

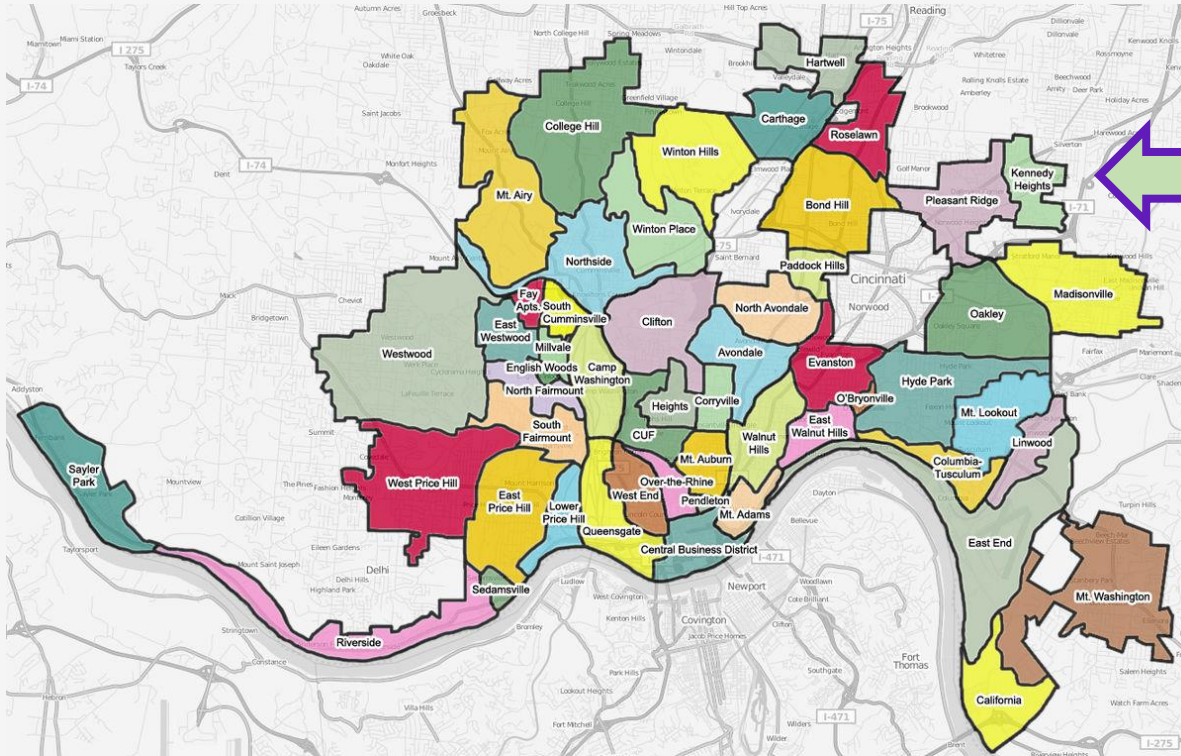


Welcome to Kennedy Heights!

Brought to you by:

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Kennedy Heights Community Council

Location and Stats



Kennedy Heights was the last neighborhood to be annexed into Cincinnati, on July 23, 1914. Today, the population is around 5,000 residents.

Once a Vacation Destination, Today One of Cincinnati's Greenest Areas



Intentionally Diverse, for Generations

Beginning with the establishment of the Kennedy Heights First Baptist Church in 1914 by eight African American families, Kennedy Heights has a long history of multiracial development and activism, to foster, “harmonious neighborhood relations among all residents...” (KH Community Council founding mission statement, 1963).



Kennedy Heights First Baptist Church

Recent Partnerships with the City of Cincinnati



A long-vacant former Kroger has been transformed, 2010–2015.

The **Kennedy Heights Cultural Campus**, located at Montgomery Rd and Kennedy Avenue, houses Kennedy Heights Montessori Preschool, Aikido of Cincinnati, The Kennedy Heights Arts Center Lindner Annex, and Guardian Savings Bank, along with a new tree-lined streetscape.

