they shop/visit the Front Street business District weekly
- 21 people (23.9%) shop/visit monthly





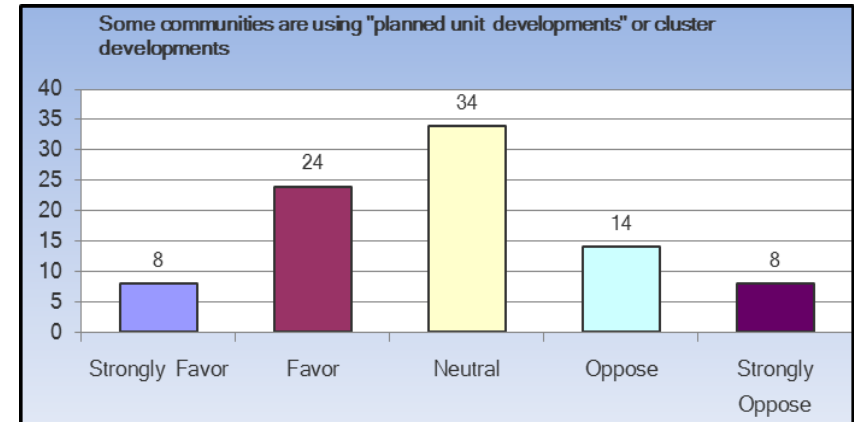
Highest ratings consistently fell in the "Fair-Good" range.

Below are the responses to the Options in the chart above.

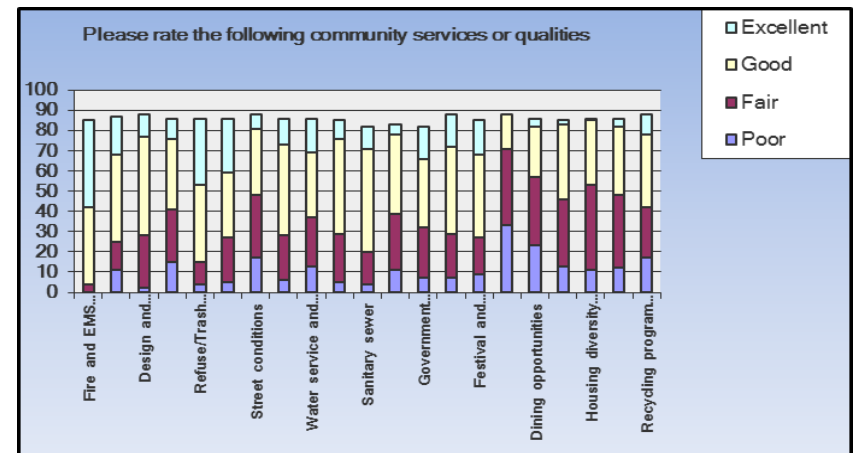
Answer Options	Excellent	Good	Fair	Poor
Residential Properties	5	32	34	17
Commercial Buildings				
Parks	12	46	24	6

Responses to the question related to planned unit developments or cluster developments fell into a bell curve distribution.

- 39% were neutral (34 responses)
- 27% were in favor (24 responses)
- 16% oppose (14 responses)
- 9% strongly favor (8 responses)

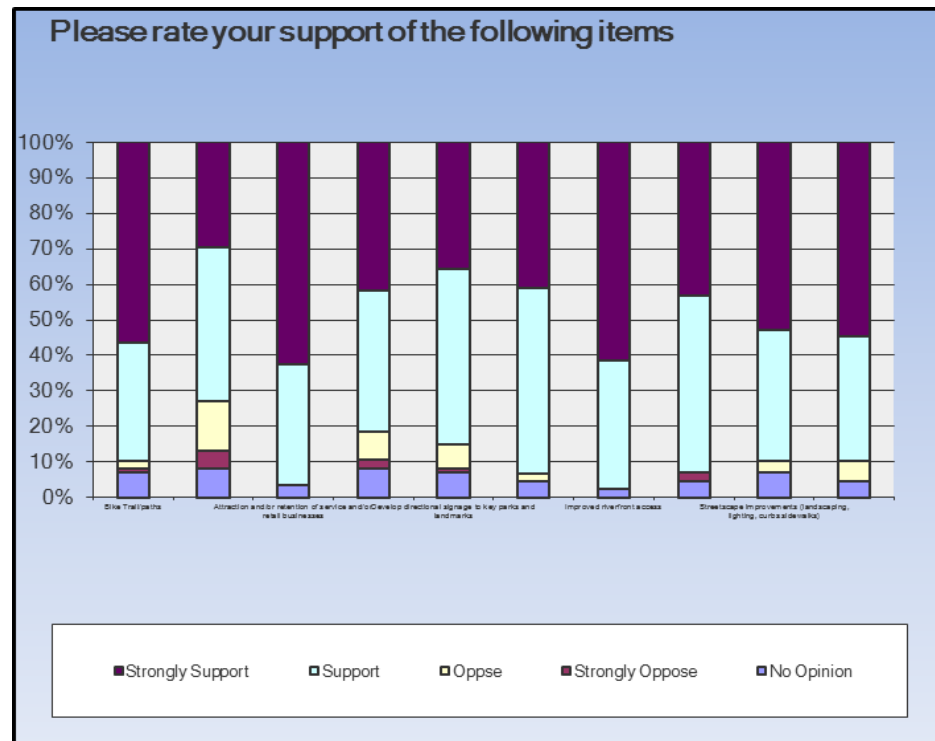


The information below shows answers to various ratings.



	Excellent	Good	Fair	Poor
Answer Options				
Fire and EMS services	43	38	4	0
Police	19	43	14	11
Design and appearance Front Street Business District	11	49	26	2
Level of taxation relative to village services provided	10	35	26	15
Refuse/Trash removal	33	38	11	4
Snow removal	27	32	22	5
Street conditions	7	33	31	17
Street lighting	13	45	22	6
Water service and quality	17	32	24	13
Storm sewer	9	47	24	5
Sanitary sewer	11	51	16	4
Zoning regulations and enforcement	5	39	28	11
Government responsiveness	16	34	25	7
Parks and Recreation	16	43	22	7
Festival and entertainment opportunities	17	41	18	9
Shopping opportunities	0	17	38	33
Dining opportunities	4	25	34	23
Housing quality	2	37	33	13
Housing diversity (single family, condos, apartments, etc.)	1	32	42	11
Vehicular & pedestrian transportation network	4	34	36	12
Recycling program and facility	10	36	25	17

Below were the responses the support of various development items:



Question 14 asked: As you travel around the Village of New Richmond, what do you find particularly attractive or unattractive?

Most attractive comments:

1. 71% - The River and overall look of Front Street Business District and new street lights
2. 18% - Restored/preserved historic buildings, bandstand, parks, green space

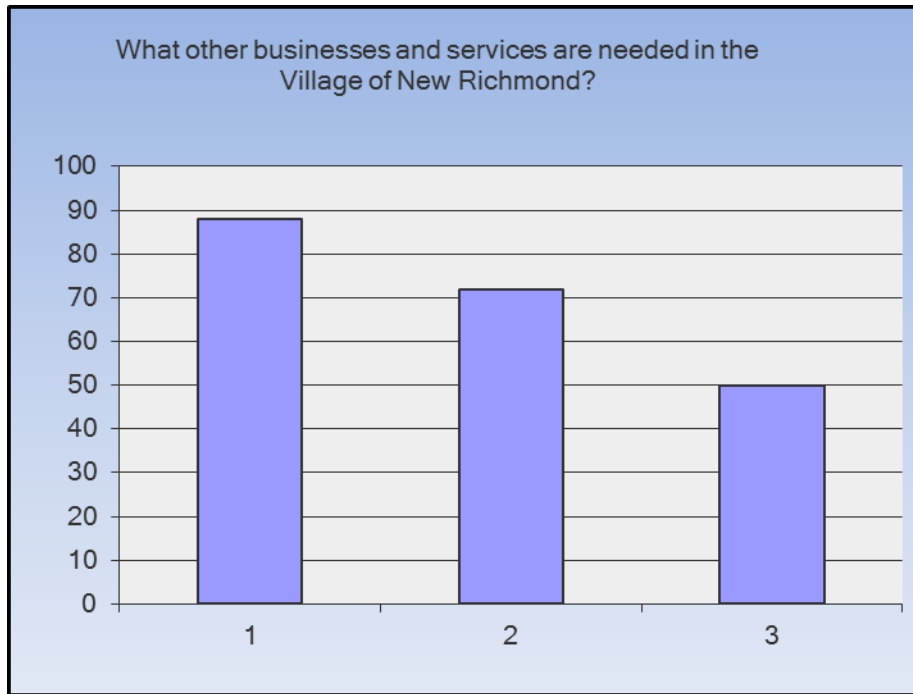
3. 8% - Well maintained older homes
4. 3% - Misc.
 - a. Overall New Richmond is safe/quiet/secure
 - b. Population of diverse people
 - c. Friendly people

Most unattractive comments:

1. 45% - Businesses/homes in disrepair - Front St. distressed properties/empty store fronts
2. 10% -Debris that builds up around Skippers/Boat harbor
3. 34% - Clutter and trash/unattended areas of residential yards (34%)
4. 10% - Misc. problems
 - a. High grass in median on 52
 - b. Unattended parks
 - c. Rusting boats where Clasgens' Mill used to be
 - d. Non-working cars parked on the streets
 - a. The village landscape in general
 - e. Unattractive car dealership on Front Street
 - b. Green space around Market St.
 - c. Too many small signs
 - d. Gazebo at Rose Vesper Park
 - e. Plum St. Park
 - f. Road kill left on 52 for long periods
 - g. Overflowing recycling binds as you enter NR
5. Misc. comment - We need to determine how to develop a better sense of community and community pride. Could youth help paint and clean up properties.

Question 15 is related to what other business and services respondents feel are needed in the Village of New Richmond.

Answer Options	Strongly Support	Support	Oppose	Strongly Oppose	No Opinion
Bike Trail/paths	49	29	2	1	6
Additional park development	25	37	12	4	7
Attraction and/or retention of service and/or retail businesses	55	30	0	0	3
Commercial signage guidelines to promote aesthetics	36	34	7	2	7
Develop directional signage to key parks and landmarks	31	43	6	1	6
Historic preservation of buildings	36	46	2	0	4
Improved riverfront access	54	32	0	0	2
Recreational programs for youth	37	43	0	2	4
Streetscape improvements (landscaping, lighting, curbs sidewalks)	46	32	3	0	6
Tourism and/or festival development	48	31	5	0	4



Any comment without a “number of responses” designation was either one or two respondents.

#1	#2	#3
1. More restaurants (30 responses). 2. More shops, retail/dept. stores (7 responses). 3. Larger and improved grocery store, like Kroger (6 responses) 5. Florist 6. Auto parts supply 7. Tea Room 8. Tanning Salon	1. Dog Park 2. Hair Salons 3. Historical markers 4. Craft/Trade Stores 5. Job Opportunities 6. Art Fairs 7. Better car wash 8. Child abuse outreach program 9. Jet Ski Rental River sports/tourist related businesses 10. Theater	1. Ice cream parlor 2. Shooting range 3. Improved water quality 4. License bureau 5. Improved flood control 6. Historic and music venues 7. App/furniture store 8. Drug busts - more county law enforcement presence 9. Addiction rehab clinics 10. Large employer
9. More Banks 10. Lawyer 11. Entertainment for teens/families (no more bars) 12. Hike/bike trail 13. Gym 14. Swimming pool 15. Canoe/Kayak rental 16. Drug rehab assistance program 17. Drug and alcohol (AA) meeting/program 18. Boat shuttle to/ from downtown Cincinnati 19. Link US 52 to AA Hwy. 20. Visitor Brochures 21. Craft/trade stores	12. Something for kids to do 13. Large drug store like Walgreens/CVS. 14. Dry cleaners 15. Curb side recycling 16. Improved Hardware store 17. Animal control - large dogs on street 18. More auto repair shops 19. Improved pedestrian crossing on 52 20. Industrial development along 52 21. Industrial development along 52	11. Map listing businesses and historic sites 12. Light industry for jobs and better tax base 13. Improvements to the marina would be a big draw 14. Docks to attract boaters 15. Improve ditches – dig out for looks and better water flow

Question 16 – New Richmond’s Top 3 Strengths

1. Ohio River, view and activities
2. Front Street
3. Historical buildings/Historical significance
4. Old town charm
5. The riverfront is an excellent platform for festivals and other events
6. Marina facility
7. Small community feel/friendly people
8. Community interest/volunteers
9. Cost of Living
10. Fire/EMS Departments
11. Affordable housing
12. Bigger lots of land when building a new home
13. Distance from Eastgate and Anderson/close proximity to Cincinnati
14. Friendly people/diverse community
15. Knowledge of the village by the long-time residents
16. Summer concerts/Band Concerts/community ecumenical services
17. Plenty of opportunity for small business and restaurants to develop
18. Library
19. Schools
20. Riverfront events
21. Cardboard Boat Regatta
22. Scenery/parks
23. We have history that we should leverage: Underground Railroad and abolitionist activities and steam boats. We're a River Town and have steam boat history that we rarely mention.

