



City of Cincinnati

801 Plum Street
Cincinnati, OH 45202

Agenda - Final-revised Equitable Growth & Housing

*Chairperson, Mark Jeffreys
Vice Chair, Victoria Parks
Councilmember, Meeka Owens
Councilmember, Jeff Cramerding
Councilmember, Anna Albi
Vice Mayor, Jan-Michele Kearney
Councilmember, Scotty Johnson
Councilmember, Seth Walsh
Councilmember Evan Nolan*

Tuesday, June 3, 2025

1:00 PM

Council Chambers, Room 300

PRESENTATIONS

Westwood Neighborhood Plan

Jesse Urbancsik, Senior City Planner

Westwood Neighborhood Planning Team

Residential Development: Creating New Homeownership Opportunities in Cincinnati

Philip Denning, Executive Vice President, The Port

Lindsey Florea, Senior Vice President, Real Estate Development Services

AGENDA

1. [202501082](#) **REPORT**, dated 5/29/2025, submitted by Sheryl M. M. Long, City Manager, regarding Modular / Manufactured Housing. (Reference Document # 202402534)

Sponsors: City Manager
Attachments: [Report](#)
2. [202500992](#) **RESOLUTION** submitted by Sheryl M. M. Long, City Manager, on 5/29/2025, APPROVING the Westwood Neighborhood Plan as the planning guide for the Westwood neighborhood.

Sponsors: City Manager
Attachments: [Transmittal](#)
[Resolution](#)
[Attachment](#)
3. [202501140](#) **PRESENTATION**, submitted by Sheryl M. M. Long, City Manager, dated

6/3/2025, regarding Attached is the presentation on the Westwood Neighborhood Plan.

Sponsors: City Manager

Attachments: [Transmittal](#)
[Presentation](#)

4. [202501168](#) **PRESENTATION**, submitted by Councilmember Jeffreys from Philip Denning, Executive Vice President, The Port and Lindsey Florea, Senior Vice President, Real Estate Development Services, The Port titled: Residential Development: Creating New Homeownership Opportunities in Cincinnati.

Attachments: [The Port - 2025 Update - Residential Development](#)

ADJOURNMENT

May 29, 2025

To: Mayor and Members of City Council

From: Sheryl M.M. Long, City Manager

Subject: **Modular / Manufactured Housing**

202501082

REFERENCE DOCUMENT #202402534

Cincinnati City Council referred the following item for review and report at its session on December 18, 2024:

WE MOVE that the Administration issue a Request for Proposal (RFP) for a modular or manufactured commercial apartment housing development to be piloted on a city-owned surface parking lot in Downtown.

WE FURTHER MOVE that the Administration issue a Request for Proposal (RFP) for a modular or manufactured residential housing development to be piloted on a city-owned lot outside of Downtown.

WE FURTHER MOVE that the Administration provide a report back to Council within 30 days on the feasibility of the RFP's prior to their release, identifying and outlining current suppliers, previous modular/manufactured developments in the region or in peer cities, high-potential site locations, and any other beneficial data to benchmark against.

BACKGROUND

What Is Modular Housing?

Earlier this year, the Department of Community and Economic Development (DCED) visited Volumod, a modular construction company in Indianapolis. DCED staff toured their factory as part of background research for this report. This experience informed the following description of 'modular housing.'

Modular housing construction (referred to interchangeably hereafter as “modular housing” or “modular construction”) uses the same building materials as conventional construction processes and is designed to comply with the applicable construction regulations set by each state. However, unlike conventional construction, where the building is erected on the real estate where it will be located, modular construction is a method in which construction occurs off-site under controlled plant conditions. Once completed, modules are transported to the site, placed on a permanent foundation, and connected to other modules to create a finished residential unit.

In the Volumod factory, a modular housing unit (“module”) moves around the facility as it is completed, similar to a traditional factory assembly line. The process begins with setting the floor for the module, before moving to framing, windows, electric, plumbing (if needed), and then finishing, such as drywall, trim, flooring, fixtures, and paint. Once the modules are complete, they are wrapped in a weather protectant and primed for transportation to the site. Once at the site, they are set and anchored to a previously installed foundation. Finally, the electric, plumbing, and any other additional hookups that may be necessary are installed on-site.

How Is Modular Housing Regulated In The State Of Ohio?

The Ohio Board of Building Standards ("OBBS") regulates modular housing; they classify modular construction as an "industrialized unit," and thus, regulate the state's industry through their Industrialized Unit program. An industrialized unit is defined as: a unit of closed construction manufactured or assembled off-site from the location of its first use.

The following is the extent of what we have gathered on the process of industrial unit regulation in Ohio.

The use of an industrialized unit in constructing a building requires two approvals to ensure compliance with applicable building codes:

- 1) Modular housing suppliers must seek approval from OBBS to confirm the module being constructed in a factory or assembly complies with the Ohio Building Code ("code" hereafter). Suppliers must provide purchasers of the modules with compliance documentation from OBBS. This is because the construction in question is “closed” and not constructed on-site in the jurisdiction the module will be installed in, so the local jurisdiction that usually has the authority to administer and confirm code compliance cannot verify a singular module has been constructed in such a way as would occur in the normal building construction process. Without confirmation that a module for purchase has been authorized as code-compliant by OBBS, purchasers would be at risk of installing a module that does not meet critical legal standards.

2) There are issues of code outside singular module compliance that the local jurisdiction does oversee, which is where the second approval comes in. This happens once modules have been brought on-site, where the industrialized unit will be installed, and the compliance arm of the local jurisdiction (in Cincinnati, this would be the City's Department of Buildings & Inspections) must approve all on-site work necessary to complete the installation of the industrialized unit(s), such as utility installation, foundation installation, and other similar permits. This culminates in an eventual, formalized certificate of occupancy/completion from the local jurisdiction, which allows the owner to use the building for its proposed use.

What Would Be The City's Role In Permitting/Compliance Of Modular Housing Construction?

As explained above, since the modules are constructed in the factory, they are regulated by OBBS. However, once the modules are transported and placed at the site, the work required to finish the project is subject to review and approval from the City's Building & Inspections Department, as is all construction in the City of Cincinnati.

Much of the permitting process for modular homes would be similar to on-site constructed homes. The contractor responsible for finishing the unit would be required to pull the appropriate electrical, plumbing, and mechanical permits needed to finish setting the unit, and must have valid contractor registrations and licenses. Furthermore, modular homes must meet the existing local zoning code.

Just as developers of on-site constructed homes do, modular housing developers could utilize the Coordinated Site Review ("CSR") process to gain various feedback from all the City's departments. The CSR process is designed to help developers identify any regulatory conditions that may affect their project. The goal of CSR is to give developers written feedback from all departments involved in the site plan approval process.

OUTREACH TO MODULAR HOUSING PROVIDERS

Overview Of Administration's Outreach Efforts

In February 2025, DCED released a Request for Information ("RFI") through the Purchasing Division of the City's Office of Procurement with the primary objective of obtaining information to help the City assess key factors that would help determine a potential future Request For Proposals ("RFP") for modular housing development on City-owned property. The city sought input on two main categories: 1) availability of builders/developers of modular housing, and 2) availability of suppliers of modular housing who will supply to the Cincinnati market area.

Examination Of Responses

The RFI closed on February 21, 2025, with five responses received. Two came from modular housing suppliers with proven experience, while the other three submissions did not clearly demonstrate relevant experience in modular housing. A synopsis of the responses from those two firms with proven experience are as follows:



MMY US is a modular construction supplier based in Louisville, KY. As a leader in offsite modular construction, MMY US specializes in high-quality, affordable, and sustainable modular housing solutions that they believe can effectively address Cincinnati's urgent housing needs.



Mod Fab Inc. is an offsite modular fabrication firm based out of Ohio specializing in "cargotecture," which refers to converting shipping containers into sustainable, high-quality, and cost-effective residential and commercial structures. They offer a range of modular housing solutions designed to meet both residential and commercial needs, including single-family units, multi-family dwellings, and mixed-use structures.

Ultimately, further due diligence is required to determine whether any organization currently exists that could bring sufficient private capital for a competitive RFP proposal for the purpose of building modular housing.

Key Takeaways on Availability of Modular Housing Suppliers

Out of the responses to the RFI, both MMY US and Mod Fab Inc. emerged as the only two with the experience to feasibly build modular housing in the Cincinnati area. Determining their capacity for large-scale projects would require further due diligence. While the other RFI responses were informative, they were identified as hobbyists, interested in modular housing rather than modular suppliers or developers bringing investment in private capital or labor capacity.

In addition to the RFI, DCED identified seventeen different modular construction suppliers around the United States and reached out to all of them. Through additional outreach and research, DCED identified a total of seven entities that could potentially supply the Cincinnati area, including MMY US, listed below:

- Volumod modular construction – *Indianapolis, IN*
- RISE modular – *Minneapolis, MN*
- Kinexx modular – *Chicago, IL*
- MMY US – *Louisville, KY*
- Unibilt modular – *Vandalia, OH*
- Heckaman Homes – *Nappanee, IN*
- Clayton Homes – *Various Locations*

DCED was able to connect with all these seven suppliers. From speaking with these firms, staff learned that the general radius for delivery of modular units is 300 to 500 miles. DCED identified an additional four modular construction suppliers within this general radius from Cincinnati that staff were not able to connect with:

- Connect Housing Blocks – *Columbus, OH*
- Impresa Modular Pro – *Martinsburg, WV*
- Champion Homes – *Various Locations*
- Signature Building Systems – *Moosic, PA*

In discussing with each supplier, it was unclear which suppliers had gone through the approval process with OBBS if the supplier was not located in the State of Ohio. Provided that the modules supplied *were* OBBS-authorized, DCED believes there is significant potential for some of these modular housing suppliers to service the Cincinnati area.

Key Takeaways on Availability of Modular Housing Developers/Builders

Through the RFI, DCED received three responses from potential modular housing developers/builders. While it was unclear from the responses if these groups would bring private capital for modular housing development and what projects they presently have under construction, they expressed sites of interest as those with access to utilities, proximity to transit, minimal grading requirements and community amenities. The preferred site size varied from 2,400 sf all the way up to one acre.

DCED met with two developers, Innovalab, a modular housing developer, and Aevolve Green Solutions, a modular housing supplier/developer, to further expand our knowledge on the industry. Currently, Innovalab is in the process of a modular duplex project on Hackberry St in Evanston. Evolve Green Solutions is interested in supplying and developing within the city, and they currently have manufacturing facilities in the Southeast.

The availability pool for experienced developers and builders of modular housing is not as large as the pool of modular construction suppliers. While some respondents

expressed interest in investing in modular housing within Cincinnati, their responses fell short of providing financing details.

SUMMARY OF FINDINGS

Modular housing is an alternative construction method that can be used to meet local housing demand. Multiple suppliers are willing to service the Cincinnati area to fulfill the need for more infill housing, along with a handful of experienced modular developers. However, there are very few modular single-family housing developments that have been completed or are in process; this reflects the limited pool of developers who have chosen modular housing over traditional on-site construction for their local investments.

At this time, DCED is not recommending any changes to existing incentive processes, as modular housing developers are already eligible to participate in programs such as tax abatements and financial assistance for gap funding. As the administration moves forward with issuing an RFP for modular housing, we will require respondents to submit financially viable proposals that incorporate existing city incentives, along with private equity and other reasonable funding sources, to bring new housing units online.

RECOMMENDATION

This report is for information only. No action by the City Council is recommended at this time.

cc: Markiea L. Carter, Director, Department of Community & Economic Development

May 29, 2025

To: Mayor and Members of City Council
From: Sheryl M. M. Long, City Manager
Subject: Resolution – Westwood Neighborhood Plan

202500992

Transmitted is a Resolution captioned:

APPROVING the Westwood Neighborhood Plan as the planning guide for the Westwood neighborhood.

The City Planning Commission recommended approval of the resolution at its May 2, 2025 meeting.

Summary

The Department of City Planning and Engagement, in partnership with Blume Community Partners and Lord Aeck Sargent, commenced the neighborhood planning process and contract in April 2024 to develop a new neighborhood plan for Cincinnati's largest neighborhood, Westwood. The result of this year's long planning process is the *Westwood Neighborhood Plan*.

The City Planning Commission recommended the following on May 2, 2025, to City Council:

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

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement



RESOLUTION NO. _____ - 2025

APPROVING the Westwood Neighborhood Plan as the planning guide for the Westwood neighborhood.

WHEREAS, beginning in 2024, the City, in partnership with Blume Community Partners and Lord Aeck Sargent, and a group of community stakeholders formed a Steering Committee to champion a planning process to develop an innovative, comprehensive plan for the Westwood neighborhood; and

WHEREAS, community stakeholder engagement led to the creation of the Westwood Neighborhood Plan (“Plan”) to serve as the guiding instrument for the future development of the Westwood neighborhood; and

WHEREAS, the Plan identifies five theme areas to guide containing the goals, strategies, and action steps to achieve the desired vision for the future development of the Westwood neighborhood; and

WHEREAS, the Westwood Civic Association and community stakeholders desire for the Plan to be officially approved by the Council so that it may serve as the City of Cincinnati’s official planning guide for the Westwood neighborhood; and

WHEREAS, the Plan is consistent with the Strategies for all five Initiative Areas of Plan Cincinnati (2012), including the “Compete” Initiative Area goal to “[f]oster a climate conducive to growth, investment, stability, and opportunity” as described on page 102; the “Connect” Initiative Area goal to “[d]evelop an efficient multi-modal transportation system that supports neighborhood vitality” as described on page 129; the “Live” Initiative Area goal to “[d]evelop and maintain inviting and engaging public spaces to encourage social interaction between different types of people” as described on page 150; the “Sustain” Initiative Area goal to “[p]rotect our natural resources” as described on page 194; and the Collaborate Initiative Area goal to “[w]ork in synergy with the Cincinnati community” as described on page 210; and

WHEREAS, at its meeting on May 2, 2025, the City Planning Commission reviewed the Plan and recommended it for approval; and

WHEREAS, a committee of Council considered and approved the Plan, finding it in the interest of the public’s health, safety, morals, and general welfare; and

WHEREAS, Council considers the Plan to be in the best interests of the City and the public's health, safety, morals, and general welfare; now, therefore,

BE IT RESOLVED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the Westwood Neighborhood Plan furthers the goals, strategies, and visions of the City of Cincinnati and its comprehensive plan, Plan Cincinnati (2012).

Section 2. That the Westwood Neighborhood Plan attached hereto as Attachment "A" and incorporated herein by reference, is hereby approved.

Section 3. That this resolution be spread upon the minutes of Council, and that the Clerk of Council send a copy to the Westwood Civic Association at P.O. Box 11466, Cincinnati, OH 45211.

Passed: _____, 2025

Aftab Pureval, Mayor

Attest: _____
Clerk

WESTWOOD NEIGHBORHOOD PLAN



March 2025

DRAFT

Prepared for:



Prepared by:





Westwood Civic Association
P.O. Box 11466
Cincinnati, Ohio 45211

February 11, 2025

During the Summer and Fall of 2024, stakeholders from Westwood Civic Association, Westwood Works, WestCURC, Westwood Historical Society, and the Town Hall District Business Association came together to begin the process of developing a 10 year strategic plan for the neighborhood, and all those who call Westwood home. This process was supported with research from Blume Community Partners, The City of Cincinnati Planning Department, and Lord Aeck Sargent. Neighbors from across Westwood were engaged through 3 community-wide meetings, an online survey, as well as several focus groups and interviews to celebrate the great things happening in Westwood, outline challenges the neighborhood faces, and envision the possibilities for Westwood's bright future.

As the largest and most populous neighborhood in Cincinnati, Westwood holds rich diversity, many historic assets, and a uniquely strong sense of community. While the Town Hall District has seen a resurgence in popularity and development in recent years, much of the wider community has yet to see this growth. The updated Neighborhood Plan seeks to build on the momentum of the Town Hall District, expanding community-centered development to the wider neighborhood. This is reflected by the plan's identification of Target Areas that have the potential to grow much like the Town Hall District has, in a community-centric way in line with what the residents want to see.

While the discovery process detailed many things that Westwood is doing right, it also identified areas of improvement. Improving access to affordable and equitable housing, calming traffic, increasing public safety were identified as challenges the neighborhood faces, and with expanding access to community and family resources and growing community connections within Westwood were identified as important pillars to foster a cohesive and unified neighborhood going forward. Additionally, continuing the positive momentum in the Town Hall District and improving the other business districts in Westwood will maintain steady economic growth and a sustainable ecosystem for generations to come. All of these themes are outlined in more detail within the plan.

We are grateful for all the community partners, organizations, businesses, and neighbors who have collaborated to imagine a brighter future for Westwood. Work on the plan's deliverables will continue through the plan's workgroups and Westwood's many community based organizations. We hope that by establishing this plan, we can understand the vision our residents have for Westwood, and communicate that vision with the partners that we will work with to make that vision a reality.

