



**Proposed *Kennedy Heights
Neighborhood Plan***

Equitable Growth & Housing Committee | May 10, 2022

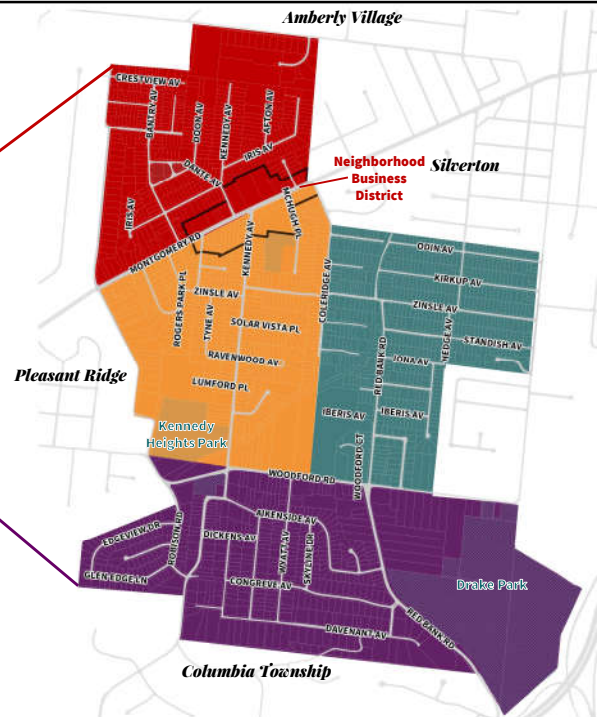
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**Kennedy Heights
Neighborhood Plan**

2

Kennedy Heights



3

Overview

The plan documents the neighborhood's vision for the future which focuses on **reaffirming its historic commitment to intentional integration** and **preserving an inclusive, stable, and multi-generational residential neighborhood** with **well-maintained parks and tree canopy** for current and future generations.

There are goals, strategies, and action steps in 5 theme areas:

Safety & Infrastructure

Parks, Green Space, & Environment

Community Development

Housing

Communications, Events, & Engagement

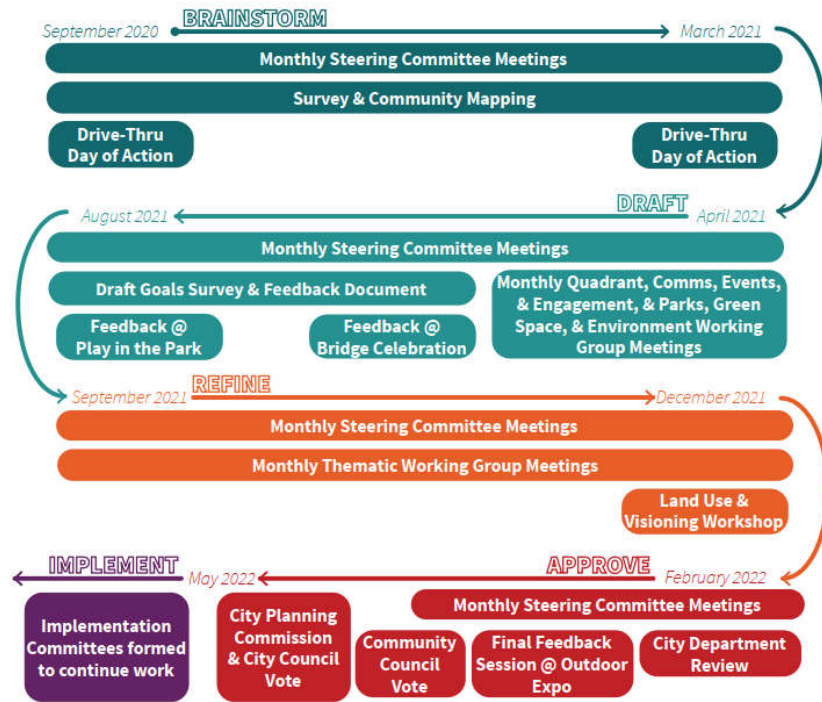
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Process

17
-month-long process

9
Working Groups

170+
community members engaged

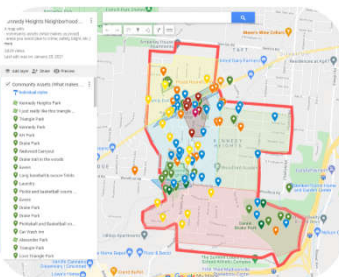


5

Process

Feedback Opportunities at Community Events

Online Community Map & Survey



Hard Copy Survey & Map Activity

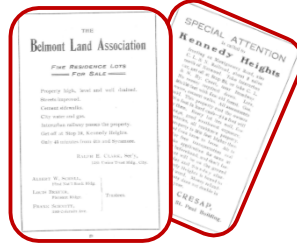


6

History

1870-80s

Cincinnati, Lebanon, & Northern Railroad allows people to commute to Downtown Cincinnati in 30-40 minutes **spurring development along the railroad**; Lewis Kennedy plots the **Kennedy Heights Subdivision** marking a change **from agriculture to residential**



