

WESTWOOD NEIGHBORHOOD PLAN

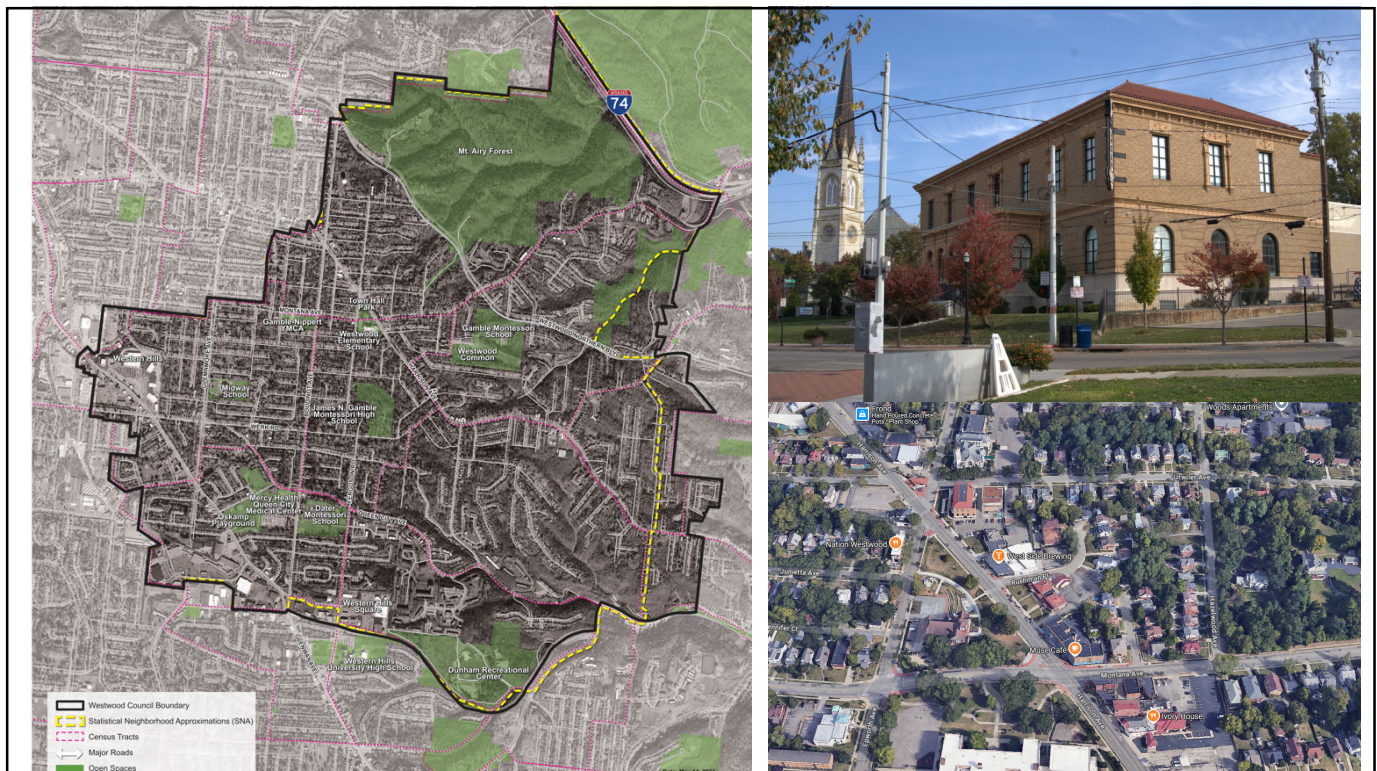
Equitable Growth & Housing Committee
June 3, 2025