Sincerely,
Katie Query and Brandon Kraeling
Steering Committee Co-Chairs

ACKNOWLEDGEMENTS

Steering Committee

- Brandon Kraeling, Co-Chair, Resident/ Westwood Civic Association
- Katie Query, Co-Chair, Resident/ Westwood Civic Association
- Katie Fraizer, 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

City Manager's Office

- Sheryl M. M. Long, City Manager
- William Weber, Assistant City Manager
- John Brazina, Interim Assistant City Manager
- Cathy Bailey, Interim Assistant City Manager

Westwood Civic Association Board

- Amy Whalen, President
- Katie Query, Vice President
- Ty Gray, Vice President
- Mary Bryan, Recording Secretary
- Victor Minella, Membership Secretary
- Bryan Bucher
- Mary Carson
- Michael Charbel
- Lily Kimmet
- Austin Kolaczko
- Brandon Kraeling
- Allison Larson
- Scott LeCates
- Darla Meadors

City of Cincinnati, Elected Officials

- Aftab Pureval, Mayor
- Jan-Michele Lemon Kearney, Vice Mayor
- Victoria Parks, President Pro Tem
- Anna Albi, Councilmember
- Jeff Cramerding, Councilmember
- Mark Jeffreys, Councilmember
- Scotty Johnson, Councilmember
- Evan Nolan, Councilmember
- Meeka Owens, Councilmember
- Seth Walsh, Councilmember



City Planning Commission

- Jan-Michele Lemon Kearney, Vice Mayor
- Sheryl M. M. Long, City Manager
- John Eby
- Jacob Samad, Chair
- Anne Sesler
- Daniella Beltran, Vice Chair
- Darrick Dansby

City Department Staff

Department of Community & Economic Development

- Markiea Carter, Director
- Bob Bertsch, Neighborhoods Division Manager
- Gerald Fortson, Senior Neighborhoods Development Officer

Cincinnati Recreation Commission

- Daniel Betts, Director
- Dan Jones, Division Manager of Planning & Development

Department of Transportation & Engineering

- Greg Long, Interim Director
- Diego Jordan, Senior City Planner, Office of Architecture and Urban Design
- Mel McVay, Senior City Planner, Transportation Planning

Parks

- Jason Barron, Director
- Jenny Mobley, Deputy Director
- Joel Gross, Planning and Design
- Lou Sand, Special Events

Police

- David Johnston, Captain, District III
- Sargent Jacob Hicks,
- Officer Kevin Butler, Neighborhood Liaison Officer

Fire

- Matthew Flagler, Assistant Fire Chief

Department of City Planning & Engagement

- Katherine Keough-Jurs, Director
- Jesse Urbancsik, Senior City Planner
- Sophia Ferries-Rowe, City Planner
- Douglas Owen, Urban Conservator

Plan Participants

- 285+ Residents and Stakeholders

Blume Community Partners

- Elizabeth Blume, Principal
- Emma Shirely-McNamara, Former Project Manager

Lord Aeck Sargent

- Stan Harvey, Principal
- Soumi Basu, Senior Associate
- Naomi Bailey, Design Staff



TABLE OF CONTENT

- 1. EXECUTIVE SUMMARY**
- 2. INTRODUCTION**
- 3. PLANNING PROCESS & ENGAGEMENT**
- 4. EXISTING CONDITIONS & BACKGROUND**
- 5. GOALS AND STRATEGIES**
- 6. FUTURE LAND USE AND DEVELOPMENT RECOMMENDATIONS**
- 7. IMPLEMENTATION PLAN**









1

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

The Westwood Neighborhood Plan represents the community's vision for the next 10 years- 2025-2035 and marks a new vision for the community since the most recent comprehensive plan in 2010. The Plan harnesses the momentum that the neighborhood is experiencing with successful revitalization efforts in the Town Hall Business District and overall improvements to quality of life in the neighborhood. It is meant to celebrate these accomplishments while recognizing the vast diversity of the City's largest neighborhood and address the dynamic needs and opportunities of the entire neighborhood.

The planning process began in the spring of 2024, guided by a 15-member Plan Steering Committee, and engaged Westwood residents, representatives from Westwood schools, business owners, faith organizations, local non-profits, and both staff and elected officials of the City of Cincinnati. Notably, the Plan was championed by the Westwood Civic

Association with collaboration from several other civic organizations in the neighborhood. Staff from Blume Community Partners and Lord Aeck Sargent facilitated the planning process in partnership with the City of Cincinnati's Department of City Planning and Engagement. Stakeholders were engaged through surveys, one-on-one interviews, a series of three community-wide meetings, and five Work Teams.

The plan includes a comprehensive review of existing conditions in the neighborhood and background data. The Plan focuses on five theme areas that surfaced as priorities, including **Business District Development, Community Pride & Connections, Community & Family Resources, Housing and Transportation & Circulation**. The recommendations of the Plan are organized by theme area into **Goals and Strategies**. The Plan Goals for each theme are included in the following pages.



Westwood Town Hall Park and Playground



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

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

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

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



TRANSPORTATION & CIRCULATION

Goal #1 - Develop a safe, efficient, and accessible transportation network that reduces congestion, enhances pedestrian, vehicular, and cyclist safety, and promotes multi-modal 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

The Plan includes comprehensive, neighborhood-wide future land use and circulation priorities, included in the following pages. Land use and circulation provide the framework for the various theme area recommendations. They also provide context for three important target areas identified by the community that present important development and redevelopment opportunities.

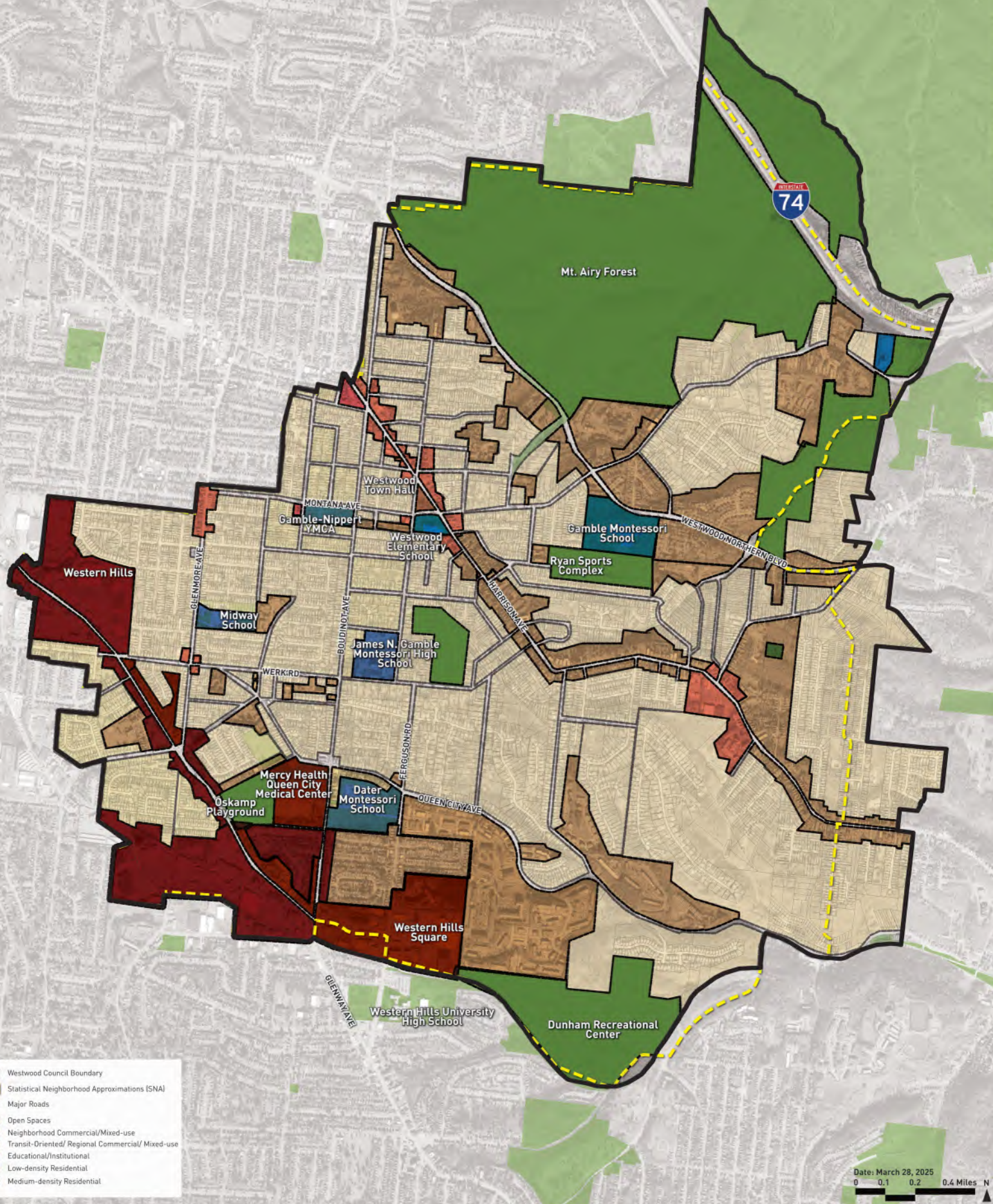
Future development recommendations for three target areas: the Town Hall District, the Harrison Avenue and McHenry Avenue business node, and a key portion of Glenway Avenue at Glenway Crossing and Oskamp fields.

In an effort to ensure that the Plan is not one that sits on the shelf, the final section of the Plan is an Implementation Action Plan. This section includes a matrix of goals, strategies, implementation partners, and timelines, intended to be a guide for the community and partners to collaboratively move toward accomplishing the goals of the Plan.

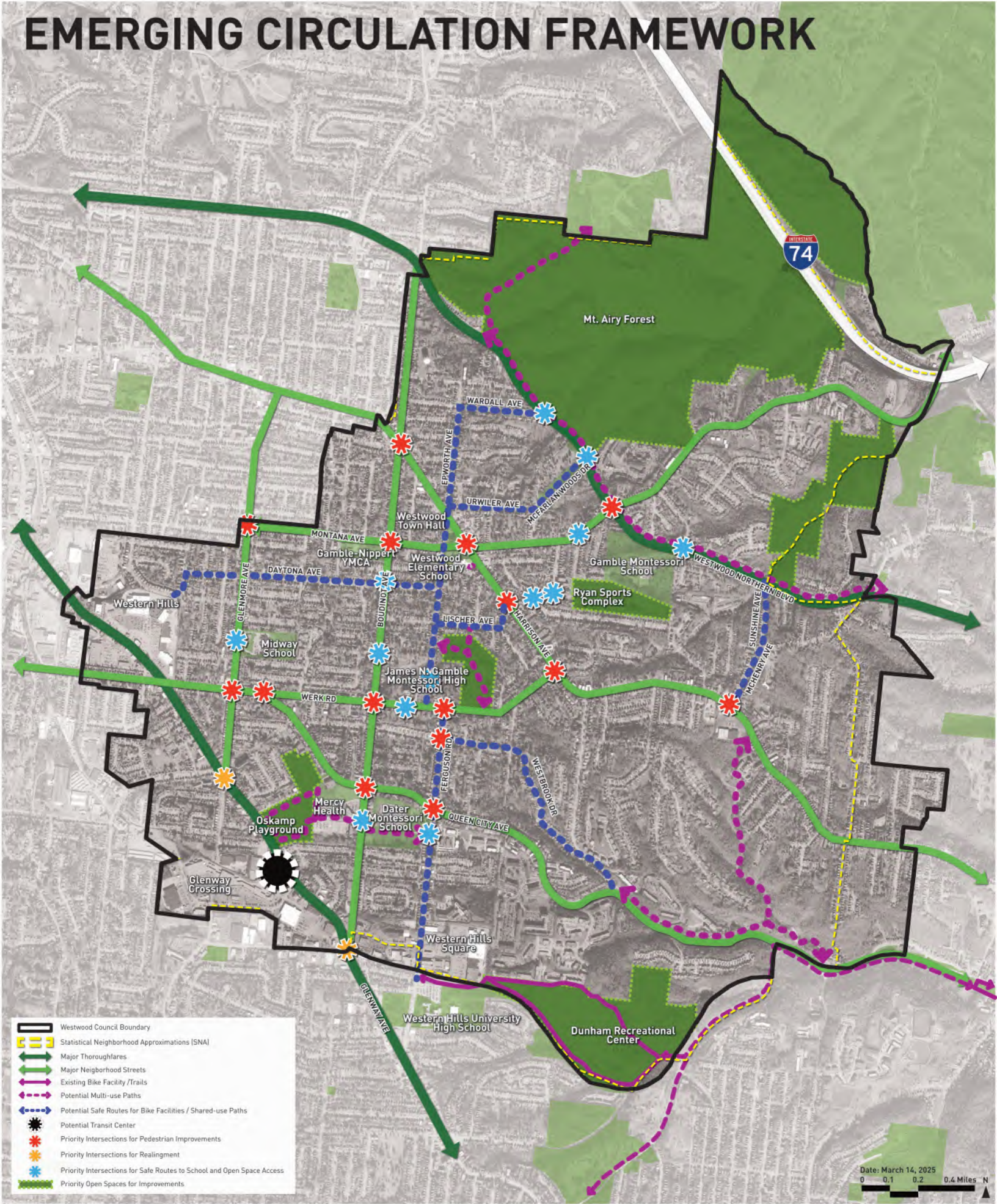


Target Areas for New Opportunities

FUTURE LAND USE



EMERGING CIRCULATION FRAMEWORK



Emerging Circulation Framework Map



WESTWOOD TOWN HALL PARK
CINCINNATI RECREATION COMMISSION, CINCINNATI PARKS



2

INTRODUCTION

INTRODUCTION

Westwood is a big, sprawling, diverse community built on the hills of western Hamilton County over the course of a hundred and fifty years. It is Cincinnati's largest neighborhood, annexed by the City in 1896. The center of the community today is the same Town Hall that served as the center of government when Westwood was an independent village. Many of the people who live in Westwood have deep roots in the community, with generations of families who live on the same blocks and still go to the same schools and churches their grandparents attended. Yet, Westwood today is a very different place than it was even 20 years ago. Westwood has become one of the most racially, economically, and socially diverse places in Cincinnati. The majority of Westwood residents are Black, a growing Latino population of over 1,300 people live in Westwood, and over 4,500 people speak a language other than English at home. With over 9,000 children in the community under 19, there are more children in Westwood than most neighborhoods have people.

With all this diversity Westwood is one of those rare communities that is both diverse and middle-class. Yet, 20% of Westwood residents are living below the poverty level and struggle every day to meet basic needs.

The growing diversity in the community brings challenges, as people who are different from one another with different histories and lived experiences create a shared community with institutions, community spaces, housing, and an economy that works for everyone who lives here. Westwood is an aspirational place with a rich civic infrastructure that is committed to working to make this community a beloved home for everyone.

This Plan represents the efforts of hundreds of Westwood residents who came together over the better part of a year to talk about what they want their community to be like in the future. From the beginning of the conversation there has been an

intention to consider all this diversity an asset, and to plan for a community that is welcoming and thriving for everyone.

Residents are feeling very hopeful about the future of their community. The Westwood Town Hall District, the center of the community, is as strong and vital as it has been in years, with the addition of coffee shops, breweries, restaurants, shops, events and gatherings, people see their community revived and active. The Neighborhood Context Map illustrates the many community landmarks and green spaces that are in Westwood.

The community wants to build on the successes at the Town Hall District and expand to create a vital center in the eastern part of the neighborhood at Harrison and McHenry, and to take advantage of the redevelopment opportunities in the vicinity of Glenway and the old Mercy Hospital site. The community recognizes the need to expand housing opportunities for current residents and to attract new people to the community.

