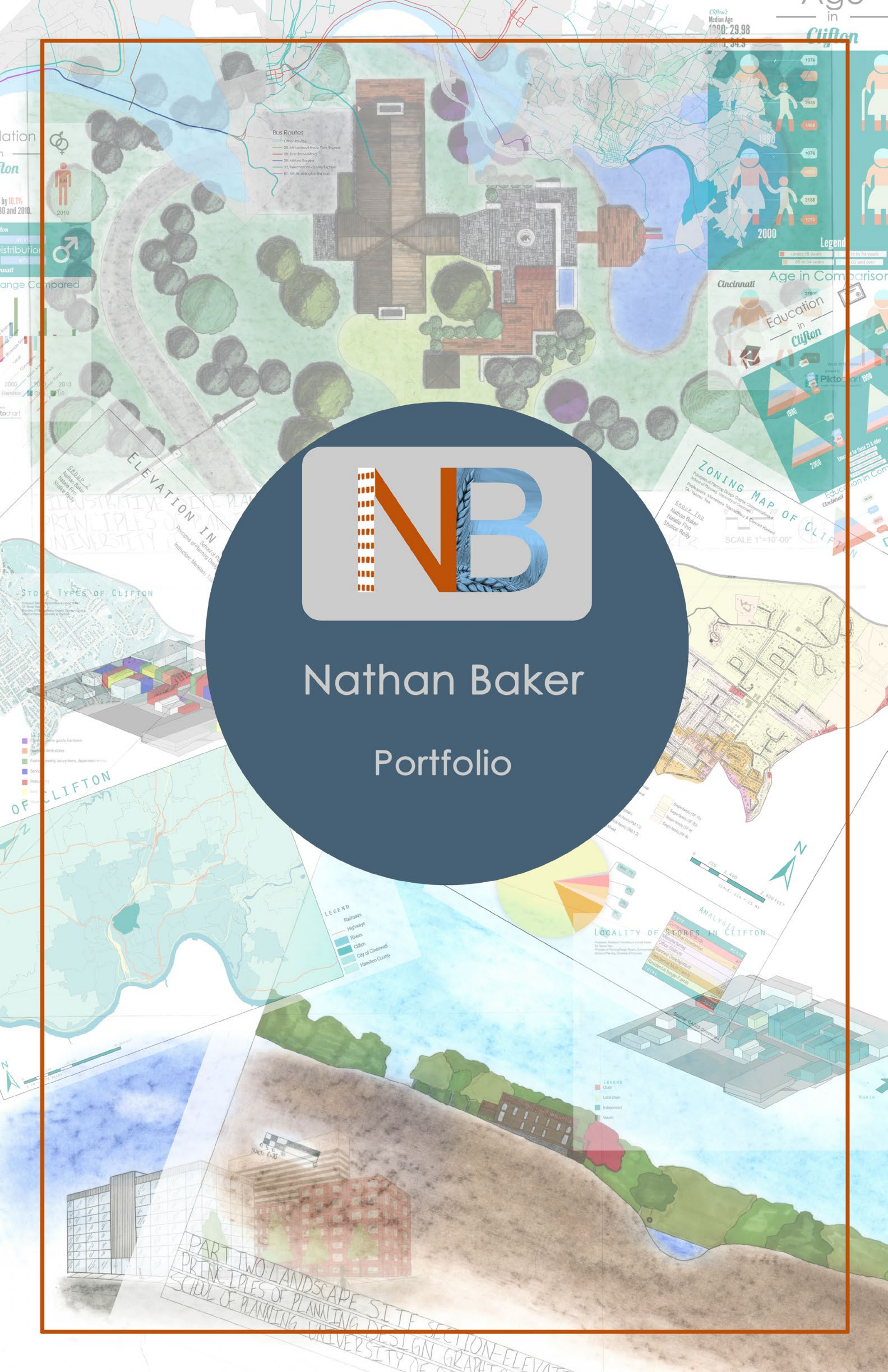




# Nathan Baker Portfolio



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## NATHAN BAKER

Website: NathanDB.com  
Email: Nathan@NathanDB.com  
Mobile: 1 (937) 765 - 7055

## EDUCATION

### UNIVERSITY OF CINCINNATI

College of Design, Art, Architecture, and Planning  
Bachelor of Urban Planning - Class of 2019  
Geographic Information Systems (GIS) Certificate  
GPA: 3.7 (Magna Cum Laude; School of Planning Rank: 1)

### GRAHAM HIGH SCHOOL

Class of 2014  
GPA: 3.7  
Student Organizations: Business Professionals of America, National Honor Society, National Technical Honor Society, Students Making a Difference  
Completed Programs: Accounting Program, High School of Business

## EXPERIENCE

### DELHI TOWNSHIP COMMUNITY DEVELOPMENT (DAYTON, OH)

OCTOBER 2019 - PRESENT

Position: Inspector (Code Enforcement Officer)  
Description: The primary responsibility of this position is the enforcement of nuisance and zoning regulations. This position handles all incoming cases, averaging 160 cases at a time. This involves communicating with violators, drafting resolutions, writing order letters, and managing contractors to abate violators of the nuisance regulations. While in the office, I assist the public by answering questions related to Township regulations, the permitting process, and other general questions. I was also heavily involved in the most recent major Zoning Resolution reformat/update.

### MIAMI VALLEY REGIONAL PLANNING COMMISSION (MVRPC) (DAYTON, OH) SEPTEMBER - DECEMBER 2018

Position: Long Range Transportation Planning/Engineering Co-Op  
Description: At this Metropolitan Planning Organization (MPO)/Council of Governments (COG) I assisted with: the creation and development of several ArcGIS Online applications; traffic counting (conducting, calculating, and entering); and development tracking.

### MCBRIDE DALE CLARION (FAIRFAX, OH)

JANUARY - MAY 2018

Position: Consultant Firm Intern  
Description: I worked primarily for private sector clients researching zoning, utility availability, and existing building permits for particular sites across the country. I also assisted with writing responses to Requests for Proposals/Qualifications (RFP/RFQ) for potential public sector clients. For public sector clients, I assisted with the plan writing process by proofreading, creating work-product documents, and researching data.

### THE CATALYTIC FUND (COVINGTON, KY)

MAY - AUGUST 2017

Position: Community Development Corporation Intern  
Description: The primary responsibilities of this position included grant writing, Request for Qualifications writing, and GIS mapping. I also assisted with event organizing and became familiar with GIS data management.

### ANDERSON TWP. PLANNING & ZONING (ANDERSON TWP., OH)

AUGUST - DECEMBER 2016

Position: Small Government Intern  
Description: I worked regularly with the economic development and planning & zoning departments. My primary responsibilities included running a "Street Tree" program, writing staff reports for Planning Commission and Board of Zoning Appeals (BZA) meetings, GIS mapping, and business inventory keeping.

### HAMILTON COUNTY PLANNING & DEVELOPMENT (CINCINNATI, OH)

JANUARY - MAY 2016

Position: County Government Intern  
Description: My primary responsibility was the writing and presenting of staff reports for the Regional Planning Commission. I also heavily worked on GIS data maintenance and mapping.

### BOB EVANS (MULTIPLE LOCATIONS; PRIMARILY MONFORT HEIGHTS, OH)

MAY 2013 - PRESENT

Positions: Host, Carryout, Kitchen Prep, Server

## RELEVANT SKILLS

### GEOGRAPHIC INFORMATION SYSTEMS (GIS)

Esri ArcGIS Desktop (including ArcGIS Online) and Google Earth (utilizing KMZ files).

### MICROSOFT OFFICE (OFFICE 2003 - CURRENT)

Highly skilled in Excel, Word, and PowerPoint. Working knowledge in Access and Publisher.

### ADOBE CREATIVE SUITE/CLOUD (CS5 - CURRENT)

Highly skilled in Photoshop, Acrobat, and InDesign. Working knowledge in Illustrator.

## AREAS OF WORKING KNOWLEDGE

HTML & CSS

MICROSOFT WINDOWS

SKETCH-UP

MOBILE OSES

AUTO-CAD

MACOS

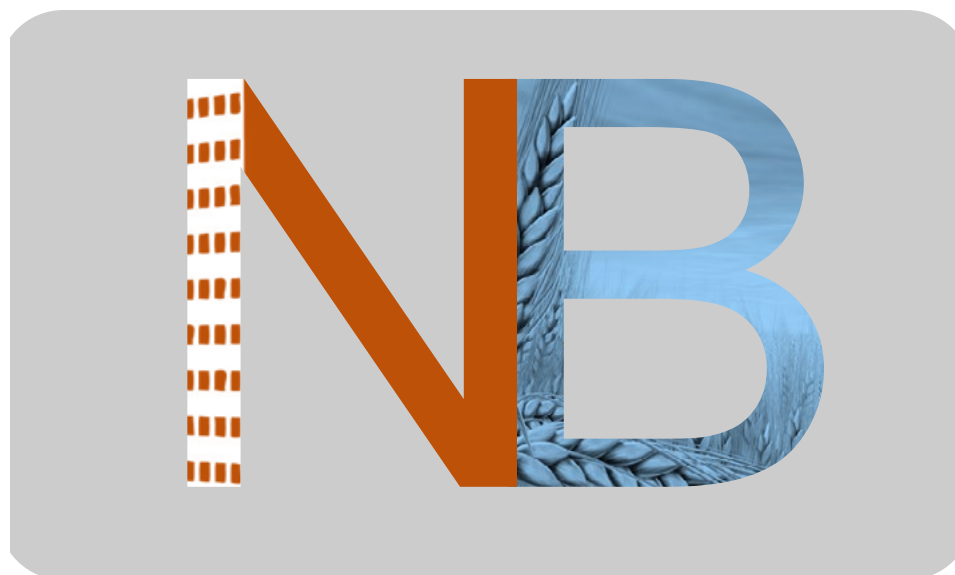


# ABOUT THE PORTFOLIO

Thank you for taking a look at this selection of work. Since the initial iteration of this portfolio, it has been organized a little differently than your typical urban planner's portfolio. Rather than being sorted by project, this portfolio is categorized by type of skill-set brought to the table. This format has been chosen because urban planners rarely work in a vacuum; a planner's project is often handled by groups and every aspect is likely touched by many hands.

For this reason, this portfolio showcases some of the specific skills that I have and can utilize for whatever project you may have. This isn't to say that I don't have any project management experience. Whether it be my experience in school or while at the government, nonprofit, and private agencies I have worked for, I have worked on countless projects of varying scale. Some projects I saw from the very beginning until the very end, while others I led or participated in anywhere in-between. Additionally, like any planner will say, no major project that I have partaken in has been a solo project.

Other than the Zoning Resolution Update project described on Page 30, I am the primary author of every piece of work that has been selected for this portfolio. These pieces of work were often part of a larger project, and some projects have pieces of work that carries through multiple skill categories. Please reach out to me if there is a particular piece that you would like to know the context of. To learn a little more about the responsibilities in past positions that I have held, please see the curriculum vitae on the previous page. Further, if you have any questions about my experience related to specific project types, please feel free to contact me. I hope to hear from you soon!



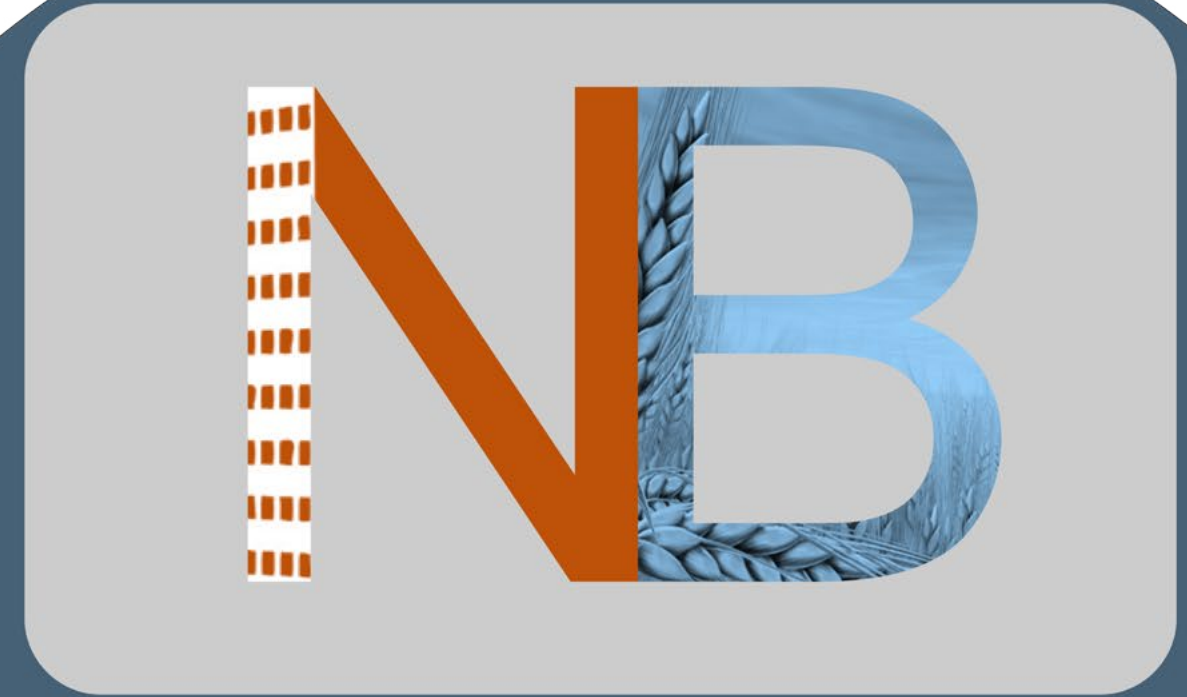
# ABOUT NATHAN BAKER

"What is Urban Planning?" - a question every urban planner has heard. As a profession that is still not widely known, fellow planners often ask a question along the lines of, "How did you get started?" Depending on the situation and my mood, you will often get a different planning origin story from me. It is not that I am making up my reasoning, it is simply that many converging forces brought me into this field. A quick anecdote to start with is that prior to college, the only urban downtown I had witnessed was that of Lexington, KY. I had never even been to Dayton, the closest major city to where I grew up! Yet I became an URBAN PLANNER! I enjoyed my short drive through downtown Lexington enough to know that is where I wanted to be.