Recent Partnerships with the City of Cincinnati



Affordable Senior Housing is Coming Soon to another corner of Montgomery Road and Kennedy Avenue.

Kennedy Heights Development Corp is partnering with Model Group and Episcopal Retirement Services to bring much needed senior housing to this long neglected corner of Kennedy Heights, with help from a recent NBDIP award.

Old Shroder School Site Redevelopment

Overview- Site History

This property was previously a family farm with a majestic grove of giant Beech trees. The land was cleared when Shroder School was built in 1954. CPS sold the building in 2012. It has been vacant for several years.



Current Building Conditions



School building has been vacant for years:

- Illegal dumping is common
- Vandalism is constant (breaking windows, graffiti, etc.)
- Structure has been looted and seriously deteriorated
- Earlier this year, neighbors saw smoke and called 911 --someone had entered and lit a fire in the gym.

Neighborhood Involvement

Neighbors care about this property and are concerned for its future. It has a big impact on their daily experience and has great potential to benefit the community of Kennedy Heights.

As part of the comprehensive community planning process, we formed the **Shroder Working Group** to focus specifically on this property.

Kennedy Hts. Comprehensive Plan

These three themes emerged as we talk with our neighbors.
These are the key elements of our vision for this site.



**NATURAL
ENVIRONMENT**

HOUSING

RECREATION

Natural Environment

Our goal is to expand and enhance our existing habitat for diverse wildlife, to capture stormwater and existing springs into a restored wetland, and expand the tree canopy.

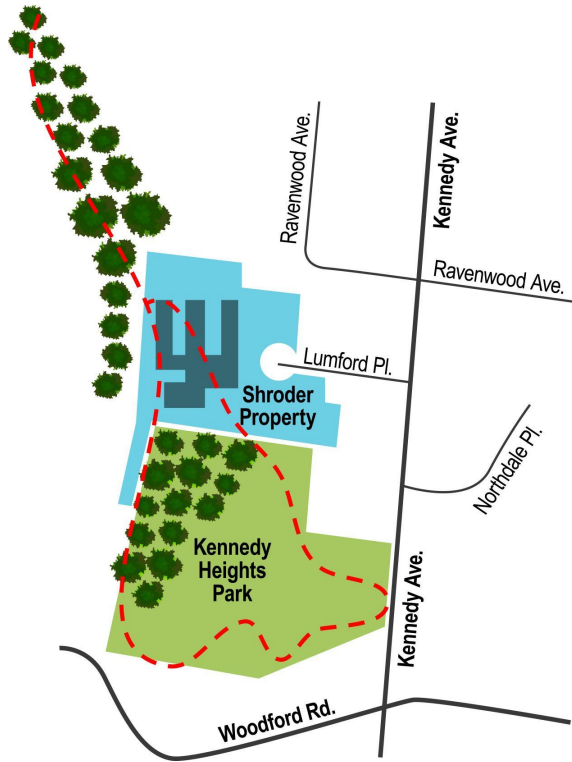
Natural Environment: Wetland & Trails



The back of the Shroder site has natural springs and steep slopes on both sides, stormwater that can cause sewer issues for new/existing homes would be captured in wetland and connect to prior restoration in park.

Key elements: *Site remediation, remove storm drains, restore native plants, build paths that connect with existing trails.*

Recreation: Wetland/Wildlife Corridor



Kennedy Park and the Shroder site form a habitat bridge between green spaces.

Wetland restoration at the base of the park 20 years ago opened habitat for more species.

A hybrid development plan would expand the wetland and create a longer trail for walking.

Cincinnati Parks Master Plan

Cincinnati Parks Department Centennial Master Plan from 2007 includes the following vision for Kennedy Heights Park :

“Extend walkway/trail system” and “Incorporate adjacent school site if/when it becomes available”

(Pg 40, Small Neighborhood Parks - Kennedy Park).

Recreation

Kennedy Heights Park is a central meeting point for our community, it is the place the neighborhood gathers.