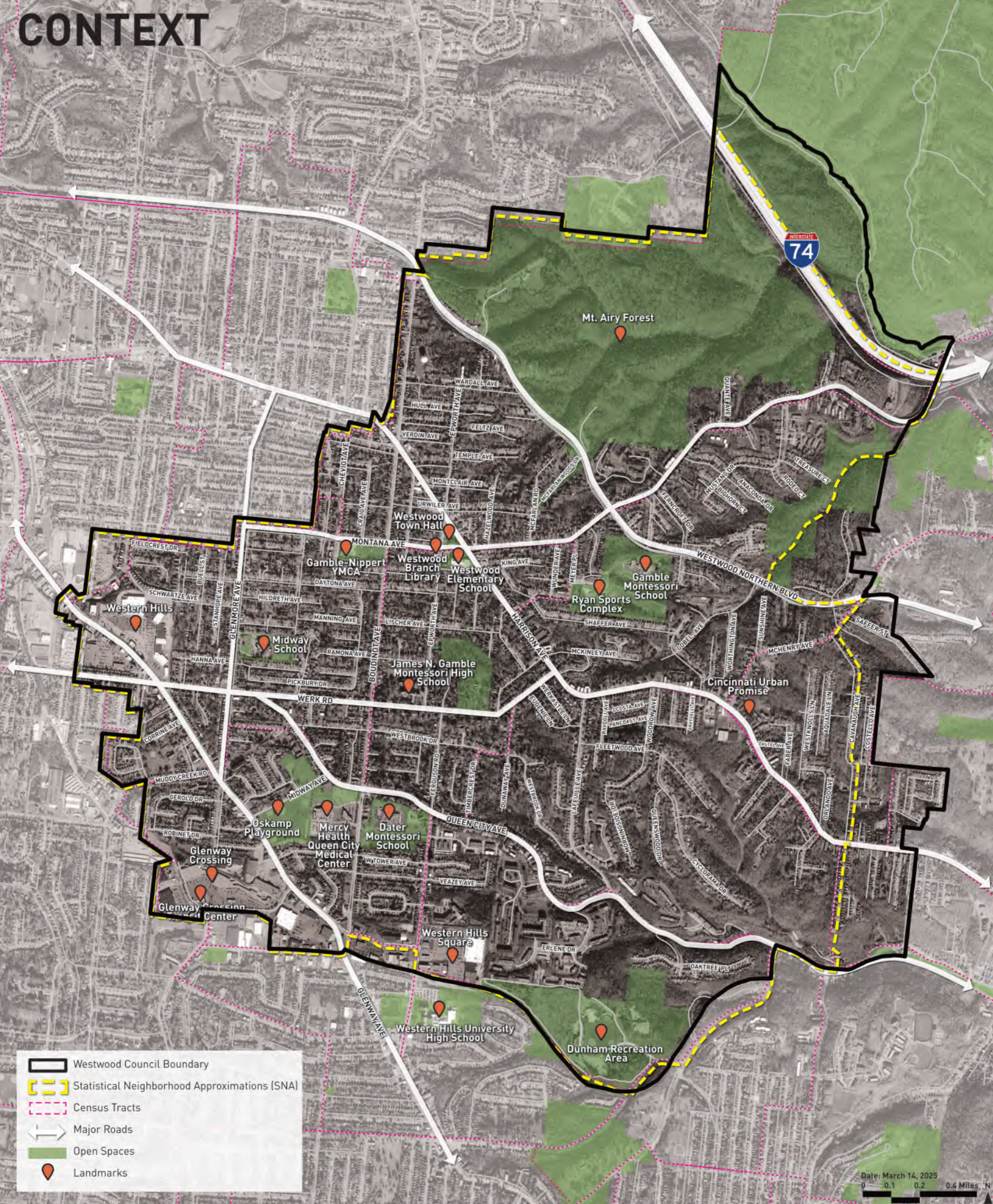
Physical development and redevelopment are proposed to support the people who live in the community and create a strong local economy.

The civic infrastructure, the people, institutions, organizations that step up every day and play a leadership role in this community are by far Westwood's biggest assets. This plan, led by Westwood Civic Association, with support from Westwood Works, WestCURC, the Town Hall District Business Association, the Westwood Historic Society, Faith Communities and other community organizations is a testament to the civic life of this community.

Westwood is a big place, with big aspirations, and this Plan represents its intentions and vision for the next ten years (2025-2035).



CONTEXT

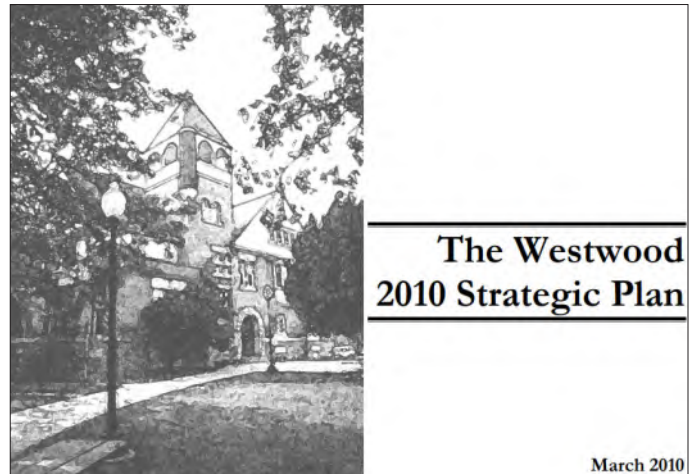


Neighborhood Context Map

WESTWOOD'S PAST PLANS

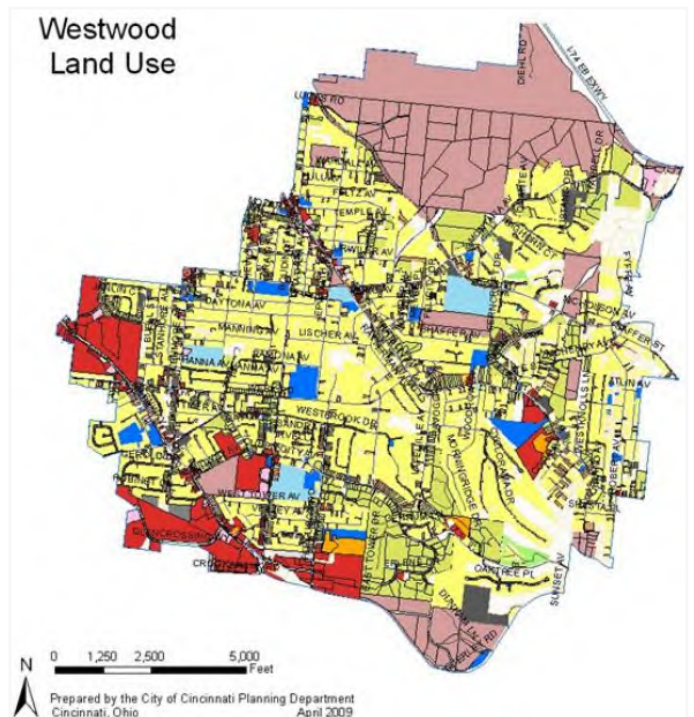
Westwood has completed three City-approved plans since 1980. The first, the 1981 Westwood Neighborhood Urban Design Plan was completed with technical support from Woolpert Consultants. The 2004 Westwood Urban Renewal Plan was completed with support from The City Department of Transportation Office of Architecture and Urban Design. The current plan is the 2010 Westwood Strategic Plan. Each of these plans reflect the time they were created in and had participation from an always active civic sector in the community. In 1981 and 2004, the plans were focused on business district improvements, in 1981 at the Town Hall and the whole district to Cheviot, and in 2004 at the Town Hall and along Glenmore. In each of these plans suggested improvement revolved around enhancing the local pedestrian character of the districts and supporting local businesses. Although earlier plans were concerned with ensuring adequate parking they were, as today always concerned with the pedestrian environment of these important community centers.

The 2010 Strategic Plan was very focused on improving quality of life issues in the community. At the time the community saw a focus on single family housing, code enforcement, increased police presence, and infrastructure improvements as important to maintaining the character and integrity of Westwood. There was also, again, a focus on enhancing the Town Hall District with a pedestrian orientation and support for local businesses. The 2010 Plan also called for support and enhancing the Glenway area which at the time was a more vibrant regional retail destination. By 2010 Westwood was changing, becoming more racially, economically and socially diverse and the Plan at the time expressed concerns about those changes and created recommendations that could be viewed as not friendly to newer residents. The community leadership today values the historic character of the community and its history but have made every effort to make clear this Plan created in 2024 is intended to embrace diversity and make room for all kinds of new residents and new traditions.



Westwood 2010 Strategic Plan

Source: <https://www.cincinnati-oh.gov/sites/planning/assets/Neighborhood%20Plans/Westwood/2010%20Westwood%20Strategic%20Plan.pdf>



Westwood 2010 Strategic Plan - Land Use Map

Source: <https://www.cincinnati-oh.gov/sites/planning/assets/Neighborhood%20Plans/Westwood/2010%20Westwood%20Strategic%20Plan.pdf>



CONSISTENCY WITH PLAN CINCINNATI

Plan Cincinnati, the City's current comprehensive plan, sets a framework that encourages the City to grow its population, enhance its economy, connect people and places and create a more sustainable thriving community. Because Westwood is a big part of the City it is reasonable that it is a big part of the success of these objectives. The conceptual land use plan provided in the Plan Cincinnati shows the Westwood Town Center and the Glenway Corridor as important centers of community that should be transformed as compact walkable places. This Westwood Plan provides the details to get there. It provides for new housing and mixed-use areas, making pedestrian safety enhancements and better connecting the whole neighborhood with transit, bike paths as well as safer roadways.



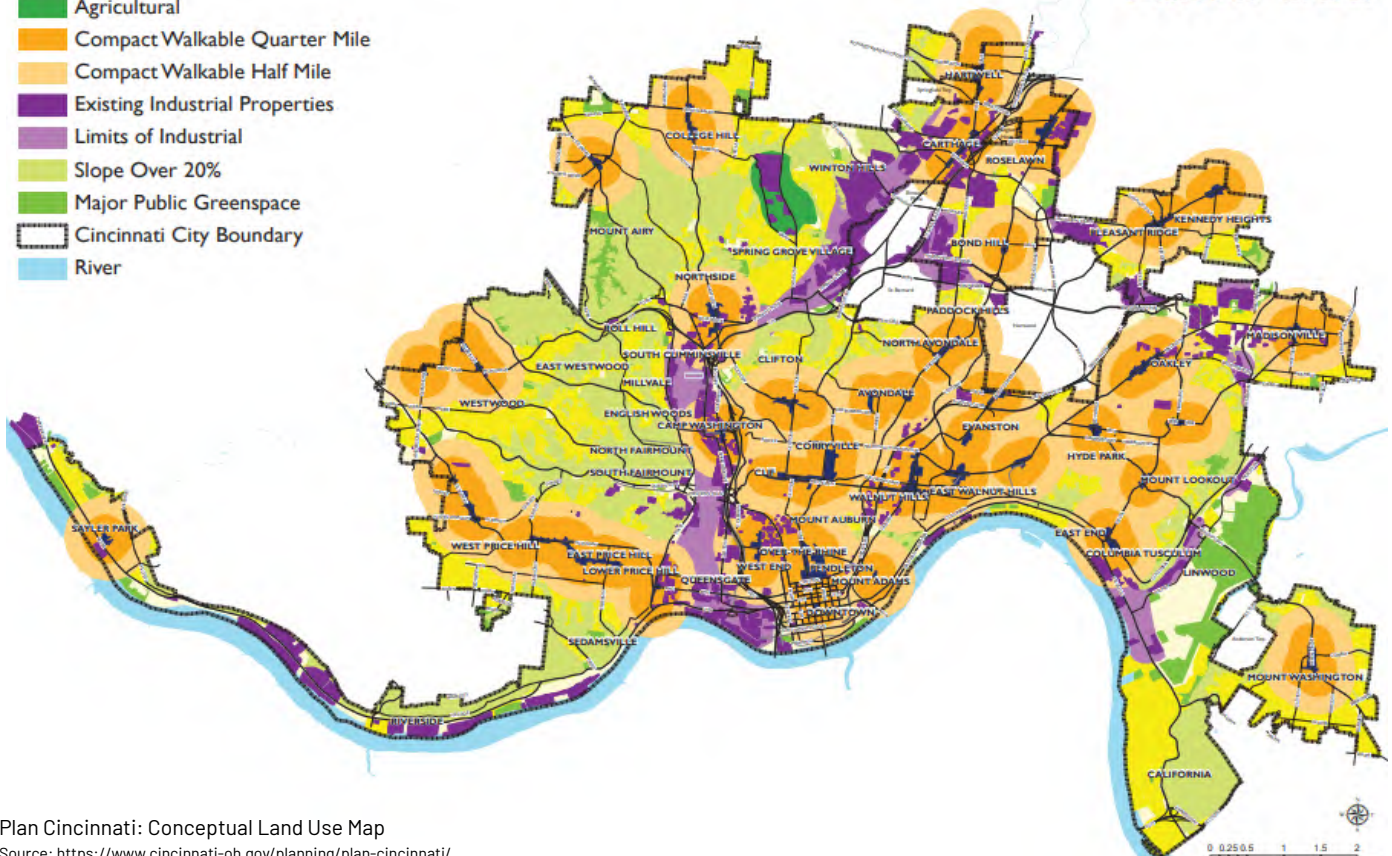
Plan Cincinnati: Future Opportunities for Mixed-Use Development or Neighborhood Centers

Source: <https://www.cincinnati-oh.gov/planning/plan-cincinnati/>

Legend

- Neighborhood Centers
- Residential
- Agricultural
- Compact Walkable Quarter Mile
- Compact Walkable Half Mile
- Existing Industrial Properties
- Limits of Industrial
- Slope Over 20%
- Major Public Greenspace
- Cincinnati City Boundary
- River

Conceptual Land Use



Plan Cincinnati: Conceptual Land Use Map

Source: <https://www.cincinnati-oh.gov/planning/plan-cincinnati/>







3

PLANNING PROCESS & ENGAGEMENT

PLANNING PROCESS AND ENGAGEMENT

From the outset of this planning process the Westwood Civic Association was intentional about engaging diverse neighbors and stakeholders in Westwood to ensure the Westwood Neighborhood Plan reflects the collective vision of as many voices and points of view as possible. In May 2024 Westwood Civic Association convened the Plan Steering Committee. The Plan Steering Committee included representatives from the Westwood Civic Association, Westwood Works, Westwood Community Urban Redevelopment Corporation, the Westwood Historical Society, Westwood Coalition, Westwood United Methodist, Cincinnati Urban Promise and additional residents.

The Steering Committee was responsible for guiding the planning process with support from staff from the Department of City Planning and Engagement, Blume Community Partners, and Lord Aeck Sargent.



Steering Committee Meeting

A. ENGAGEMENT AND COMMUNITY ASSESSMENT

Throughout the summer 2024, the Steering Committee and staff engaged residents and stakeholders through community conversations, surveys, and stakeholder interviews. The surveys and conversations were focused on understanding neighborhood priorities, areas of pride, and topics of concern. The results of engagement efforts that served as input for the planning process are as follows:



Steering Committee Presenting at the Community Meeting

145 Neighborhood Plan Surveys Completed

7 Steering Committee Meetings

Door to Door Engagement
Around Intersection of
McHenry and Harrison

15 Theme Group Meetings

15 Stakeholder Interviews

Field Research And Observation

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

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



B. THEMES AND TARGET AREAS

Feedback from initial rounds of engagement was organized into themes and presented to the community at the first community-wide meeting on July 13, 2024. At this meeting residents, stakeholders, and partners provided additional insights into the themes and subtopics, reviewed existing condition data, and participated in a mapping exercise. The mapping exercise asked four basic questions: What areas are you most proud of? Where is your place in the community? What areas need the most help? And where is there opportunity? Feedback from this exercise was used to select the three target areas.



Community Meeting #1, July 13, 2024

C. GOALS AND TARGET AREA ANALYSIS

At the second community-wide meeting on August 24, 2024, participants reviewed refined community themes and identified preliminary goals. Plan staff and Steering Committee members led participants through activities to establish the neighborhood framework, physical land use plan, and preliminary target areas recommendations.



Community Meeting #2, August 24, 2024

D. PLAN STRATEGIES AND RECOMMENDATIONS

Work Teams led by Steering Committee members and made up of residents and stakeholders meet in August and September to develop detailed goals and strategies for each of the five themes. At the third community-wide session on October 5, 2024, Work Team Chairs presented the draft recommendations to the community. Participants selected priority goals and strategies for implementation. Plan staff presented the neighborhood framework, circulation framework, and target area recommendations and collected feedback from those in attendance.

E. FINAL PLAN AND ADOPTION

Plan staff and the Steering Committee drafted the plan between October and February 2025. Once approved by the Plan Steering Committee, the Westwood Civic Association voted to approve the final plan on 3/18/25. The plan was presented by the Steering Committee to the City of Cincinnati Planning Commission on XXX and recommended for approval. The final plan was adopted by City Council on XXX.





Community Meeting #3, October 5, 2024



An aerial photograph of a residential neighborhood. The houses are mostly white with dark roofs, nestled among dense green trees. In the background, a parking lot and a green field are visible.

4

EXISTING CONDITIONS AND BACKGROUND

EXISTING CONDITIONS & BACKGROUND

To understand how to put the community’s intentions to work it’s important to understand the current state of affairs in the neighborhood. The following analysis of demographics and housing market conditions helps the community with recommendations that are best suited to the current conditions in the neighborhood.