1900-40s

Rapid residential growth leading to annexation by the City of Cincinnati in 1914; leaders **discourage industrial** expansion into neighborhood **preserving residential character**

1880-1900s

The Yononte Inn is built and becomes a popular summer resort attracting interest in the community not only as a summer getaway locale, but also a **year-round commuter suburb**. More residential subdivisions are created. Some subdivisions, located further from the railroad station or on lower lying ground does not sell immediately. The property is ultimately sold to Black home buyers which **establishes a Black working class community**



1950s

The neighborhood gains a reputation for being a **stable, desirable community that is family-friendly**. Residents who move to Kennedy Heights end up planting roots for years to come

7

History

1960s

A growing Black middle-class looking to purchase single-family homes move into the neighborhood which causes **blockbusting**. Concerned residents form the Kennedy Heights Community Council to help fight this panic selling and work to **maintain a stable, integrated neighborhood**. They host events, living room meetings, trainings, and door-to-door conversations led by white and Black leaders to **promote dialogue between neighbors**. They also advertise in newspapers and on television to attract residents who **are committed to integration**



2000s

Kennedy Heights Arts Center is founded after the community comes together to save the historic mansion, originally built by Lewis Kennedy in the 1880s. **Kennedy Heights Development Corporation** is established to work on senior housing, business, and cultural campus initiatives



On the block area we have two public parks and a playground. Nature study, swimming and tennis lessons and other recreation are conducted by the city Recreation Department. A strong sense of neighborhood prevails.

Mid-1960s-1980s

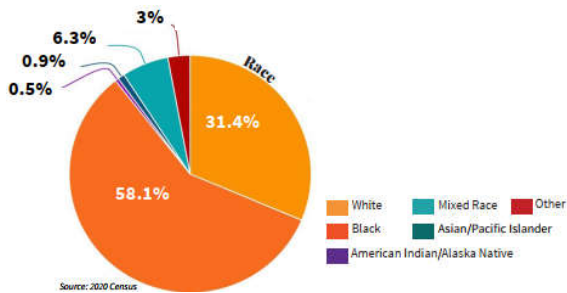
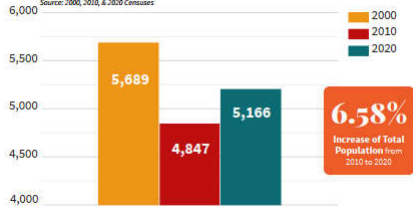
The Community Council focuses their efforts on **extracurricular educational activities and community events**, such as a Teen Council, Parent Cooperative Nursery School, athletic association, annual community parade and picnics, and more.

The Caring Place is established in 1982 by a coalition of churches with the goal to provide community members in need with food, clothing, rent, support groups, and more.

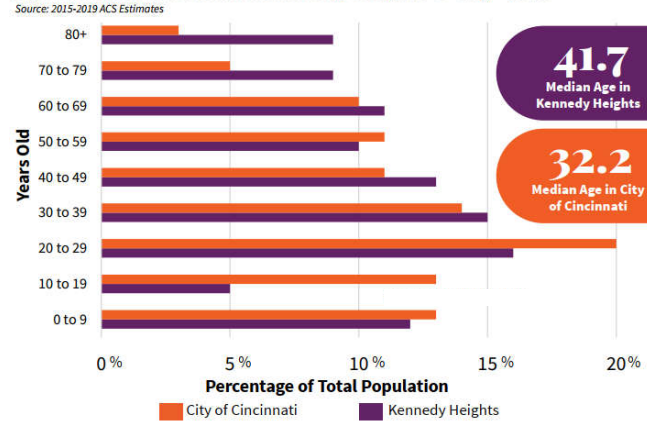
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Existing Conditions

Population Over the Last 20 Years



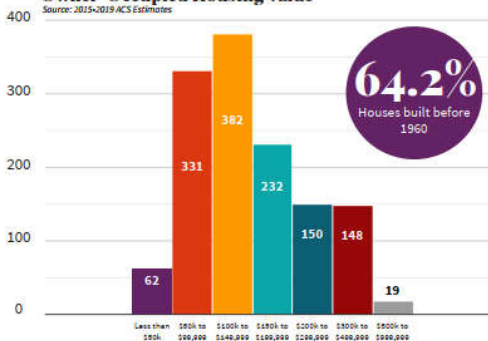
Age Comparison Between Kennedy Heights & City-wide