My interest in planning began before I even knew what planning was. As a young child, my dad purchased a house that required major rehab. Fixing up a run down place fascinated me. I grew up in a pretty rural area, with small villages that had small business districts. I always loved looking at the historic mixed-use buildings whose upper floors were almost always clearly vacant. I would imagine how cool it would be to live on the top floors and have a business on the first. It was such a shame the upper floors weren't utilized! When the housing crisis happened in 2007, my dream of flipping houses no longer seemed feasible. The nearest major city - Dayton, Ohio - was losing jobs left and right. My dad lost his job, my extended family were in similar situations. I dreamed larger - how neat would it be to instead of fixing up houses, I did what I could to bring jobs back to my area of Ohio! Around this time, I learned of SimCity 4, a city-simulation game. I LOVED it! The push and pull between demand for jobs, housing, and infrastructure was a fun juggling game.



Through high school, I was pulled into more generic fields and started down the path of finance and business. I enjoyed the math of accounting, and the allure of building a business. It was not until my senior year, when I was really researching the different career paths that I stumbled onto Urban Planning. I applied for the Bachelor of Urban Planning program through the University of Cincinnati - and the rest is history! Although I don't think I could move out to such a rural place as where I grew up, I am proud of my upbringing and I think this shows in the "logo" I have created for myself; a tall building alongside a field of wheat.

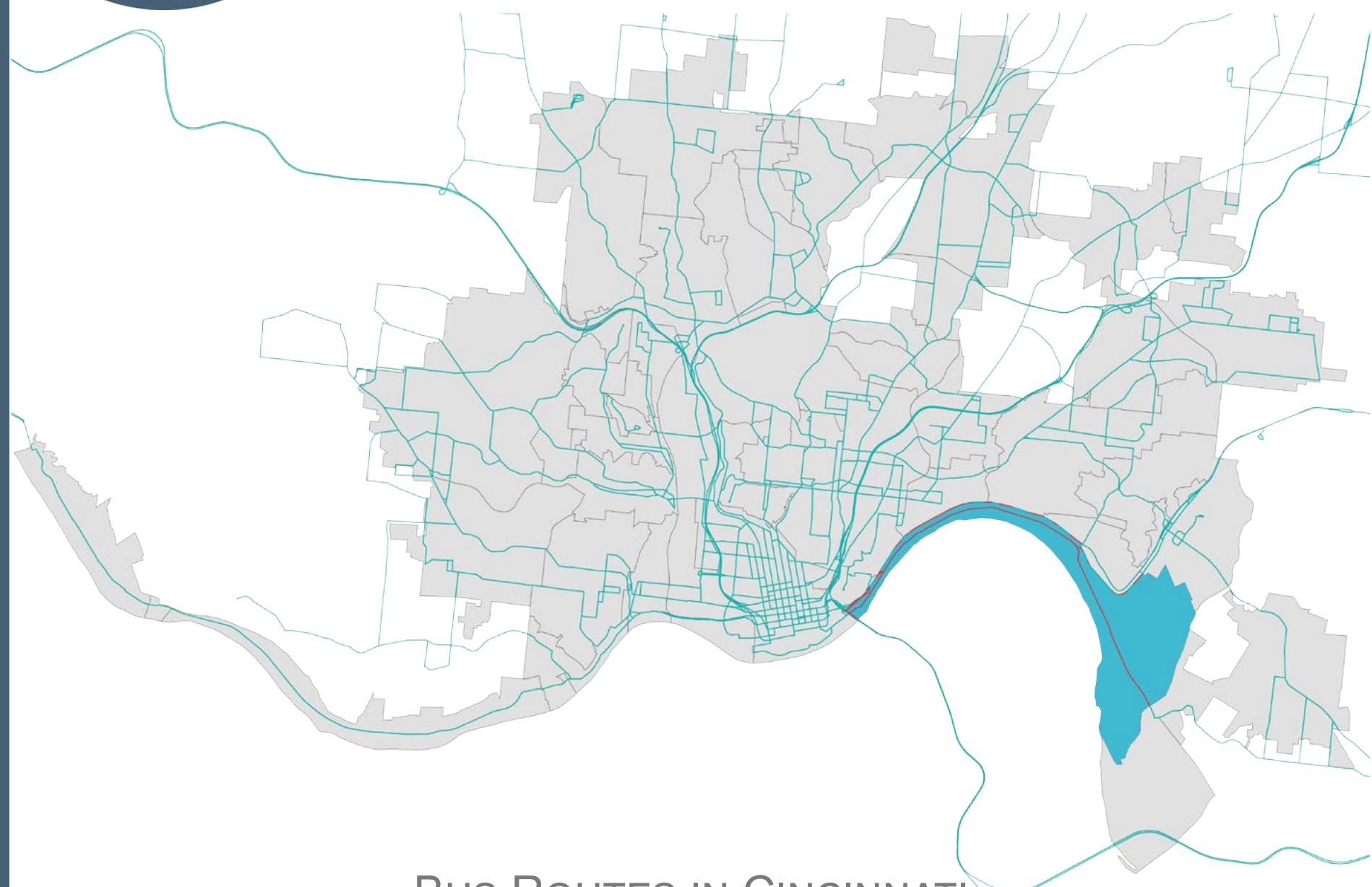


Nathan Baker

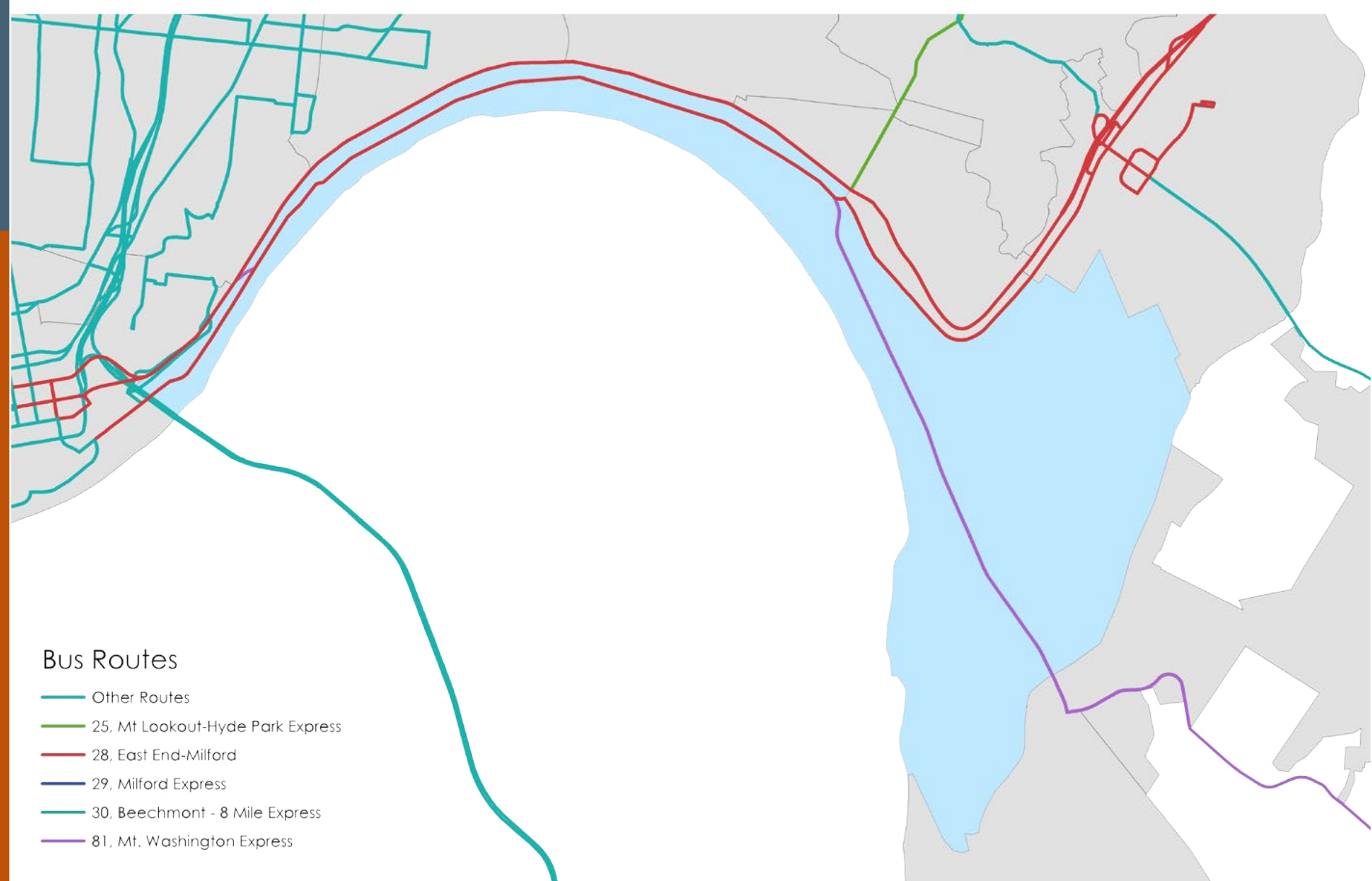
ArcGIS



# THE EAST END



BUS ROUTES IN CINCINNATI

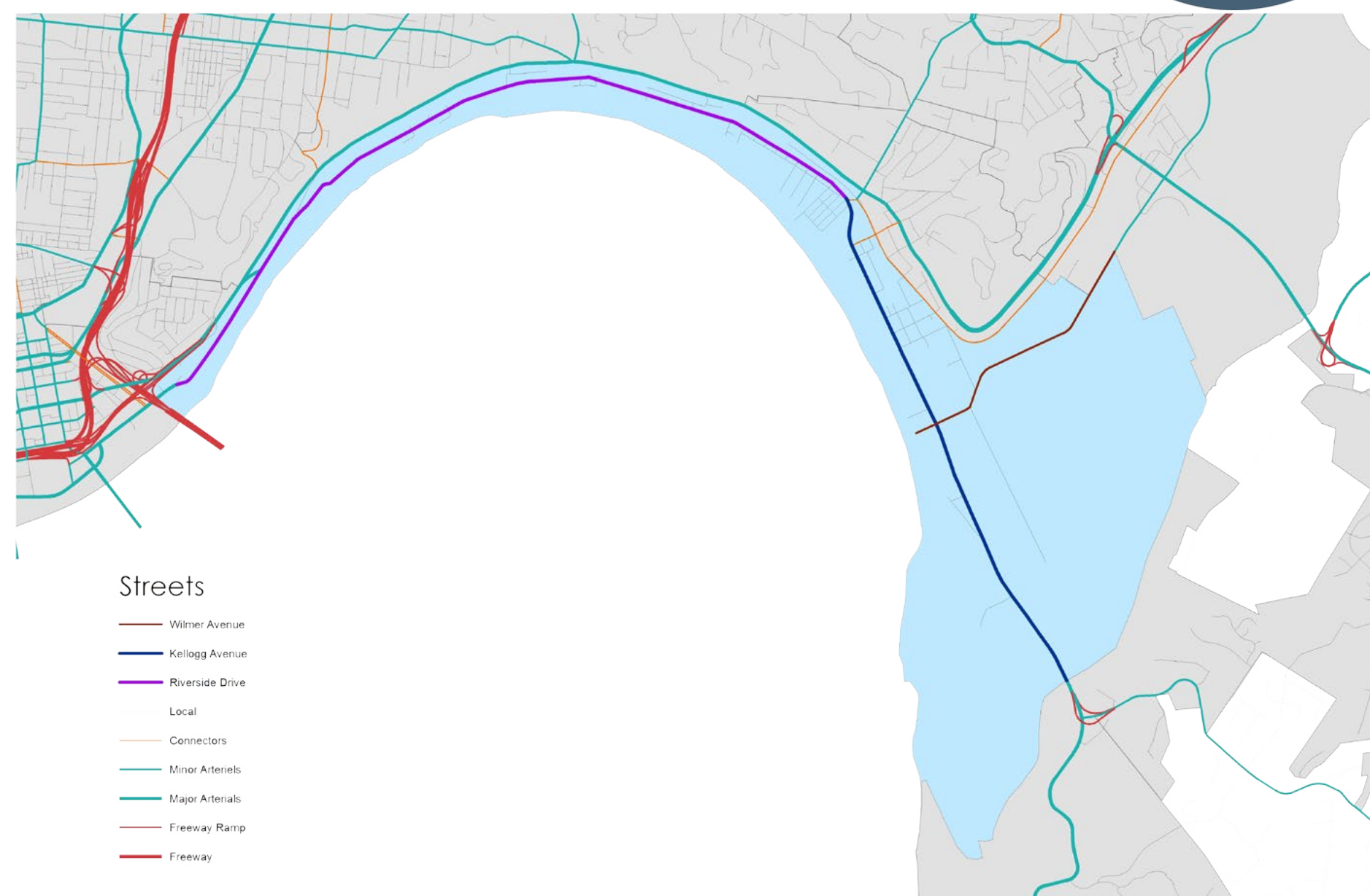


- Bus Routes**
- Other Routes
  - 25, Mt Lookout-Hyde Park Express
  - 28, East End-Milford
  - 29, Milford Express
  - 30, Beechmont - 8 Mile Express
  - 81, Mt. Washington Express