BLUME
COMMUNITY PARTNERS

**LORD
AECK
SARGENT**

city of
CINCINNATI
CITY PLANNING & ENGAGEMENT

1



2

Steering Committee

- **Brandon Kraeling**, Co-Chair, Resident/ Westwood Civic Association
- **Katie Query**, Co-Chair, Resident/ Westwood Civic Association
- **Katie Frazier**, Resident/ Westwood Civic Association
- **Greg Hand**, Resident/ West CURC
- **Stephanie Collins**, Resident/ Westwood Works
- **Michael Besl**, Resident/ Westwood Historic Association
- **Nicholas Dunigan**, Resident
- **April Stephens**, Resident
- **Sarah Beach**, Resident/ Westwood United Methodist
- **Larry Eiser**, Resident/ Town Hall District Business Association
- **Richard Pouliot**, Resident/ EP Investments
- **Abe Brandyberry**, Cincinnati Urban Promise
- **LaTonya Springs**, Resident
- **Henry Frondorf**, Resident/ Westwood Coalition
- **Rafiq Jihad**, Cincinnati Islamic Center

Team

- **Liz Blume**, Blume Community Partners
- **Emma Shirely-McNamara**, HomeBase Cincy/Formerly BCP
- **Stan Harvey**, LAS
- **Soumi Basu**, LAS
- **Naomi Bailey**, LAS



3

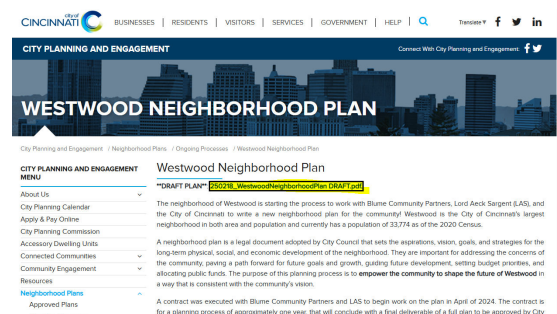
Plan Timeline

- Commenced in **April 2024**
- Steering Committee formed, interviews, surveys, + convos
- **3 Working Group Meetings**
 - July 13, 2024
 - August 24, 2024
 - October 5, 2024
- **15 Theme Working Group Meetings**
- Open House – **March 12th**



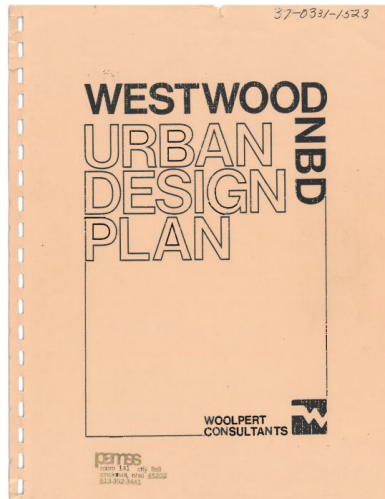
Approvals

- Westwood Civic Association – **March 18th**
- Interdepartmental Review – **March 25th**
- City Planning Commission – **May 2nd**
- Equitable Growth & Housing Committee – **June 3rd**
- City Council Adoption – **June 4th**



4

Past Plans + Current



WESTWOOD Neighborhood Business District Improvement Plan

Harrison Avenue NBD Urban Renewal Plan

Glenmore Avenue NBD Urban Design Plan



Final - March 05, 2004

Prepared for:

City of Cincinnati
Department of Community Development and Planning
Two Centennial Plaza - Suite 710
800 Central Avenue
Cincinnati, Ohio 45202

Prepared by:

City of Cincinnati
Department of Transportation and Engineering
Division of Transportation Planning and Urban Design
Office of Architecture & Urban Design
Two Centennial Plaza - Suite 610
800 Central Avenue
Cincinnati, Ohio 45202



Road Opportunity Study



The Westwood 2010 Strategic Plan

March 2010

 Westwood Neighborhood Plan | 6.3.25

5

WESTWOOD NEIGHBORHOOD PLAN



 Westwood Neighborhood Plan | 6.3.25

6






WESTWOOD NEIGHBORHOOD PLAN

COMMUNITY SESSIONS

Saturday, **July 13** 10am-1pm
 Saturday, **August 24** 10am-1pm
 Saturday, **October 5** 10am-1pm