Question 17 – Top 3 needed improvements

1. More attention to design and upkeep in historic district
2. Reduced crime/drug presence
3. Police Dept.
4. Improved housing
5. Recreational activities for teenagers
6. Bringing in more visitors
7. Continue to improve green spaces
8. River Front – use it and do more to develop further use (riverfront serpentine wall)
9. Restaurants on Front Street owned by more than one family
10. Streets need paving
11. Recycling center needs blacktop or concrete and more containers
12. A development plan
13. More businesses
14. Improved schools
15. Improved water quality
16. Do something with closed/run down businesses on Front St.
17. Clean up properties impacted by previous floods
18. Clean the place up – clean up un-kept properties-removal of junk from residential properties
19. Get rid of slum lords and trashy rentals
20. Zoning laws to clean up residences
21. Reach across 52 – the Village mentality stops on Front Street
22. Reuse of Duke Energy property
23. Curb appeal – all entrances from the highway
24. Improve streets and add curbs to eliminate water puddles and mud
25. A modern theme – combining historic river town with young professional families

26. Animal control – dogs are defecating on our driveway and lawn
27. Stricter regulations on rental property
28. High water and sewer costs
29. Merge Fire and EMS Departments to save money
30. Enforce already in place gang ordinance – reduce loitering problem
31. Wasteful spending and excess taxes
32. Committee for River Days needs to involve more people
33. More attention to design of intersections on US 52
34. Festivals and music are all done very well, we should do more
35. Bike trail connection
36. Better housing standards
37. Post office
38. Stinky sewage area going down short Hill
39. Cutting the grass owned by the village
40. High speed connectivity everywhere – whether land line or 4G
41. Term limits on council and mayor
42. Community Center
43. Safer walkway for children from school to village
44. KOI Camp ground at Festival park
45. The survey was geared to residents not businesses
46. Reopen driving range
47. Pond Run road repair
48. Use unused town land for special gardens that would attract visitors
49. Work with parents – kids on skateboards are tearing up the sidewalks
50. Suitable housing for the elderly

The next step will be the creation and the distribution of a community survey to more formally gather public input. The Community Survey will be conducted via the internet and will be posted on the village's

website for completion at www.newrichmond.org.

The meeting concluded with a summary of the next steps which will include future public meetings and an anticipated timeline for completion of the plan.

II. BACKGROUND INFORMATION:

A. HISTORY



New Richmond was laid out on September 22, 1814 by Jacob Light comprising of a total of 85 acres. In February of 1816 Thomas Ashburn

laid out the town of Susanna directly adjacent to New Richmond. The two towns merged in 1828 at what is now called Union Street. With this merger also came the largest period of growth New Richmond has ever witnessed. During the 1820's to the 1880's New Richmond flourished with the birth of the steamboats. Businesses were plentiful and the village was heading towards the goal of its founders in becoming a future rival to the nearby Cincinnati. Much of the charm and character of the village is found in the remaining structures that were built in this time period.

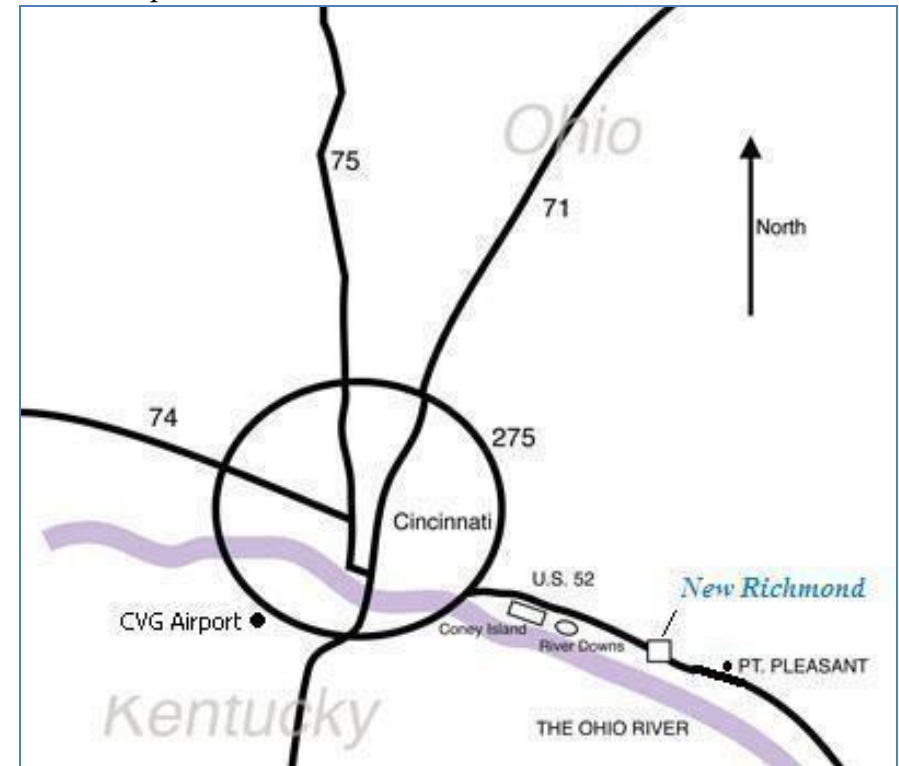
With the arrival of the 1880's came the rise of the roads system and railroads, and the decline of the Ohio River as a major shipping route. The previous positive effects of the River on community growth were diminished. Coupled with the constant flooding, New Richmond steadily declined, and the 1937 flood was seen as the final blow.

Thanks to the construction of the Beckjord Plant and the construction of U.S. 52 the village has seen a steady but slow resurgence. The construction of the Beckjord Plant has been seen by some as something of a mixed blessing. The need for housing of construction workers helped spur the development of mobile homes in low-lying areas of the village. The mobile homes were inconsistent with the character of the original village. Recent flooding has made it quite apparent that mobile homes in the floodplain are not a desirable development pattern to see continued.

New Richmond now enters a new era. The future of New Richmond is still to be determined.

B. LOCATION AND TRANSPORTATION

The Village of New Richmond is located on the Ohio River in southwestern Clermont County, Ohio, approximately 20 miles upriver from Cincinnati. The principal transportation artery is U.S. 52, which provides efficient traffic flow connecting the community with the commercial and industrial centers in Cincinnati. As shown on the map below, access to interstate



routes 275 and 471 make all of Cincinnati and Northern Kentucky easily accessible. Since travel to work is better measured in time than distance New Richmond has become increasingly attractive to those who work in the city center, only twenty (20) minutes away.

C. GEOLOGY, TOPOGRAPHY AND DRAINAGE

New Richmond lies within the Clermont County "peneplain" that is 800 to 900 feet above mean sea level and dips to less than 500 feet above sea level at the mouth of Twelve Mile Creek. The Ohio River valley floor consists of level bottomland ranging from one-half to one mile in width. The upland area is characterized by deep narrow valleys and by level interstream areas that are remnants of the old peneplain. The surface is very broken and hilly. The drainage waters generally flow directly into the Ohio River with numerous seasonal springs out letting through the valley wall.

D. HYDROLOGIC CYCLE

Large ranges of temperature and precipitation characterize the climate of Clermont County annually, daily, and day to day. Winters are generally cloudy and cold, but sub-zero temperatures rarely occur. Summers are moderately warm and humid and have several days when temperatures exceed 89 degrees Fahrenheit. Precipitation is normally abundant and well distributed throughout the year. Fall is the driest season. Showers and thunderstorms account for most of the rainfall during the growing season.

The amount of soil moisture going through a seasonal cycle each year is almost independent of the amount of precipitation that is received. It reaches its lowest point in October and is replenished during the winter and early spring when the amount of precipitation exceeds the amount of water lost by evaporation. A progressive drying of all soils occurs since the water needs reach a maximum in July and August when rainfall is insufficient to meet evaporation transpiration losses. During the months of March, April, May, and June, rainfall

approaches 4 inches per month resulting in saturated soil conditions and high rate of runoff.

E. FLOOD HISTORY



Past flood damage has been the result of unusual rainfall events and constricted waterways. Due to this devastating combination several residents have suffered repetitive losses in a short time frame. In 1996 there was a Presidential Disaster Declaration due to flooding in Clermont County. In 1997, the village once again sustained severe flood damage both to private and public property. While the worst

flooding occurred in the Village of New Richmond in January 1937, the recent floods have alarmed the residents and the New Richmond Village Council. Detailed flood data is shown within the exhibit portion of this document. The data gives a history of all the flooding within the village back to the early 1800's. All flooding within the village occurs from the Ohio River and 12 Mile Creek which enters the village at the down river point of Front Street. It is estimated that the flood that occurred on March of 1997 caused approximately \$300,000 in infrastructure damages alone. The majority of floods in the village have occurred during the spring and are usually the result of heavy rainfall.

F. SOCIOECONOMIC CHARACTERISTICS

Through the utilization of graphs, a demographic and socioeconomic picture of the village and its residents has been made. Although many of the graphs are self-explanatory, some graphs require additional information for better interpretation. The source of the majority of this data is through the 2010 Census or village records.

1. POPULATION TRENDS

As seen from the following graphs, the village witnessed an increase in population and housing units from the 2000 to 2010 census. This increase corresponds with the village's increase in new housing units as shown.

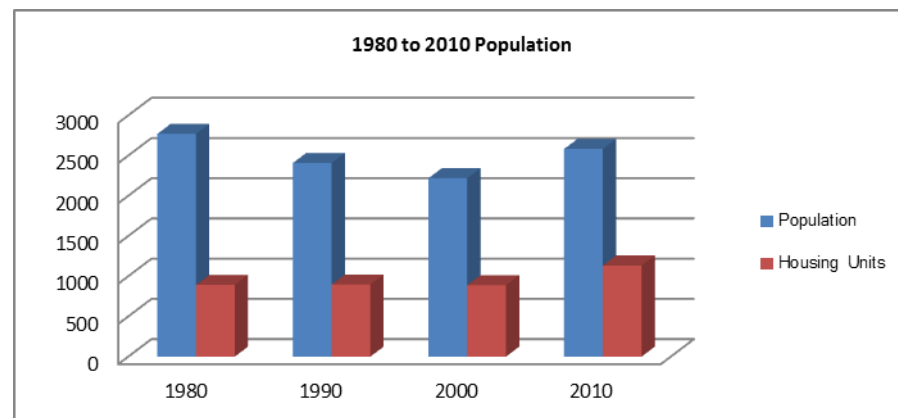


Figure 1: Population Chart 1980-2010 (U.S. Census)

YEAR	POPULATION	% CHANGE
1960	2834	
1970	2650	-6%
1980	2769	+4%
1990	2408	-13%
2000	2219	-7%
2010	2582	+16%

Figure 2: Historical Population Trends (U.S. Census)

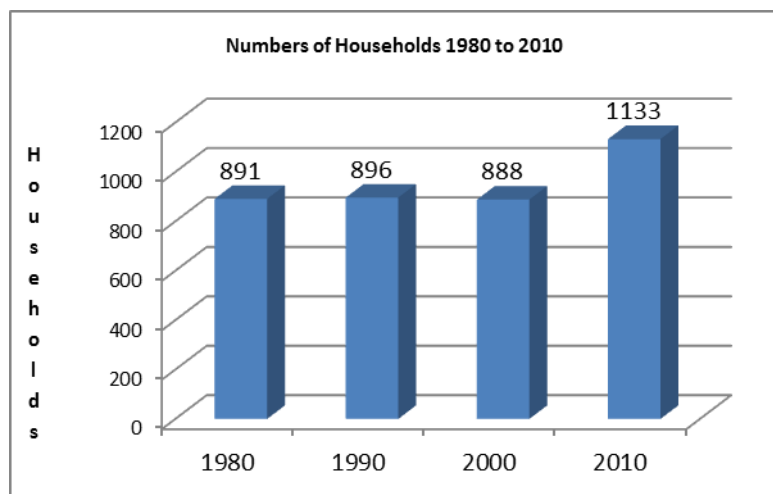


Figure 3: Households 1980-2010 (US Census)

With the 2010 census the village's median age rose from 33 in 2000 to 35. The following chart shows the breakdown of village residents by age:

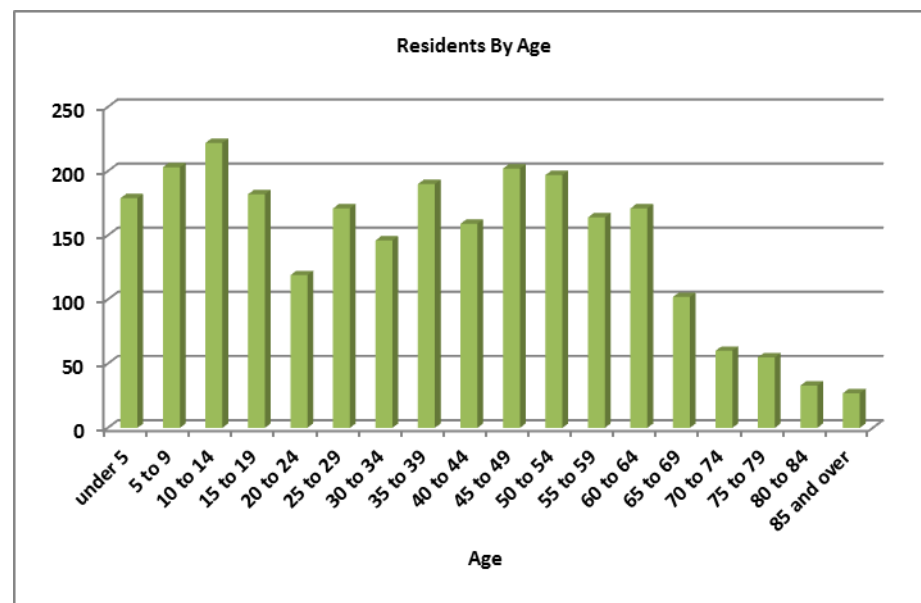


Figure 5: Residents by Age Chart (US Census)

3. NEW HOUSING UNITS



In accordance with the following chart, the village has seen a steady increase in new single family residence construction since the 1997 flood.