A. NEIGHBORHOOD CENSUS DATA

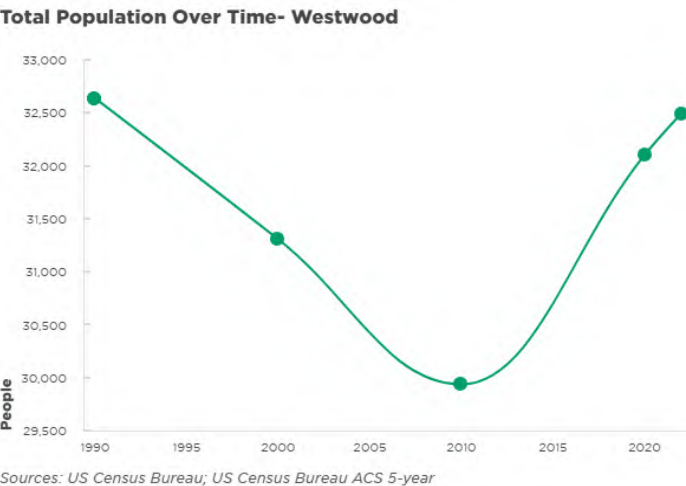
i. Population & Households

Westwood is Cincinnati’s most populated neighborhood accounting for 10.5% of the City’s total population or approximately 1 in every 10 Cincinnati residents. As of 2022, Westwood was home to 32,492 people. Compared to the City’s population, Westwood’s population has stayed relatively stable since 1990. However, Westwood did experience a loss of 2,700 people between 1990 and 2010, likely the result of the high number of evictions and

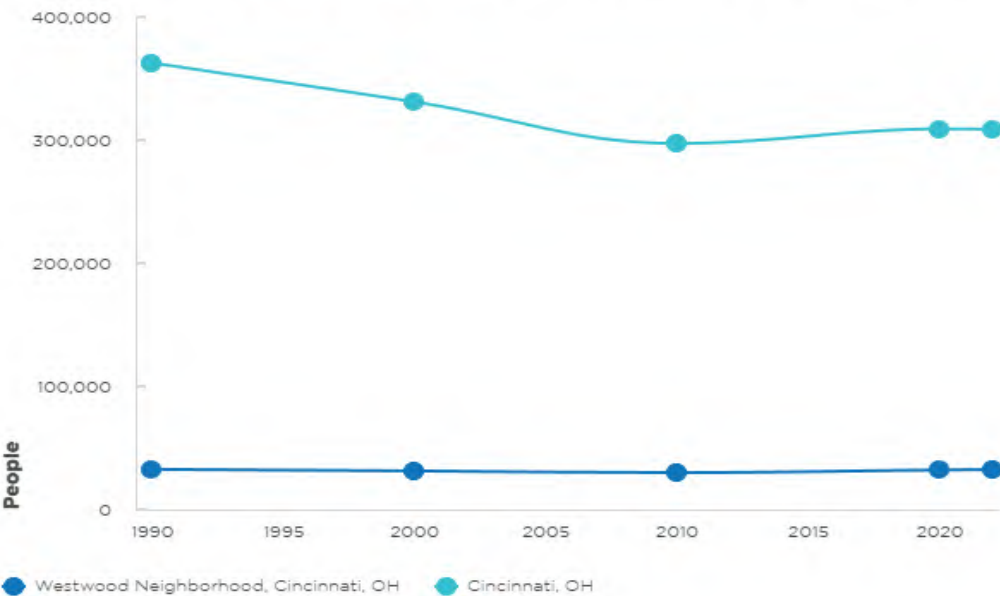
CINCINNATI TOTAL POPULATION -
308,492

WESTWOOD TOTAL POPULATION -
32,492

foreclosures that resulted from the housing related recession of 2008-2009. Between 2010 and 2022, Westwood has nearly regained the population it lost in the prior two decades.



Total Population Over Time - Westwood Compared to Cincinnati



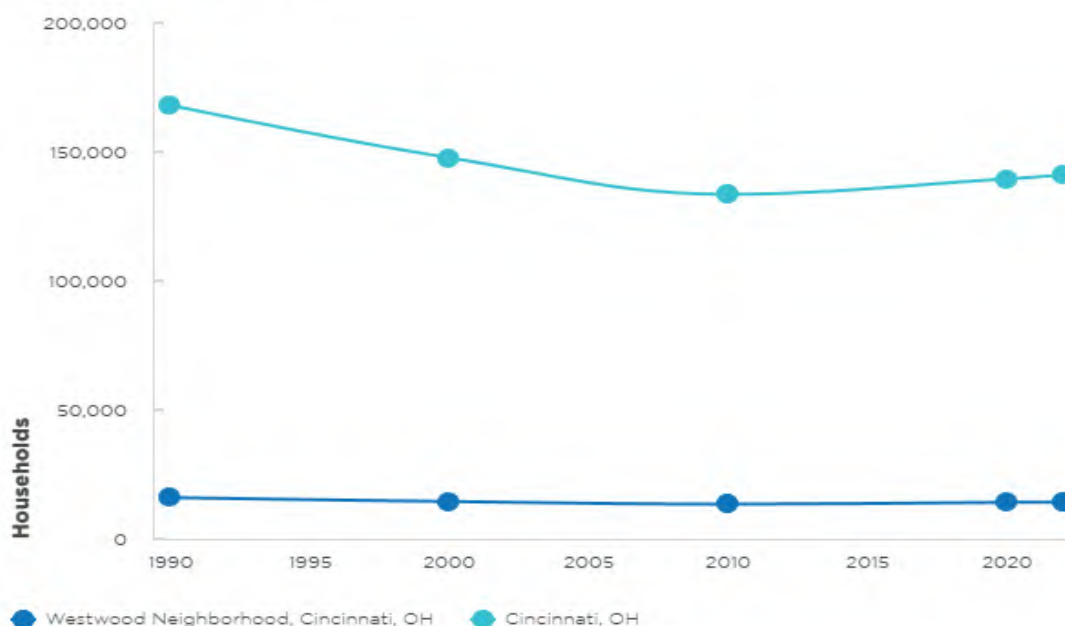
Sources: US Census Bureau; US Census Bureau ACS 5-year



As of 2022, Westwood was home to 14,253 households. Westwood's households are virtually split between Non family Households (49.5%) and Family Households (50.5%). The graphs below show that 41.8% of households in Westwood are single-person

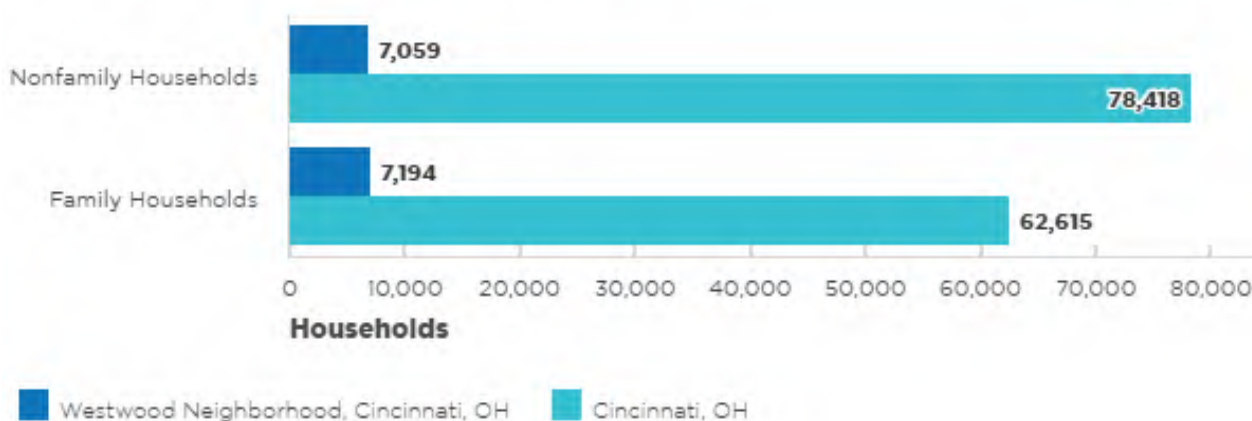
non family households. For Family households, 28.1% of households are families with children and 22.3% are families without children. While Westwood has regained population lost after 1990, Westwood is down 1,700 households from 1990.

Total Households Over Time



Sources: US Census Bureau; US Census Bureau ACS 5-year

Family vs Nonfamily Households

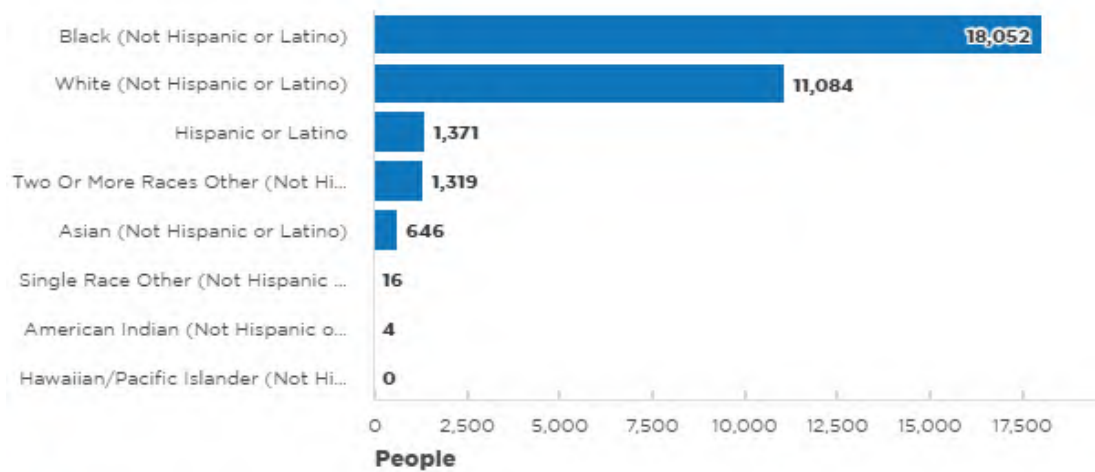


Westwood is a racially diverse community with 55.6% of the population identifying as Black and 34.1% identifying as White (not Hispanic or Latino). Comparatively, the City’s population is 39.3% Black and 48.7% White. Westwood has a growing Hispanic or Latino population, which accounts for 4.2% of the total population. Anecdotally, Westwood also has a growing African refugee population that is settling in Westwood and the surrounding communities. As of the 2020 Census there were over 4,500 people in

Westwood that indicated they speak a language other than English at home.

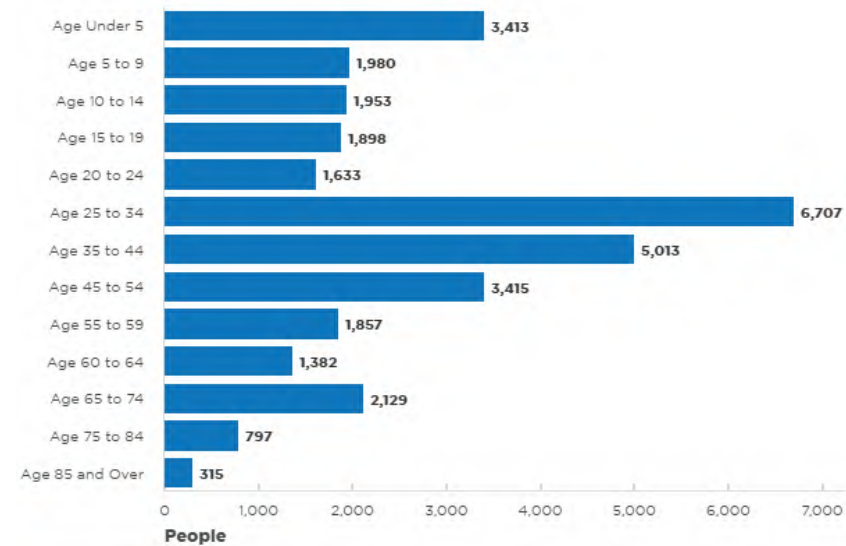
Westwood has a significant number of young people with 28.4% of the population being 19 years old or younger. Comparatively, 18.3% of the population is 19 years old or younger Citywide. Conversely, Westwood has a smaller population 55 years old or older, with 19.9% falling into that age category compared to 24.4% City-wide.

Race/Ethnicity Totals



Westwood Neighborhood, Cincinnati, OH

Age Totals



Westwood Neighborhood, Cincinnati, OH

Sources: US Census Bureau ACS 5-year 2018-2022



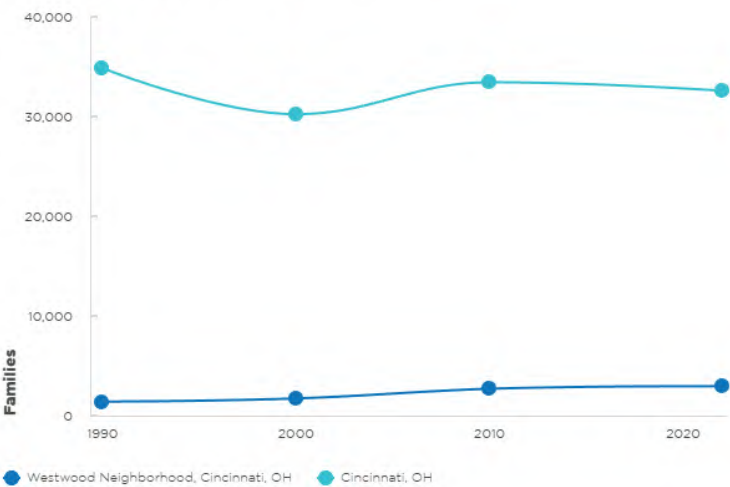
ii. Income, Employment , & Educational Attainment

The median household income in Westwood is \$47,859, tracking closely with the Citywide median of \$49,191. In total 56.2% of households in Westwood are making less than \$50,000 per year compared to 50.6% of households citywide. Of those households making less than \$50,000 per year, 3,401(42.4%) are making less than \$25,000 annually. Westwood has a smaller share, only 16.9% of households, making \$100,000 or more annually compared to 19.3% of households Citywide.

Overall, 20.8% of households in Westwood live below poverty level. The number of households in poverty in the neighborhood has gradually increased, with 1,500 more households in poverty in 2022 compared to 1990. As of 2022, Westwood has a 7.2% unemployment rate with 1269 unemployed people in the community. This accounts for 11.1% of the unemployed population Citywide.

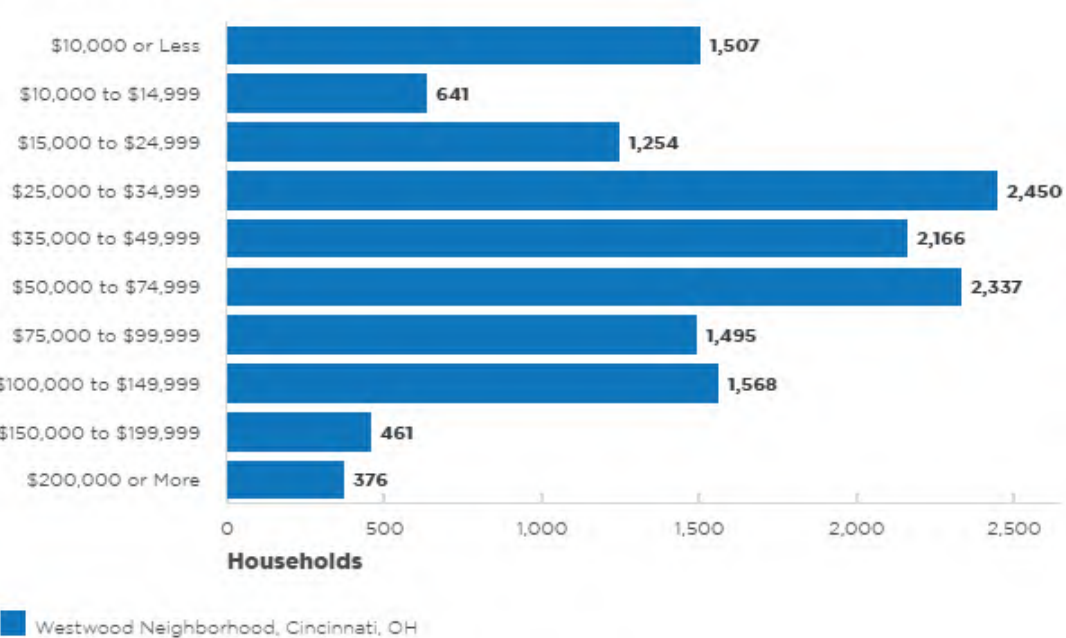
Among Westwood residents 25 years old or older, 35.7% have a high school degree as their highest level of educational attainment. Another 22.5% have completed some college but not attained a degree and 37.4% have attained some level of college degree.

Households Below Poverty Level



Sources: US Census Bureau; US Census Bureau ACS 5-year

Household Income



Sources: US Census Bureau ACS 5-year 2018-2022



B. HOUSING

As of 2022, Westwood has 15,870 total housing units accounting for 10.1% of the City's housing stock. The number of housing units in Westwood has remained relatively stable since 1990, with a net of less than 1000 additional occupied units since then.

Westwood was built over a hundred and fifty years, largely between 1870s and 1970s. This span of development is extraordinary and gives Westwood a very diverse housing stock. It also means that Westwood's housing stock is old. Overall, 63.7% of the housing units in Westwood are in buildings built in 1969 or earlier. Just over 1,600 units have been built since 1990.