Westwood United Methodist Church | 3460 Epworth Avenue (45211)
 on Bus Route 21 and near 51

Please share this post with neighbors

145 Neighborhood Plan Surveys Completed

15 Theme Group Meetings

- Attended National Night Out
- Attended Westwood Elementary Back to School Fair
- Talked with Residents at My Neighbors Place

7 Steering Committee Meetings

15 Stakeholder Interviews

393 Social Capital Surveys Completed (Westwood Work/United Way)

Door to Door Engagement
 Around Intersection of McHenry and Harrison

Field Research
 And Observation

Westwood Neighborhood Plan | 6.3.25

7



8

PLAN THEMES

The following section outlines the goals of the Westwood community organized into five priority themes. The five theme areas are:



Westwood Neighborhood Plan | 6.3.25

9

BUSINESS DISTRICT DEVELOPMENT

Goal #1 - Attract new businesses to the Neighborhood Business Districts, ensuring that Westwood's NBDs are occupied to capacity and productively used.

Goal #2 - Increase residential and commercial density in the neighborhood business districts.

Goal #3 - Enhance the public right-of-way and public amenities in the neighborhood business districts to make them a destination for Westwood residents and visitors to the community.

Goal #4 - Preserve and protect the historic assets in the NBDs, particularly in the Westwood Town Center Historic District.

Goal #5 - Support the future stability and potential redevelopment of regional commercial districts along Glenway Ave, including Glenway Crossing and Western Hills Plaza.



West Side Brewery and Madcap along Harrison Avenue

10

COMMUNITY PRIDE & CONNECTIONS

Goal #1- Promote a positive image of Westwood that celebrates the diversity, rich history, and assets of the community.

Goal #2- Westwood residents and stakeholders are aware of community events and resources and feel welcome to fully participate.

Goal #3- All parts of the Westwood community are activated through events that bring people together, create community connections, and foster community pride.

Goal #4- Establish a community-led, Westwood arts center to highlight Westwood's diversity of talent and gather community members.

Goal #5- Celebrate and preserve Westwood's rich history by identifying properties of civic, community, and other significance that may be worth preserving.



James N. Gamble Montessori High School

11

COMMUNITY & FAMILY RESOURCES

Goal #1- There are abundant, quality indoor and outdoor recreation options throughout Westwood.

Goal #2- All Westwood schools and families have what they need to be successful.

Goal #3 - Westwood has a network of strong organizations that can support the neighborhood's vulnerable households, including seniors, and immigrant and refugee families.



Cincinnati Urban Promise

12

HOUSING

Goal #1 - Celebrate and build on Westwood's housing diversity through preservation and new construction.

Goal #2 - Long-term and elderly homeowners in Westwood are protected and have the resources they need to stay in their existing homes as long as desired.

Goal #3 - Renters have access to safe and sanitary units and local landlords have the resources they need to provide high quality housing.

Goal #4 - Create and sustain pathways to homeownership.



Neighborhood Housing Opportunities

13

TRANSPORTATION & CIRCULATION

Goal #1 - Develop a safe, efficient, and accessible transportation network that reduces congestion, enhances pedestrian, vehicular, and cyclist safety, and promotes multimodal options for all residents.

Goal #2 - Improve pedestrian infrastructure to create a safer and more walkable neighborhood.