CLOSE-UP BUS CONNECTIVITY



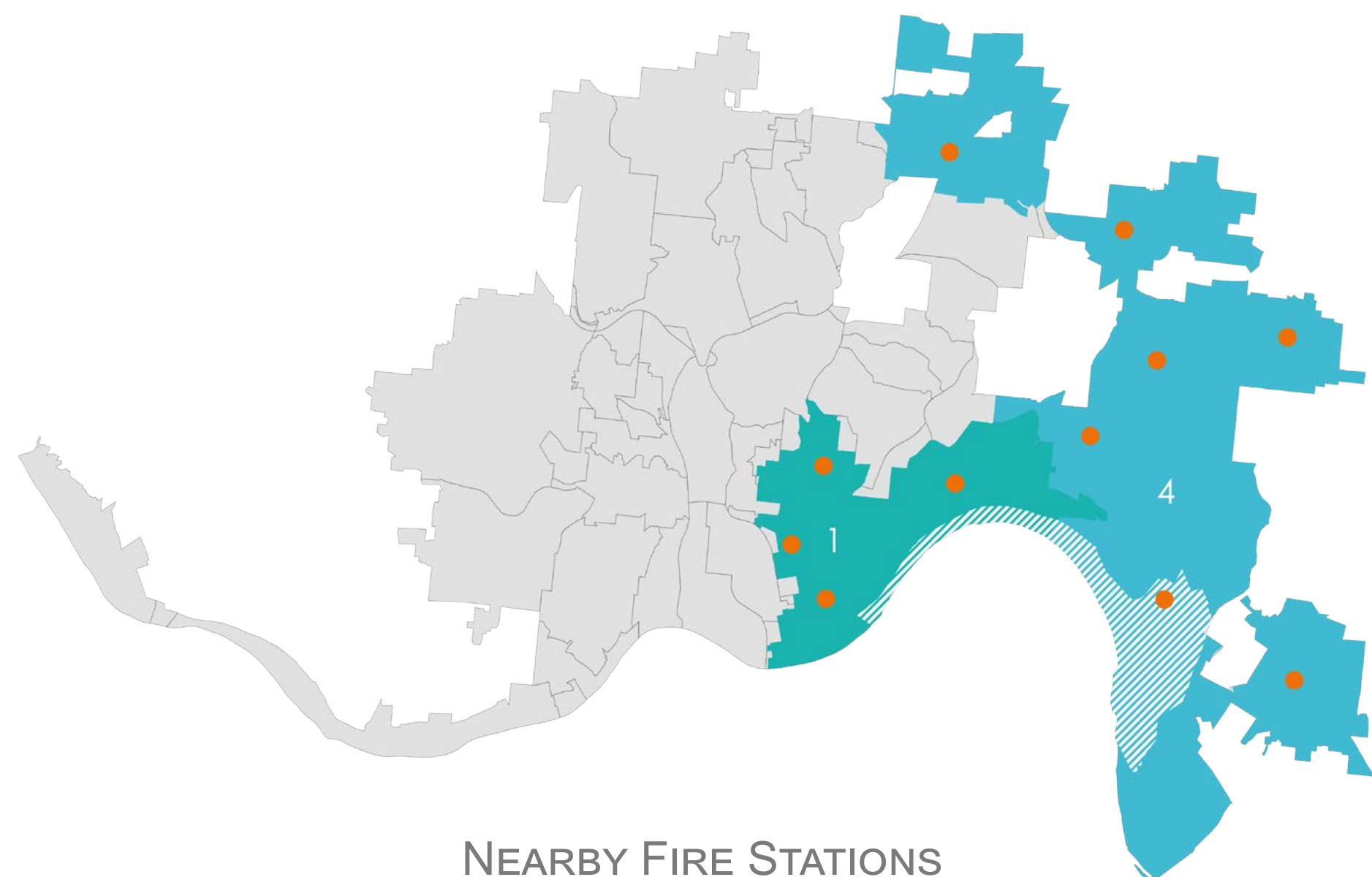
# THE EAST END



**Streets**

- Wilmer Avenue
- Kellogg Avenue
- Riverside Drive
- Local
- Connectors
- Minor Arterials
- Major Arterials
- Freeway Ramp
- Freeway