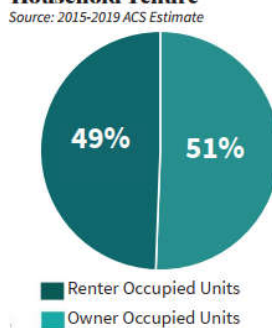
9

Existing Conditions

Owner-Occupied Housing Value



Household Tenure



Gross Monthly Rent



10

Existing Conditions

What are Kennedy Heights' best assets?



11

Vision

Kennedy Heights is an **intentionally inclusive, multi-generational**, and **stable residential** neighborhood. The neighborhood is complemented by **well-maintained parks, green spaces, and a mature tree canopy** that promote a **peaceful** and **walkable** environment. The neighborhood and its historic commitment to intentional integration is preserved for current and future generations by **neighbors who work collaboratively with each other** and stakeholders to build community and creatively resolve challenges. The Neighborhood Business District has a **unique sense of place centered around the community's connection to the arts**. **New development is respectful of the surrounding architectural and environmental character, density, and provides diverse housing options** and **community-serving spaces** in the Neighborhood Business District.

Safety & Infrastructure

Parks, Green Space, & Environment

Community Development

Housing

Communications, Events, & Engagement

12

Safety & Infrastructure



VISION

The main streets of Kennedy Heights are safe and welcoming to residents and visitors, **in cars, on bikes, and on foot**. Lighting, combined with a robust tree canopy, create a **warm and gracious environment along streets and sidewalks which become lively public spaces** that connect neighbors to businesses and each other. A **sense of place is reinforced by neighborhood branded street furniture**, such as bus stops, benches, and trash cans. Residents take pride in their neighborhood and invest in each other and their surroundings, collaborating with community partners to ensure the **safety and wellbeing** of the community.

Goal 1: Improve neighborhood infrastructure

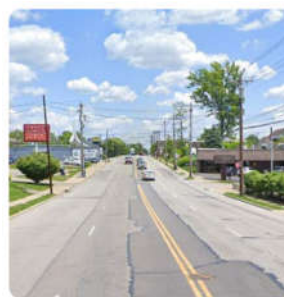
Goal 2: Increase pedestrian, bicycle, and bus rider safety

Goal 3: Address blight and litter to improve perception of safety and pride in the neighborhood

Goal 4: Reduce instances of crime in the neighborhood

Safety & Infrastructure Highlights

- Pedestrian safety and traffic calming
- Infrastructure improvements
- Pride and sense of place through strategic and coordinated improvements
- Targeted litter and blight removal
- Cameras in key locations



Traffic calming needed along Montgomery Road

Infrastructure Inventory

Safety & Infrastructure Inventory (continued)

Issue/Item	Location	Priority	Status
Speed bump	Older Arwood road	3	2021
Street lighting	Older Arwood road	3	2021
Address markers between the railroad tracks and houses	Edgemoor Dr	4	2021
Speed bumps	Robison Rd between Woodland Rd and Edgemoor Rd	4	2021
Street lighting	Robison Rd between Woodland Rd and Edgemoor Rd	4	2021
Street lighting	Valley View from Edgemoor to the railroad Ave	4	2021
Street lighting	Woodland Rd from Woodland Ave to Edgemoor Rd	4	2021
Plots in the lot 4041, and possible street lighting to road corner	Woodland Ave and Woodland Rd	4	2021
Excessive frequency of potholes causing light	Montgomery Ave at Edgemoor Rd	4 and 5	2021

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Parks, Green Space, & Environment



VISION

Kennedy Heights has more **green space** and **tree canopy** than most Cincinnati neighborhoods. This **community asset** is a key value for longtime residents and makes Kennedy Heights a destination for home buyers and renters wanting a quiet, peaceful neighborhood close to the city center and easily accessible to all parts of the city. **Preserving, promoting, and enhancing** the neighborhood parks and green spaces contributes to the wellness of residents and the attractiveness of the community. Additionally, residents of Kennedy Heights **respect our environment and natural resources**. We support the *Green Cincinnati Plan* (2018) and the effort to create a more **sustainable, resilient, and equitable** community.