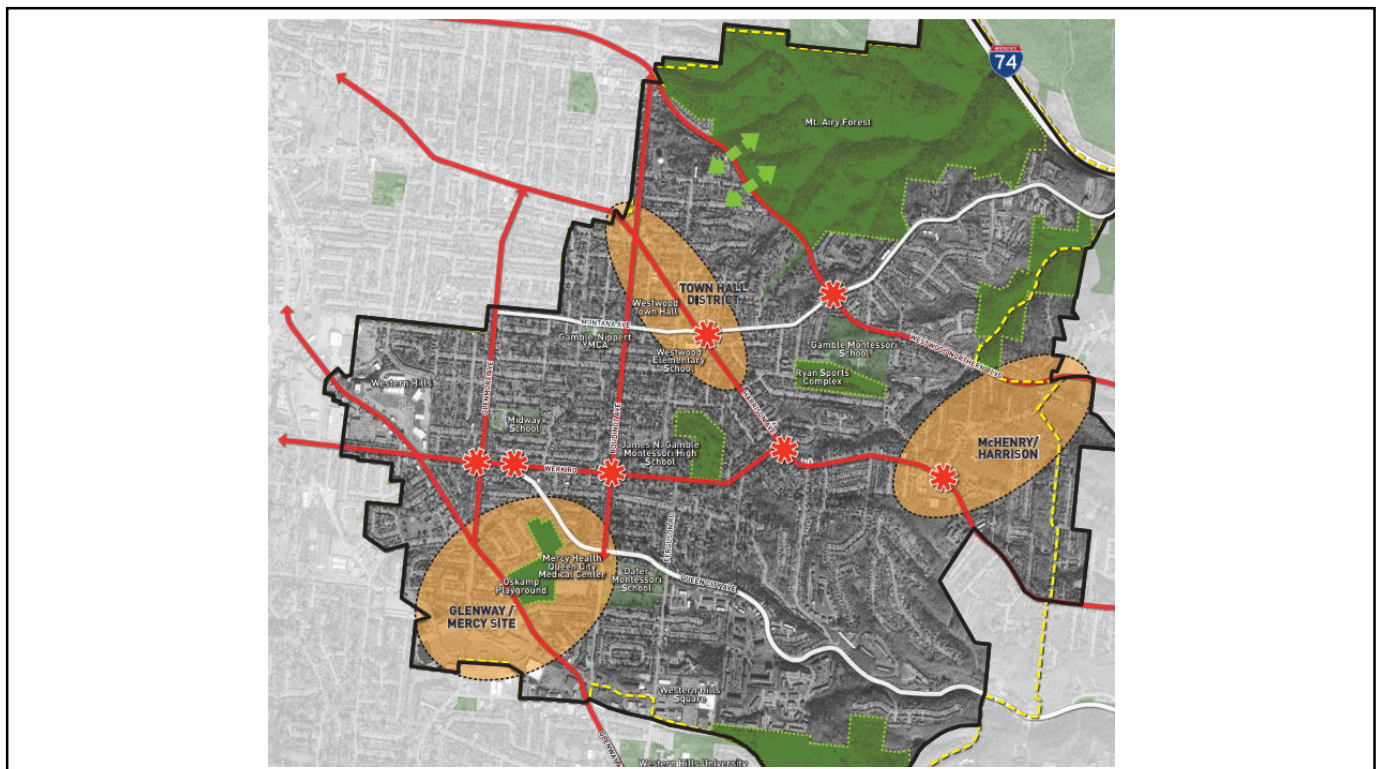
Goal #3 - Create a system of connected bike infrastructure within the neighborhood.