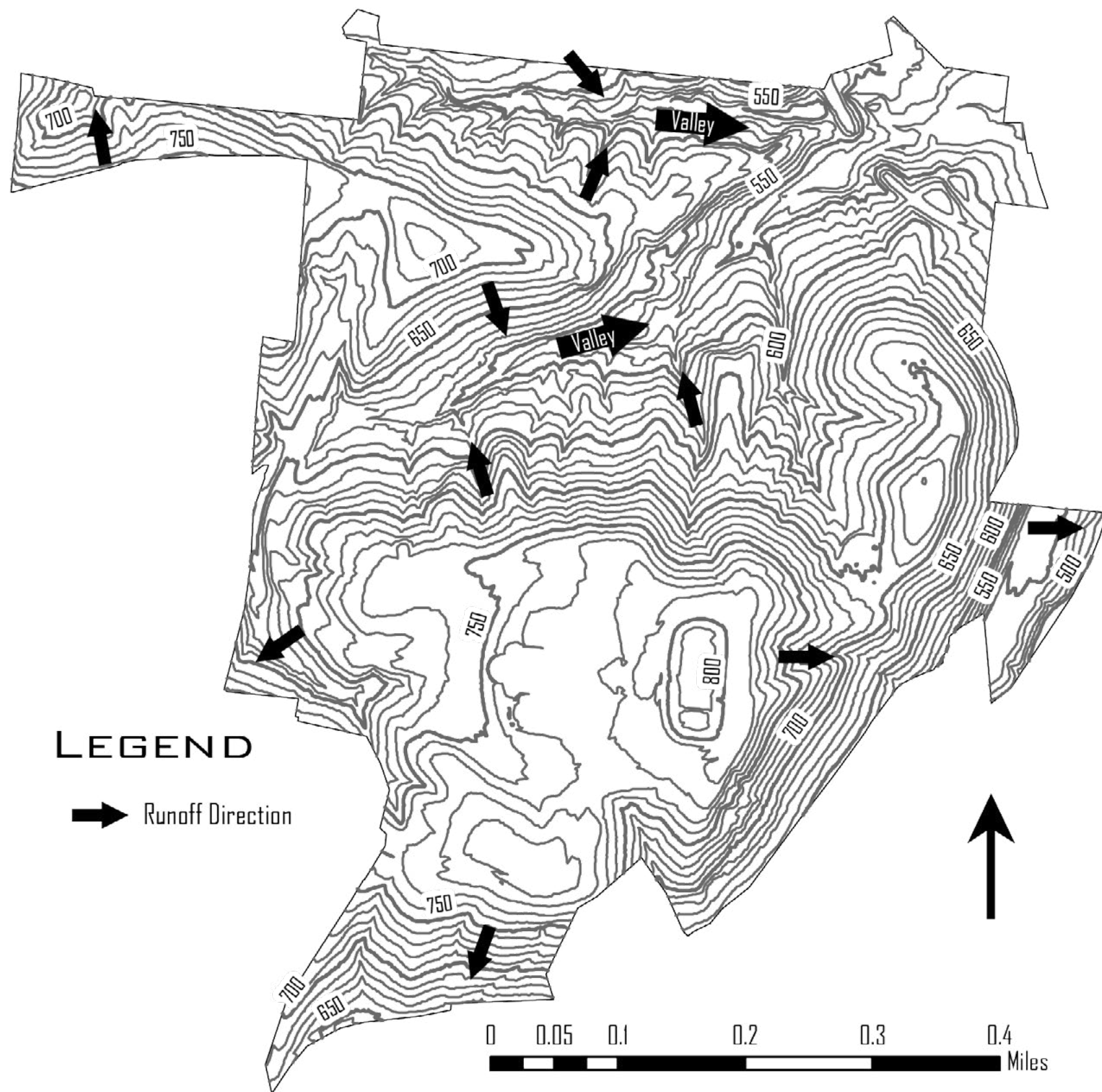
STREET HIERARCHY



NEARBY FIRE STATIONS

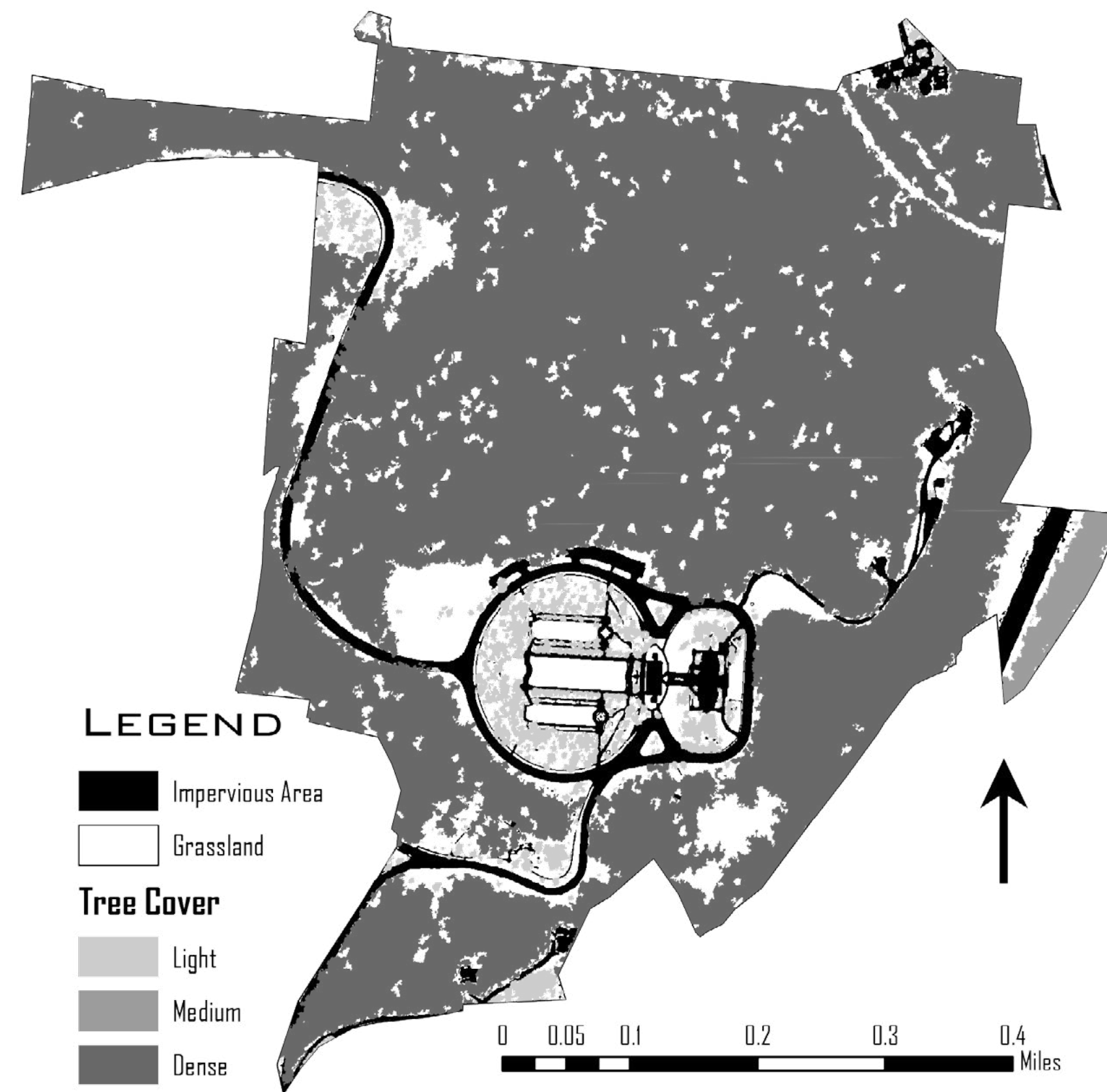
# CURRENT AULT PARK

## ELEVATION



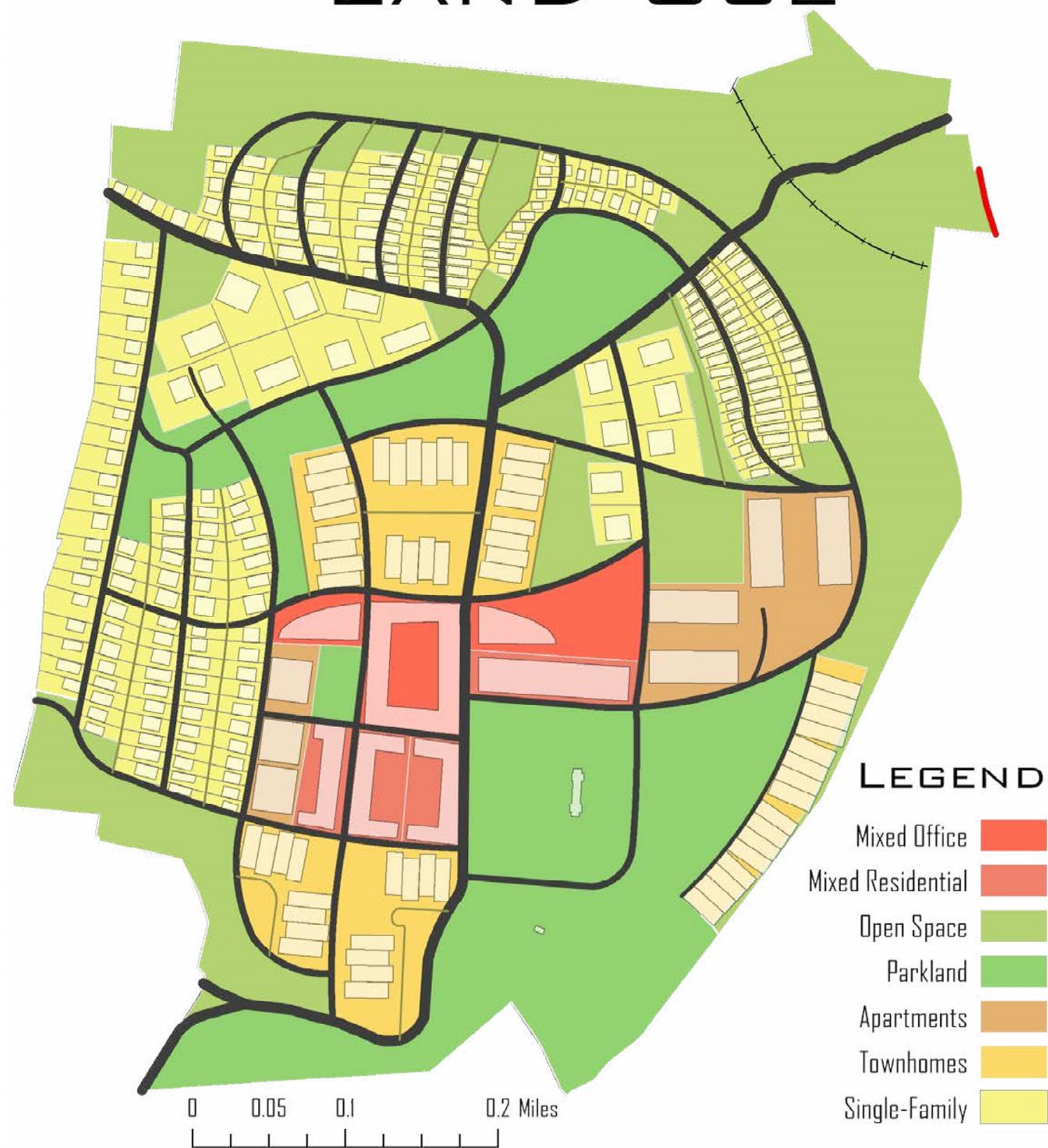
# CURRENT AULT PARK

## VEGETATION



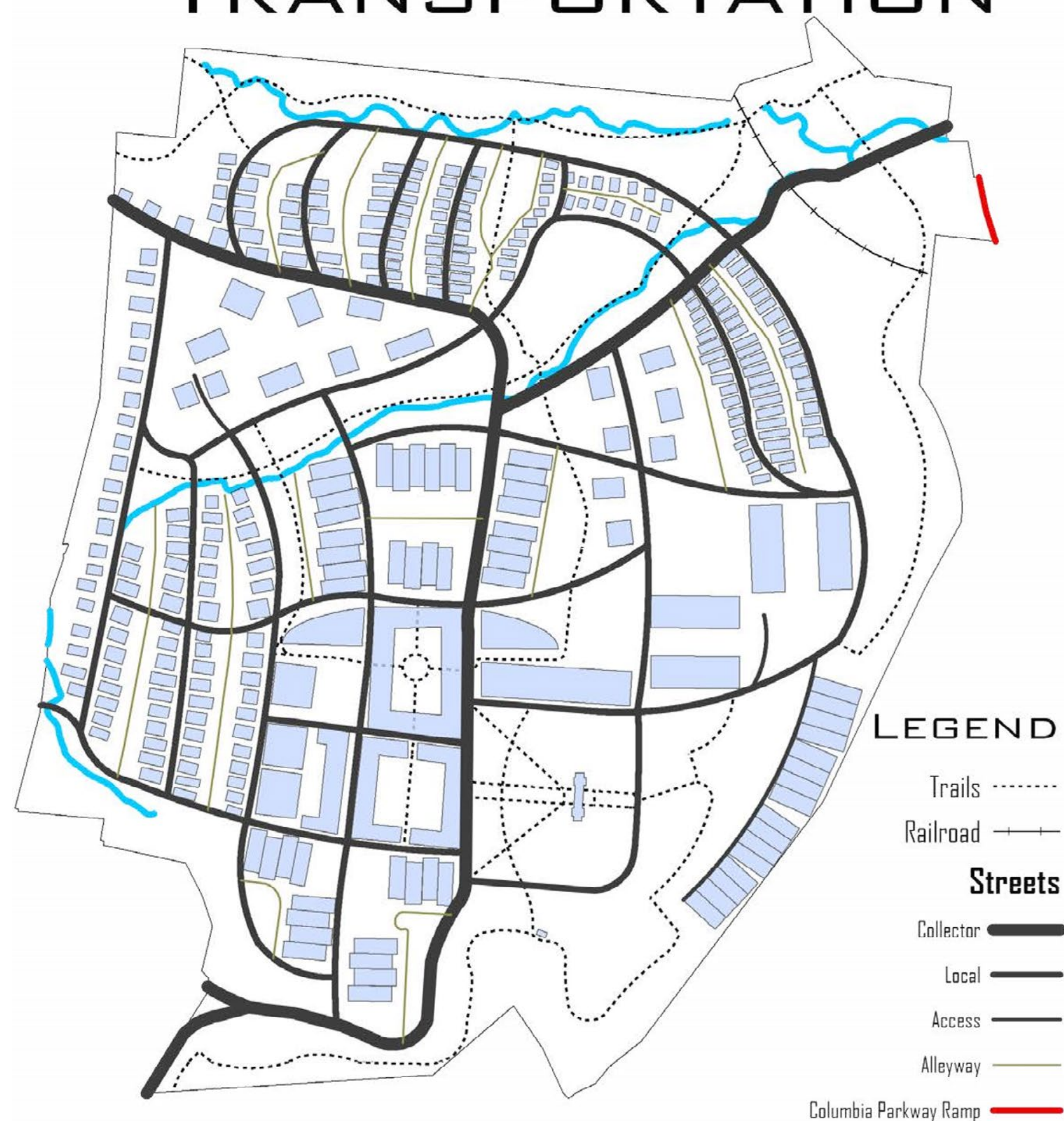