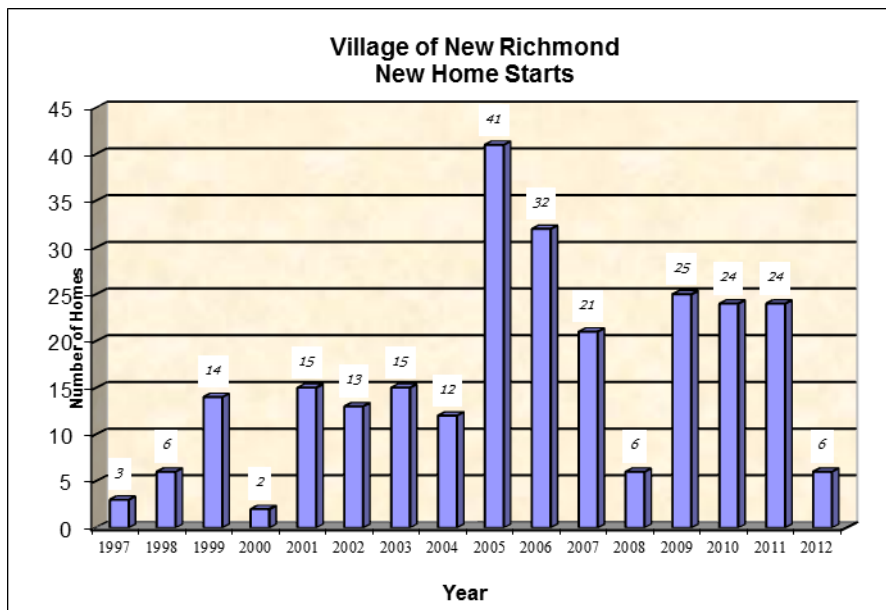


Figure 6: New Housing Starts (NR Community Development Office)

The 2010 census indicates that the average household size of the village is 2.63 persons per household. The following is a breakdown of household size:

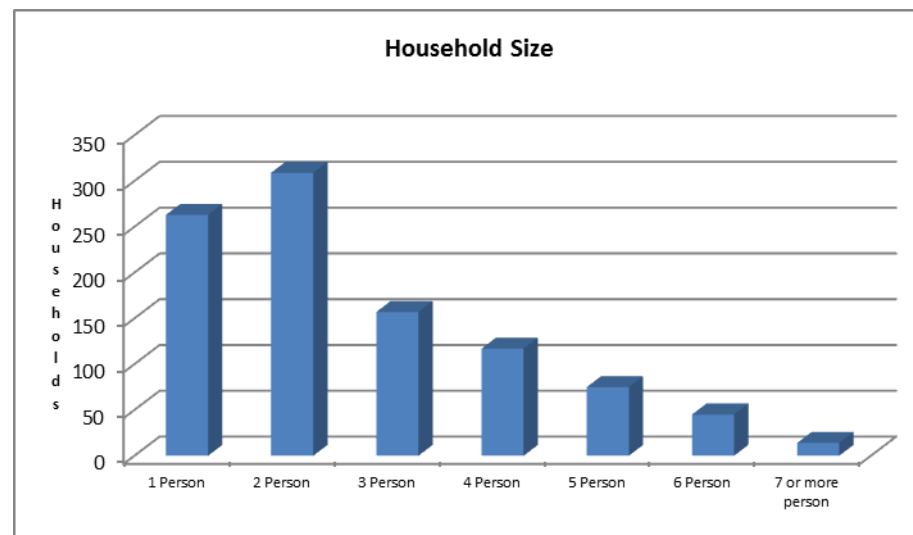


Figure 7: Household Size (US Census)

3. COMMUTING TO WORK

A large percentage of residents of New Richmond drive alone or carpool to their place of employment. With many residents traveling to Cincinnati for employment, the mean travel time of 22 minutes appears very accurate. Efforts by the Clermont Transportation Connection to establish a park and ride to the downtown area of Cincinnati have proven to be popular among area residents.

4. COMPARISON OF PROPERTY TAX RATES

Clearly, in comparison to other municipalities within the county, New Richmond's property tax rate is lower. When compared to adjacent

Townships, the village tax rate is higher. Residents often consider this factor when annexation issues are discussed.

MUNICIPALITIES	RATE	ADJACENT TOWNSHIP	RATE
NEW RICHMOND	70.1	Ohio	56.4
Amelia	87.36	Pierce	69.6
Batavia	75.15	Monroe	63.9
Felicity	72.4	Washington	59.86
Loveland	96.33		
Milford	100.75		
Bethel	71.76		
Moscow	56		
Williamsburg	78.07		

Figure 8: Tax Rates (Clermont County Auditor)

5. SEWAGE DISPOSAL

Although large portions of the village residents are on public sewage, three subdivisions within the village (Robin Hill/Grays Lane, Country Place & Indian Ridge) do not have public sewage service. Although the waste water treatment plant was constructed in a manner, which will allow for expansion of the sewage line to these residents, cost and time are large factors in expanding the collection system.

6. OWNER VS. RENTAL OCCUPANCY

A large factor in the development of the core area of the village is the high percentage of rental occupied structures. The village includes a 40% rental housing rate with a large portion of that located within the core area. High rental housing has resulted in lower property maintenance and increased code enforcement.

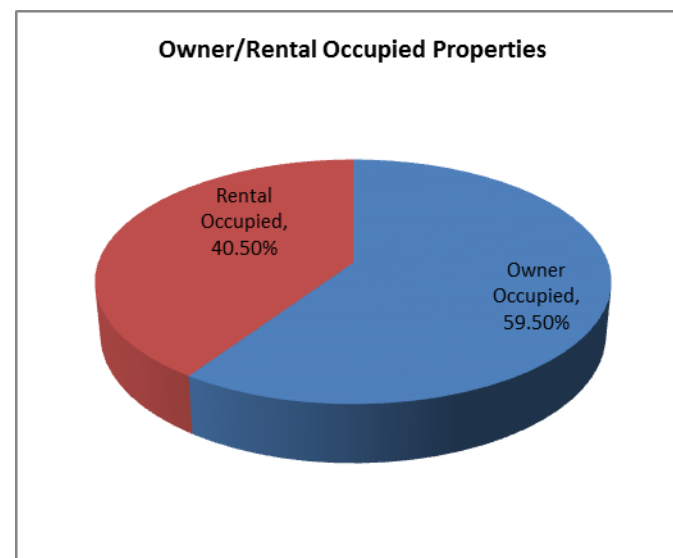


Figure 9: Owner vs. Rental Status (US Census)

7. HOUSEHOLD INCOME

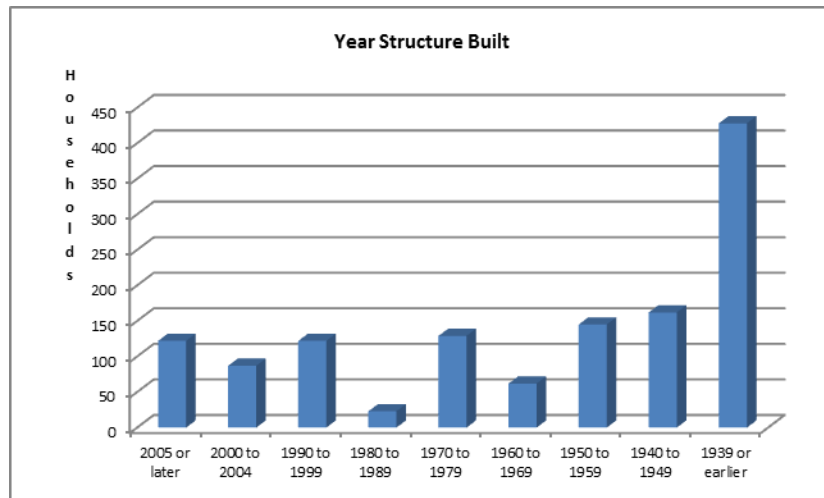
The village's median household income rose 27.9% from 2000 to the 2010 census to \$51,141. This includes a steady increase during the past three censuses.

Income	1990	2000	2010
Median Income	\$31,655	\$40,000	\$51,141

Figure 10: Household Income 1990-2010 (US Census)

8. YEAR STRUCTURE BUILT

The following chart is illustrative of both the village's recent housing surge along with the high number of homes within the village built in 1939 or earlier.



shown within the map below. This data is an important component to

	1990	2000	2010
Median Home Value	\$72,953	\$96,200	\$152,900

Figure 12: Median Home

Value (US Census)

10. U.S. 52 TRAFFIC COUNTS

U.S. 52 traffic counts continue to increase. The most recent counts are the village's economic development initiatives.

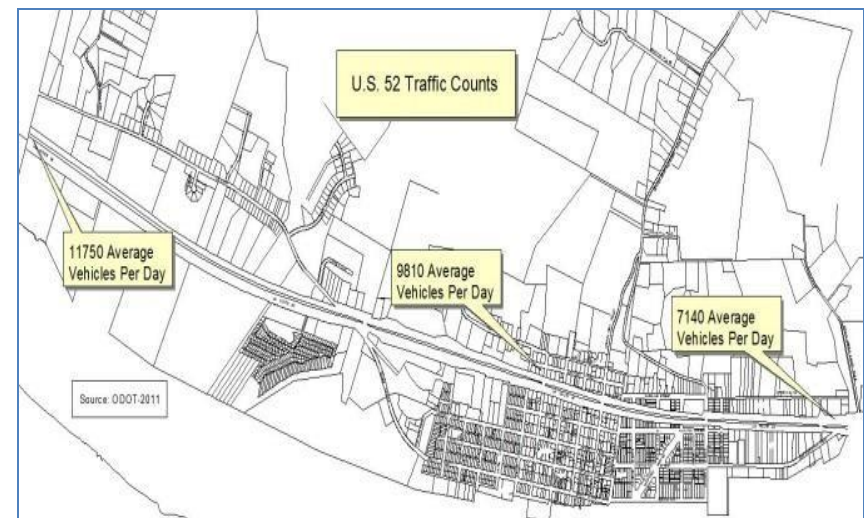


Figure 11: Year Structure Built

9. MEDIAN HOME VALUE

The 2010 census also illustrated a significant increase in median home value within the village value by increasing \$56,700 over ten (10) years. This increase is representative of the nearly 200 new housing starts which occurred in the village since the 2000 census.

G. OUR BUSINESS COMMUNITY

The village has two distinct business districts. 1) Front Street Business District located within the core area of the village along the Ohio River and 2) Old U.S. 52 Business District located along U.S. 52.

The Village of New Richmond's original business district has seen many transitions through the past ten (10) years. Following the construction of U.S. 52 (mid 1960s), the business district witnessed a steady decline. Although some of the mainstays have remained, thanks largely to committed property and business owners, numerous businesses have moved through the Front Street district with limited success. The clear factor identified is the lack of traffic and a true drawing point to bring customers from outside of the village into the area.

Figure 13: U.S. 52 Traffic Counts (ODOT)



The desire expressed by residents and the community development office is to continue to redevelop the Front Street Business District

The Front Street Business District consists of four (4) blocks, with a variety of businesses, many with residential units on the second floor. The district benefits with its scenic location along the Ohio River, and from seasonal festival/events at the nearby bandstand. The current vacancy rate for the district is 14%.

The following is the district's current breakdown by business type:

TYPE	#
Restaurant/Food Service	7
Banking	1
Retail	5
Office/Professional	3
Personal Services	3
Automotive	3
Museum	1
Church	1

The Old U.S. 52 Business District includes the Rivertown Market strip center and includes franchise type businesses along with medical and service businesses. The Old U.S. 52 district benefits from an increasing traffic flow and high visibility from the adjacent U.S. 52 and nearby residential developments. The current vacancy rate for the Old U.S. 52 Business District is 18%.

The following is the old U.S. 52 district's current breakdown by business type:

TYPE	#
Restaurant/Food Service	5

Medical/Dental	4
Retail	3
Light Manufacturing	1

The village's business community also includes locations along U.S. 52 at each intersection, capitalizing on the highway's increasing traffic flows.

H. OUR SCHOOLS



The village is fortunate to be the home of the New Richmond School District Campus. The New Richmond campus consists of the elementary, middle and high schools. The district also includes schools in Monroe and Pierce Township. The total enrollment at the New Richmond Campus is approximately 2000 students with a total district enrollment of approximately 2500.

The quality of the district was indicated in the recent annual Ohio Department of Education report card for Ohio's schools. "New Richmond met 23 of 24 state indicators and also received an 'A' grade in the important Value Added category for an overall grade of 'A' for the 20122013

school year. The only indicator not met (75 percent of students passing a grade level test) was 7th grade math.”¹

The district’s mission statement is *“The New Richmond Schools, in partnership with the parents and community, will provide a comprehensive educational experience in a safe and nurturing environment preparing students for the highest levels of personal achievement and graduating students able to demonstrate confidence, leadership, and responsibility.”*

I. COMMUNITY PRIDE



A description of New Richmond would not be complete without describing the village’s community pride. The residents of the Village of New Richmond are a “roll up your sleeves and get it done” group.

From organizing community events to helping neighbors cleanup after a flood the village understands the importance of volunteerism.

In 2012 a group of residents formally organized *Volunteer New Richmond*. The goal of the organization is to assist the village with numerous projects which due to its limited staff and funding may otherwise not be completed. In its brief time as an organization, *Volunteer New Richmond* has already made significant improvements by repairing headstones in Greenmound Cemetery, tree maintenance and painting inside village hall.

The village has participated in the annual Ohio River Sweep since its inception. The event has had a positive impact on the riverbank along with other Ohio River Communities.

Each summer the village hosts school students from around the country who take time off from their vacations to travel and complete community related projects. The program benefits both the participants and the village.

¹ New Richmond Exempted School District, www.nrschools.org, 9-4-13



Many large projects have been completed throughout the village thanks to local Eagle Scouts. These projects include creek cleanup, plantings in the Tree Nursery and Park Improvements.



Riverdays, Historic New Richmond, and Garden Club are all comprised of individuals dedicated to making New Richmond a better place to live.

The village continues to benefit from the hard work and talents of individual residents. These talents include the design of the village's logo and website materials, the organization of annual bandstand concerts and so much more. Each year the village recognizes a community group or individual with the Citizen of the Year award.



New Richmond is very fortunate to have a strong veterans group involved in village functions. From organizing concerts to memorials the veterans are a key part of the village's framework.