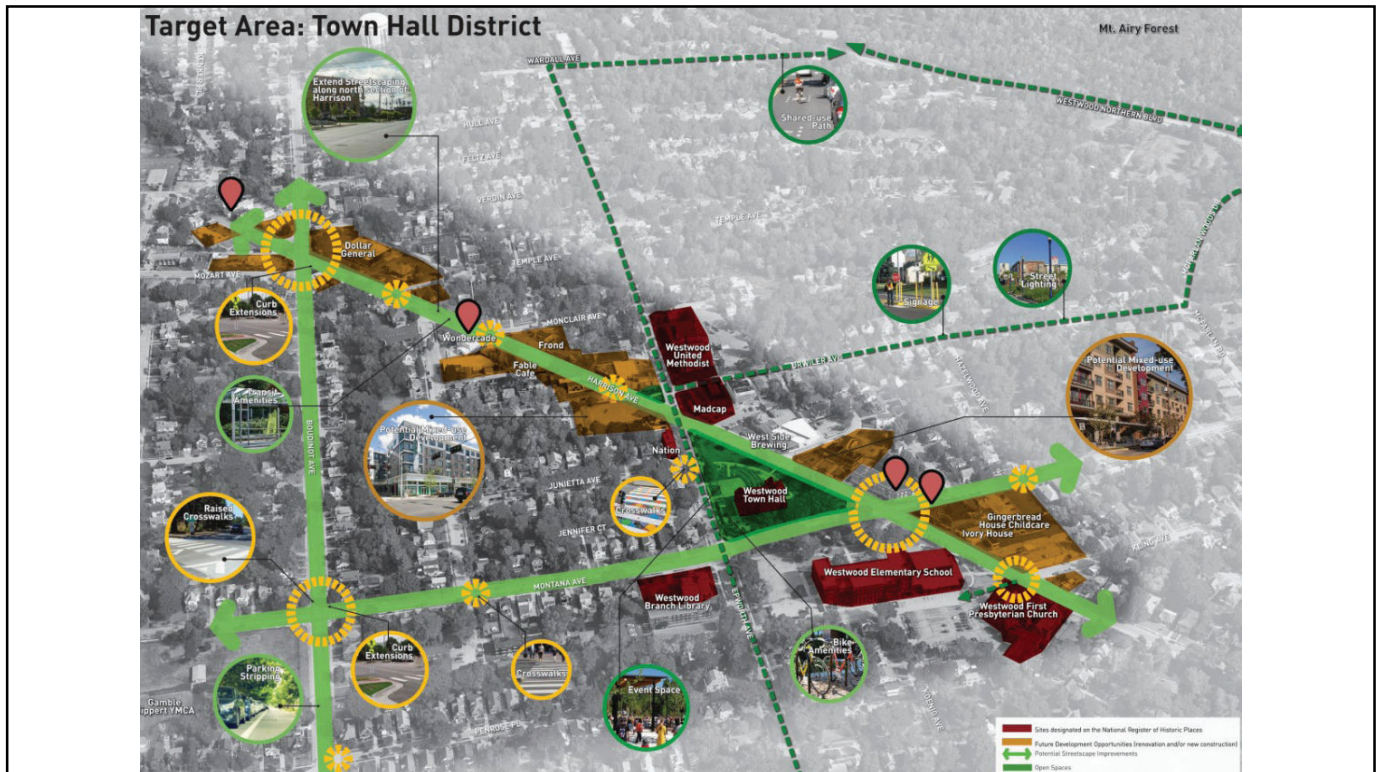
Goal #4 - Improve access to and use of Public Transit.