In 2022, Westwood had a vacancy rate of 10.2% or 1,534 units, comparable to Citywide vacancy rate of 11.7%. Between 1990 and 2010, Westwood's saw an increase of 1,618 vacant units from 808 in 1990 to 2,427 in 2010. This aligns with the loss of 2,700 people between 1990 and 2010.

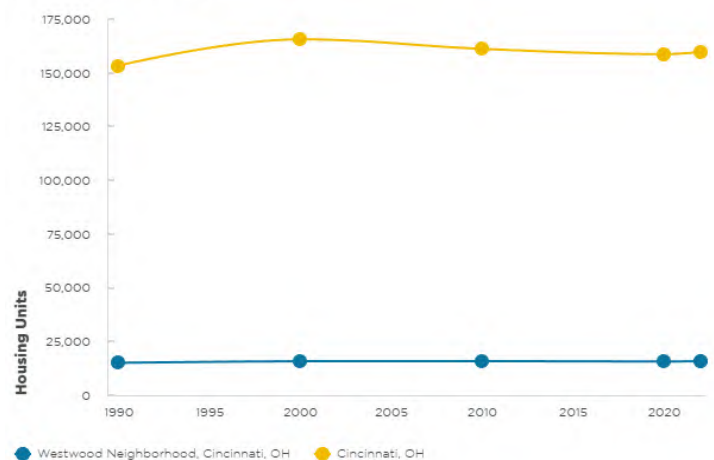
Westwood is a majority renter community with 9,622 rental units. A third of units (32.5%) in Westwood are owner occupied compared to 39.3% Citywide.

As of the 2022 ACS, median home rent in Westwood was \$825 per month, \$68 less than the city median. Since 2000, median rents in Westwood have been consistently lower than median rents Citywide but have consistently risen.

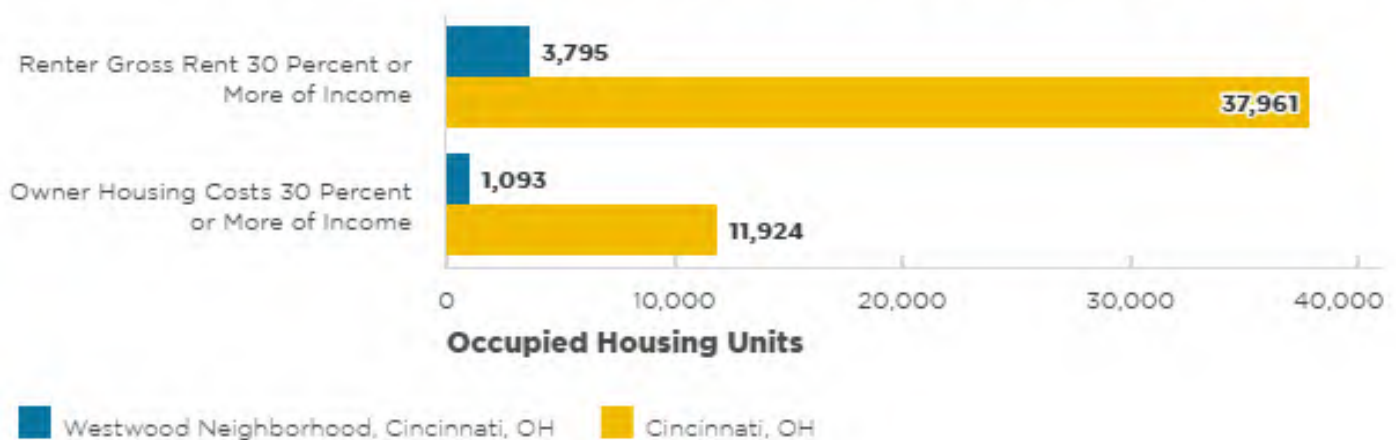
As of the 2022 ACS, the median home value in Westwood was \$139,867, just over \$50,000 under the Citywide median value. While home values in Westwood have steadily increased since 1990, they have not increased at the same rate as Citywide values.

Housing Cost-Burden is an issue in Westwood, as it is Citywide. In Westwood, 39.4% of renters and 23.6% of homeowners are spending 30% or more of their income on housing.

Total Housing Units



Excessive Housing Costs: 30 Percent or More of Income by Tenure

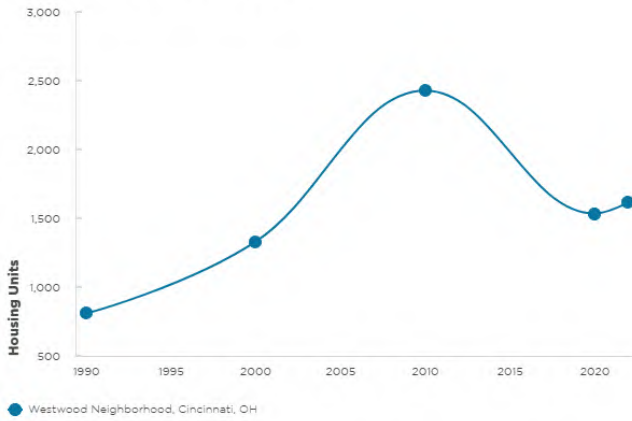


Sources: US Census Bureau ACS 5-year 2018-2022

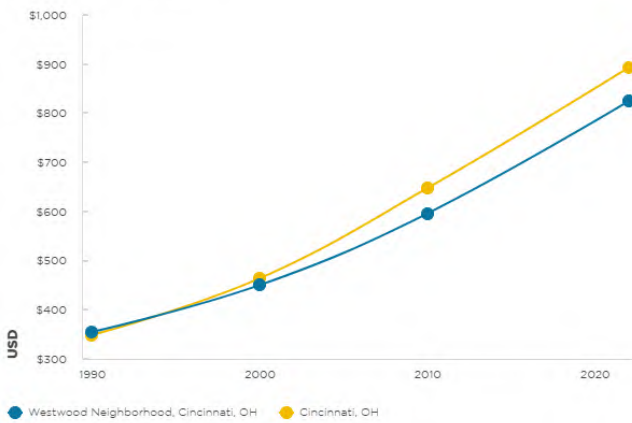


HOUSING

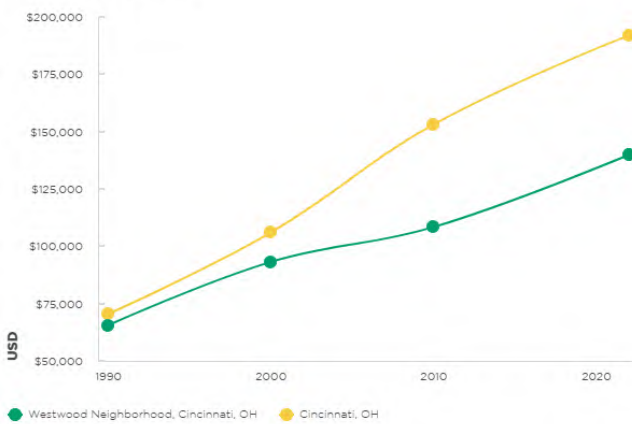
Vacant Housing Units Over Time



Median Home Rent



Median Home Value



C. EXISTING PHYSICAL CONDITIONS

i. Natural Features/Topography

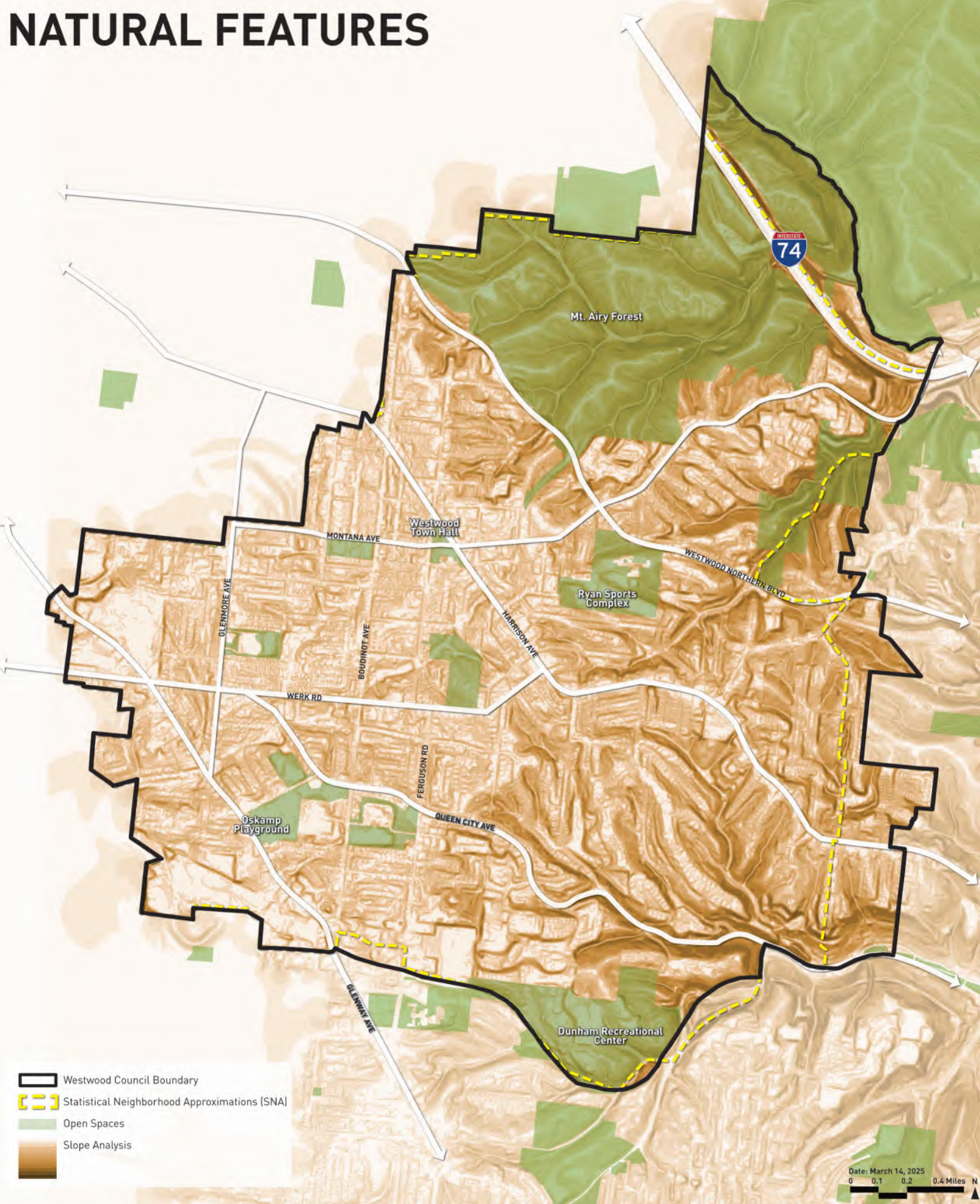
The Natural Features Map highlights one of Westwood's key environmental attributes - its varied topographic elevations, which have shaped the neighborhood's distinctive landscape and influenced its street layout and development patterns. These elevation changes also pose significant challenges, restricting connectivity and creating infrastructure and accessibility issues. Westwood is also known for its extensive tree canopy, which is integral to its unique identity and charm.



Varied Topographic Elevations Throughout the Neighborhood



NATURAL FEATURES



- Westwood Council Boundary
- Statistical Neighborhood Approximations (SNA)
- Open Spaces
- Slope Analysis

Date: March 14, 2025
0 0.1 0.2 0.4 Miles N

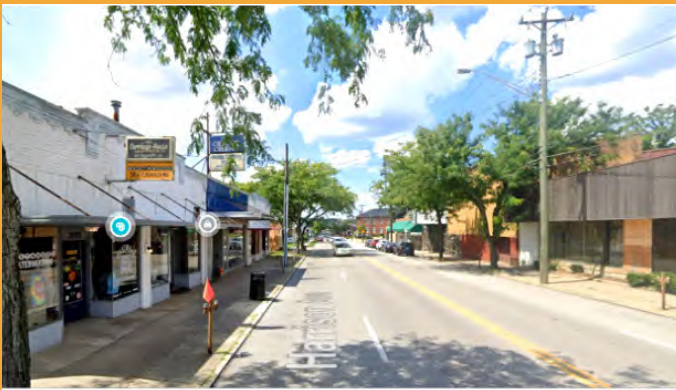
Natural Features Map



ii. Street Network

The Street Connectivity map highlights Westwood’s street hierarchy and existing circulation network. Four major streets run northwest – southeast through the neighborhood: Westwood Northern Boulevard, Harrison Avenue, Queen City Avenue, and Glenway Avenue. Each corridor has distinct characteristics: Harrison Avenue serves as the neighborhood business street, Glenway Avenue functions as a retail and commercial thoroughfare, Queen City Avenue is more neighborhood-oriented, and Westwood Northern Boulevard operates more like a freeway. The area’s significant elevation changes limit the number of continuous north-south streets and contribute to numerous dead ends, limiting connectivity and access across the neighborhood.

CORRIDORS



HARRISON AVENUE



GLENWAY AVENUE



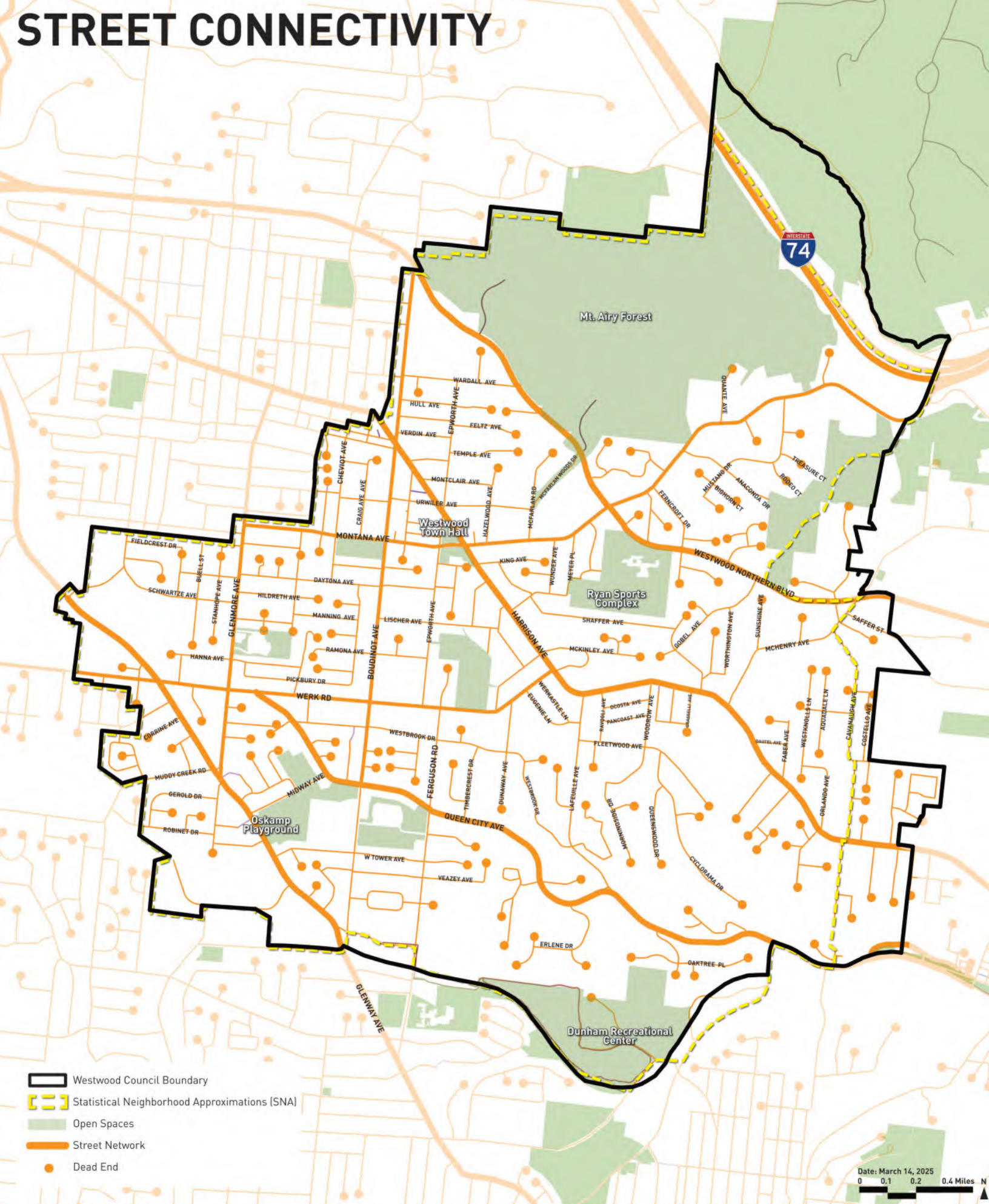
WESTWOOD NORTHERN BOULEVARD



QUEEN CITY AVENUE



STREET CONNECTIVITY



iii. Transit

Westwood is served by 13 transit routes, nine of which stop at the transit center located at the Glenway Crossing Mall site. While these routes provide coverage along most major corridors, community members have expressed concerns regarding the frequency of service, accessibility to bus stops, and the lack of adequate transit amenities. There are also concerns on the accessibility and visibility of the existing transit center.