III. UTILITY SYSTEM ANALYSIS

INTRODUCTION

The Village of New Richmond has proudly maintained their own utilities for many years, offering water and sewage service to its residents. Supplying these services has always given the village a certain amount of independence. The control of these utilities

although giving the village independence is also very expensive and requires continual upgrade to stay in compliance with EPA requirements. The following is an analysis of the current conditions and proposed recommendations of these two services in regards to their important role in the village's future growth. Some of the technical information in the following sections was completed by engineering firms, which conducted services for the village and volunteered to submit the information for the plan. This information remains in its original format due to the fact that it offers a valuable insight into the future of these utilities.

A. WATER TREATMENT PLANT

1. FINDINGS



The Village of New Richmond Water Treatment Plant was constructed in 1983. The plant was originally designed to be a lime feed plant. Due to continued difficulties, the lime feed operation was discontinued. As a result, the village has had problems with large amounts of iron and manganese. In 1992, the village installed an

aeration tower which improved the quality of the water and reduced the large amount of iron and manganese levels in the testing. Additionally, in 2008 the village added potassium permanganate to further reduce iron and manganese from the system. These efforts were successful in reducing the iron and manganese.

In 1991, based on a recommendation of the Ohio EPA, the village installed an automatic switchover valve for the chlorine controls. The installation of this valve reduces human error and cuts down on constant overseeing of the chlorine equipment. In 1991 through 1993 the village rehabbed all three of the wells and pumps, increasing the capacity levels of the plant. Pumping capacity has remained good at the plant, and except on rare occasions, the plant is running approximately ten hours a day.

The Grays Lane Pumping Station previously fed the Grays Lane/Robin Hill area as a direct feed station in that the station did not pump to a storage tank but directly to the consumers. Unfortunately this type of design caused immediate outages to the residents during electrical or pump failures. The pump station was razed and the area was converted over to be fed by the Clermont County Water System which improved pressure and fire protection.

Prior to 1998 the New Richmond Water Treatment Plant was a completely self-contained system, with no tie-ins to other systems. While the village had no need for tie-ins to increase production, these tie-ins are important for fire coverage and outages due to potential pumping station mechanical failures. In 1998 a tie-in with the Clermont County Water System was completed. This tie-in allows the village to utilize the water on an emergency basis for the entire

system. Additionally a tie-in was completed with the Tate Monroe Water System along Bethel New Richmond Road. This connection added additional safeguards to potential water outages along with added fire protection at the New Richmond School Campus.

As shown on the Existing Water Lines Map, the village Water Distribution system is available to all residents within the village and also serves a limited amount of residents outside of the corporation limits. The residents are served through a storage system, which includes the elevated tower near the School Campus, and the reservoir located on Bethel New Richmond Road. Each of these are shown on the Existing Water Lines Map. The total capacity of the village's storage system is one million (1,000,000) gallons.



In 2006 the village approved a boundaries agreement with Tate Monroe Water system related to potential annexed properties currently outside of the village limits and water supply. This agreement formally establishes how future development will be supplied water.

The Water Plant at this time is pumping and supplying the needs of the citizens adequately. A new well was constructed in 2004, a new telemetry system was installed in 2006 and new high service pumps were installed in 2011 along with other treatment and distribution improvements. In 2013 the replacement of the main which feeds the village's reservoir and the upgrade of the Bethel New Richmond Road Pump Station are scheduled to be completed. The majority of these projects have been grant funded allowing the village to maintain and improve its water system without continued rate increases to its customers.

When the need does arise due to an increase in population or commercial activity for an additional well, the village will not have the adequate amount of land to install the well. Residential uses, the Ohio River and a large vacant piece of privately owned land directly adjacent to the well field bound the plant. To complete a well within the requirements of the Ohio EPA land easements are necessary. In 2012 easements were secured to allow for the construction of an additional well if the need arises in the future. The well has been sited by the village engineer and the project could commence following final EPA approval.

Future needs for the water system are as follows:

1. **Need for a standpipe:** A standpipe can benefit a distribution system in two ways; one, provide additional on-line storage for fire protections and emergency use,
2. Increase pressure in higher elevation areas. If the need is simply additional storage, a calculation can easily provide the

required capacity: AWWA recommends having one day's average demand in storage as a minimum.

If the need exists to increase pressure, a distribution system model needs to be created in order to analyze the system for best location, elevation, and pipe sizes. The model, when created, must first be calibrated against actual field conditions to verify its correctness.

B. WATER QUALITY IMPROVEMENTS: Further investigation should be made with respect to using caustic soda (sodium hydroxide) in lieu of lime for the softening process. Sodium hydroxide is listed, and rightly so, as a hazardous chemical. For this reason alone, the Ohio EPA has been very reluctant in recent years to approve its use for softening. All the precautions needed for safe storage and handling will increase the cost of installation of the system. In addition, caustic soda, in dilutions normally delivered commercially, crystallizes at 54 degrees F., thus requiring storage in heated areas. Finally, softening by either lime or caustic soda results in sludge, which must be disposed of off-site.

Because of the above drawbacks, the analysis should consider the use of ion exchange softening. Salt storage would be required, however this is neither hazardous nor requires inside storage. No sludge is produced, and the backwash water is disposed to the sanitary sewer.

With regards to fluoride, the pros and cons have been debated for years and are well documented. There is no additional engineering analysis required for this except to determine the cost of construction and operation.

C. TIE-INS TO OTHER SYSTEMS

There are two aspects to this topic. One, a tie-in for emergency uses only; two, a permanent tie-in with abandonment of water treatment by the village.

As noted in the earlier portion of this document, the village has completed tie-ins with Clermont County and Tate Monroe which adequately meets the emergency needs of the village. These tie-ins should be analyzed as part of the distribution system model to insure that all areas continue to be adequately protected as the village grows. The same would be true if a permanent tie-in is desirable in the future. To determine the financial feasibility of a permanent tie-in would require the analysis of the water quality issues stated above. The study should include costs for various levels of treatment and compare these to costs for a third party supplier.

Other issues to consider regarding a permanent tie-in would be the village purchasing the water and billing the customers versus direct billing by a third party supplier. Also to be considered would be the sale of the water plant and wells to the supplier and consideration for selling the distribution system versus the village ownership of the distribution system. If the village eventually decides to get out of the water business and rely on Clermont County Water Works, the site of the existing water plant could be developed for some other use. The potential uses could be many-either as village owned facilities, or sold to a private developer. The highly desirable location on the river offers much potential. Considering a continued operation of the village Water System, certain improvements, some of which are outlined in this document, will be necessary.

B. WASTEWATER TREATMENT PLANT



1. FINDINGS

The village Wastewater Treatment Plant was completed in November of 1996 through the funding of an OWDA low interest loan and a grant from the State Issue II program. Following the flooding of March of 1997, many structures were removed from the system decreasing the number of users and adversely affecting the village's ability to maintain the debt service required for repayment of the village's OWDA loan. As shown in the housing data earlier in the plan, these homes have all been replaced with new units.

The wastewater plant was designed with a maximum capacity of 750,000 gallons per day and is currently operating at approximately 1/3rd of that capacity. Although the plant still suffers from a large amount of infiltration of storm water through the sewer lines, the plant has operated in full compliance since its completion. Additionally the village has begun corrections of infiltration

including two (2) infiltration projects funded through the Ohio Public Works Commission (OPWC) in 2010 and 2011.

Although the village's collection system reaches the majority of the residents, a large portion of the hillside area of the village is unsewered. This includes the villages three (3) established subdivisions noted on the map. Although the majority of the future developable land within the corporation boundaries has access to the village's collection system, all land outside of the village which is potentially housing sites does not have access, thus will be unlikely for annexation without the extension of the sewage collection system.

Prior to completing the Wastewater Treatment Plant, the New Richmond Village Council unanimously passed an ordinance requiring all connections to the village's sewage system to be within the corporation boundaries of the village. The passing of this ordinance therefore requires all new developments which desire the village's sewage service to annex into the village corporation limits.

2. RECOMMENDATIONS

The village must continue to look at the expansion of their sewer collection system. The expansion of these distribution lines should be done in a manner, which connects the largest number of existing unserved village residents and also in areas where it will trigger new housing development and outside growth through annexation.

Current village regulations require all new developments with access to sewers to tie into the sewers. The main advantage to providing

sewers to new developments, in addition to providing sewer service superior to septic system, is that property can be developed to a greater intensity. Much of the likely future development will be in the PUD zoned properties, which will be of a much greater intensity than those developed with septic systems which require larger lots. Future sewer construction should be planned with the intention of stimulating new development in areas currently in the village as well as adjoining areas, which could be annexed into the village.

There are three primary areas where an extension of the sanitary sewer collection system is most desirable.

- 1. Robin Hill/Grays Lane**
- 2. Country Place**
- 3. Indian Ridge**

Planning for these areas should include a broader look at the entire drainage system in order to eliminate a patch work system of construction which would be detrimental to the village in the future.

Planning around natural drainage basins is desirable and will eliminate the need for costly pumping stations, however, it may not be economically feasible to install all the necessary transmission systems now and pumping may be required. The idea is to plan the sewer system so the pump stations can be eliminated in the future when the sewers are ready to be constructed.

The area east of New Richmond is extremely hilly, which usually means that sewers can be constructed at the required grades without becoming extremely deep. As usual, construction has not occurred in

a manner, which progresses naturally up the drainage paths, thus, crossovers to other drainage basins become necessary to make use of existing sewers and keep initial sewers from becoming too deep.

The Robin Hill Subdivision should not be a problem. It is at the downstream end of the drainage route and in a fairly small drainage basin. Minimal transmission sewer is required and it can easily be sized for the drainage basin that it can serve.

The Country Place development and the strip developments that have occurred along Bethel-New Richmond Road provide the opportunity to serve the greatest number of new customers. In addition, it is reported that adjacent land is ready to be developed. This area, however, will be difficult to sewer without pump stations.

The Indian Ridge development is also on a ridge, however, it is all on one side of the ridge, which drains toward Little Indian Creek. The drainage basin is small and the amount of transmission sewer to reach existing sewers is not too great. One potential problem is that the houses on the West Side of the street are much lower than the houses on the East Side, which will cause extremely deep, and therefore, costly construction. Grinder pumps for these homes should be considered in order to keep the sewer at reasonable depth.

If pump stations are determined to be cost effective, they should be located so that they can be eliminated when future gravity sewers are installed. An option would be to wait until sewers can be justified along Twelve-Mile Creek, then a gravity sewer can be constructed along Country Place to Twelve-Mile Creek. Both Robin Hill and

Indian Ridge can be served without much difficulty and with minimal future service area to be considered.

Since most sewer systems experience infiltration the village should conduct smoke testing of the distribution system every five years. Smoke testing reveals areas of infiltration or faults within the system. As the village is well aware, infiltration can be very detrimental to the overall operation of the wastewater plant. All infiltration, which is removed from the system, will lighten the load on the plant and will allow for continued compliance of the village's EPA permit. A total evaluation of the distribution system, along with a plan for relining of the most infiltrated areas should be completed.

Sewer tap-in fees for new construction are presently \$3,000. The fees should be examined every year during the life of this plan to be consistent with other county systems. The fees can be very beneficial in curbing additional cost the village will be facing with the operation of the plant and sewer plant expansions. Current fees throughout the County and State can be received from the Ohio EPA or by conducting a survey of the area towns. Tap-in fee waivers can also be helpful incentives to encourage developers to build new flood resistant structures in the flood plain, especially where existing sewers are in place and the costs to install the sewers is not as great. Additional user fees will result from this, and this method will help the village expand housing opportunities within the Core area of the village.

Many municipalities would expect new developments to bear the cost of extensions of sewer lines. This practice makes development of new sites more expensive, and if the village is able to bear some or all

of the cost of extending sewers, new housing developments will most likely occur at a quicker rate. As we are able to extend lines to the current village limits, we will be able to encourage adjoining properties to annex into the village to have access to the sewer system. The overall benefits to the village will make the investment in sewer line extensions pay off. Funding sources for this work may include grant money from state and federal sources. Due to the importance of sewer line expansion, all available funding resources should be properly examined to assure that the implementation of a sewer line expansion program could be properly implemented.

C. OTHER SERVICES

In addition to water and sewer services the village also contracts for refuse pickup. In the spring of 2013 the village added curbside recycling. Previously the village's only offered recycling services though bins supplied by the Adams-Clermont Solid Waste District.

IV. REGULATIONS

INTRODUCTION

The Village of New Richmond has three (3) primary regulations affecting land use and development within the village. These regulations and how they are enforced plays a key role in the type of development the village will receive in the future. Each regulation used as a tool for development can assist in guaranteeing that the village receives the development that they desire.

A. ZONING REGULATIONS

The village adopted locally controlled zoning in 1975. Currently the village's zoning includes 5 residential districts, 2 business districts, an industrial, agricultural and a Planned Unit Development District. (See Zoning Map Exhibit) The zoning also includes 3 overlay districts; DRO, MUOD and NB. The hillsides of the village consist primarily of single family districts to accommodate the residential housing. The main arteries of U.S. 52 consist of business zoning with core area of the village containing a wide mix of districts. The overlay districts were designed to ease residential development throughout the core area of the village along with encouraging specific business to utilize the varying building styles. The village's Zoning Map is included as a plan exhibit.

The village's Planning Commission completed a total rewrite of the zoning ordinance throughout 2011. The changes made in the text of

the Ordinance were completed with an eye on development and the elimination of outdated, redundant and counterproductive text. The change included elimination the R-5M zoning classification.

B. SUBDIVISION REGULATION

The village's Planning Commission wrote and adopted the first subdivision regulation in 1992. The Planning Commission felt that with the hope of future subdivisions entering the village, no coverage from the County, and very evident problems from previous subdivisions that these regulations were a priority. The structure of the regulation follows that of the County's and other models, which were used. The regulations propose to give the village proper regulatory ability without discouraging development.

The main facets of the regulations include the procedures to follow for approval, and the requirements for sidewalks and storm drainage. These items were the highest priority of the Planning Commission and the outcome has resulted in subdivisions which meet required specifications in terms of infrastructure along with needed bonding to protect the village. Long-term the regulations assure that the village will not be burden with premature infrastructure requirements in residential subdivisions.