Pedestrian pathway Through Westwood Town Hall Park

14



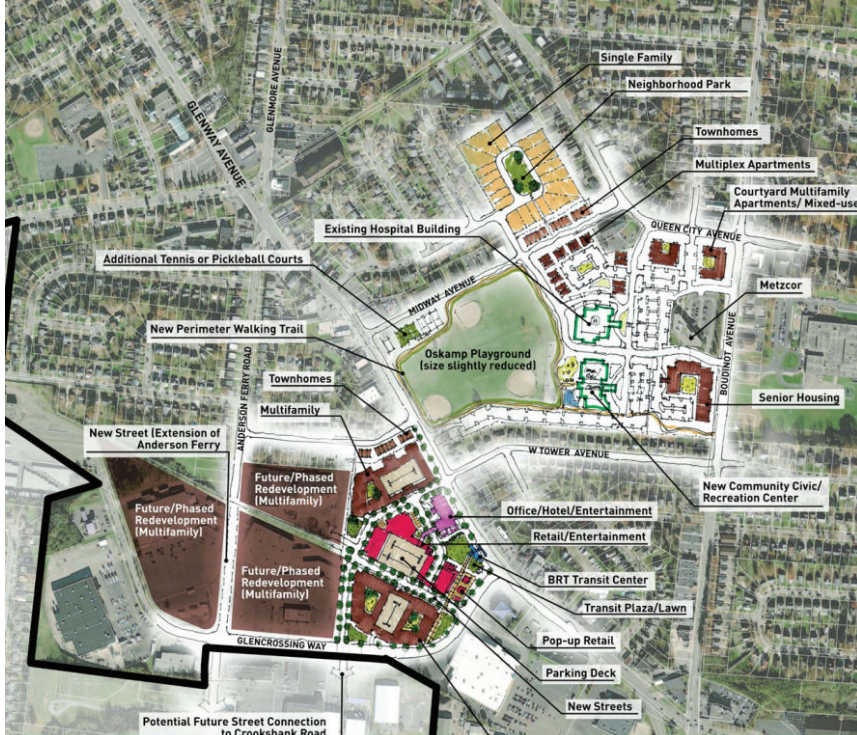


Target Area: McHenry/Harrison

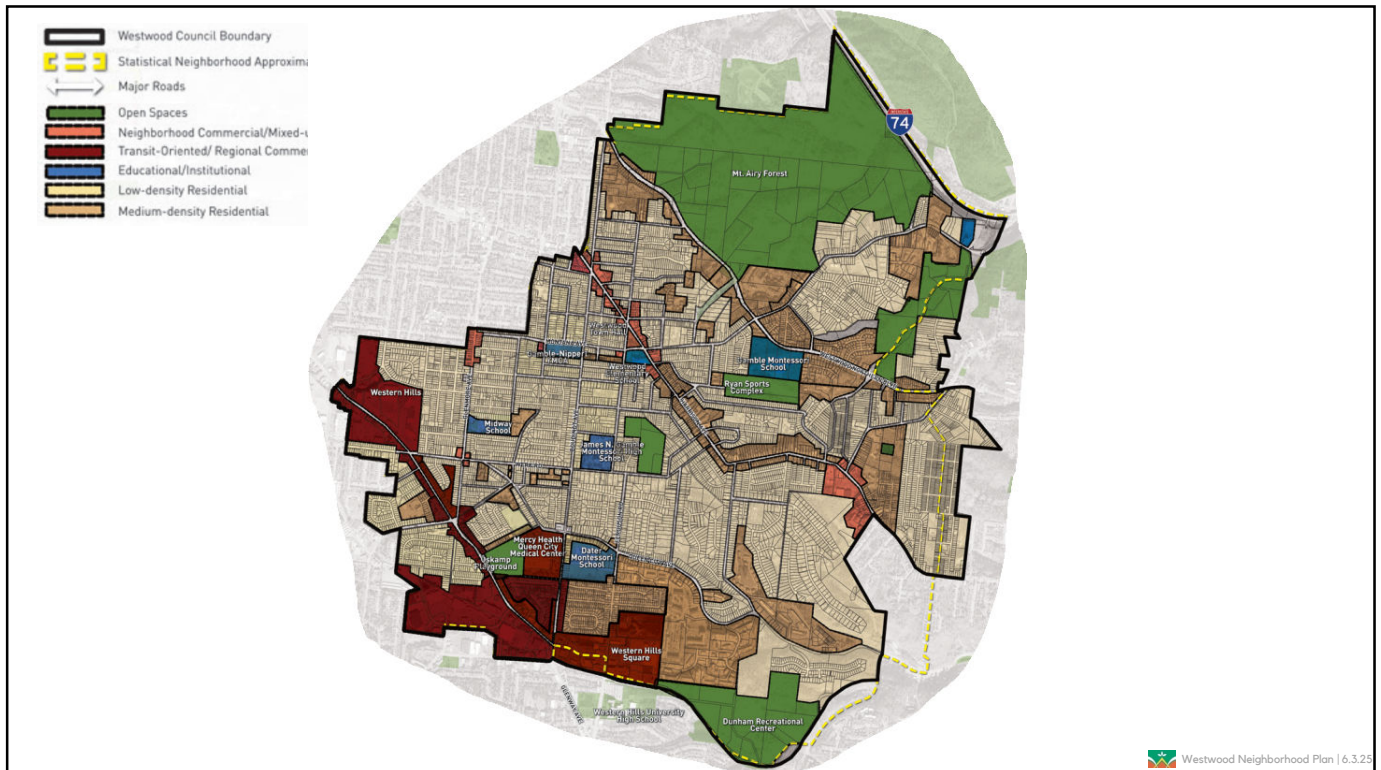


19

Target Area: Glenway/Mercy



20



21

5 "Small" Immediate Actions

1. Develop green space around the former Mercy Health site
2. Complete streetscaping on Harrison Avenue between Urweiler and Stathem
3. \$2 million is needed to fully fund the gym at Harrison and McHenry
4. \$2 million is needed to support redevelopment of the Westwood Theater
5. Plant trees along the Glenway Avenue business district (south of Glenmore and north of Boudinot)

Westwood Neighborhood Plan | 6.3.25


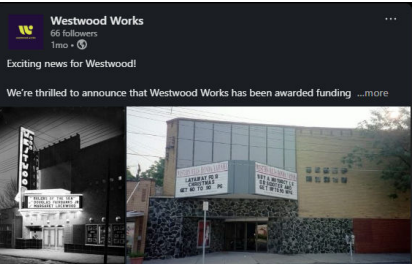
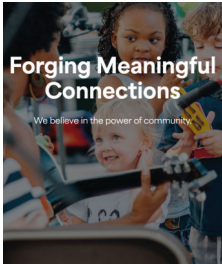
22

5 "BIG" Longer-Term Actions

1. Housing project behind Cincinnati Urban Promise - specifically desired cottage-style housing (including support for CUP owned lots on Bracken Woods)
2. Acquisition of retail center at Harrison and McHenry
3. Future funding for a new recreation center at the former Mercy Health site
4. Improved pedestrian access to Mt. Airy Forest in the Westwood side, maintain existing trails, and to develop new trails
5. Support housing/mixed use development at the former Bolton Lundsford Funeral Home site (directly south of Westside Brewing)

Westwood Neighborhood Plan | 6.3.25

23

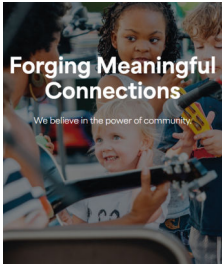
BUSINESS DISTRICT DEVELOPMENT

GOAL #1: Attract new businesses to the Neighborhood to capacity and productively utilized.

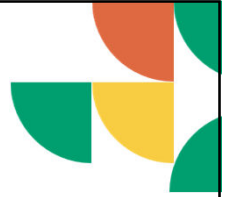
Strategy or Action Step	Timeframes