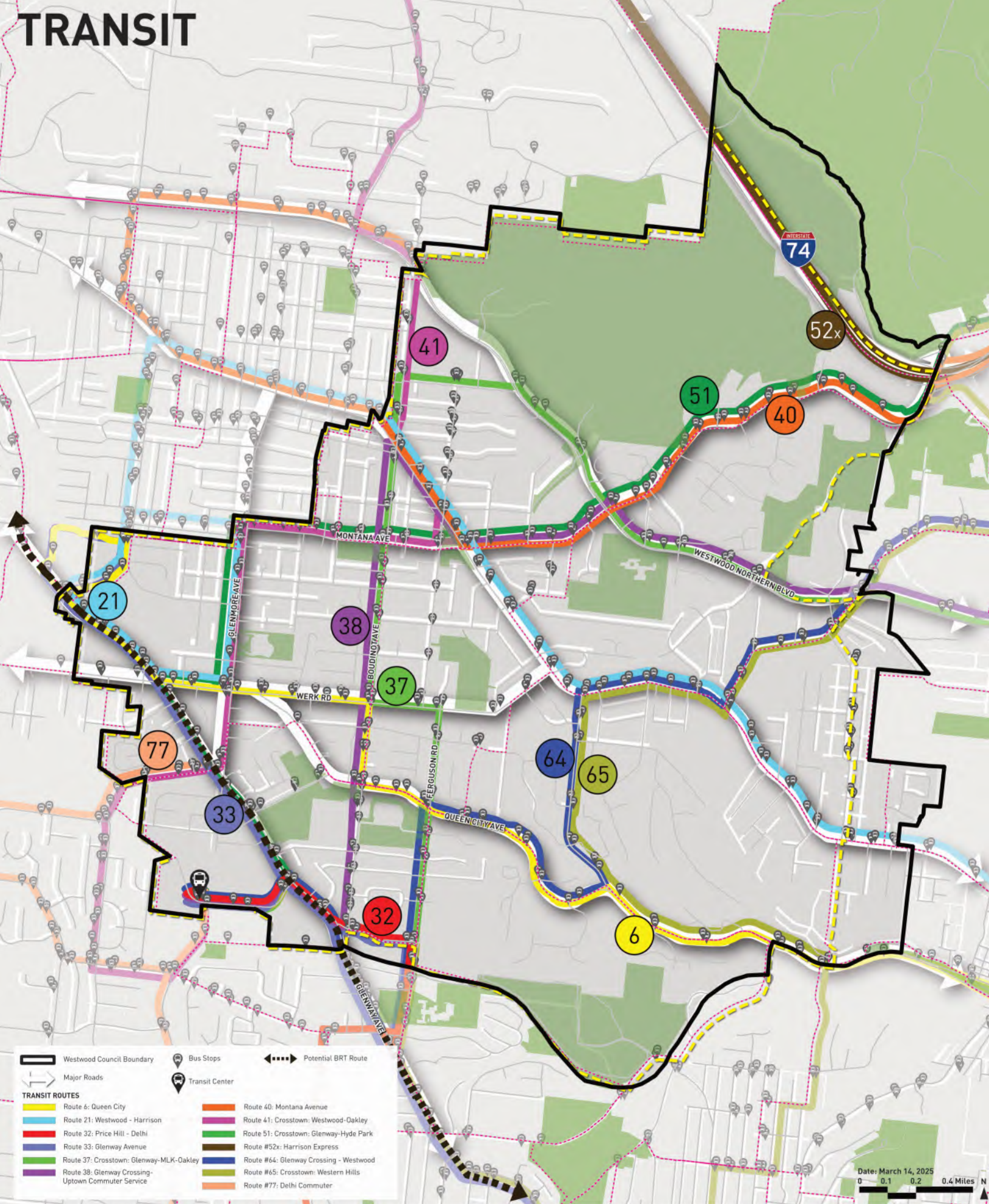
The Southwest Ohio Regional Transit Authority is currently working on its pilot Bus Rapid Transit (BRT) projects in Cincinnati, focusing on the Hamilton Avenue and Reading Road corridors. Once these are completed, Glenway Avenue has been identified as a priority for future BRT expansion, offering a significant opportunity to enhance transit connectivity and service in Westwood.



Transit Stop at McHenry/Harrison Avenue Intersection



TRANSIT



iv. Neighborhood Assets

The Neighborhood Assets Map highlights key facilities, amenities, and resources in Westwood, such as schools, parks, recreation centers, libraries, and other community spaces that enhance the neighborhood's livability. Prominent open spaces include Mt. Airy Forest to the north and the Dunham Recreation Center to the south. A new Werk Road Great Parks greenspace is open on the former Gamble House property, in proximity to James N. Gamble Montessori High School, on the former Gamble House property, which provides a centrally located

option for recreation for the community. Most of the neighborhood assets are concentrated along Harrison Avenue, particularly around the Town Hall District, or south of Glenway Avenue, creating gaps in accessibility within Westwood, particularly in the eastern areas. One objective of this plan is to address these disparities and ensure more equitable access to neighborhood amenities.

NEIGHBORHOOD ASSETS



WESTWOOD TOWN HALL PARK



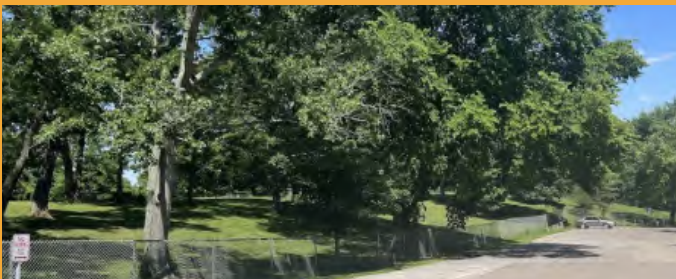
JAMES N. GAMBLE MONTESSORI HIGH SCHOOL



DUNHAM RECREATION CENTER



DATER MONTESSORI SCHOOL



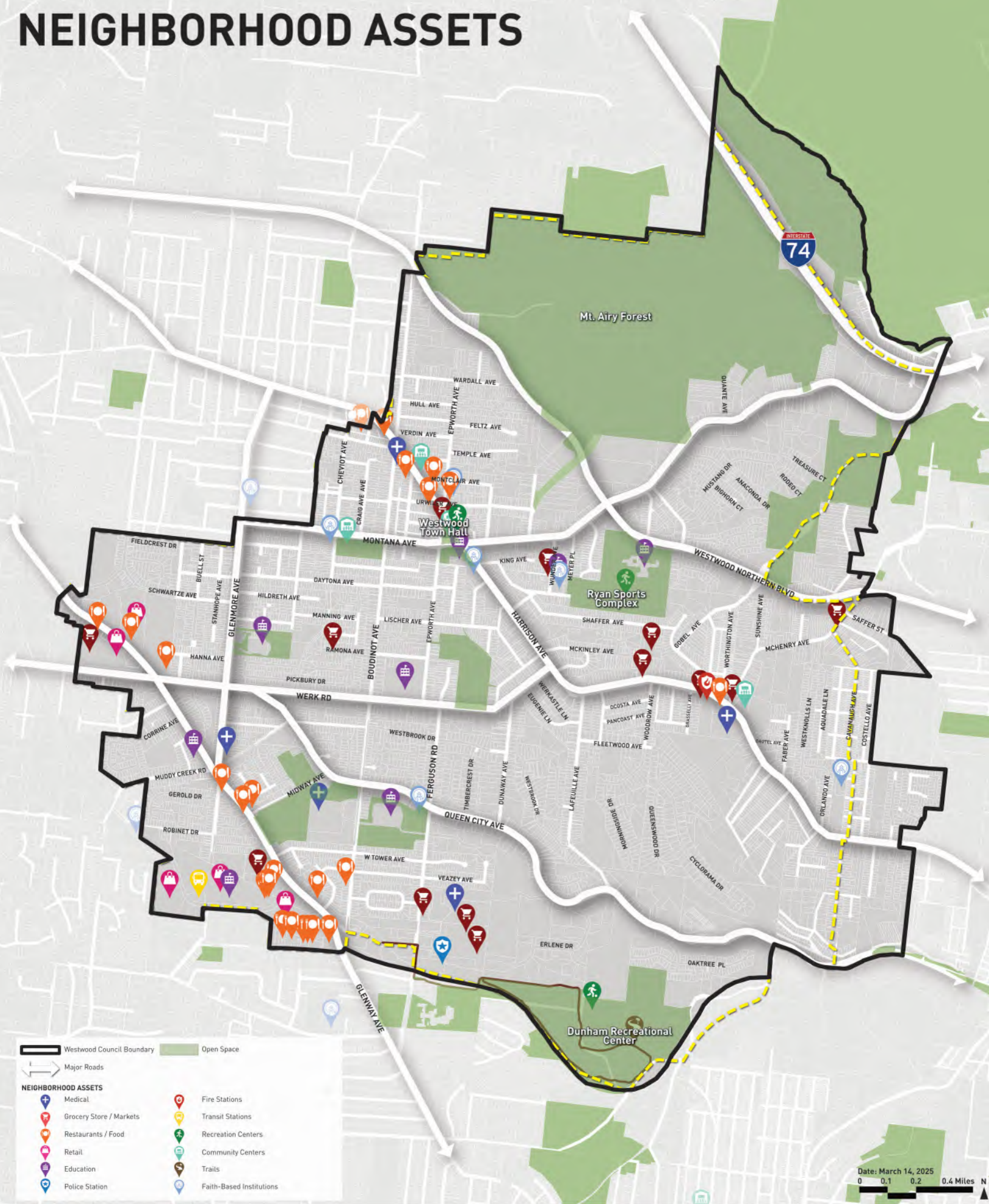
MT. AIRY FOREST



WESTWOOD ELEMENTARY SCHOOL



NEIGHBORHOOD ASSETS



Neighborhood Asset Map



v. Existing Land Use

Westwood is primarily a single-family residential neighborhood, with multi-family housing scattered throughout, offering a range of housing options, including the increasingly important “missing middle” housing types, such as duplexes, townhomes, and fourplexes. Commercial areas are concentrated along two key corridors which feature neighborhood-scale businesses and services. Glenway Avenue is characterized by its mix of big-box retail and highway-oriented commercial uses. Town Hall to Glenmore Avenue is the central business district along Harrison Avenue and the McHenry and Harrison Avenue the business node is also along Harrison

on the east side of the community. Together, these elements contribute to a neighborhood with a variety of residential and commercial opportunities, catering to a broad spectrum of needs and demographics. The neighborhood is home to multiple educational institutions and features an abundance of open spaces that serve as valuable community assets, including the Dunham Recreation Center, Ryan Sports Complex, Oskamp Playground, and the regional landmark Mt. Airy Forest, all of which provide recreational opportunities and contribute to Westwood’s overall appeal.

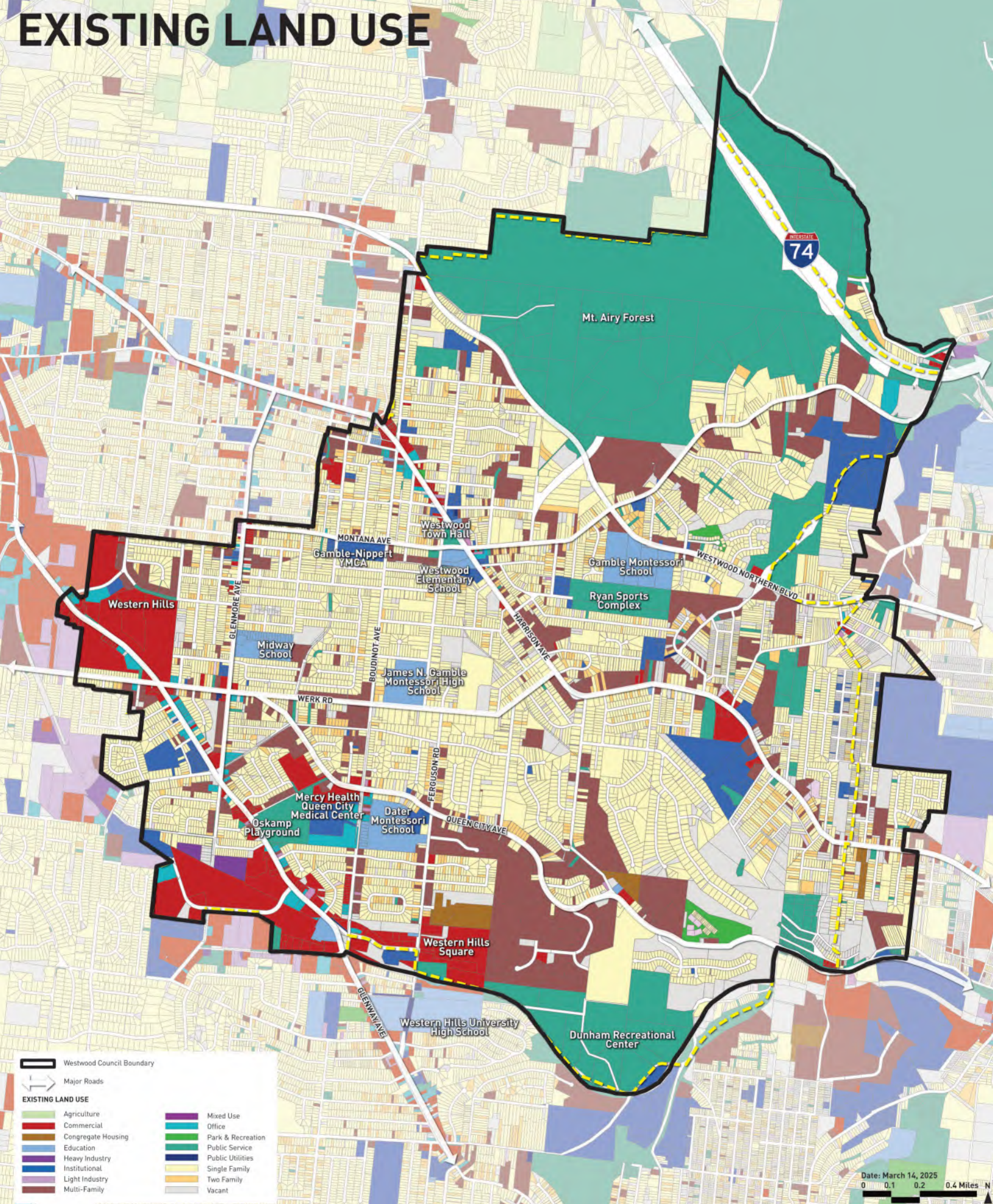
Commercial



HOUSING



EXISTING LAND USE



Existing Land Use Map



vi. Existing Zoning

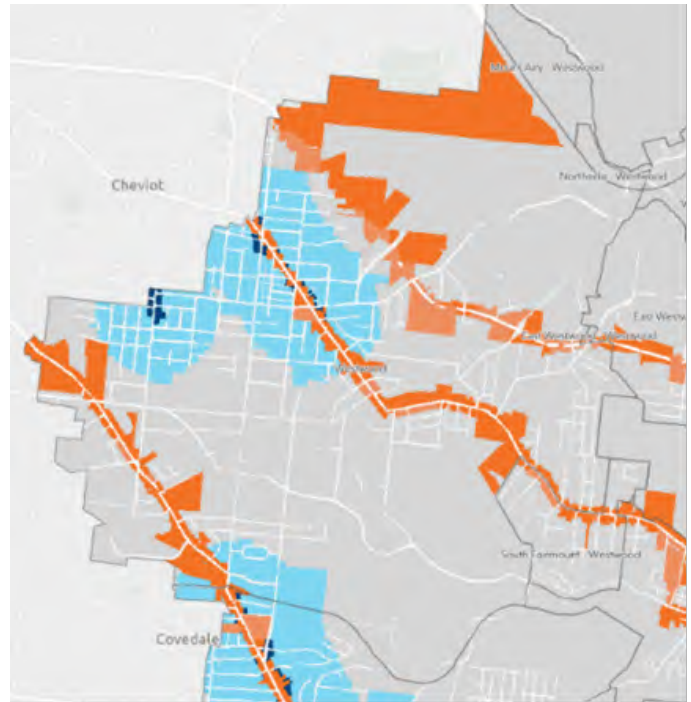
Westwood is primarily zoned for single-family residential development, reinforcing its character as a predominantly residential neighborhood. Multi-family residential zones are interspersed throughout, offering a variety of housing options, including “missing middle” housing to bridge the gap between single-family homes and larger apartment buildings.

Commercial zoning is concentrated along the major corridors, particularly Harrison Avenue and Glenway Avenue. Harrison Avenue is characterized by neighborhood-scale retail, while Glenway Avenue supports highway-oriented commercial and big-box retail. These areas hold significant potential for redevelopment into more walkable, mixed-use spaces, aligning with the principles of Connected Communities.