C. FLOODPLAIN REGULATIONS



The village participates in the National Flood Insurance Program. This participation includes the adoption and enforcement of the Flood Damage Prevention Ordinance as amended June 26, 2012. The village is one of only 14 communities in the state of Ohio to be a member of the Community Rating System (CRS) and is rated as a class 8 (which is a good rating). The CRS requires additional activities to be conducted in order to allow flood policy holders to receive the current 10% discount on their flood insurance premiums. Although the proper enforcement of the Floodplain Regulations has deterred development within the core area of the village, it is necessary to limit the risk of flooding, which will inevitably occur. The village is a proactive and flood smart community in terms of the public awareness efforts as well as the compliance and enforcement of the floodplain regulations.

A large portion of the village lies within a designated floodplain. The majority of these properties are of pre-firm construction dates and not considered to be in compliance with the village's Floodplain Regulations. Due to the strict enforcement of the Floodplain Regulations all newly constructed residential structures have been built in full compliance. The village has seen some commercial

construction which has also been constructed in full compliance with the floodplain regulations with several properties being good examples of commercial flood proofing techniques.

Following the March of 1997 flooding it became very apparent that the village must continue to strictly enforce their Floodplain Regulations. The ramifications of not properly enforcing the regulations can be devastating. Variances, which are allowed by the village, should be based upon sound and proper understanding of all the elements involved. The Federal Emergency Management Association has prepared a checklist, which should be used when considering a variance. All members of the Board of Appeals should review this checklist annually.

The misconceptions regarding the elevation of single and multiple family structures to meet the flood plain requirements can scare many builders. In an effort to eliminate this problem, the village must continue to stay educated and informed regarding various floodproofing procedures to assist potential builders. The elevation of buildings with parking on the ground level is actually a very logical alternative for many of the small lot sizes within the Core area of the village.

While the floodplain regulations may often seem intrusive, they are perhaps the single most significant and important part of the regulations impacting the Core area of the village. It is also important to bear in mind, that by complying strictly with these regulations, the village continues to have opportunities for grants to improve the village that are not available to other communities.

V. CAPITAL IMPROVEMENTS

The Village of New Richmond has been very successful in receiving a wide range of grants for repairs to the village's infrastructure. These grants, which include utility improvements and street improvements, have been funded through a variety of sources.



The following is a summary of recently funded capital improvement projects

FUNDED PROJECTS
Street Lighting, Phase 2
Sewer Collection Mains Relining
Waste Water Treatment Plant, Clarifier Modification
Rose Vesper Park
St. Rt. 132 Culvert

Augusta Boat Ramp Improvements, II
Boat Launch Emergency Access
Village Hall Energy Efficiency Project
Water Plant "High Service" Pumps
Police Mobile Data Computers
Sanitary Sewer Lining, Phase 2
Reservoir Main Replacement
Bethel N.R. Pump Station

A five-year capital improvement plan is prepared annually by the village to gauge and prepare for the upcoming needs of the village's infrastructure. This plan which includes estimates of funding needs is also required by the State Issue Two Program which has funded many projects within the village



Additionally the village maintains a street condition survey. This survey allows the village to forecast future street needs and

appropriate accordingly.

By continuing to improve, repair and replace the aging infrastructure, the village will be able to fund other improvements such as parks and riverfront development type projects, as concerns such as roads and bridges are not requiring attention. The village should consider adopting a detailed maintenance plan of their entire infrastructure system, possibly retaining engineering inspection services to make annual inspections. By completing an annual maintenance program the village may be able to avoid large-scale replacement projects or at a minimum better foresee and plan for repairs.

VI. ADDITIONAL VILLAGE LAND USE ISSUES

A. MITIGATION PROCESS

Following the Ohio River flooding in January of 1996 and March of 1997, the Village of New Richmond submitted Hazard Mitigation Grant applications to the Federal Emergency Management Agency (FEMA) to conduct mitigation activities within the repetitively flooded low lying areas of the village. Mitigation of flood areas can include the elevation of structures, retrofitting structures and the acquisition and demolition of structures. In July of 1997, the village began mitigation within the village, with the receipt of a \$1.2 million dollar grant from the January of 1996 flood. The only activity of the program included the acquisition and demolition of those structures within the low lying areas. Once the village acquires a property, the property must remain a green open space with no insurable structures to be constructed. Although the majority of these structures are located within a specific portion of the village, it was determined that the application submitted following the March of 1997 flooding would concentrate on a set project area. By mitigating a defined area within the village, adjacent properties would be acquired thereby allowing more potential for the creation of parks or other recreation type uses. This application, called 1164, was approved and additional acquisitions were completed. (See Mitigation Parcels map exhibit).

The village anticipates conducting mitigation activities in the future following flood declarations. Funding is also now available during non-flood periods through a program called FMA. FMA funding is available to communities who are in good standing with their Flood Regulations and also involved with the Community Rating System Program (CRS). The FMA monies are based upon Flood Insurance Policy surcharges. The village's long involvement with the CRS Program and its good standing with compliance of Flood Plain Regulations will allow the village to possibly receive FMA funding. With funding from actual flooding being utilized for purely acquisition activities, the hope is that the FMA funding could be utilized for other mitigation activities such as elevation of structures in less repetitively flooded areas and relocation of utilities. If FMA funding is to be received by the village an FMA plan approved by State and Federal Emergency Management Agencies must be completed.

B. LANDMARKS COMMISSION

The Village of New Richmond previously had no formal Historical Preservation Regulations, which was surprising for a town with so much history. Consisting of over 50 State Historical Inventory structures and 1 nationally recognized structure, the village has a rich history, which is preserved by Historic New Richmond Inc. (See historic properties map exhibit) which is housed in the Ross-Gowdy House. The locations of these sites are shown on the Historic Sites Map. It should be noted that historic structures are exempt from the substantial improvement clause of the floodplain regulations. This allows these structures to be improved beyond 50% of the value of the structure.



When the village began preparing Historical Preservation regulations, the goal was to ease the regulations in slowly. The Landmark Regulations, which were adopted in April of 1998, were designed to

initiate Historical Preservation within the village through the designation of households and other properties such as parks as "Landmarks". Once officially designated and properly recorded the Landmark properties would then fall under the specific restrictions of the Landmark Ordinance.

The Landmark Ordinance has proven to be an effective tool in preserving and encouraging the preservation of the village's history. It is integral that the detailed guidelines for membership on the Landmark Council be followed strictly to assure a quality board with members of the proper background.

VII. PARKS AND RECREATION



INTRODUCTION

Parks and recreation development within the village are of integral importance due to the large amount of land which the village has acquired through mitigation and the village's location along the Ohio River. These areas are of immediate concern to the village and will be a key element to the development of the core area of the village. The following is an address of these areas including the future construction of the Ohio River Trails Bikeway.

A. RIVERFRONT DEVELOPMENT

Due to funding the village does not utilize its location on the Ohio River effectively. Improvements to Hauserman Park and the Front Street Overlooks have all been excellent projects in helping to enhance the view of the scenery. The missing element is access. Although the steps from the Riverbank to Front Street have been in place for many

years, they witness little activity from private boaters. Though seasonal, the effect of a sound, ever expanding passage way from the banks of the Ohio River to the Front Street business district would be beneficial to the many existing businesses along with likely attracting new businesses.

The preliminary report on Riverfront Development, prepared in 1996 by Vivian Llamby and Associates, makes many recommendations for improvements to the Riverfront area and should be referred to.

B. PARK DEVELOPMENT

In an effort to address the needs of the village's existing parks and the open space created from the village's mitigation program, the village created a Parks and Recreation Board in early 1999. The board, composed of village residents with an interest in the village's parks and youth, serves as an arm of the council and Planning Commission to improve the existing parks and continue to expand the recreational needs of the village's youth. This process cannot effectively be performed by the village administration.



At the time of this document, the villages Parks and Recreation Board has not been active. The board needs to be rejuvenated to help look at the needs of the village's park system. The board should begin by surveying each village park in terms of equipment, usage, and potential expansion. Once completed, the board can work with the village staff to create a parks planning report including identifying potential funding sources needed to implement the plan.

The village is fortunate to have a large number of parks located throughout its corporation limits. (See Park Map Exhibit) During the year of 1998 the New Richmond Historical Society began the process of naming each park based upon an historical review. This allowed an improved identity to be given to each park within the village. Unfortunately not all the parks include signage identifying the parks.

The mitigation process made a substantial, contiguous area in the low lying northern part of the core area of the village available for additional park and open space development. (See Mitigation Parcel Map Exhibit). Mitigation parcels are dedicated solely for parks/open space development.

C. BIKEWAY/US 52 Accessibility



It is nearly universally agreed upon that a bike trail along U.S. 52 into the village would be a benefit to the community. Comparisons are made to the positive impact the bike trail had on the City of Loveland. Although the village has been involved in the planning of the Ohio River Trail the trail is currently only as close as Kellogg Avenue at Five Mile. However, the Ohio Department of Transportation (ODOT) now plans to strip a bike lane along US 52 from Five Mile in Anderson to Adamson Road in New Richmond in August of 2019. With that in mind, the village can now envision a bike loop trail throughout the village starting at Front St. and US52 along the river down to Adamson Road. To ensure maximum safety for cyclists and maximum visibility for the bike lane, parking would be prohibited along the river side of Front Street as well as Susanna Way with proper bike lane striping. Angled parking and/or one-way traffic could then be introduced on the opposite side as an option to increase available parking spots for businesses. The trail would then continue up Augusta Street, down Washington St. to Adamson Rd.



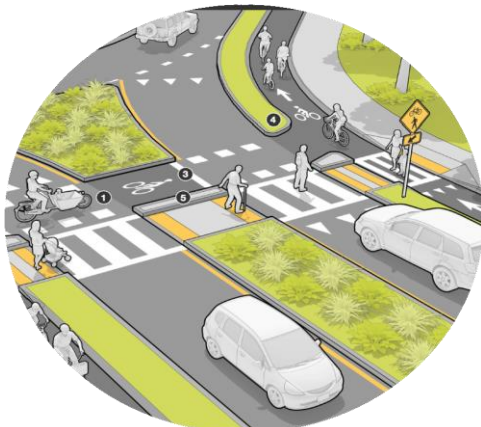
Figure 13 Bike Loop

In addition, to enhance the visibility and feasibility of a bike trail, the village is working on plans to increase access to Ohio State Route US 52 by repurposing the highway from four lanes to two lanes with a hike/bike trail.

The repurposing of US 52 through the village proper would be from either Front Street or Sycamore Street to Adamson Road. US 52's four lanes have divided New Richmond since the 60's and since there is no plan to extend the four lanes eastward, we would like to take this opportunity to physically reunite the village.

Our idea involves converting the southbound two lanes into a dedicated hike/bike trail and converting the intersections for the northbound two lanes into roundabouts in the village limits, thus geometrically decreasing the travel speed from 50 MPH to 35 MPH. All these enhancements would not only increase safety for motorists but certainly for bicyclist and pedestrians alike.

Four roundabouts would replace the stop signs and traffic lights along US 52 at Front, Sycamore, Walnut and Augusta streets (Figure 14). Funding for the roundabouts and repurposing is currently being explored and the initial applications for Congestion Mitigation and Air Quality Improvement (CMAQ) grant is due mid- 2019. An initial meeting with ODOT in May 2018 confirmed the project has feasibility so we are moving forward.



bikeastbay.org/news/lafayette/roundabout



Figure 14: Roundabout Locations

C. TREE CITY



The village has been designated a Tree City since 2003. Since becoming a Tree City the village has removed numerous dead and hazardous trees throughout parks and right of ways. During this same time the village has also planted many trees including the creation of the Willow Street Tree Nursery.



In 2004 the village established a Tree Fund placed on all new residential construction. The funds are utilized to plant trees in the village's subdivisions and tree nursery.

VIII. HOUSING

The Village of New Richmond is divided both physically and characteristically by U.S. 52. Housing conditions and economic makeup of the residents also differ greatly. Presently, the housing

within the core area of the village is improving slowly, though consistently.

It is important that single and multiple family structures within the non-mitigation portion of the core area of the village be renovated rather than demolished. Much of the desirable character of the village comes from the older structures still remaining, even though they have suffered flooding on many occasions. Floodplain Regulations place restrictions on the construction of new buildings within the village due to the need for elevating and or flood proofing. Once a building is demolished it is difficult to construct a new building due to the fact that it would be necessary to elevate the structure above the 100-year flood level. The process of elevating residential structures or flood proofing commercial structures, often times scares off prospective builders due to added costs.

One of the greatest needs identified by the "811 Committee" formed shortly after the flooding of 1997 involved housing. The community needs a greater variety of available housing options, which simply have not existed in adequate ways in the past. Very few apartments are available for young people starting out or for older families seeking that type of housing. The village needs to find ways to satisfy housing requirements for a more diverse population.

New housing developments are currently underway along the village's hillsides. These subdivisions consist of single family structures only. With 265 new homes since 1997, these developments have greatly attributed to the village's population increase and have more than replaced the structures lost to the flood.



IX. GOALS AND OBJECTIVES

Based upon the information compiled and examined throughout the document, site specific development objectives can begin to be formed. These specific sites have been specifically selected based upon their individualism and distinct needs in terms of the village's future growth. The following is a summary of the needs/action items for each specific site.

A. SPECIFIC SITE/ AREA OBJECTIVES

1. CORE AREA OF THE VILLAGE

- The village should continue to purchase low-lying properties through the federally funded mitigation process. Once acquired, these areas should be developed as community open spaces and parks. Mitigation funding consists of two types: 1) Post Flood and 2) Pre Flood FMA funding. The village has experience in the mitigation process which would be beneficial in the application and implementation process. To maintain eligibility for future mitigation funding, the village must continue to enforce floodplain regulations to remain a member in good standing with the National Flood Insurance Program.
- A detailed plan and design of the future use of the mitigation project area should be developed indicating parks and recreational areas and the future of adjacent housing. The goal being to improve quality of life for residents and to attract new residents.
- Encourage retention of historic structures, and other structures which lend themselves to the character of the village. Utilizing the Landmark Commission, the village should pursue whatever opportunities are available for special grant assistance to encourage people to retain and rehabilitate structures within the core area of the village. These structures add character and history to the village.
- Encourage the removal of all mobile homes and structures dilapidated beyond reasonable repair, which do not contribute to the historic character of the village through the enforcement of existing codes.
- Continue incentives which encourage the construction of new flood compliant residential structures.