# HYPOTHETICAL AULT PARK

## LAND USE



# HYPOTHETICAL AULT PARK

## TRANSPORTATION

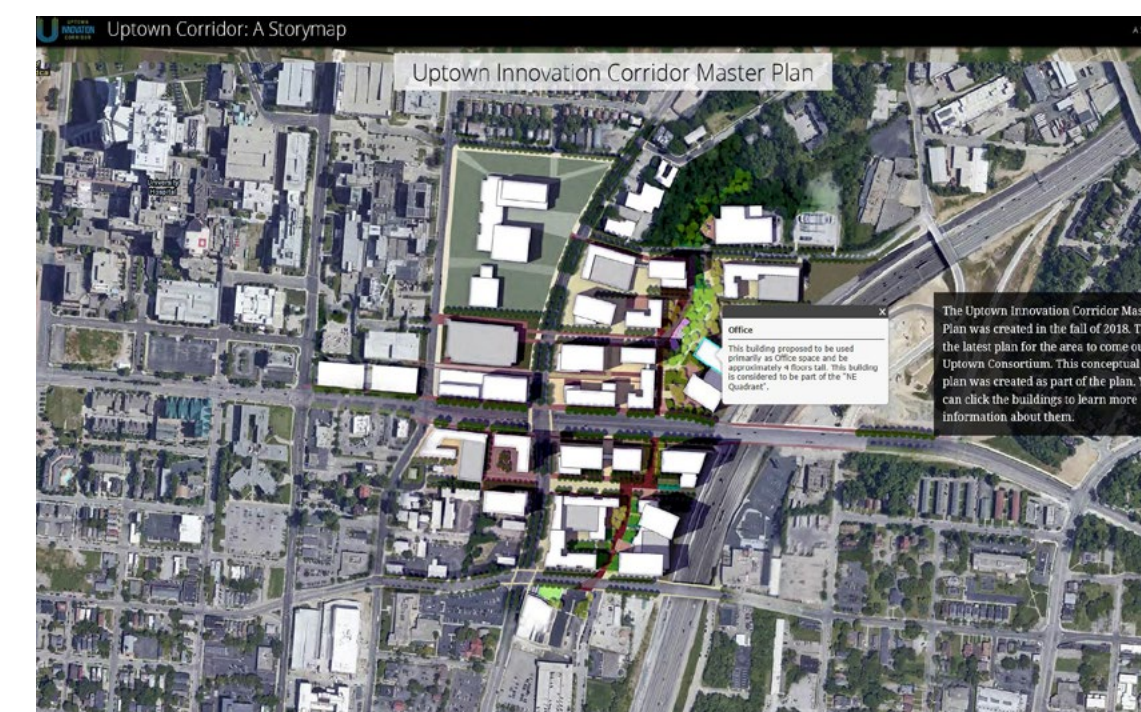
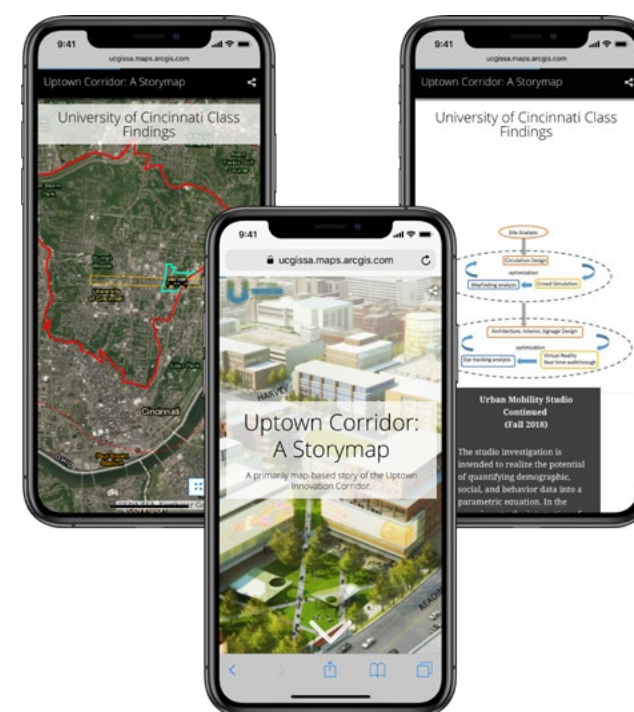
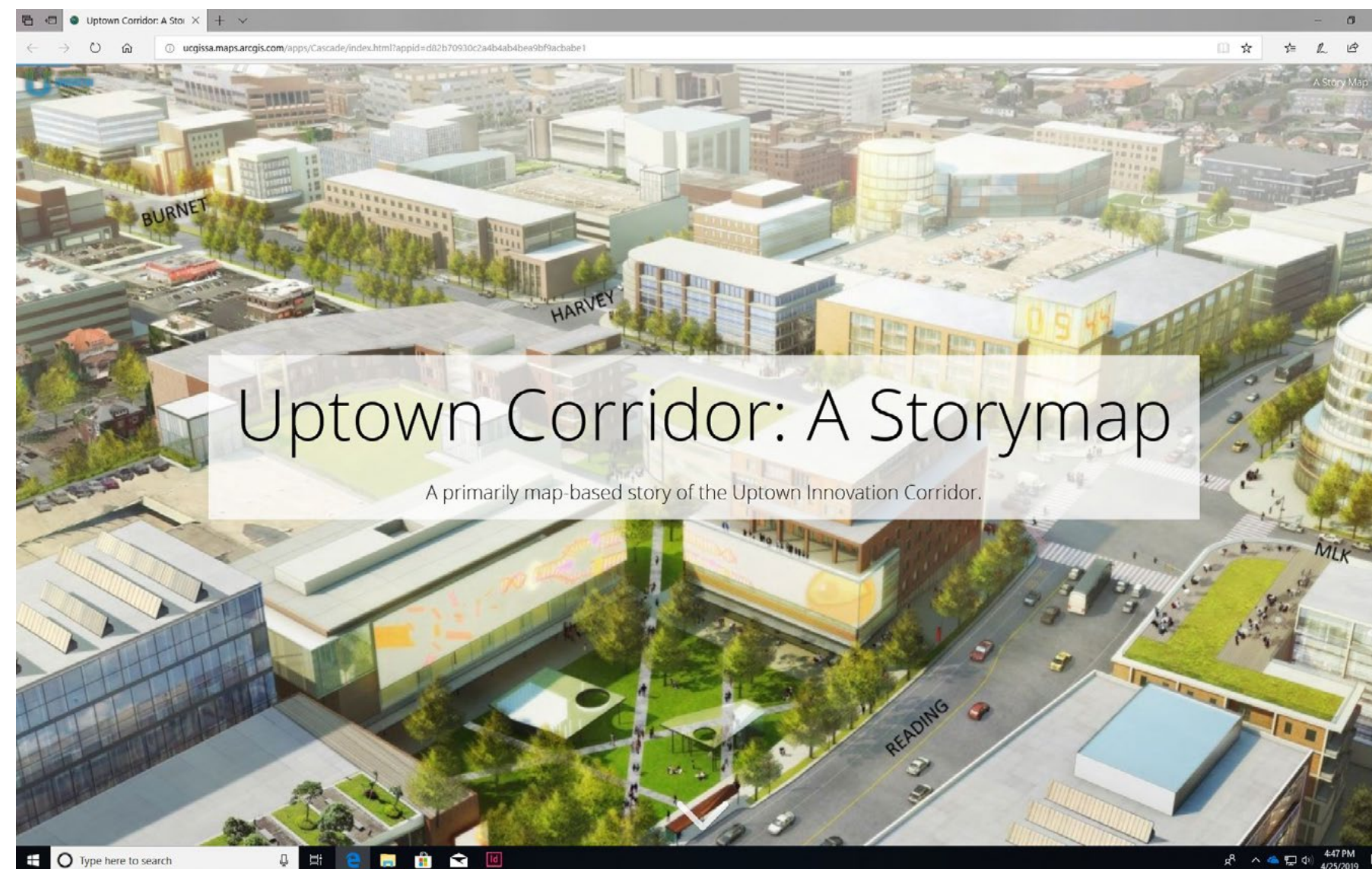
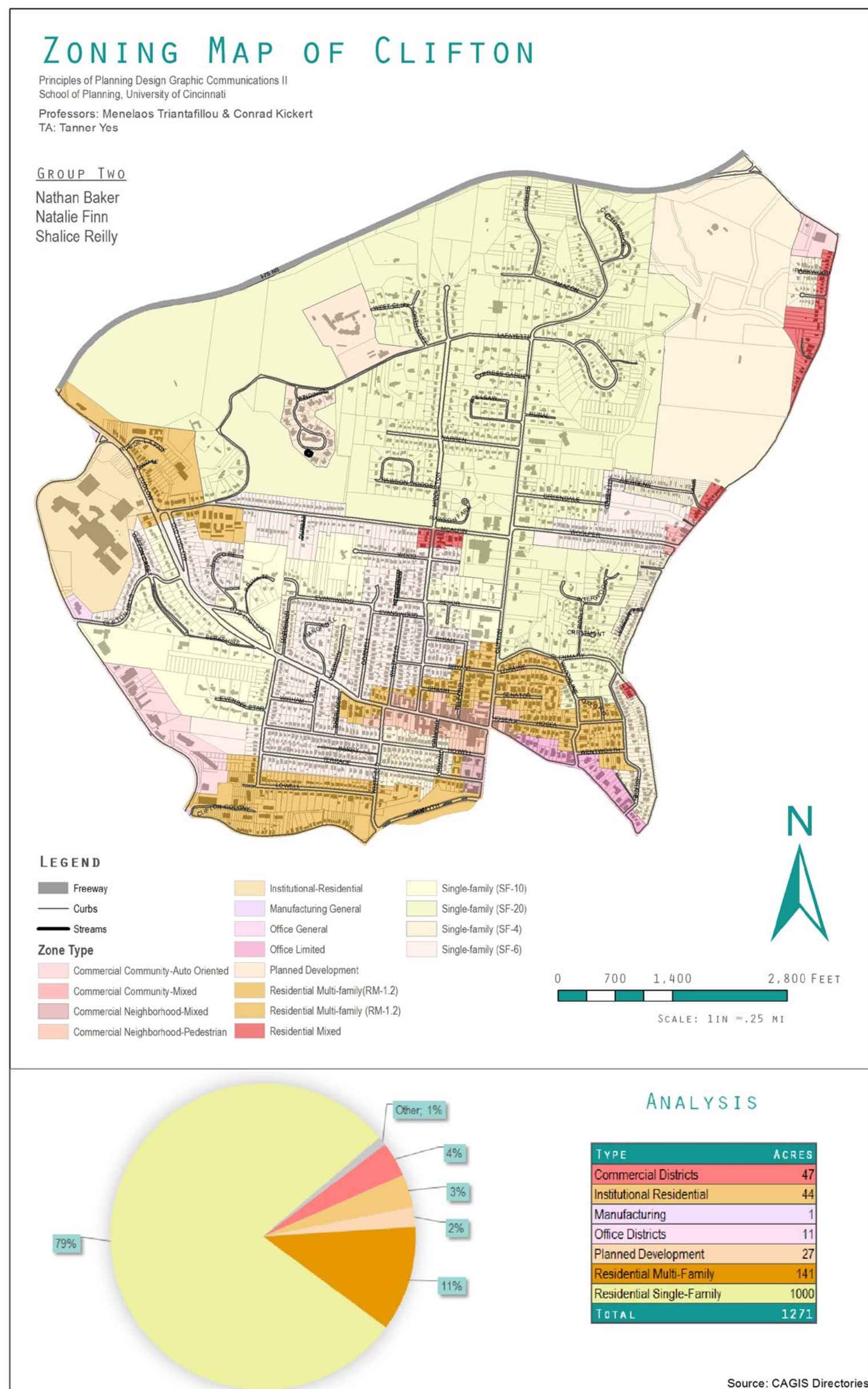