Institutional zoning highlights key community assets such as schools and recreation centers, while parks and recreation zones encompass the expansive Mt. Airy Forest and Dunham Recreation Center. These spaces not only provide recreational opportunities but also enhance Westwood’s environmental and social fabric.

Incorporating the Connected Communities policies within the zoning framework will enhance connectivity and accessibility, guiding strategic redevelopment to foster vibrant, walkable hubs with a mix of housing options where residents can live, work, and access essential services with ease.

For more information regarding the Connected Communities policies please visit: <https://www.cincinnati-oh.gov/planning/connected-communities/>



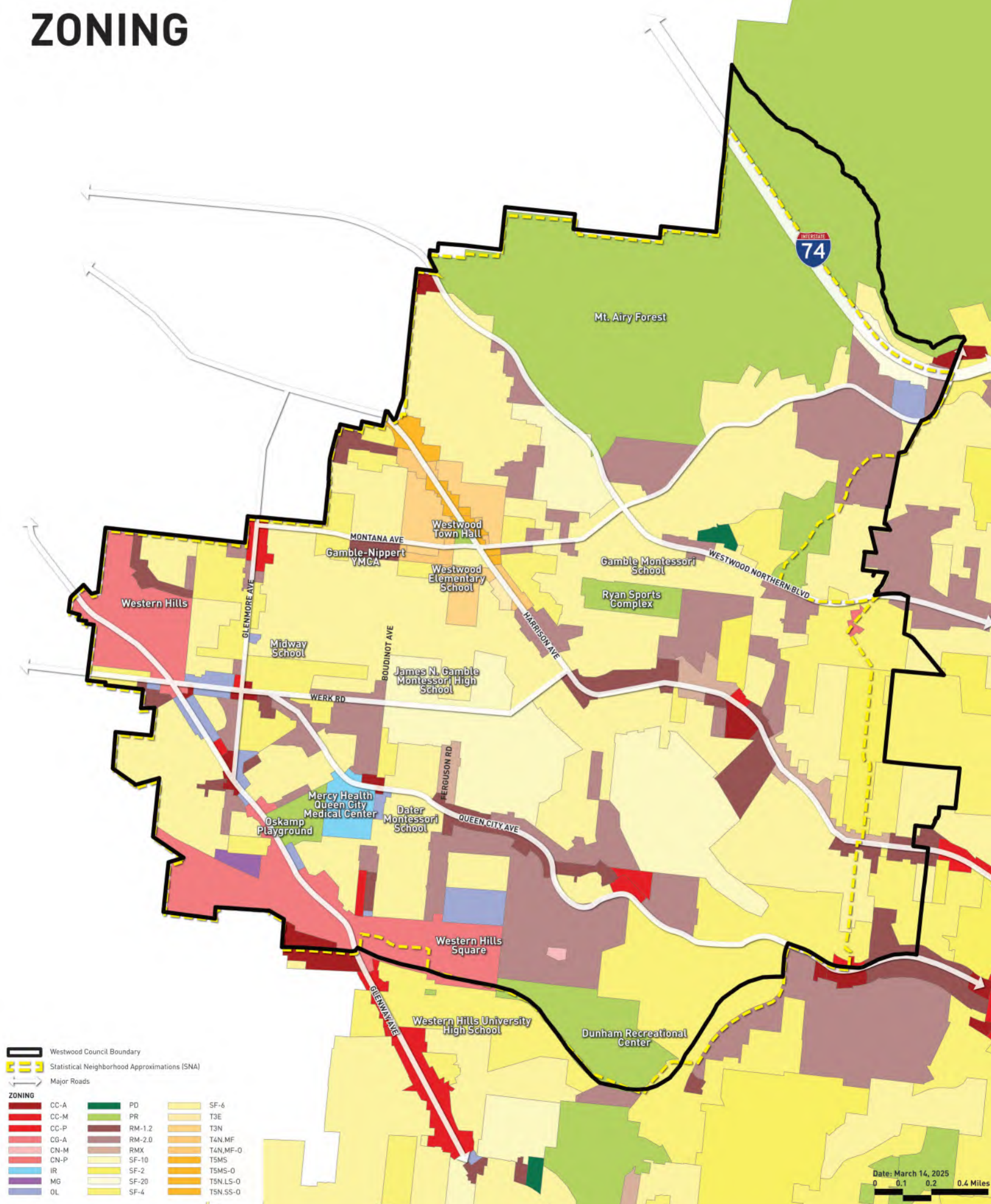
Policy Proposal



Connected Communities Policy
Source: City of Cincinnati



ZONING



Zoning Map

4.19

EXISTING CONDITIONS & BACKGROUND



58

vii. Age of Development

The Age of Development map illustrates the evolution of Westwood's built environment over the decades. The neighborhood showcases a mix of development periods, reflecting its long-standing history and continuous adaptation to community needs.

Older sections, developed before 1940, are concentrated around the core of the neighborhood, indicating Westwood's early establishment as a primarily residential community. These areas are characterized by historic single-family homes, important community uses and walkable street layouts. Development from the mid-20th century (1941-1980) expanded the neighborhood outward, incorporating more suburban-style residential patterns and additional amenities, like schools and parks. This growth period aligned with national trends of suburbanization and increased automobile reliance.

More recent developments, occurring from 1981 onward, are dispersed and reflect modern building techniques and land-use patterns, including larger commercial areas and multi-family housing. Despite these newer additions, Westwood has maintained its identity as a primarily residential neighborhood with a rich mix of housing options and accessible green spaces.

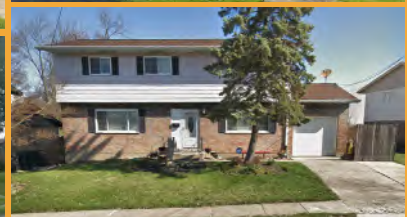
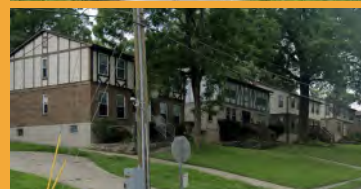
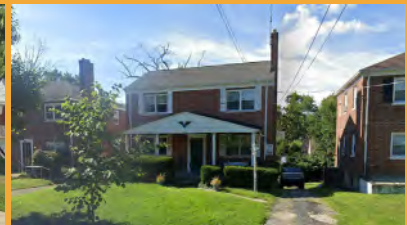
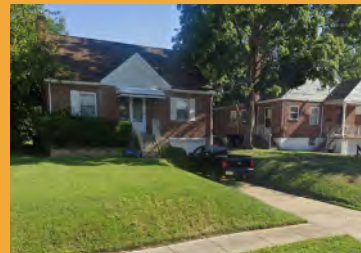
BEFORE 1900



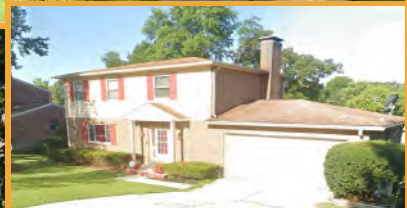
1901 - 1940



1941 - 1980



1981 - 2022



AGE OF DEVELOPMENT



Age of Development Map

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 #1 Strategy #1 - Identify the hierarchy of streets for efficient traffic flow through and within the neighborhood, Northern Blvd. - major thoroughfare, Harrison - neighborhood oriented, Queen City - intersection improvements, Montana - middle lane textured - not allowing traffic zoom past.

Goal #1 Strategy #2 - Implement traffic calming measures at major intersections and destinations to encourage multi-modal access and pedestrian safety. Specific attention should be given to the business districts and in the vicinity of all schools and community youth assets.

Goal #1 Strategy #3 -

Goal #1 Strategy #4 -

Goal #1 Strategy #5 -

Goal #1 Strategy #6 -

Goal #1 Strategy #7 -

Goal #1 Strategy #8 -

Goal #1 Strategy #9 -

Goal #1 Strategy #10 -

Goal #1 Strategy #11 -

Goal #1 Strategy #12 -

Goal #1 Strategy #13 -

Goal #1 Strategy #14 -

Goal #1 Strategy #15 -

Goal #1 Strategy #16 -

Goal #1 Strategy #17 -

Goal #1 Strategy #18 -

Goal #1 Strategy #19 -

Goal #1 Strategy #20 -

Goal #1 Strategy #21 -

Goal #1 Strategy #22 -

Goal #1 Strategy #23 -

Goal #1 Strategy #24 -

Goal #1 Strategy #25 -

Goal #1 Strategy #26 -

Goal #1 Strategy #27 -

Goal #1 Strategy #28 -

Goal #1 Strategy #29 -

Goal #1 Strategy #30 -

Goal #1 Strategy #31 -

Goal #1 Strategy #32 -

Goal #1 Strategy #33 -

Goal #1 Strategy #34 -

Goal #1 Strategy #35 -

Goal #1 Strategy #36 -

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Goal #1 Strategy #43 -

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Goal #1 Strategy #49 -

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Goal #1 Strategy #63 -

Goal #1 Strategy #64 -

Goal #1 Strategy #65 -

Goal #1 Strategy #66 -

Goal #1 Strategy #67 -

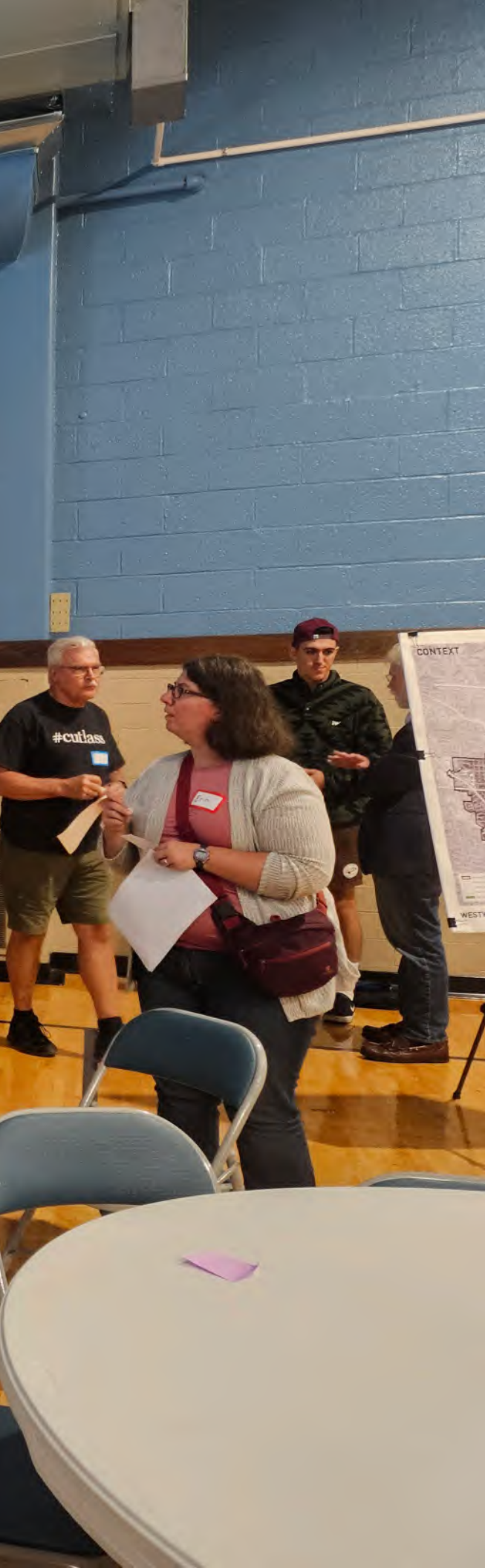
Goal #1 Strategy #68 -

Goal #1 Strategy #69 -

Goal #1 Strategy #70 -

5

GOALS AND STRATEGIES



GOALS & STRATEGIES

PLAN THEMES

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



BUSINESS DISTRICT DEVELOPMENT

INTRODUCTION & CONTEXT

Westwood has several centers of commercial activity throughout the neighborhood that provide critical amenities, goods, and services to residents and visitors. The neighborhood has two Neighborhood Business Districts that are formally recognized by the City of Cincinnati and another Neighborhood Business District Node. Westwood is also home to more regional commercial districts along Glenway Avenue.

The primary Neighborhood Business District is the Town Hall District, which runs along Harrison Avenue from Kling Avenue to Higbee Street at the Cheviot border. This district also has a historic designation through the National Register of Historic Places with seven contributing structures. The Town Hall District is experiencing a rebirth with the addition of new coffee shops, a brewery, several restaurants, and renovated outdoor community space on the Town Hall grounds led by the Cincinnati Parks Department. This rebirth started about a decade ago in large part due to strong community organizations, investments by the City of Cincinnati, and residents turned business owners investing in their own community. WestCURC, a community development corporation in the neighborhood, has played a critical role in making strategic acquisitions in the district and coordinating City resources to spur development. The district still has a significant amount of opportunity to add both residential and commercial density and renew dis-invested properties to further the momentum of the district and protect its future success.

The second formally recognized business district is significantly smaller, covering about two blocks along Glenmore Avenue from just north of Daytona Avenue to just beyond Montana Avenue at the Cheviot border. While this district provides some amenities to the neighborhood this district is not a priority focus area of this plan. The goals listed below apply to this district, but the Plan Steering Committee believes this district is not the highest priority over the next ten years.

The third district formally recognized by the City of Cincinnati as a Neighborhood Business District Node is at the intersection of Harrison Avenue and McHenry Avenue. This district is on the eastern edge of the neighborhood and is an emerging district that provides vital service-based businesses to the community. The district is home to Cincinnati Urban Promise, an anchoring non-profit providing services to children and families in the neighborhood. It is also home to a Cincinnati Fire Department Station 35 and La Monarca Supermercado, a small grocery and convenience store.

Finally, the neighborhood has a regional commercial district at its Western border along Glenway Avenue. This district is a suburban, auto oriented district with dozens of big-box stores and chain restaurants. The business amenities along this corridor are critical not only to Westwood but the neighboring communities of Price Hill, Delhi Township, Cheviot and Green Township. The strip centers along Glenway have

varying levels of viability. The neighborhood identified the Glen Way Crossing center as a key redevelopment opportunity. Glenway has been identified by the Southwest Ohio Regional Transit Authority as a future Bus Rapid Transit route setting the stage for future transit-oriented development.

The following topics and goals represent the priorities of the community related to strengthening all of the business districts in the neighborhood. A full list of strategies can be found in the Implementation Plan on **page 7.1**. Some of the strategies are particular to one district or another. The Plan provides further analysis and recommendations for three key Target Areas on **page 6.6**. The three target areas, also listed below in the Key Topics section, were selected as priority areas for the neighborhood.

Key Topics

1. Improve the Town Hall Neighborhood Business District

2. Improve the Harrison & McHenry Neighborhood Business District

3. Explore future opportunities at the Glenway Crossing shopping center and the Glenway Ave. commercial corridor, including the old Mercy Hospital site at Glenway Avenue and Midway Avenue

GOAL 1: Attract new businesses to the Neighborhood Business Districts, ensuring that Westwood's NBDs are occupied to capacity and productively utilized.

Strategy #1 - Create and maintain an inventory of existing commercial spaces in the NBDs in order to identify spaces available for new businesses.

Strategy #2 - Work with existing commercial property owners in the NBDs to prepare storefronts for new commercial tenants (i.e. white boxing storefronts, façade improvements, etc.)

Strategy #3 - Maintain a list of prospective businesses interested in opening a business in Westwood.

Strategy #4 - 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.

Strategy #5 - 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.

Strategy #6 - Prioritize support for businesses that contribute positively to the neighborhood economy and endeavor to discourage predatory businesses that might exploit our residents.



GOAL 2: Increase residential and commercial density in the neighborhood business districts.

Strategy #1 – 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).

Strategy #2 – Identify and pursue opportunities in and around the Harrison-McHenry NBD for future infill development that increases residential and commercial density to support community- serving businesses and add contemporary housing stock to the community (See Target Area Analysis).



Opportunities for Future Mixed-Use Infill

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.

Strategy #1 – Enhance the gateways of all three NBDs, prioritizing the Town Hall NBD and Harrison-McHenry NBD. This should include wayfinding signage and other neighborhood/ location specific signage that promotes a cohesive brand/identity for the districts.

Strategy #2 – Extend street-scaping and lighting enhancements throughout the Town Hall NBD to provide a cohesive feel, improve safety and increase customer foot traffic.

Strategy #3 – Enhance outdoor amenities at Westwood Town Hall Park in the Town Hall NBD in order to increase opportunities for community events and activation. Enhance seating on existing patio areas, and add additional patio areas, shaded seating, and add a covered stage/band-shell in the park.

Strategy #4 – Identify resources to implement streetscape and public right of way recommendations for the Harrison-McHenry NBD (see Target Area Analysis), including street trees, lighting, and enhanced bus stops with shelters and benches.