- Pursue grant funding of infrastructure improvements such as streetscaping and landscaping, as well as funding sources that will encourage existing building owners to improve their properties and new business owners to relocate here. Consider additional development of small parking facilities behind the structures fronting on Front Street, to be commonly owned and maintained by the village or Business Association. Additionally continue development of gateways into the Front Street Business District.
- The village should continue to encourage and retain large destination type businesses within the Core area portion of the village. The Post Office and banks bring residents into the village that otherwise may not enter.
- The village should increase enforcement of housing and zoning codes in assuring property maintenance. Enforcement efforts should include local and county regulations.
- Funding should be secured to continue the installation of curbs and gutters along almost all village streets. Although costly, curb and gutter projects are not only aesthetically favorable, the improvements to the storm drainage benefit the community. The areas identified by the village for future curb and gutter installations are the major streets first and continuing to minor streets where possible and practical. While costs of such a project have been considered prohibitive the village will employ creative means to reduce cost. Possible in-house project(s) with the purchase or rental of a curb extruder and appropriate molds.
- Assure that a bike trail lane is included in future infrastructure planning.



- Identify key properties such as the old motel marina property and work with owners to develop mutually beneficial projects comarketed by the village and the owners with included incentives.
 - Continue improving access for boaters to river, and provide convenient parking areas and continue to upgrade the village's alternative access for kayaks.

2. RIVERFRONT AREAS



- Encourage the development of marina facilities on the river.
- Improve access from the river to the Front Street Business District.
- Make New Richmond a boater's destination.
- Improve pedestrian access to river, and consider incorporating bike paths and trails along the waters-edge.
- Develop more river-related structures and attractions- like a lighthouse type beacon/ monument, walkways, gateway structures, and bike paths.
- Secure property adjacent to the Augusta Street Boat Launch and expand boating facility with parking, boat prep and picnic area.

3. FESTIVAL PARK AREA

- Work directly with property owner(s) to maximize the utilization of this property, to encourage uses which will contribute more to the vitality of the village. Possible uses could include more frequent concerts, and perhaps a "Riverbend" type facility.



- Investigate the possibility of developing part of the property and other properties adjoining the 12 Mile Creek inlet into a marina facility for permanent boat mooring on the water in a protected cove area.
- Assure zoning of property meets the desired use potential yet limits undesirable future developments.
- Expand Boundaries of the village's Community Reinvestment Area (CRA) Tax incentives to include Festival Park.

4. OLD U.S. 52 BUSINESS DISTRICT

- Encourage additional commercial development on properties fronting on U.S. 52 and Old U.S. 52 through incentives and marketing campaigns
- The Old U.S. 52 Business District benefits from less restrictive floodplain regulations, good visual exposure with ever increasing traffic flow on U.S. 52, along with recent tax incentives. A proposed initiative to benefit the district is the creation of an identity for the district. Consistent signage and naming would

give the area an identity more than simply the “Old U.S. 52 Business District” as it is unofficially named.



- The village should consider selling the ball fields adjacent to Rivertown Market to be used for additional commercial uses. The ball fields should be relocated onto other low-lying areas within the floodplain, and possibly developed more extensively. Opportunities might exist in the core area of the village, on mitigated properties, or possibly on the north edge of the village on property owned by Duke Energy.

5. HILLSIDE AND PLATEAU AREAS

- The village should continue to expand its sewer collection system and enforce the subdivision regulations, in a manner, which will encourage appropriate residential development. Expanding the availability of sanitary sewer service will result in higher density development than permitted by septic service, as well as more

desirable sanitary conditions. Providing extended sewer lines will also facilitate growth of the village through annexation of additional properties.

- The village should carefully evaluate new developments, especially those affecting hillside areas, and consider special hillside development standards similar to those used by the City of Cincinnati and other communities to eliminate landslide potentials.
- Encourage cluster developments which would include varying housing opportunities including condominiums or townhomes.

6. BECKJORD POWER STATION

With the 2015 closing of the Beckjord Power Station, opportunities arise to turn a negative into a positive. The impact of losing Beckjord is significant to the village. The loss of Beckjord affects jobs, funding, and the benefit to local businesses. The village has identified three (3) proposals which it has presented to Duke Energy Officials which would benefit the village.

- Site for Ball Fields: The Duke Energy owned property along Cobra Road has been identified as an ideal property for an expanded baseball facility. The property sits within the floodway portion of the village which limits its use for residential or commercial development.
- Use of 52 Bridge Crossing: The existing overpass bridge which crosses U.S. 52 to the Beckjord Power Station would be a valuable component for the development of a bike trail along U.S. 52. The existing Ohio River Bike Trail which is designed with a terminus in the village is located primarily along the eastern sides of U.S. 52 and Kellogg. For a full benefit to the village, the Ohio River Bike

Trail would need to cross U.S. 52 to allow access into the core area of the village and the Front Street Business District. Securing the use of the Beckjord Bridge crossing would allow a major obstacle in the extension of the bike trail into the village to be removed. □

Noting the unique docking facility permitting they have from

Army Corp of Engineers. The Village should work with Duke Energy officials to secure the best future uses of the Industrial zoned property along with a potential port facility.

7. FRONT STREET BUSINESS DISTRICT

The Village of New Richmond's original Business District has seen many transitions through the past ten (10) years. Following the construction of the four lane U.S. 52, bypassing the Front Street area, the business district has witnessed a steady decline. Although a few of the mainstays have remained, thanks largely to committed property and business owners, numerous businesses have come and gone through the Front Street district with limited success. The clear factor identified is the lack of traffic and a true drawing point to bring customers from outside of the village into the area.



The desire expressed by residents and the community development office is to redevelop the Front Street Business District through many factors including but not limited to:

- Development of alternate transportation modes (i.e. Ohio River Boat Traffic, Bike Trail) into the Front Street Business District.
- Alternative/flexible zoning which allows a wider range of uses in the areas adjacent to the business district and throughout the Core area of the village.
- Continue enhancements of arteries into the district.



- Continued development and preservation of existing businesses and structures through a Downtown Revitalization Program which would include facade repairs and streetscaping. □
Develop and implement a “Riverfront Development Comprehensive Plan”. To incorporate the various forms of boating activities, biking trail points, rock wall climbing for example and similar recreational forms of activities
- Removal of dilapidated structures and the enforcement of housing codes.

8. BANDSTAND/FESTIVAL AREA



The festival area of the village which includes the village bandstand and Susanna Park is the signature area of the village. Continued enhancement of this area offers benefits to the entire community. Recommended improvements include:

- Installation of a community clock in an area near the bandstand.



Done in 2014

B. IMAGE FOR THE FUTURE

These sections detail common concerns which surfaced throughout public hearings, and the community survey; that being the image of the village. This village’s image has long reaching effects on the village and its potential for future growth. Some feel that the image of

the village is the foundation of somewhat stymied growth and a stumbling block for the village to reach its full potential.

If the village is to grow physically and economically to meet the long awaited expectations of many, it must create a positive image while capitalizing on its strengths. The village's strengths are identified as:

- 1) Location in relation to the City of Cincinnati
- 2) Affordability and availability of land
- 3) Natural beauty of river and hillsides
- 4) Rich history
- 5) Small town atmosphere 6) Quality School District

The keys to improving the image are positive efforts towards addressing the numerous factors contributing to substandard housing and business properties. Included amongst these efforts are:

- A) More consistent and aggressive enforcement of existing regulations.
- B) Recognizing property owners that have shown and demonstrated the type of improvements that village residents as a whole deserve and expect within a desirable community.
- C) Develop incentives that will encourage businesses, landlords and homeowners to take pride in and improve their properties.

The village needs to accentuate the positive and concentrate on the enhancement of its image, the following are some steps which have been identified to complete this task:

- The enforcement of existing property maintenance ordinances and the continuation of the village's mitigation program.
- Improved maintenance of village owned properties including all mitigated parcels, riverbank and parks.

The village needs to be proactive in achieving the specific vision(s) for the future. Controlled and consistent growth will pay dividends for the village for years to come.

C. IMPLEMENTATION STRATEGIES:

1. PUBLIC AWARENESS POLICY

Members of the community need to be made aware of the planning process, in order for them to get involved. Many people are already aware and involved, but others should be given the opportunity to offer their input.

In the initial stages of working on the plan, the Planning Commission members will be making the most direct input and will be responsible for disseminating the plan information to other people. When the Planning Commission has developed the preliminary plan, its members will need to recommend timing and places for public meetings and discuss the format they should take. Advertisements should continue to be placed on the Village's website, and other appropriate publications, so that people are aware and participate to the level they choose. Directly contacting individual property owners, especially owners of properties that are specifically discussed will be

a requirement, and in fact it would be appropriate to involve them individually in discussions prior to public meetings. After the plan is developed, with community involvement, the Planning Commission, Village Council and Village Administration will continue to promote future development in the village in accordance with the direction given in the plan. Copies of the plan should be made readily available to interested parties and especially new business owners or developers who are not already involved with the village. Public support and awareness of this ongoing process will significantly improve the chances of achieving the goals set forth in the plan.

2. VILLAGE INVOLVEMENT IN DEVELOPMENT PROCESS

A. ZONING AND APPROVAL POLICIES

This document is to be reviewed regularly for updating and revisions, as well as regulations affecting land-use such as the zoning ordinance, subdivision regulations and the zoning map. At the completion of the Comprehensive Planning process, the Planning Commission should review these items to identify areas which are not consistent with the recommendations of the Comprehensive Plan and make changes to the codes and map in order to eliminate confusion and the extensive need for appeals and variances.

B. HISTORIC PROPERTIES



Preservation and improvement of historic properties should be given a greater priority. As a Certified Local Government (CLG) the village has access to grant funding not available to non-CLG communities. The village has secured CLG funds to complete renovations to the Ross-Gowdy House Museum and should continue to secure CLG funds for other preservation projects. Additionally, with CLG funding typically available only for buildings on the National Register of Historic Places the village should work with property owners to expand the number of buildings within the village placed on the historic register and seek to establish historic districts.

The village is fortunate to have a strong ally in the preservation efforts through Historic New Richmond Inc. Working with Historic New Richmond the village can expand preservation efforts, education opportunities and tourism. Included with this effort is the development of a historical walking tour throughout the village.

3. PRIVATE DEVELOPMENT AWARENESS PROGRAMS

A. SINGLE FAMILY DEVELOPMENT

The future growth in the village will come from the efforts of private developers to build residential developments along the village's hillsides. Efforts to encourage these developments are the following:

CLERMONT COUNTY HOME SHOW

An effort to enhance residential development in New Richmond would include a Clermont County home show as part of an existing or future subdivision within the village.

EXPANSION OF SANITARY SEWER COLLECTION SYSTEM

The expansion of the village's sanitary sewer collection system is integral to the future of hillside residential development. The existing debt service on the village's wastewater treatment plant will be complete in 2016. Without the debt service the village will be in a position to secure funds for the expansion of the collection system.

B. OTHER POTENTIAL DEVELOPMENT

The core area of the village presents many sites with development potential for a variety of housing types, ranging from luxury town homes with river views, to affordable single family homes.

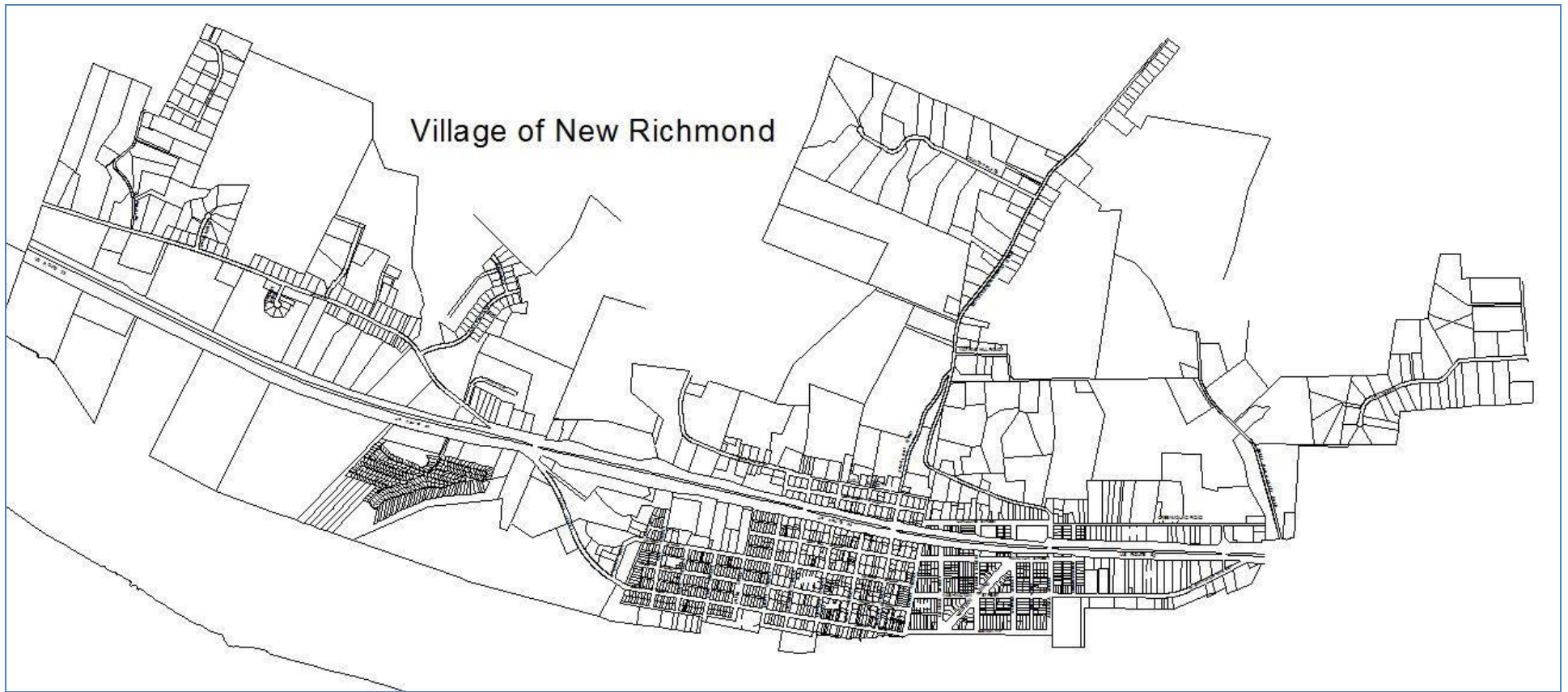
C. MULTI-FAMILY DEVELOPMENT

Multi-family development has been identified as a need within the village. The village can encourage additional multi-family

developments by looking at the zoning ordinance to allow more multi-family uses in existing residential zones, and by considering identification of properties that could be rezoned for multi-family uses.