# CLIFTON



# UPTOWN CORRIDOR



## HOW TO VISIT:

Scan the QR code to the left OR use the direct link: <http://arcg.is/HKeva>

Works on your Phone or Computer!





Nathan Baker

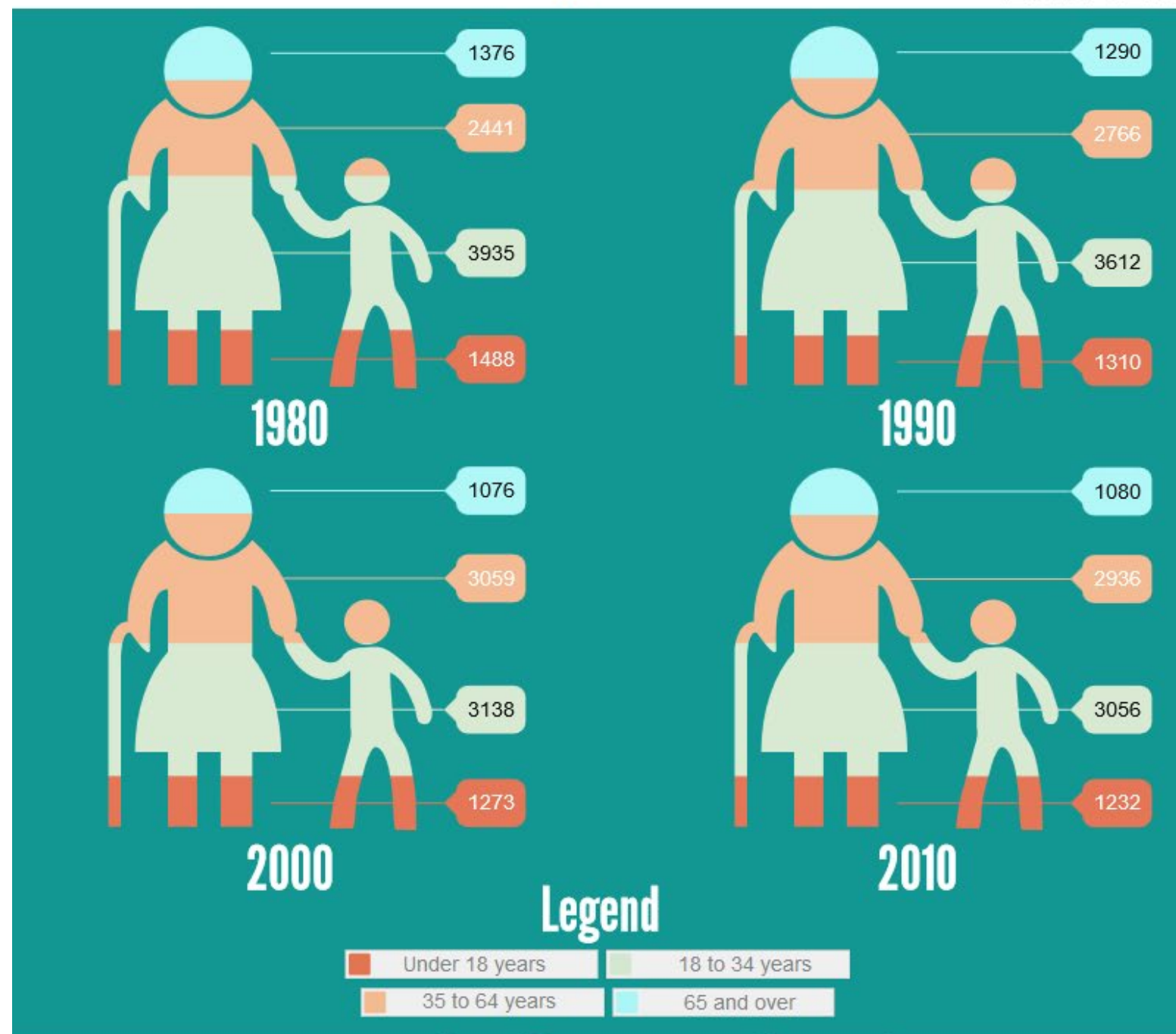
Infographics

# CLIFTON

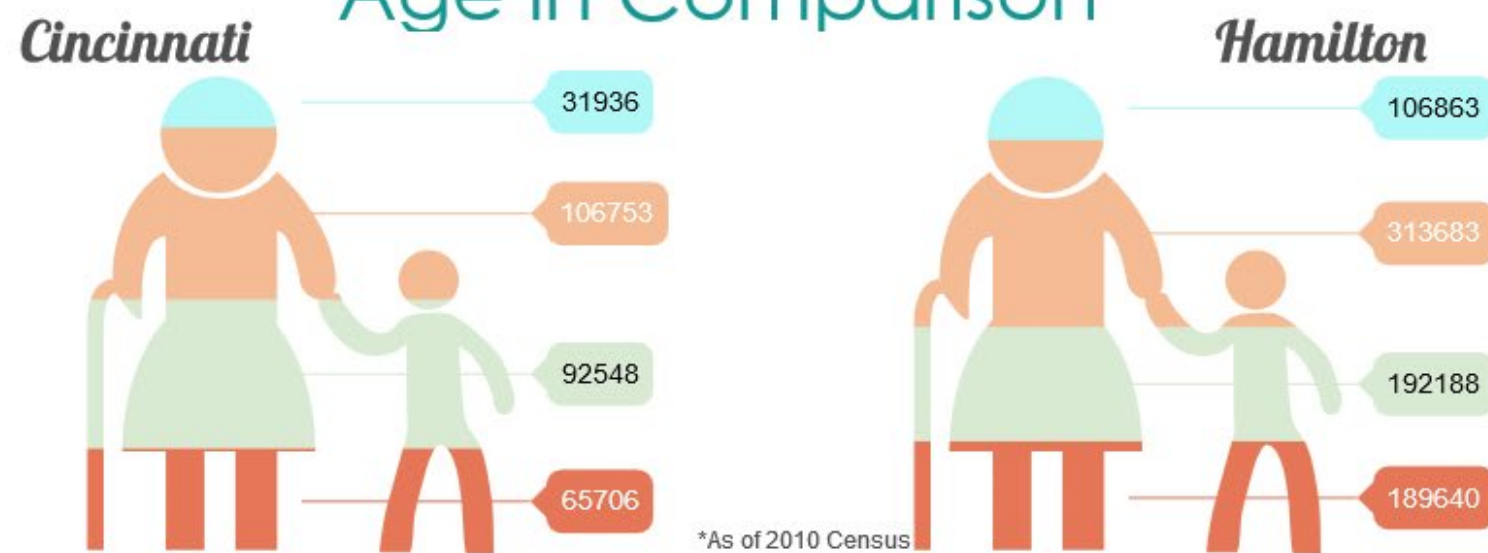
## Age in Clifton

Clifton's Median Age  
1980: 29.98  
2010: 34.9

Cincinnati's Median Age  
1980: 29.34  
2010: 32.7



## Age in Comparison\*

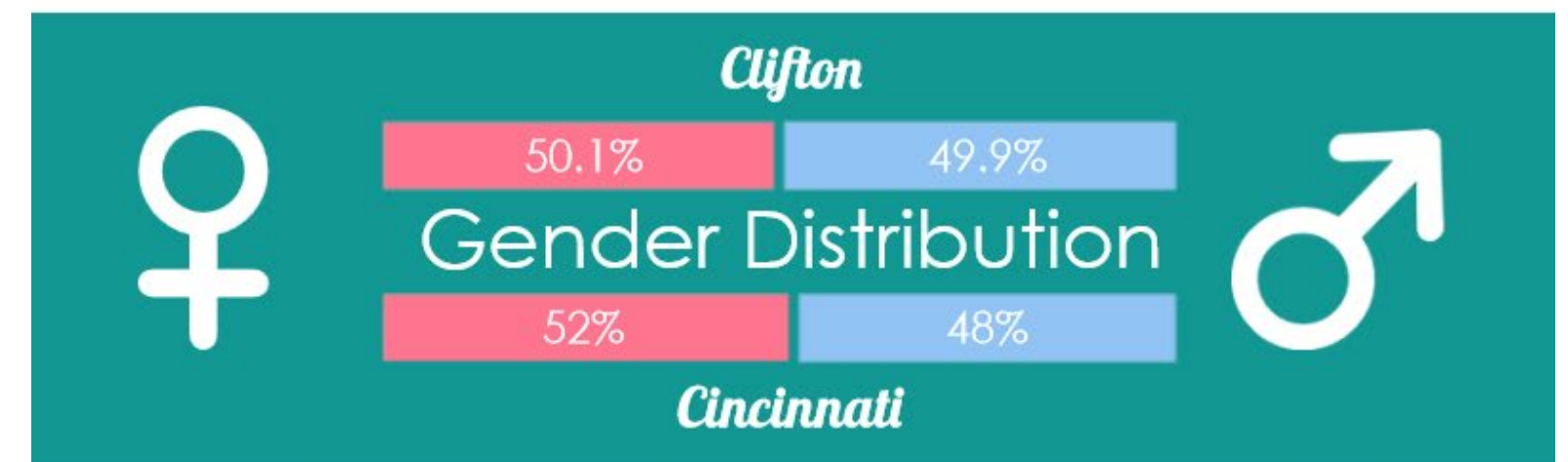


# CLIFTON

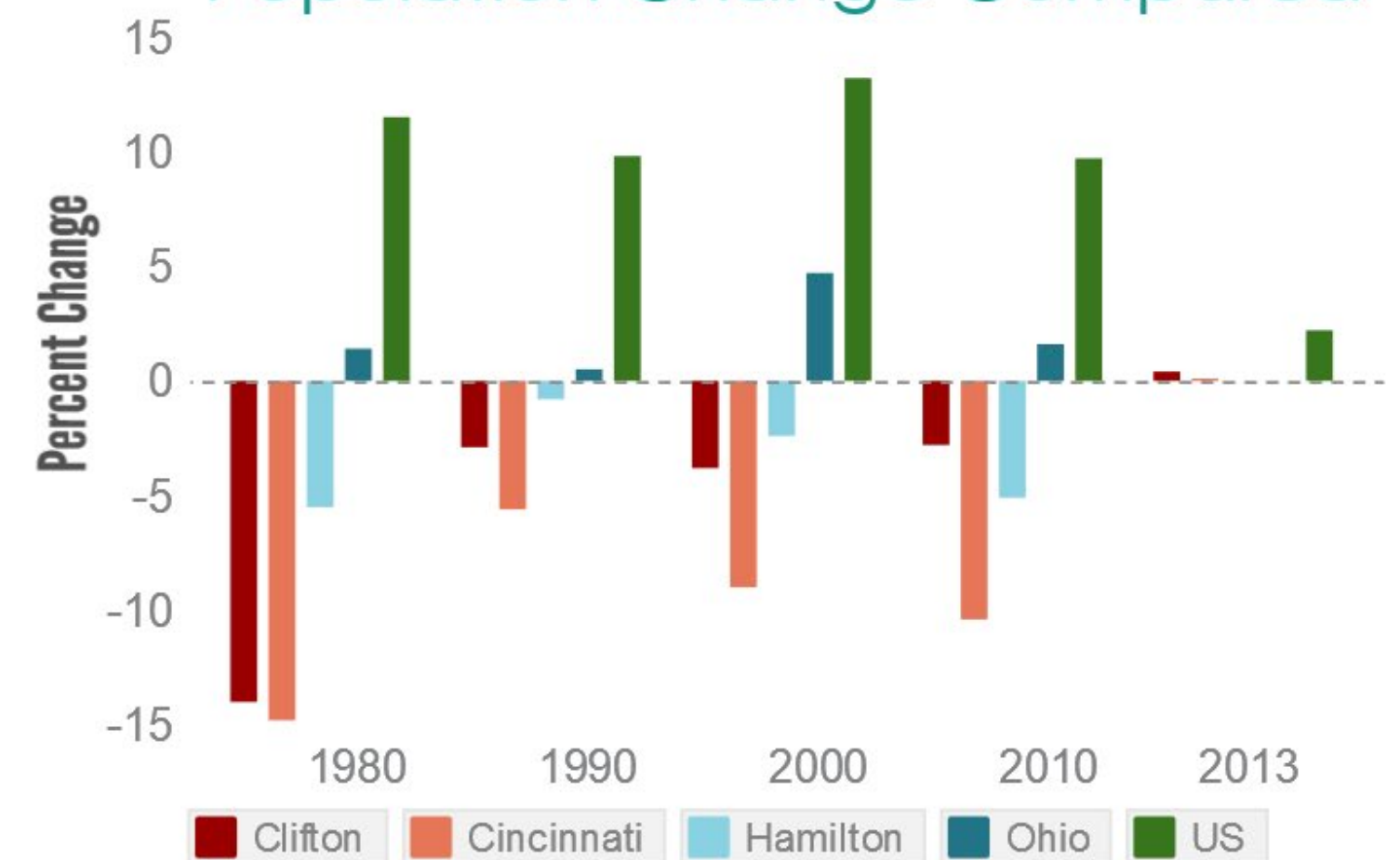
## Population in Clifton



Declined by **10.1%**  
between 1980 and 2010.



## Population Change Compared



# AULT PARK

## TRAFFIC PATTERNS

- + More pedestrians than cars.
- + Bikers
- + Roads 25 mph
- + Lack of Stop Lights



