

SUMMARY

Preparation of basic phases of a Master Plan for Hamilton County, itself a task of some proportions, is the simplest part of the problem of accomplishing a coordinated, rational development of the county. Planning studies demonstrate above all how closely interrelated are all of the parts of the urban pattern. No single segment of the greater community can long solve its own problems by ignoring the conditions all around it. The parts must work together, or the whole will lose out in the competitive race for community survival that confronts us.

Two major problems emerge from the study of these phases of the master plan.

The first is the necessity to preserve and protect the limited industrial sites in the county. This is primarily an industrial community. The best of the potential sites are being destroyed bit by bit each day as new houses are being constructed within them. This deplorably shortsighted activity can be prevented only by early enactment and strict enforcement of zoning regulations in the three westernmost townships. Vigorous action on the part of civic agencies, assisted where possible by public agencies, to purchase, develop, and make available at reasonable cost, industrial sites in planned industrial districts is also indicated.

The second problem is the provision of good residential neighborhoods for all of the population. The steep topography of the county presents both a problem and a challenge in this connection. However, past experience indicates that the local home building industry is more likely to by-pass the problems than to rise to the challenge. Greatly improved and more imaginative land planning is absolutely essential. More

vigorous public assistance and better public understanding of the problem, particularly that brought about by the relative number of lower income families in the community are a necessity also. The lack of provision of local park sites and lack of recognition of drainage problems in recent residential development are symptomatic of the less-than-satisfactory neighborhoods being created. This is serious, not only to the population living within the neighborhoods, but because of the handicap it places on attraction of new business and industry. The storm drainage study to be made of the entire county will not only help to solve the drainage problems, but will indicate areas where related parks and open space are practicable and desirable.

Such problems cannot be solved nor can a satisfactory community be built unless there is substantial agreement upon an overall plan for Hamilton County and understanding and support of the plan. The County Master Plan should be adopted by each of the municipalities as well as the Regional Planning Commission. It should then be the guide for public and private actions. Supplemented, extended and revised where necessary by the region-wide development and transportation plan, it can then be kept up-to-date by the staff of the Commission and should always represent the latest and best thinking for the future of the area.

A few of the precise recommendations of the plan are controversial, of course, and reasonable men may differ on them. However, the facts and trends on which the plan is predicated are real. They are here and will not go away. To ignore them will truly be folly.