D. BUSINESS DEVELOPMENT INCENTIVES

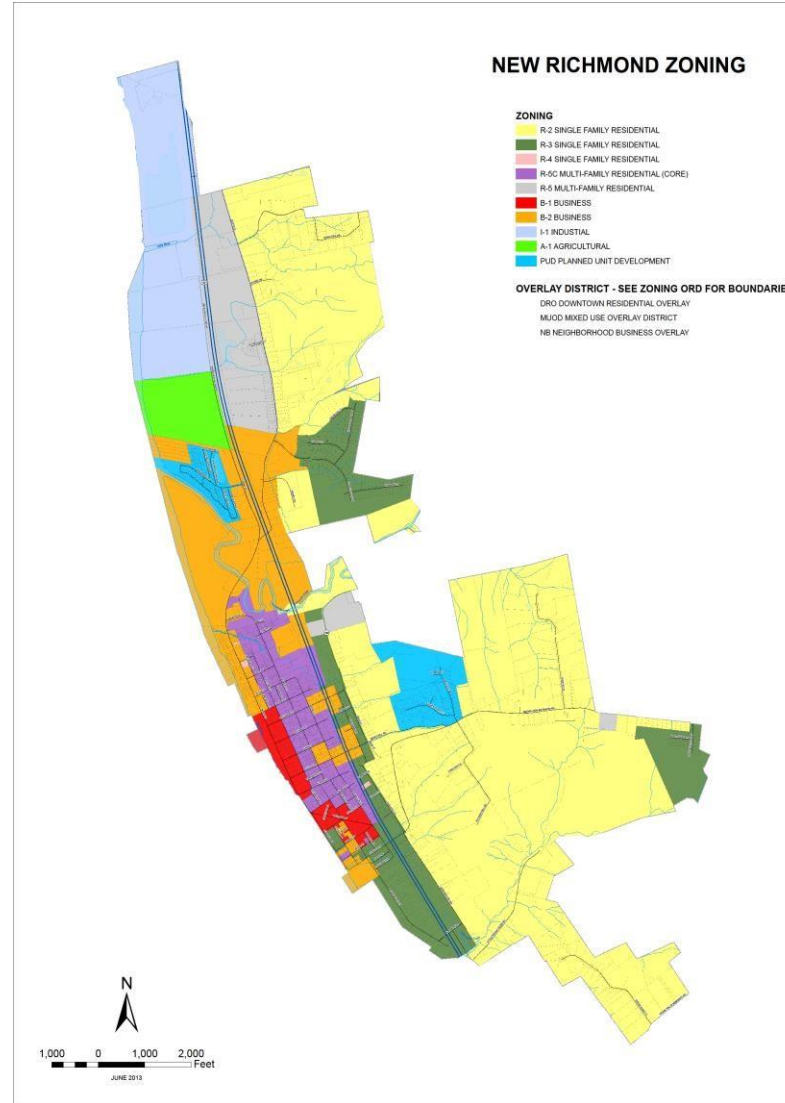
As the residential population increases, the need for businesses of all types will increase. The two business districts currently in the village have distinctly different characteristics; the Front Street District, and the more modern style shopping center development along U.S. 52. Creating an appropriate balance may present a challenge, and an active Business Association (NROBA) would be a valuable source of input in regards to how this Comprehensive Plan addresses business concerns.