Goal 1: Preserve, expand, and enhance parks, recreation areas, and green spaces

Goal 2: Promote wellness through increased use of parks and green spaces

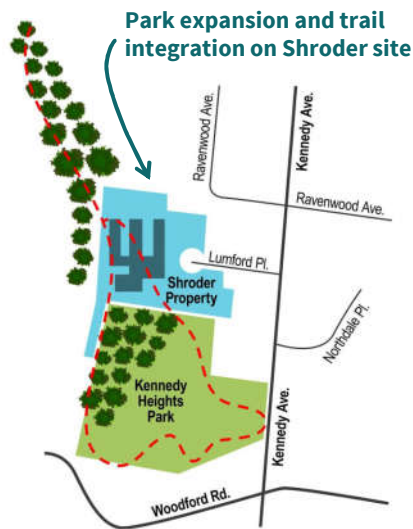
Goal 3: Create a clean, healthy environment

Goal 4: Support and exemplify sustainable, environmentally-friendly behaviors

15

Parks, Green Space, & Environment Highlights

- Preserve, expand, and enhance
 - Expansion opportunity: Shroder property
 - Parks and rec area inventory of improvements
- Increased walkability between and within parks
- Recreation programming and events
- Maintain tree canopy



Play in the Park event

16

Community Development



VISION

The Kennedy Heights Business District, known as the “**Arts and Culture District**,” along Montgomery Road has a **distinct sense of place** inspired by the community’s investment in and connection to the arts. Meanwhile, **a second business district/node is emerging at the corner of Woodford Road and Kennedy Avenue** and encourages community members to spend more time in the area following their visit to the recreation and park areas. **The business community works in partnership with the community** to maintain and enhance the neighborhood. Kennedy Heights’ businesses have a **distinct character** from nearby Business Districts. They provide unique **opportunities for gathering and creative experiences**. Community members can **shop locally** and **find affordable household goods** for basic daily needs.

Goal 1: Enhance and invest in the Neighborhood Business District

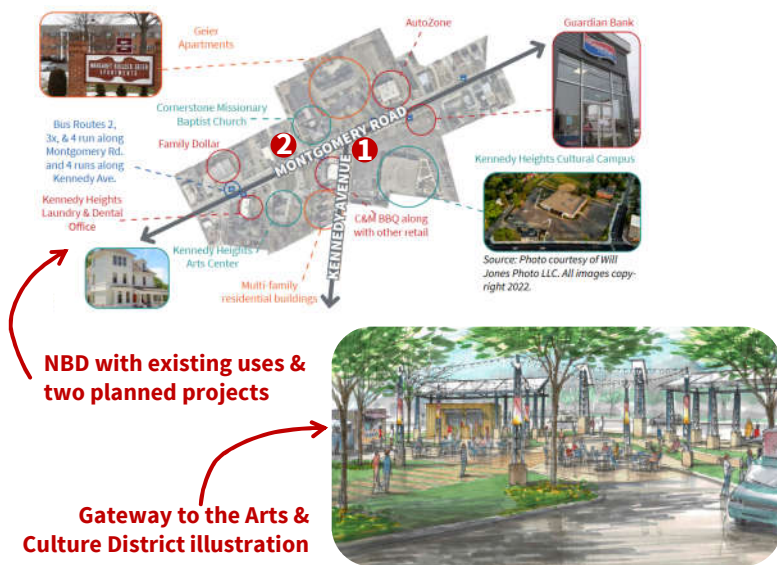
Goal 2: Promote stable, successful storefront businesses to anchor the streetscape

Goal 3: Invest in other neighborhood business focus areas

17

Community Development Highlights

- Unique neighborhood business district identity
- Gateway to Arts & Culture District **1**
- Supporting small scale neighborhood businesses
- Affordable Senior Housing project **2**



18

Housing

VISION

Everyone in Kennedy Heights has **safe, quality, and affordable housing**. The neighborhood's **intentional diversity** is maintained by providing a **mix of housing options** for households of varying economic backgrounds. Families who have been in the neighborhood for **multiple generations are protected and supported** while they welcome new families to the neighborhood and build community. The **diverse housing options** available ensure that children who grow up in Kennedy Heights can raise their families here in the future.