## VEHICULAR TRAFFIC

### IN COMPARISON...

Near The University of Cincinnati

Martin Luther King Jr. Drive at Riddle Road



23,026\*

Near Ault Park

Observatory Avenue at Observatory Place

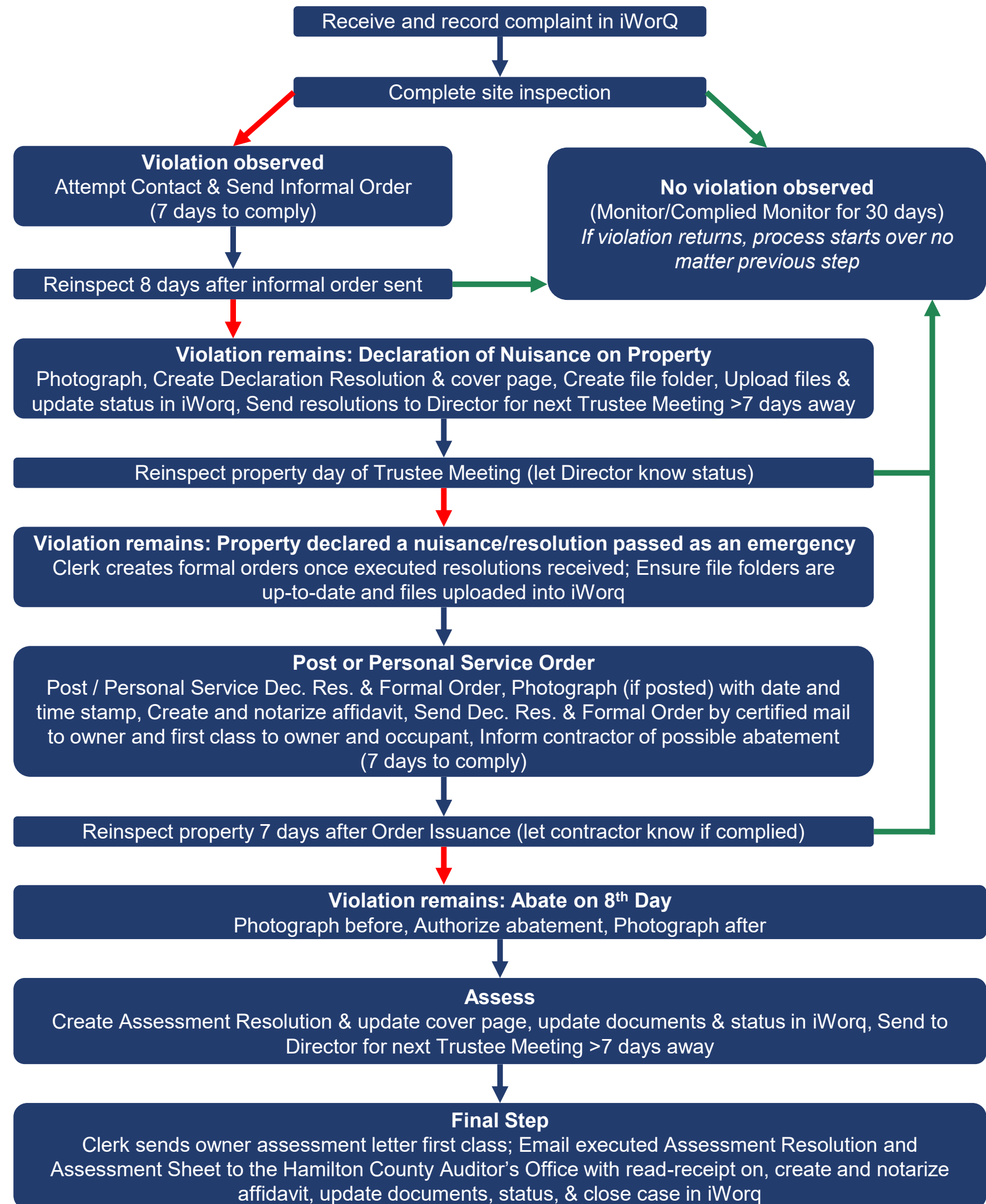


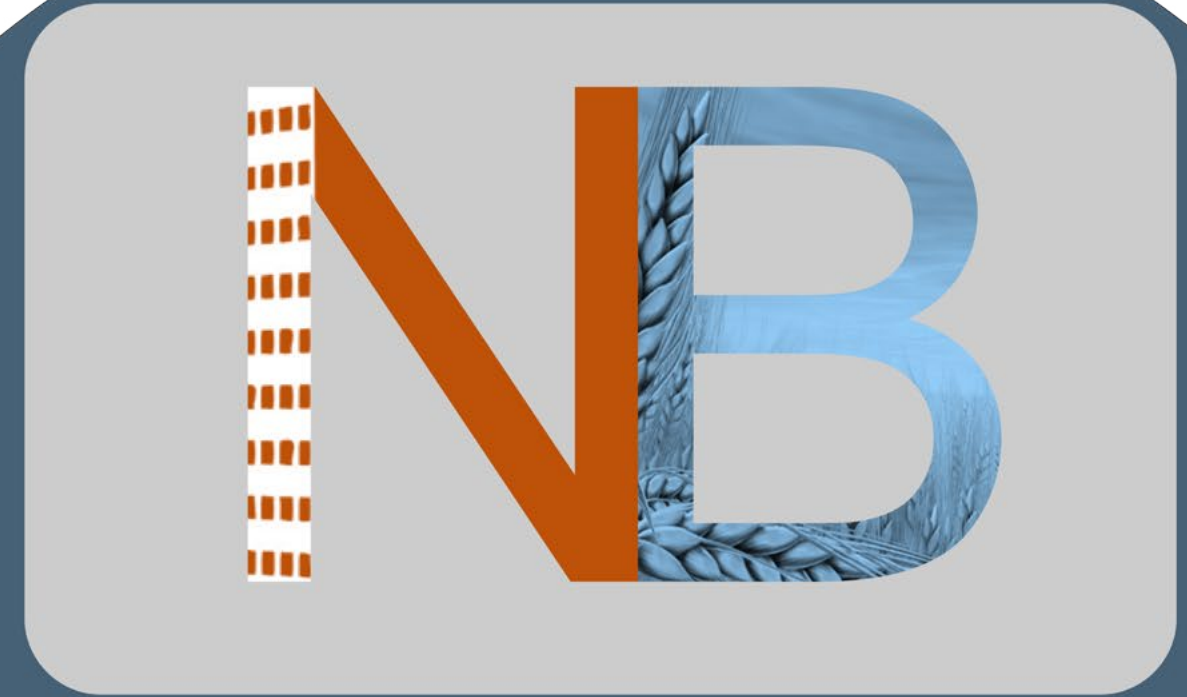
4,957\*

\* Average Annual Daily Traffic according to OKI.org

# INTERNAL FLOWCHART

## EXAMPLE TOWNSHIP Nuisance Process (Debris and Excessive Vegetation)





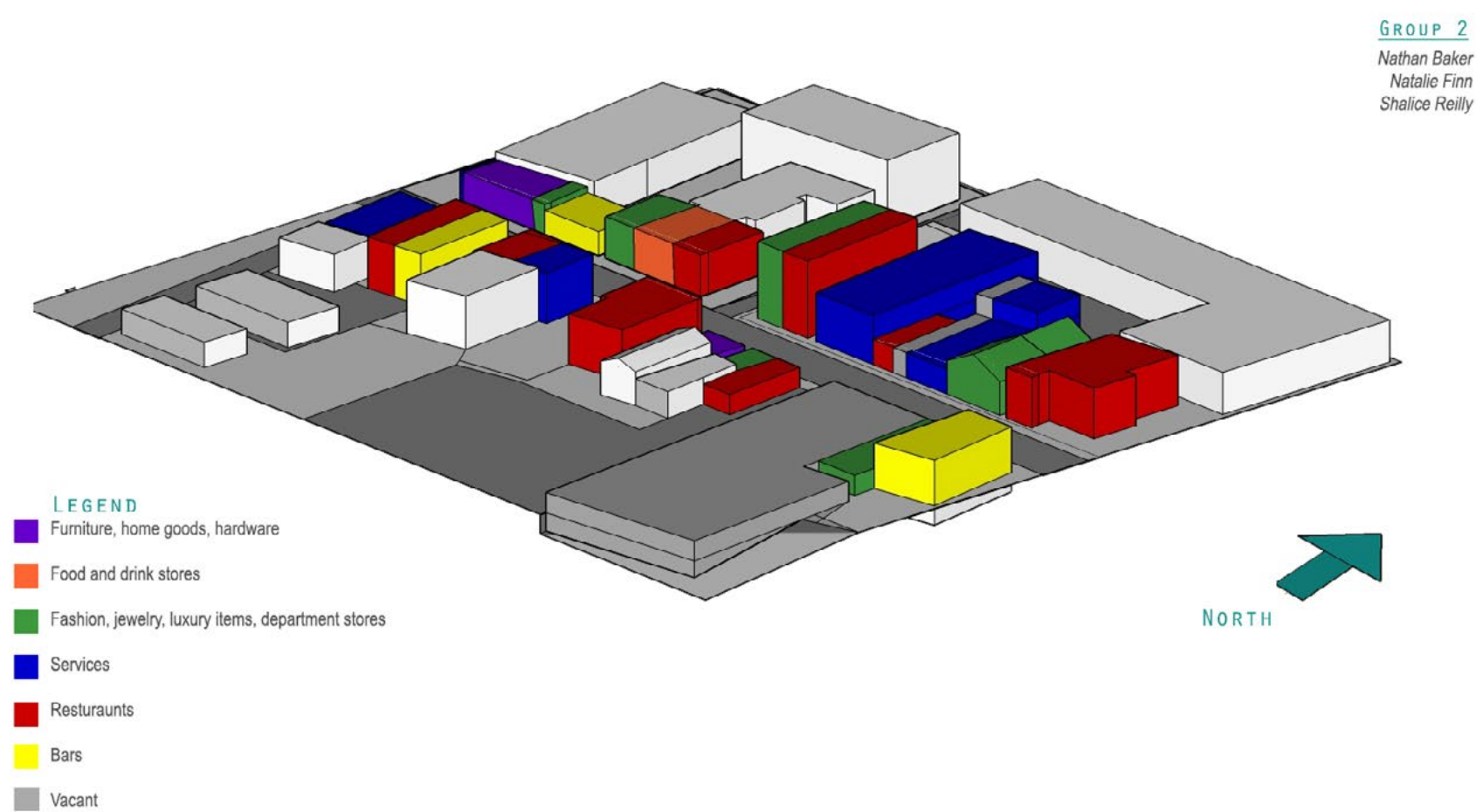
Nathan Baker

3-D Modeling

# CLIFTON

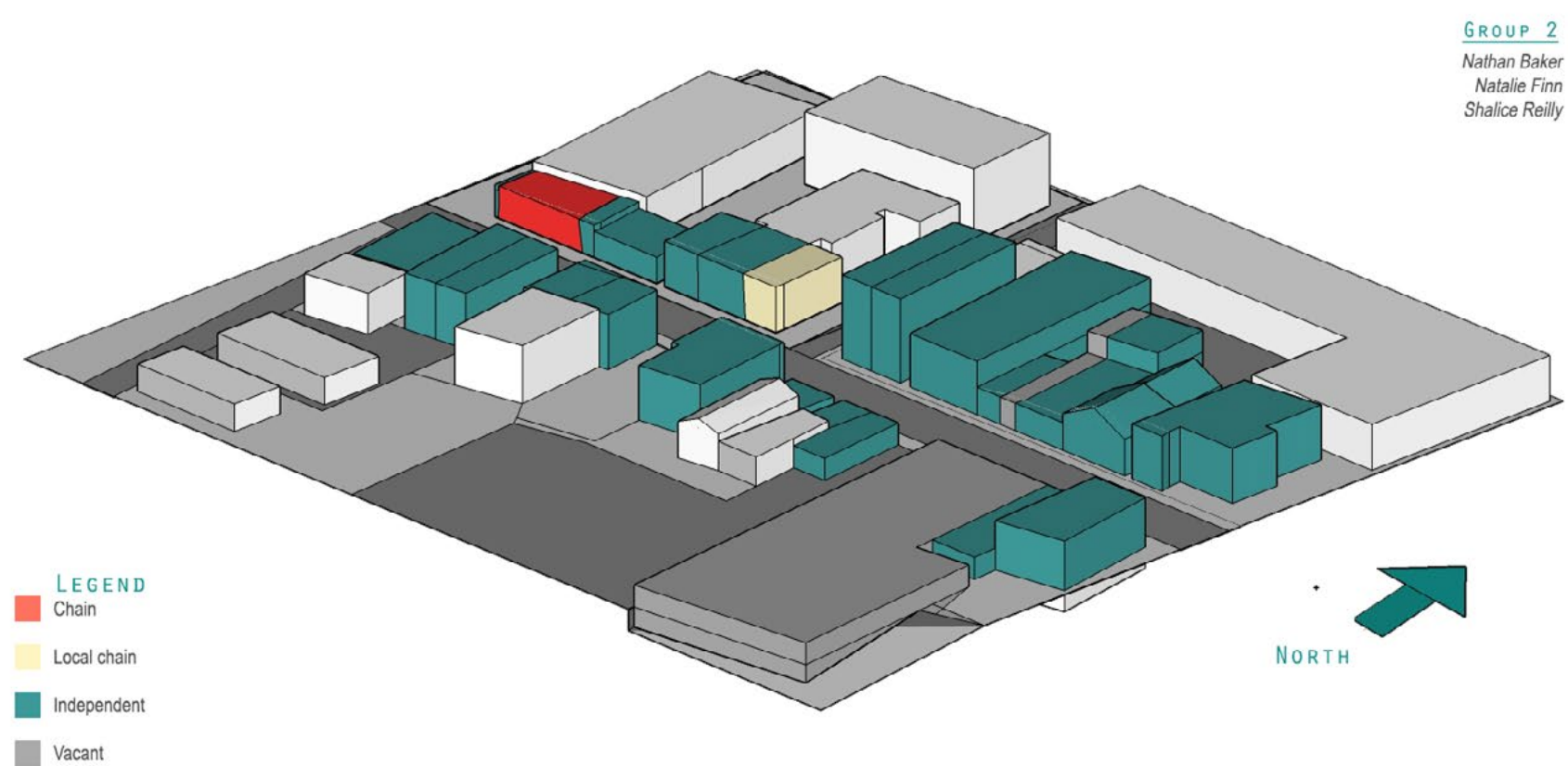
## STORE TYPES OF CLIFTON

Professors: Menelaos Triantafyllou & Conrad Kickert  
TA: Tanner Yess  
Principles of Planning Design Graphic Communications II  
School of Planning, University of Cincinnati



## LOCALITY OF STORES IN CLIFTON

Professors: Menelaos Triantafyllou & Conrad Kickert  
TA: Tanner Yess  
Principles of Planning Design Graphic Communications II  
School of Planning, University of Cincinnati