Our goal is to improve our park to enhance our enjoyment of our natural surroundings, and get together to meet, play and celebrate.

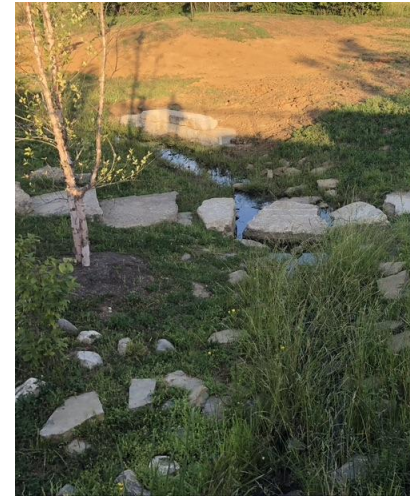
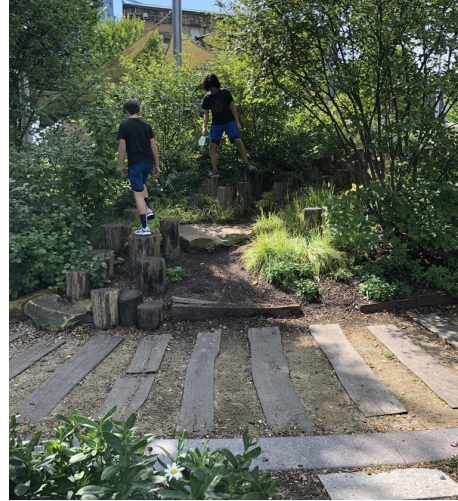
Recreation: Event Space/Food Truck Parking



One concept is to create a versatile structure with parking space for food trucks that could be used for concessions during events. It could even be seasonal and removed for winter.

Key elements: *simple, possibly mobile structure, scaleable, versatile enough to be used for different kinds of events.*

Recreation Ideas: Nature Playscape



Nature Playscapes are beautiful and encourage families to spend time outdoors together and give kids authentic challenges and open-ended play.

Key elements: *Natural building materials (e.g. stone, wood) native plants, giant swings.*

Housing

Our goal is to keep Lumford Place residential, quiet and community-friendly and to integrate with Kennedy Heights Park.

We want to support our neighbors at different ages and stages of life with a mix of affordable smaller homes for first-time home-buyers and older “downsizers,” and larger homes for families raising children.

Residential Mix Ideas: “Patio Homes”



Examples of types of homes we'd like to see mixed in a future development of Lumford.

Key elements: *Attached garage, small footprint, single level/easy entry, similar style to existing homes.*

Challenges to Redevelopment

- **Site Control:** Owner is asking \$1.5 M, has not been motivated to work with Development Corp.
- **Demolition of the building requires remediating and removing lead, PCB's and asbestos.** It may cost as much as \$500,000 or more just to remove the building. This adds to redevelopment cost.
- **Neighbors are opposed to high-density housing,** which is owner's most likely purchase scenario at that price point.

Hybrid Strategy

We are promoting a “Hybrid” redevelopment approach that meshes new housing with an expanded park and greenspace network. This involves:

- **An assessment** of the potential to integrate housing and community spaces with the existing park and greenspace.
- **A conceptual Master Plan** for the site.
- Establishing agreements and **securing funding** to support the Master Plan.

Next Steps

To move forward we need to:

- **Find a development partner** who will work with us to achieve our goals for this site.
- Secure a **purchase agreement**
- **Create a conceptual Master Plan** for the site.
- Establishing agreements and **securing funding** to support the Master Plan.

Next Steps: Master Plan

Conduct a study of the old Shroder school/IYDE site.

Use the new Comprehensive Plan to create a master plan with the best ways to integrate it with Kennedy Heights Park.

Restore the wetland at the back of the Shroder lot, and expand the walking trails in the park.

Design for improvements to park facilities, like an outdoor event pavilion, nature playscape, giant swings, trail upgrades, stonework, etc.

Enhance and increase community events in park.

Improve access and visibility and encourage neighbors to enjoy the outdoors together