Create and maintain an inventory of existing commercial spaces within the NBDs in order to identify spaces available for new businesses.	Immediate and on-going
Work with existing commercial property owners within the NBDs to prepare storefronts for new commercial tenants (i.e. white boxing storefronts, facade improvements, etc.)	Short to Mid-term
Maintain a list of prospective businesses interested in opening a business in Westwood.	Immediate and On-going
Capitalize on the momentum in the Town Hall NBD to recruit businesses that attract both Westwood residents and visitors to the community. Focus on restaurants, entertainment, and other locally owned retail/ good and services shops.	Mid-term
Work with existing property owners in the Harrison-McHenry NBD, and anchor institutions like Cincinnati Urban Promise, to recruit and maintain service based businesses that provide basic amenities and services to residents.	Short-term
Prioritize support for businesses that contribute positively to the neighborhood economy and endeavor to discourage predatory businesses that might exploit our residents.	On-going

GOAL #2: Increase residential and commercial density

Strategy or Action Step	Timeframes
Identify and pursue opportunities in the Town Hall NBD for future mixed-use infill development that increases residential and commercial density to increase customer base for businesses and adds contemporary housing stock to the community (See Target Area Analysis).	Short to Mid-term



24



RECOMMENDATION

City Planning Commission recommends that the City Council take the following action:

APPROVE the *Westwood Neighborhood Plan* as the neighborhood's guiding comprehensive plan document.