# CLIFTON



## PROPOSED PARKING GARAGE OFF HOWELL AVE

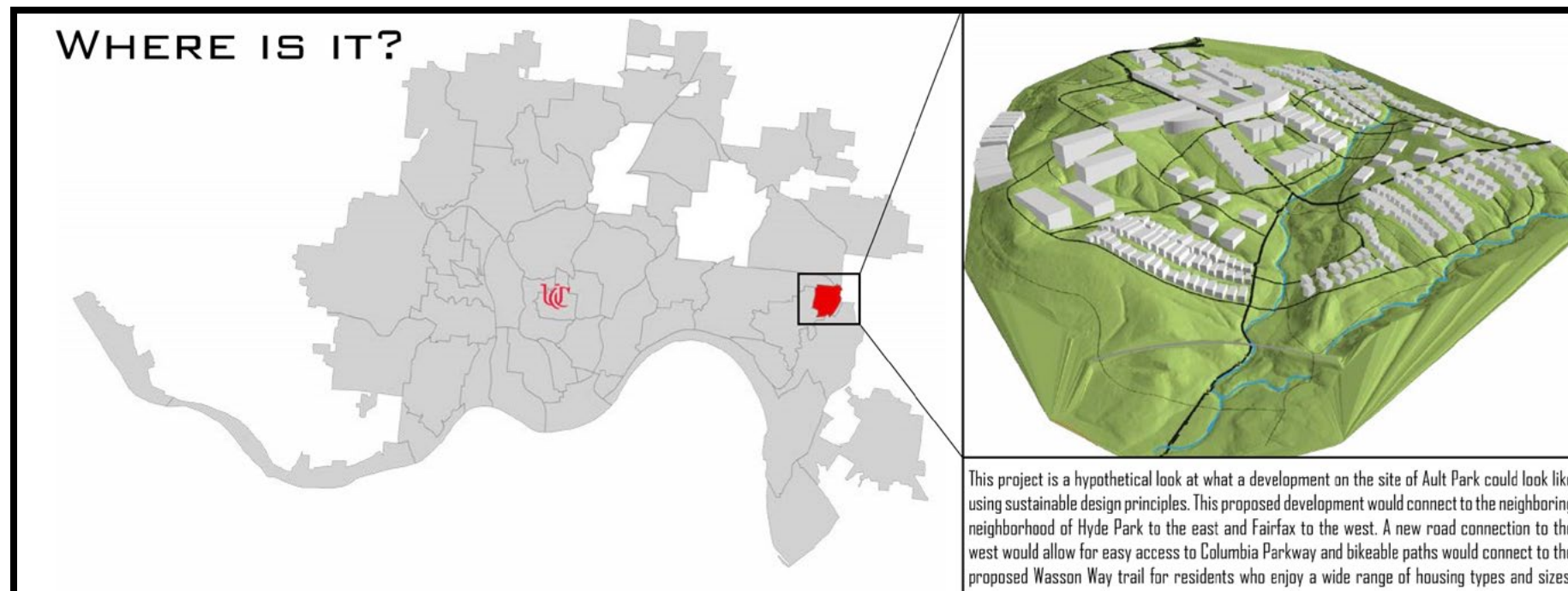




Nathan Baker

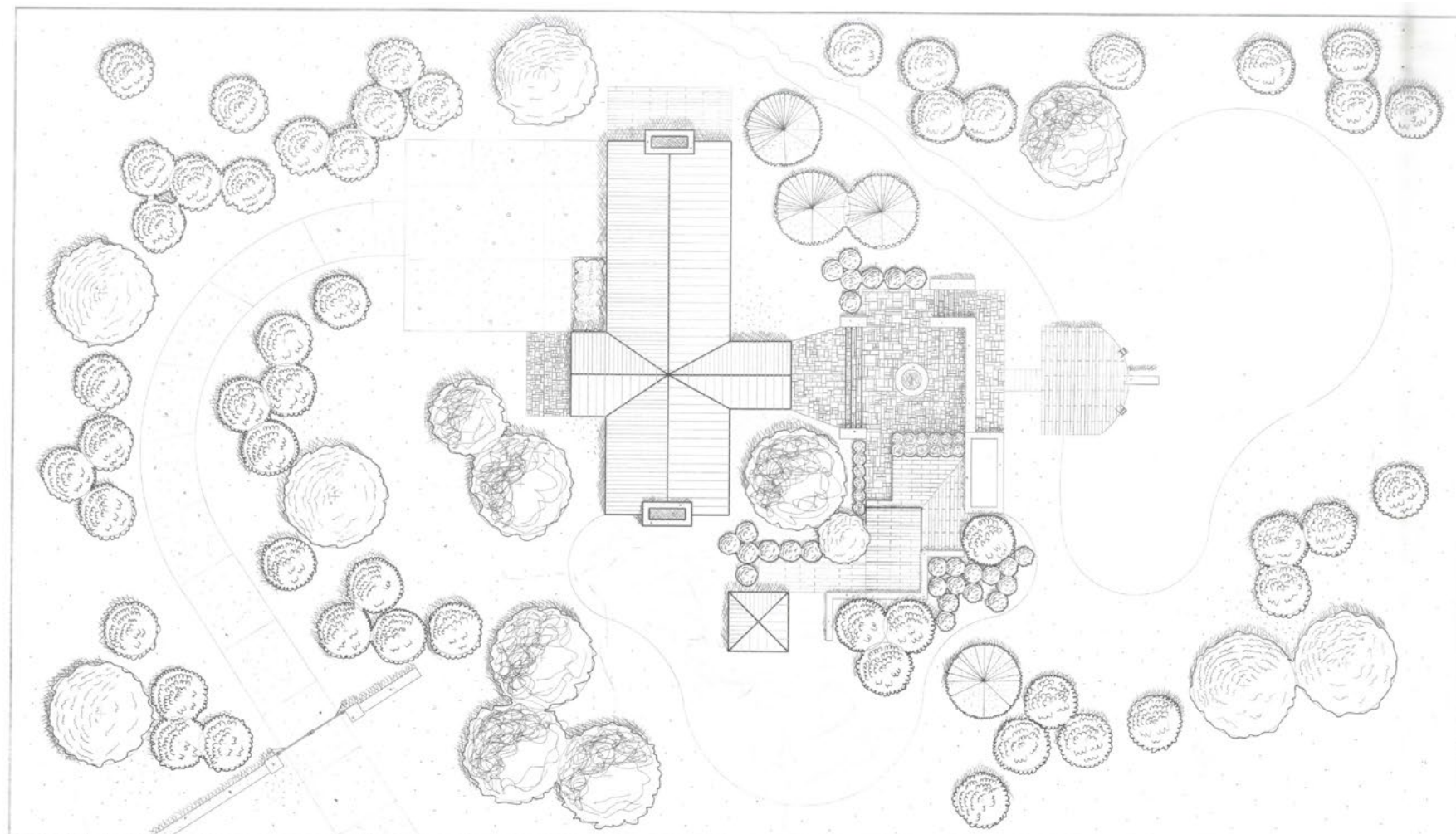
Page 24

# AULT PARK



Nathan Baker  
Hand-Drawn Items

# SITE PLAN



BLACK AND WHITE

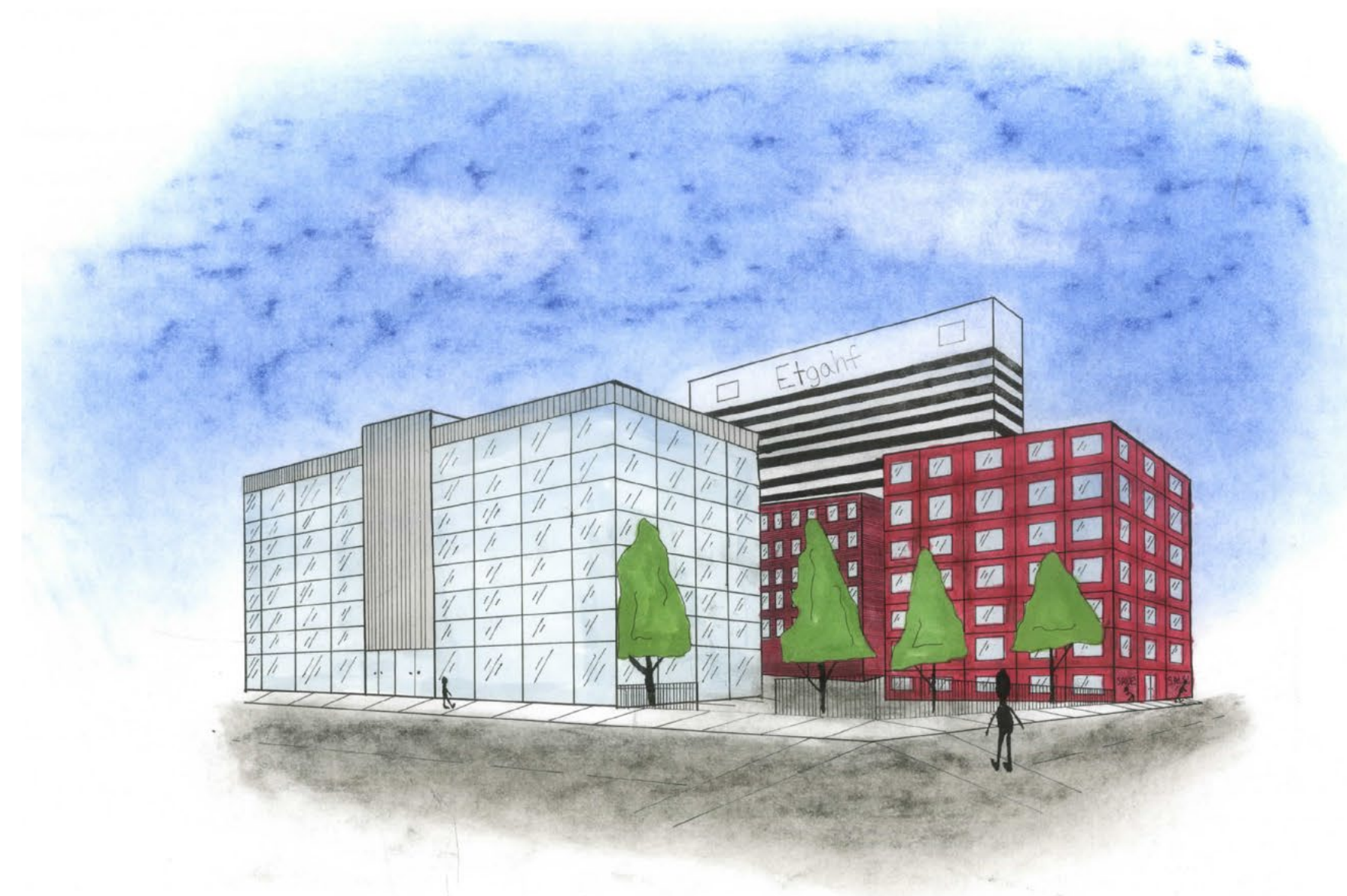


COLOR

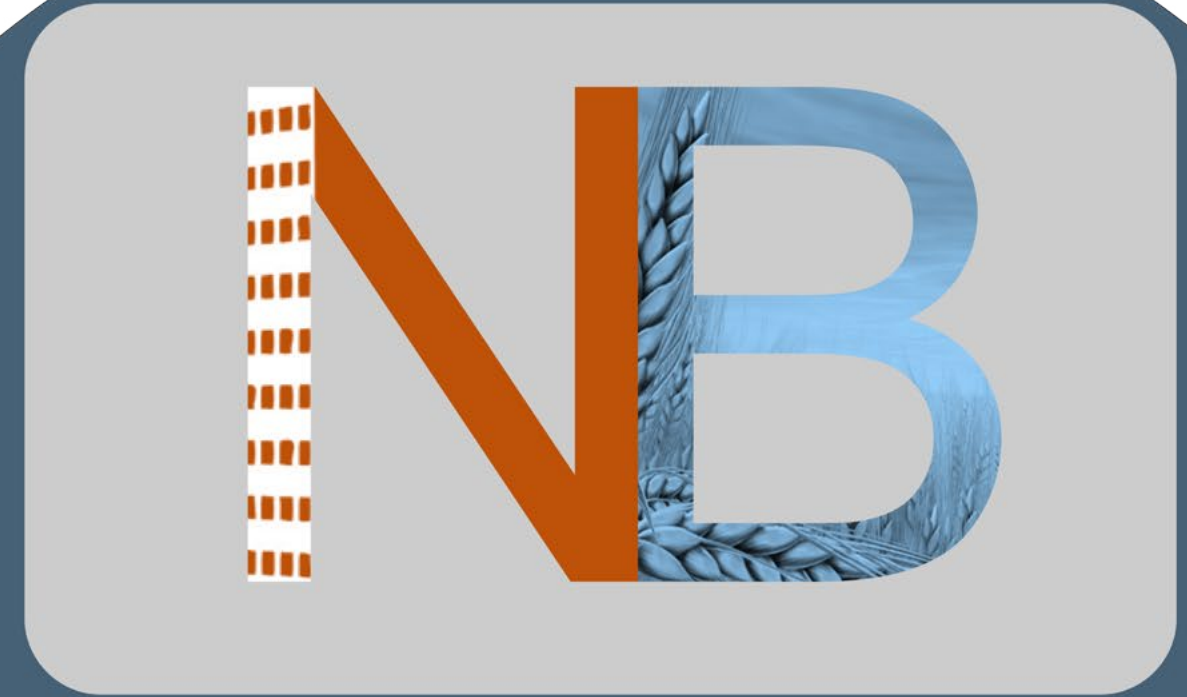
# ELEVATION & PERSPECTIVE



ELEVATION



PERSPECTIVE



Nathan Baker

Writing Samples





# ZONING RESOLUTION REFORMAT/UPDATE

Delhi Township's zoning resolution reformat/update adopted in April 2021 was the first major update in the Township's zoning resolution since its initial adoption over 40 years prior. Although the language and intent of the resolution largely stayed the same, the resolution was reorganized to include more tables and cross references to make it easier for the reader to interpret the code. I participated in this project from the beginning in early 2020 until its adoption over a year later. My responsibility was to review, make suggestions, make summary regulation handouts, and implement the code into our existing code enforcement service. Below, you will find a comparison of the first page of a single-family zoning district ("A-A") from the original code and the first page of the combined single-family zoning district section of the new code.

ARTICLE VI  
"A-A" RESIDENCE DISTRICT REGULATIONS

Sec. 61 The regulations set forth in this Article, or set forth elsewhere in this resolution, when referred to in this Article, are the District Regulations in the "A-A" Residence District.

Sec. 62 Use Regulations: A building or premises shall be used only for the following purposes:

Sec. 62.1 Agriculture.

Sec. 62.2 Cemeteries, including mausoleums, provided that any mausoleum shall be at least 100 feet from every property line and provided further than any new cemetery shall contain an area of 20 acres or more.

Sec. 62.3 Churches, Sunday Schools and other places of worship. Such uses are subject to the use being located on property that is at least two acres in size and include a minimum of 25 percent green space.

Sec. 62.4 Country Clubs, swimming and tennis clubs; provided that any structures, including but not limited to concessions, dumpsters, dumpster enclosures, locker rooms, and any parking areas necessary to the operation shall be at least one hundred (100) feet from every property line. Fences are exempt from the one hundred (100) foot setback requirement.

Sec. 62.5 Community fire houses.

Sec. 62.6 Golf courses, except miniature courses and practice driving tees, including such buildings and uses necessary for its operation except those the chief activity of which is a service customarily carried on as a business provided the site on which the course is located shall contain at least 50 acres.

Sec. 62.7 Greenhouses.

Sec. 62.8 Hospitals and institutions of an educational, religious, charitable, philanthropic nature. Such uses are subject to the use being located on a property that is at least two acres in size and includes a minimum of 25 percent green space.

Sec. 62.9 Public and private forests and wild life reservations or similar conservation projects, including the usual buildings therefor.

Sec. 62.10 Publicly owned or operated properties including parks, playgrounds and community centers.

## 4. SINGLE FAMILY RESIDENCE DISTRICTS

### 4.1 Districts Identified

The Delhi Township Zoning Districts that are considered Single Family Residence Districts include the "A-A", "A", "A-2", "B", "B-2", and "C" Zoning Districts.

### 4.2 Districts Intent

The intent of the Single Family Residence Zoning Districts is to encourage the orderly development of low to medium density single-family residential homes and customary supporting facilities, such as schools, places of worship, public facilities, and parks.

### 4.3 Permitted Uses

A building or premises in the Residence Zoning Districts shall only be used for the following purposes:

Use	A-A	A	A-2	B	B-2	C	Use-Specific Standards
<b>Residential Uses</b>							
Dwelling, Single Family Detached	P	P	P	P	P	P	
Group Homes	P	P	P	P	P	P	
Residential Facilities	PS	PS	PS	PS	PS	PS	Section 4.4.I
<b>Public/Institutional Uses</b>							
Cemeteries, Crematoriums, and Mausoleums	C	C	C	C	C	C	Section 4.4.C
Churches, Sunday Schools, and Other Places of Worship	PS	PS	PS	PS	PS	PS	Section 4.4.D
Educational Facilities, Primary and Secondary	PS	PS	PS	PS	PS	PS	Section 4.4.F
Government and Public Facilities	P	P	P	P	P	P	
Institutions of Education, Religious, Charitable, or Philanthropic Nature	PS	PS	PS	PS	PS	PS	Section 4.4.H
Parks and Open Spaces, Passive and Active	P	P	P	P	P	P	
Public and Private Forests and Wildlife Reservations or Similar Conservation Projects	P	P	P	P	P	P	

## SUMMARY REGULATION HANDOUT

An example summary regulation handout that I made related to the keeping of agricultural animals in residential areas of the Township. Prior to the adoption of the resolution, the Township only had regulations on animal enclosure setbacks and chicken coops. Through my experience as a code enforcement officer I recommended that the more encompassing "fowl" replace "chicken" and the expansion of other agricultural animal regulations.



# LINKED EXAMPLES

## ZONE AMENDMENT STAFF REPORT

An example of a development plan modification staff report. I wrote this during my tenure at the Hamilton County Planning and Development department. The proposal was to build a Discount Tire store in an urban area of a local township along their busiest road. I presented the report in front of the local regional planning commission who used my report and subsequent presentation in their consideration of the request.

## RESEARCH PAPER

This planning related research paper was actually written for an English class I took at the University of Cincinnati. The topic I chose was the Cincinnati Streetcar that, at the time, had not yet began operation. The main consideration of the paper is whether the streetcar was a good choice for Cincinnati or if Rapid-Bus Transit would have been a better choice for the city.

## PERSONAL LITERACY ESSAY

Like the research paper above, I wrote this personal literacy essay for an English class at the University of Cincinnati. Unlike the research paper, however, this paper is not related to planning and is written in a much more informal manner. The paper is about the word "Volkswagen" and its subjective and objective meanings from my point of view. An interesting fact about this paper is that it was written right at the time of the emission scandal that occurred and this paper does not reflect that occurrence as it had already been written before the scandal was made public.



Nathan Baker

The End