Goal 1: Encourage the maintenance and development of a diverse array of housing options that uphold the historic, intergenerational, intentionally diverse character of the neighborhood

Goal 2: Improve residential property management

Goal 3: Ensure that there are suitable housing options so residents can "Age in Community"

Goal 4: Redevelop the old Shroder School property using a hybrid approach that meshes new housing with an extended park and greenspace network

19

Housing Highlights

- Affordable Senior Housing project
- Investment in housing that meets housing needs of community (housing needs assessment)
 - Shroder site opportunity
- Residential property maintenance (partnership with PWC)
- Aging in Community



Examples of diverse housing stock in neighborhood
(Multi-family, duplexes, single-family)

20

Communications, Events, & Engagement



VISION

Kennedy Heights **has communication methods** that meet the needs of residents, ensuring that everyone can **access information, participate fully** in neighborhood events and meetings, and form meaningful connections with each other. **Community events and public spaces** provide opportunities to gather and are bolstered by **supportive partnerships** with local businesses and organizations. The neighborhood's **communication strategy, in conjunction with the community events, strengthen and invest in Kennedy Heights' shared identity as a just, diverse, green, and arts-centric community.**

Goal 1: Create an engaged community where residents are informed, connected with each other, and involved in the community

Goal 2: Create a robust communication strategy that accommodates a diverse population and their needs

21

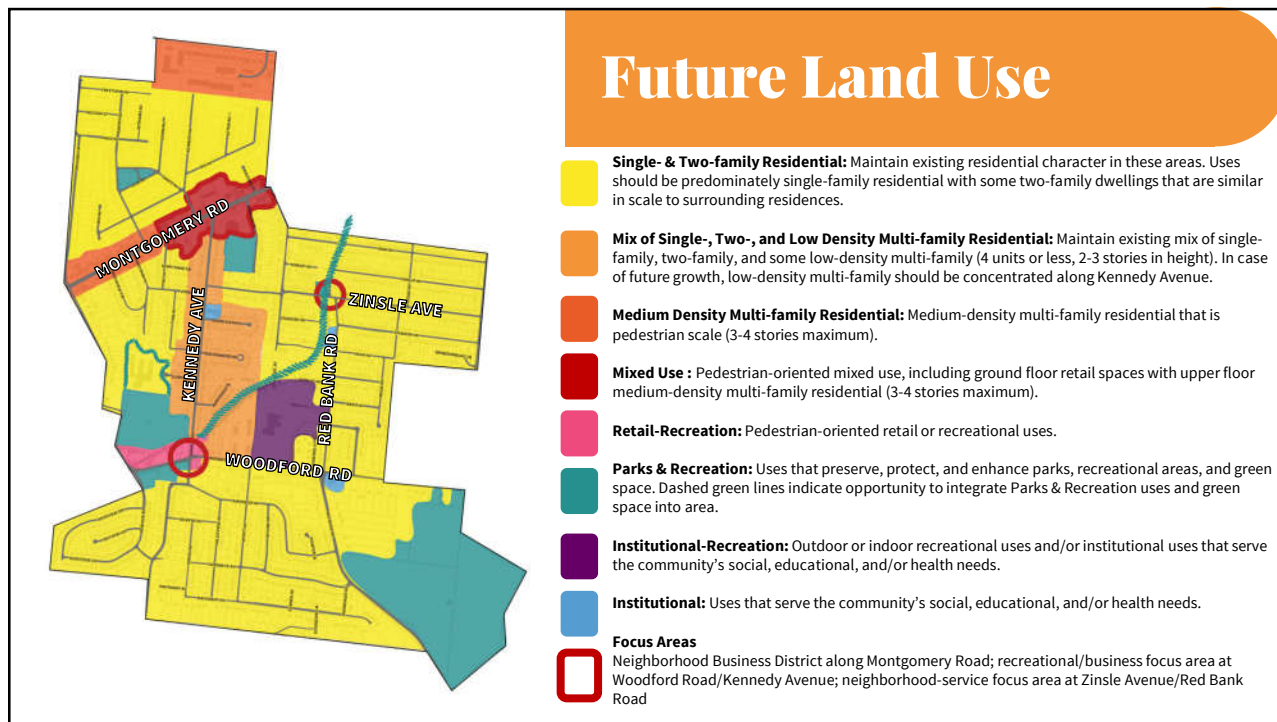
Communications, Events, & Engagement Highlights

- Lessons learned from planning process informed communications strategies (canvassing, quadrants, March Into Spring Event, etc.)
- Committees to formalize communications and engagement efforts
- Digital and tangible communications methods

Scenes from community events



22



23

Consistency with *Plan Cincinnati*

- **Complete Initiative Area:** “Target investment to geographic areas where the is already economic activity”
- **Connect Initiative Area:** “Expand options for non-automotive travel”
- **Live Initiative Area**
 - “Become more walkable”
 - “Offer housing options to varied sizes and types for residents at all stages of life”
- **Sustain Initiative Area**
 - Strategy: “Create a healthy environment and reduce energy consumption”
 - Goal: “Preserve our natural and built environment”
- **Collaborate Initiative Area:** “Unite our communities”

24

24

Recommendation

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

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