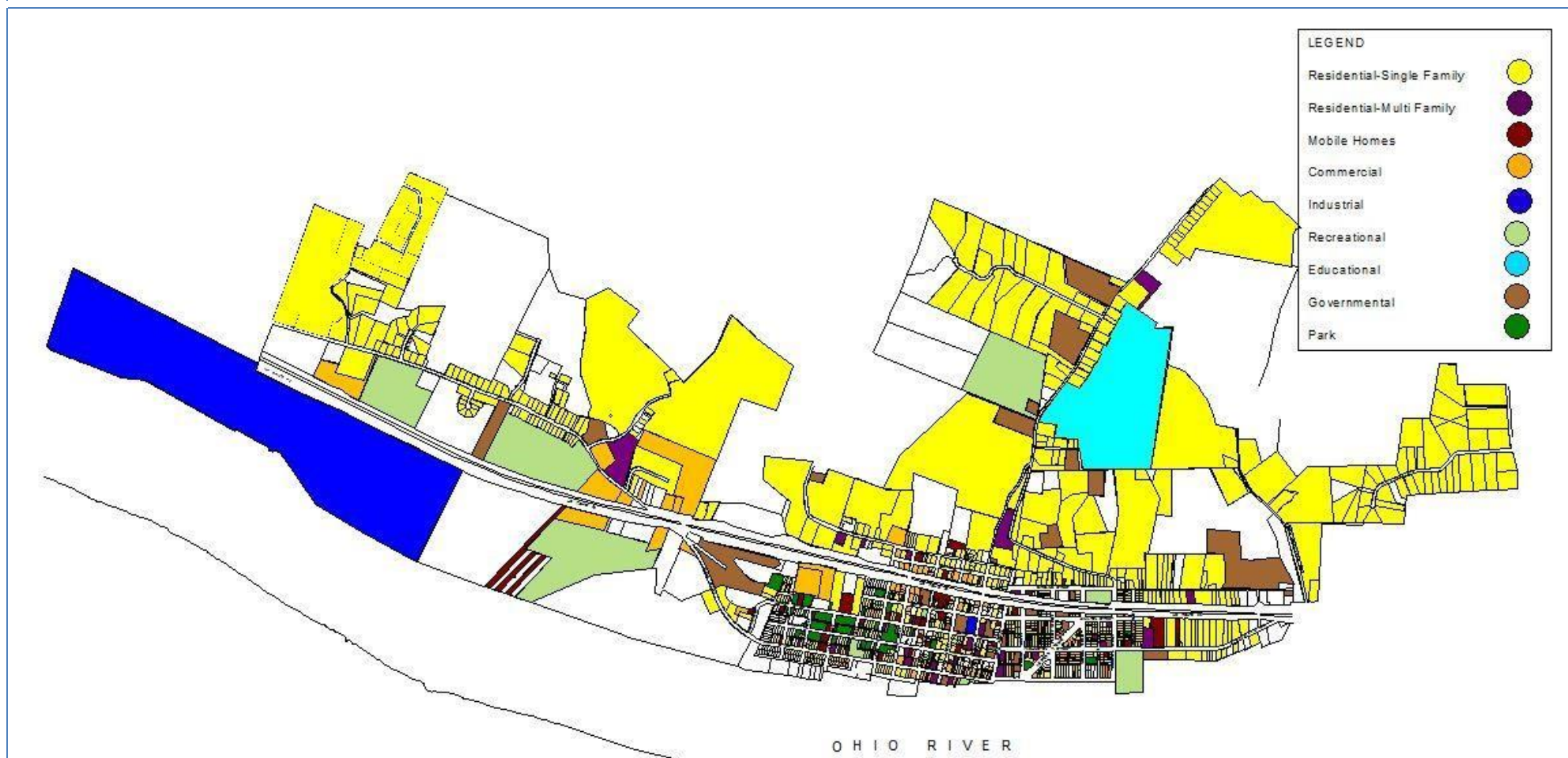
Village Map



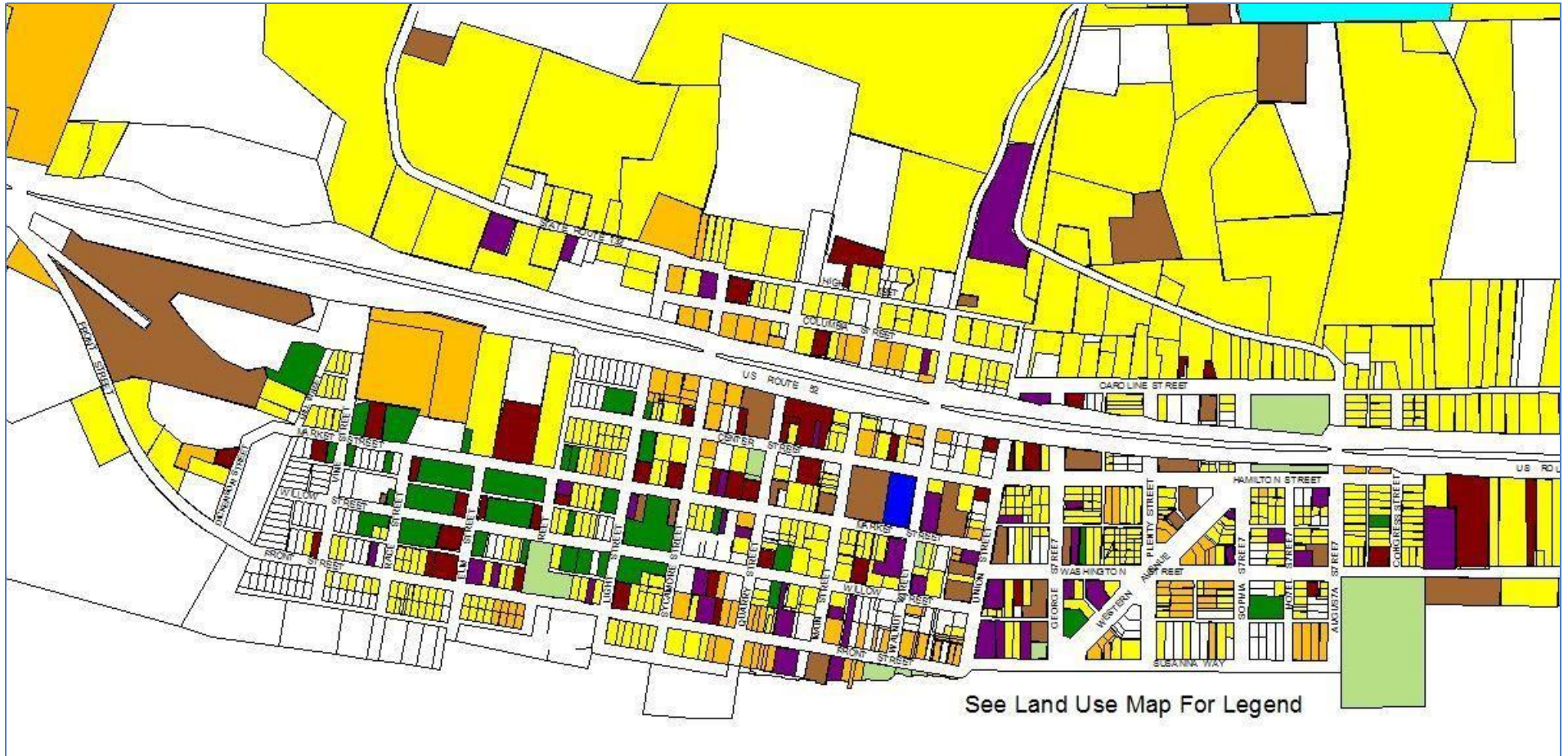
Village Map Core Area



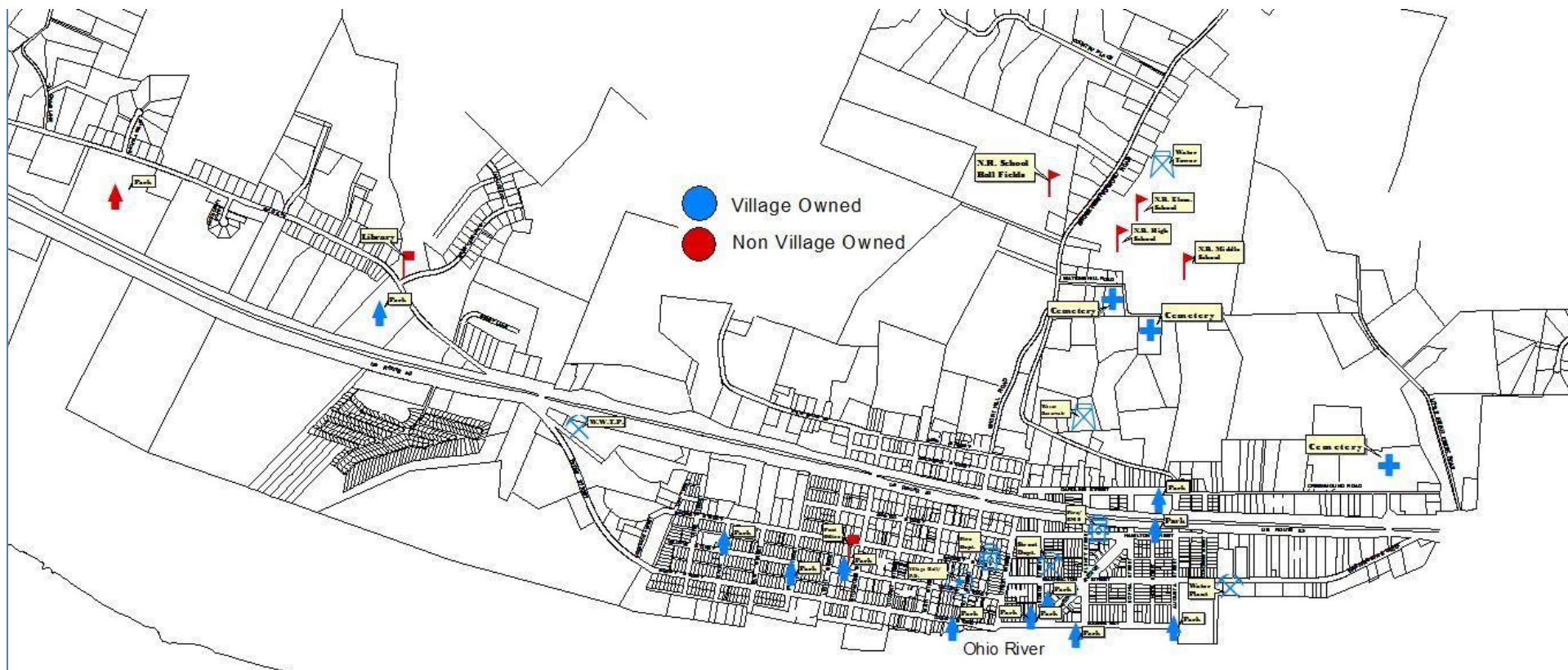
Zoning Map



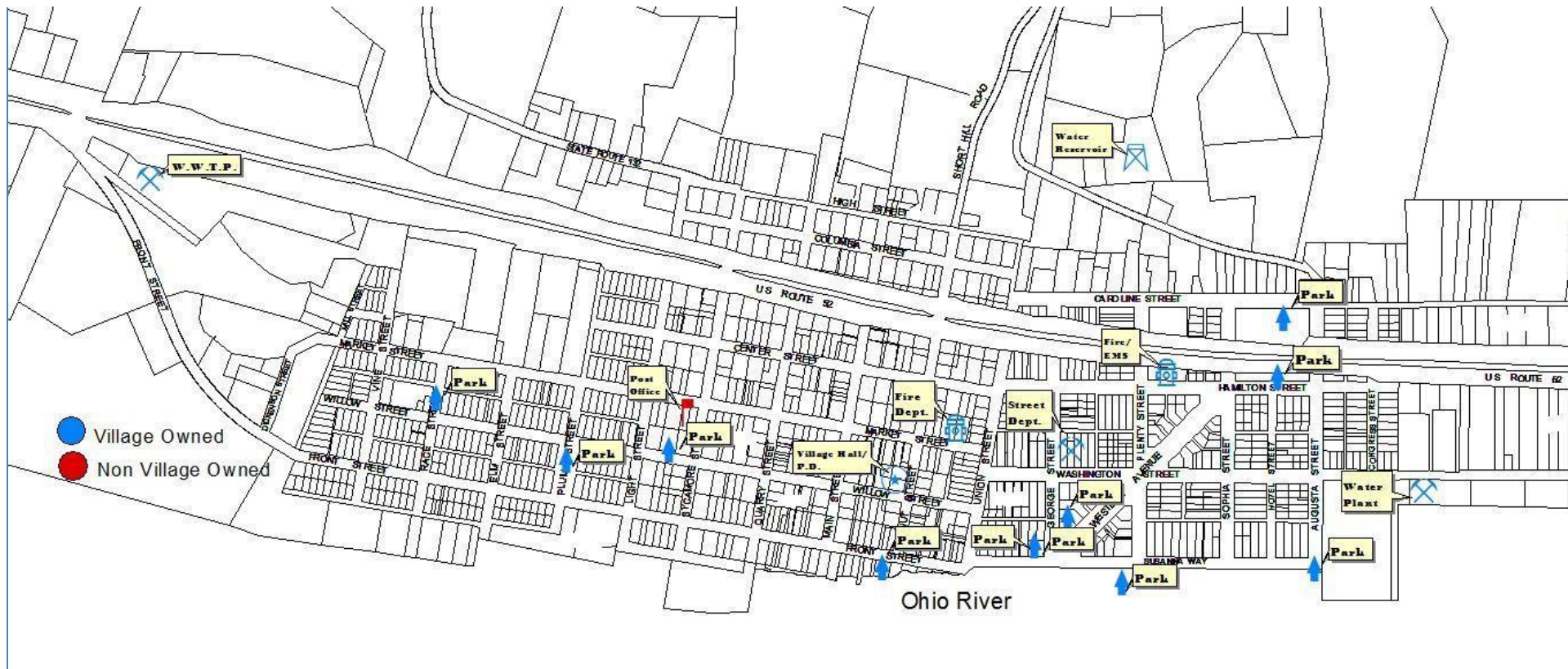
Land-Use Map



Land-Use Core



Public Facilities



Public Facilities Core Area



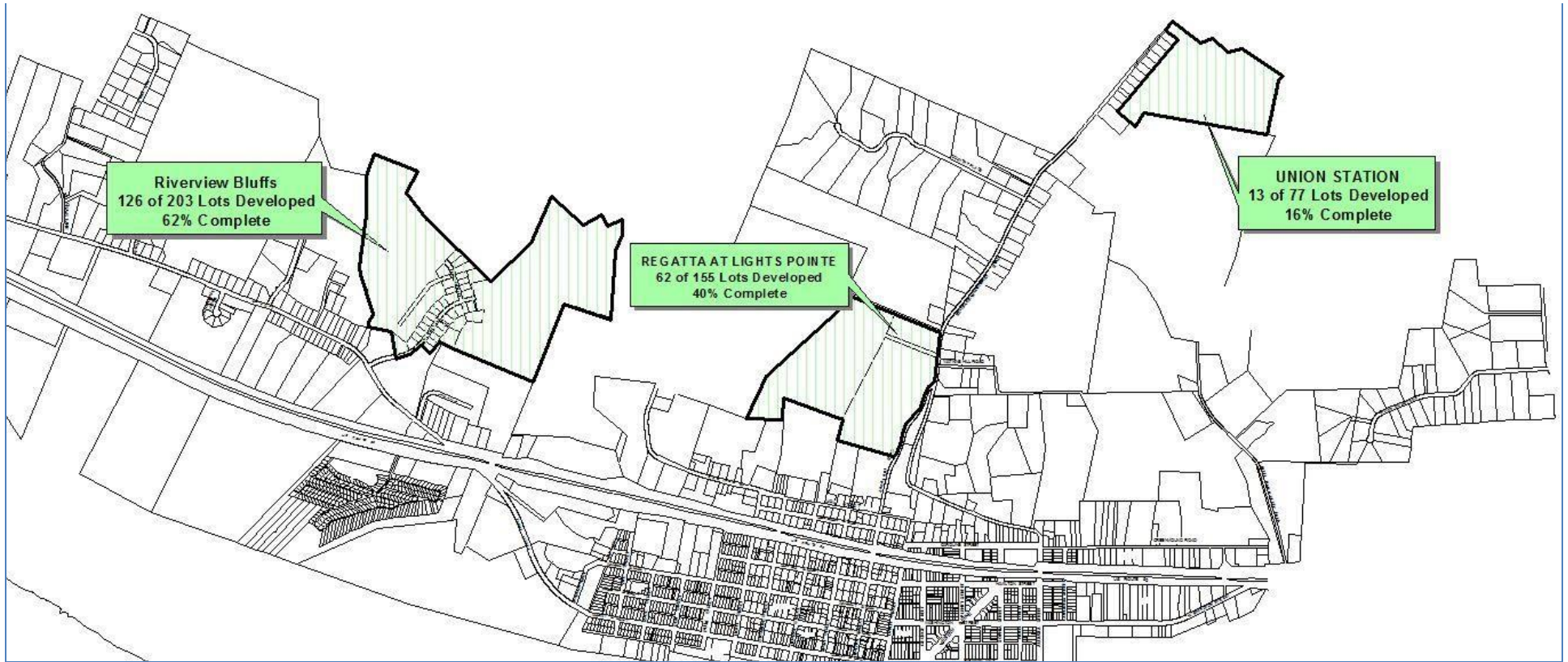
Village Parks



Mitigation Parcels



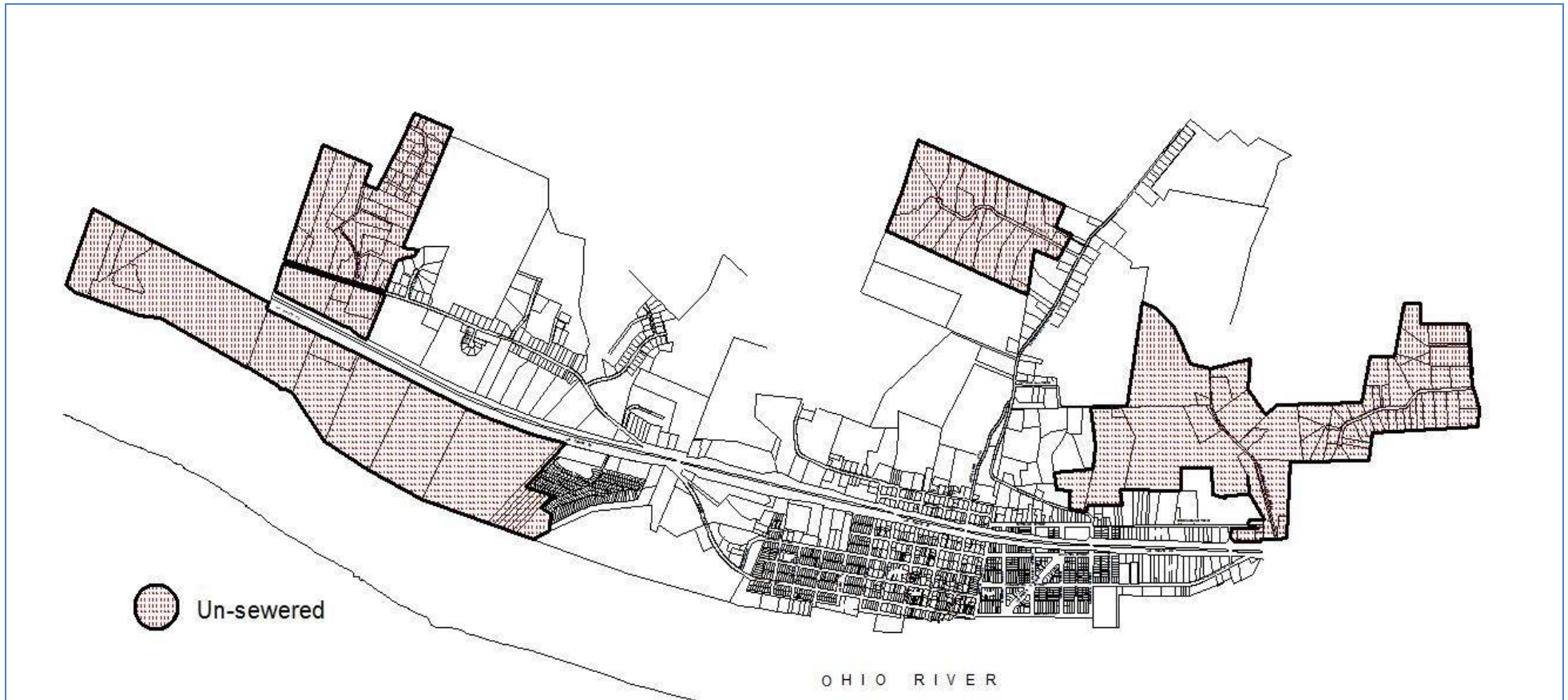
Historic Properties



Subdivision Status



Traffic Counts (Per ODOT)



Un-Sewered Areas

Historic Flood Data (Per Willard Davis Surveyor)

YEARS WITH TWO FLOODS

YEAR	#1	#2
1887	06-Feb	28-Feb
1890	01-Mar	25-Mar
1898	26-Jan	29-Mar
1907	21-Jan	19-Mar
1908	11-Mar	04-Apr
1913	14-Jan	01-Apr
1916	14-Jan	02-Apr
1918	02-Feb	12-Feb
1920	20-Mar	23-Apr
1933	21-Mar	15-May
1939	07-Feb	19-Apr
1943	04-Jan	23-Mar
1961	05-Mar	10-May
1963	10-Mar	02-Mar
1979	04-Jan	02-Mar

YEARS BETWEEN 60' FLOODS

YEARS	LEVEL	YEARS
1832 to 1847	63.7	15
1847 to 1883	66.3	36
1883 to 1884	71.1	1
1884 to 1897	61.2	13
1897 to 1898	61.4	2
1898 to 1907	62.5	9
1907 to 1913	69.9	6
1913 to 1918	61.8	5
1918 to 1933	63.6	15
1933 to 1936	60.6	3
1937 to 1937	79.9	1
1937 to 1940	60	3
1940 to 1943	60.8	3
1943 to 1945	69.2	2
1943 to 1948	64.8	3
1948 to 1962	61.3	14
1962 to 1964	66.3	2
1964 to 1997	64.4	33

NUMBER OF FLOODS BY MONTH

MONTH	NUMBER
January	16
February	17
March	28
April	10
May	5
June	0
July	0
August	1
September	0
October	0
November	0
<u>December</u>	<u>4</u>
Total	81

FREQUENCY OF FLOODS BY LEVEL**

LEVEL	FREQUENCY
54' or higher	2.72 years
56' or higher	3.67 years
58' or higher	4.97 years
60' or higher	7.34 years
62' or higher	12.07 years
64' or higher	16.9 years
66' or higher	28.16 years
68' or higher	42.25 years
70' or higher	84.5 years

** Based on total number of floods over 52' feet since 1832

Average time between 60' Flood 9.2 years



Streams Courtesy Clermont County GIS
Data