Strategy #5 – Add green space and community space in the edge of existing parking lot on Harrison. This should include trees and grass to decrease the amount of asphalt on the site.

Strategy #6 – Commission a prospective parking study to assess the need for a shared, public parking lot to alleviate parking issues for business and residents in the Town Hall NBD. Any future lot should be located to the rear or adjacent to the commercial structures.

GOAL 4: Preserve and protect the historic assets in the NBDs, particularly in the Town Hall Historic District.

Strategy #1 - If the Westwood Town Hall Building changes uses from a recreation center, work with Town Hall NBD stakeholders to identify an appropriate community use for the building and maintain the community asset.

Strategy #2 - Support the Westwood Historical Society in its efforts to pursue local historical designation for the seven National Register of Historic Places designated buildings in the Town Hall District.



Westwood Town Hall Building

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

Strategy #1 - Advocate with Metro/SORTA and the City of Cincinnati to implement Bus Rapid Transit on Glenway Avenue.

Strategy #2 - Work with owners of Glenway Crossing and developers to identify future development opportunities on the site, including increased housing density. Future developments could follow local models such as the Factory 52 development in Norwood or Delhi Town Square development in Delhi.



Factory 52 in Norwood as a Precedent



COMMUNITY PRIDE & CONNECTIONS

INTRODUCTION & CONTEXT

With a strong network of civic infrastructure in Westwood comes an immense amount of neighborhood pride. The energy in Westwood, and care for the community, was palpable from the very beginning of this planning process. As mentioned above, the community has a tremendous amount of diversity, both in population but also in the built environment. Celebrating the diversity, rich history, and many assets in the community is important to the community. This includes telling Westwood's story in a positive light, both among Westwood residents and stakeholders, but also to the broader Cincinnati community.

Arguably one of the factors contributing to Westwood's neighborhood pride has been its success in activating the community through events. Westwood Works, founded in 2009, has played a pivotal role in activating the community through informal and formal events. These have mostly taken place in the Town Hall district. Residents and stakeholders in Westwood value these opportunities to connect with one another and would like to identify opportunities to expand the activation and events to other parts of the community.

Another pillar of Westwood's neighborhood pride is its expansive inventory of historic structures. While a number of these house civic and community functions, many are owned privately. The Westwood Historical Society was founded in 2003 in part to celebrate and foster preservation of the community's key historic assets. It encourages the preservation of

Westwood's Town Center Historic District properties of historic significance and homes and properties that make Westwood unique. The community would like to build upon the Historical Society's efforts to date by continuing to preserve properties of civic, community, and other significance. Finally, the Community Pride & Connections Work Team addressed the desire to highlight the artists who make the Westwood community a vibrant place to live. Simultaneous to the planning process there has been a group of Westwood artists and stakeholders, informally called the Westwood Arts Collective, working to organize artists in the community and showcase the diverse talents of the community. Goal four below is focused on using art as a means to showcase community pride and connect community members.

Key Topics

- 1. Community events and community activation**
- 2. Celebrate and highlight Westwood's history and historic assets**
- 3. The Arts**
- 4. Celebration of Westwood's Diversity**
- 5. Community marketing and communication**

GOAL 1: Promote a positive image of Westwood that celebrates the diversity, rich history, and assets of the community.

Strategy #1 - Continue to capture and preserve the stories of Westwood and its importance in the past, present, and for the future.

Strategy #2 - Identify local and regional media outlets that may partner with community organizations in Westwood to help promote positive stories of the community.

Strategy #3 - Create welcome material for new residents and potential home buyers.



Art Show Street Event. Source: <https://townhalldistrict.org/>

GOAL 2: Westwood residents and stakeholders are aware of community events and resources and feel welcome to fully participate.

Strategy #1- Create and implement a communications and marketing strategy to coordinate efforts among community groups, organizations, and other neighborhood stakeholders such as schools, local faith organizations and other institutions. This should include both physical and online methods of communication.

Strategy #2 - Create a “What’s Up Westwood” App that includes resources, programs, contacts, events, volunteer opportunities, athletic schedules, meetings, and groups to join.

Strategy #3 - When possible, offer information in multiple languages to ensure information is accessible to non-English speakers.



Communications and Marketing Strategies for Community Events



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

Strategy #1 - Partner with anchor institutions in different parts of Westwood to host pop-up events that bring residents and community partners together. Foster collaboration and cooperation between existing organizations and associations to help defray the cost of an event across organizations, increase the volunteer pool, increase marketing reach and impact more residents.

Strategy #2 - Create a community gathering space (indoor/outdoor) in the McHenry-Harrison NBD to host events.

Strategy #3 - Create new Westwood events that will appeal to a wider audience and put Westwood on the map, drawing visitors to the community.

Strategy #4 - Ensure the preservation of successful Westwood Events, including but not limited to Second Saturday (Pride), Westwood Art Show, Howl at the Hall, the Westside Market, and the Westwood Home Tour.

GOAL 4: Establish a community-led, Westwood Arts Center to highlight Westwood's diversity of talent and gather community members.

Strategy #1 - Convene residents and partners interested in creating a community-led arts center and establish a preliminary vision and plan for the center. Reach out to artists in the community for their input and develop a workable concept.

Strategy #2 - If there is enough interest from local artists and the community to create an Arts organization, then begin to recruit individuals that are willing to work on creating the non-profit entity. Recruit a Board of Directors that will shape the mission, vision, and bylaws for the organization.

Strategy #3 - Identify an existing space in Westwood that could be used by the organization in the short term. Recruit artists to occupy, create, show, and sell their creations within the space.

Strategy #4 - Find a permanent home for the organization.



GOAL 5: Celebrate and preserve Westwood's Rich history by identifying properties of civic, Community, and other significance that may be worth preserving.

Strategy #1 – Pursue local historic designation through City of Cincinnati Chapter 1435 for the seven properties of the Westwood Town Center Historic District that are currently listed on the National Register of Historic Places to protect the properties from demolition or significant alterations that would irreparably or otherwise harm their historic significance. These are:

- Westwood Town Hall – 3017 Harrison Ave
- Westwood United Methodist Church – 3460 Epworth Avenue
- Westwood Fire Co. No. 35 (currently Nation) – 3435 Epworth Avenue
- Westwood Public School – 2981 Montana Avenue, Madcap Education Center – 3064 Harrison Avenue, Westwood First Presbyterian Church – 3011 Harrison Avenue
- Westwood Branch Library – 3345 Epworth Avenue.

Strategy #2 – Build on the historic inventory from 1978 that evaluated properties by edict and identified properties that were potentially historic in nature. Continue to inventory properties that have historic significance and may fit the requirements of the National Trust or City of Cincinnati Chapter 1435.

Strategy #3– Continue to promote preservation of significant or exemplar homes, and civic and institutional buildings, including but not be limited to, the following architectural styles present in the neighborhood:

- Surviving Pioneer and Early Nineteenth Century Buildings
- Antebellum Era buildings
- Post-Civil War, Late Nineteenth Century buildings
- Post World-War II through Mid-Century Modern buildings
- Buildings of colloquial design
- Buildings of unique construction
- Buildings designed by significant architects
- Surviving nineteenth- and early twentieth-century agrarian structures



Westwood Fire Co. No. 35 / Nation



Westwood Public School



Westwood Branch Library



GOALS & STRATEGIES

COMMUNITY & FAMILY RESOURCES

INTRODUCTION & CONTEXT

Vibrant communities have thriving people. Community plans often focus on physical assets and issues around transportation and open space. This Plan focuses on those important community resources as well. But creating a community of thriving people and the culture and institutions that welcome and support all their neighbors is every bit as important as beautiful, functional places. Westwood is a big, diverse, lively place with children and families, seniors, immigrants and refugees and single-person households in abundance. It is racially one of the most diverse communities in the City with 54% of the population Black, 34% white and over 2,000 people reporting Latino, Asian background, and over 1,300 people reporting they are of mixed race. Many recent households to Westwood have come from Northern and Central Africa, and the Middle East. Over 4,500 people report that English is not the language spoken at home. All of this makes Westwood interesting and complex and loaded with opportunities and challenges as people are making their way and supporting their families.

Over 9,000 children aged 19 and under live in Westwood and over 3,000 of those children are under the age of five. Families are busy. Finding the resources they need can be a challenge. Yet Westwood is a community full of family and community resources. There are six elementary schools (four public and two Catholic). There are

three public high schools and four nearby Catholic high schools. There is a CRC recreation center, a sports center, a library, a YMCA, the Cincinnati Urban Promise Center, and numerous faith-based and community oriented after school programs and summer camps. The Neighborhood Assets map presented earlier illustrates the many family and community facilities currently available in the neighborhood. With all of these families and resources, getting connected to what families and children need can be daunting.

Schools are struggling to educate young people suffering from trauma and poverty. Families report that not all schools are safe environments, that their children are suffering with mental health issues and often feel isolated. Educators report they feel under resourced to deal with the complex needs of their students today. Young people report that they don't always feel safe in their community. "We just want peace" an eighth grader said during a focus group conversation. Youth violence worries young people, parents, and educators alike.

Just like young people, seniors often find themselves feeling isolated and struggling to find the resources they need to thrive. There are over 3,200 people over the age of 65 in the community. Many of them are long-time Westwood residents who own their homes, have raised their families here and want to stay in



place. There are also seniors new to the community attracted by relatively affordable rental housing and a comfortable place to live. Faith communities are often an important source of support for seniors who are or have been active in their churches. Social support and help with maintaining housing, and mobility needs can all be difficult.

A growing immigrant population, many of them children, have changed the nature of the community and strained many community resources not originally designed to support immigrants with different language, culture, and faith traditions. Westwood prides itself on being welcoming to new residents. Finding ways to help these households thrive can be a challenge.

Poverty makes everything else more challenging for any household. Over 3,400 households in Westwood are making \$25,000 or less annually. Not having the money to access housing that is affordable to you and works for your family, transportation, healthy food and all the other resources you need adds stress,

and trauma can make the idea of thriving much less surviving seem out of reach.

The goals that follow are designed to better support Westwood residents and all the community resources and organizations that support them so that everyone can get connected to what they need to nurture and grow healthy neighbors.

KEY TOPICS

1. Improved indoor recreation amenities
2. Improved outdoor recreation and open space amenities
3. Positive youth outlets
4. Quality schools/school choice

GOAL 1: There are abundant, quality indoor and outdoor recreation options throughout Westwood.

Strategy #1 - Support the completion of the Werk Road Great Park Master Plan (old Gamble Estate).

Strategy #2 - Consider the relocation of the Cincinnati Recreation Commission Recreation Center from Town Hall to the Glenway/ Mercy site with expanded indoor and outdoor facilities and programs.

Strategy #3 - Enhance Ryan Sports Center and increase use.

Strategy #4 - Create appropriate indoor and outdoor recreation space in the vicinity of the McHenry-Harrison Avenue, including new indoor gym facilities at Cincinnati Urban Promise (CUP).

Strategy #5 - Coordinate with CPS, CRC, and East Westwood Partners on use of existing outdoor fields.

Strategy #6 - Enhance and link community gardening programs and locations - strengthen the local food network (healthy harvest mobile market, farmer's markets, LaMonarca).

Strategy #7 - Use urban agriculture as a teaching tool.



GOAL 2: All Westwood schools and families have what they need to be successful.

Strategy #1 - Create a Westwood Education Council with representatives from all public and private schools, the Cincinnati Recreation Commission (CRC), and other youth and family resources (YMCA, library, CUP). The Westwood Education Council could create a neighborhood Family Resource Center. – convened by Westwood Civic

Strategy #2 - Companion Youth Council connected to existing teen organizations.

Strategy #3 - Create a Westwood Family directory/newsletter/map/website.

Strategy #4 - Advocate neighborhood-wide for improved access to mental health services.

Strategy #5 - Advocate neighborhood-wide for additional resources in schools (social workers, resource coordinators, violence prevention supports, health care professionals).

Strategy #6 - Connect and enhance out-of-school time programs and resources and make sure parents can access the resources they need.

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

Strategy #1 - YMCA and St. James collaborate to establish enhanced senior support services and activities.

Strategy #2 - Support faith institutions and leaders who are supporting Westwood's vulnerable households (i.e. My Neighbor's Place, etc.)

Strategy #3 - Increase outreach to ensure immigrant and refugee families are connected to programs and partners that can connect them to the resources they need.



The Cafe at My Neighbor's Place

Source: <https://myneighborsplace.org/programs/>

GOALS & STRATEGIES

HOUSING

INTRODUCTION & CONTEXT

Westwood's housing stock is one of the community's most defining physical assets. As illustrated in the Age of Development map (pg.4.19), the neighborhood housing mirrors over a century and a half of development with its extensive and exemplary collection of architectural styles. Just over one out of every five housing units in Westwood were built pre- 1940 (21.7%). Three out of every five units were built in the mid-20th century (59.1% between 1940-1979). As with many parts of the city, Westwood saw a decrease in units built in the last part of the 20th century. Less than 800 units have been built since 2000 in Westwood, lagging behind many of the urban core and east side neighborhoods of Cincinnati that are attracting renewed investment in their housing stock.

The housing stock in Westwood is not only diverse by age but also by building type. Westwood has just under 6,000 single family homes (5,878 single unit attached or detached structures). Westwood also has a significant amount of small multifamily units, with 3,312 units in two-to-four-unit buildings. There are also a significant number of large multi-family buildings in the neighborhood, accounting for 5157 total units. These 10+ unit buildings are predominately in the eastern and southwestern portion of the neighborhood.

Westwood is known to be an attractive neighborhood for working middle class families. Westwood remains

a functioning middle-class market, something that can be hard to maintain in a supply-constrained market. Westwood housing remains comparatively affordable for owner-occupants, and a good value relative to other communities, but costs are rising. While home values in Westwood have steadily increased since 1990, they have not increased at the same rate as Citywide values with median values \$50,000 less than the city-wide median. The lack of new construction in the community puts upward pressure on existing prices and means there are fewer units to attract new residents. For homeowners on a fixed income, and middle to lower income owners it can be a struggle to pay rising taxes and complete increasingly expensive renovations on older homes in need of repairs.

Renters are also contending with rising costs and fewer options. Since 2000, median rents in Westwood have been consistently lower than median rents Citywide but have consistently risen. Westwood is home to many families and individuals in need of low to moderately priced rental units. As the condition of older apartment buildings declines, and there are no new units being built the choices diminish, and costs increase on poorer quality units.

While property conditions throughout Westwood are generally good or average (from the exterior), there are problem properties and vacancy issues in some pockets of the neighborhood that negatively



affect the quality of life of neighbors. The Westwood Civic Association and West CURC keep a “problem properties” list and collectively work with the City of Cincinnati to address code enforcement issues and hold property owners accountable for maintaining their properties. The list also includes properties that would be strategic opportunities for acquisition and redevelopment in the future.

Given the diversity of housing types and housing needs, the community’s goals around housing are comprehensive. Westwood seeks to be a welcoming, diverse community and have a housing market that supports that vision. The following key topics and goals are the community’s top priorities related to housing in Westwood. More detail strategies for each of the goals can be found in the Implementation Action Plan. Additionally, each of the Target Areas include recommendations for adding new housing. Descriptions of the types of housing or site specifications are in the recommendations for each Target Area. These are complementary to the narrative strategies in the Implementation Action Plan.

Key Topics

1. Address blight and vacancy
2. New housing types to meet market demands
3. Renter protections
4. Protections for existing/ long-time owners
5. Preserve historic housing stock
6. Housing for immigrant and refugee populations

GOAL 1: Celebrate and build on Westwood’s housing diversity through preservation and new construction.

Strategy #1- Construct a mix of single-family homes (including attached row homes, cottage courts, and smaller homes), duplexes, and large mixed-use developments where appropriate (Note: see Target Area recommendations).

Strategy #2- Construct housing for all income levels including affordable housing.

Strategy #3- Construct new, modern, market rate development with modern and accessible infrastructure and amenities.

Strategy #4- Prioritize infill development without displacement.

Strategy #5- Preserve historic homes and buildings to maintain historic “charm” of the neighborhood.

Strategy #6 - Incentivize more housing for aging in place by introducing more senior housing developments, granny flats, and accessible units. Construct more single-story/no stair dwellings in the target areas as specified.



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.

Strategy #1- Identify opportunities for property tax relief for seniors and low- and moderate-income homeowners, particularly as home prices and taxes rise.

Strategy #2- Advertise the Homestead Tax Exemption program to eligible homeowners throughout Westwood to lessen senior homeowners tax burdens.

Strategy #3- Connect low-income and senior homeowners with home repair funding including low-interest and deferred loan programs and/or grant programs.

Strategy #4- Pursue and collaborate with partners to identify resources to retrofit existing homes to support seniors safely aging in place.

Strategy #5- Educate residents on the importance of estate planning to protect generational wealth and increase support to address tangled title issues.

Strategy #6- Be intentional about making sure information related to homeownership preservation is available to immigrant civic organizations like the Islamic Center and other immigrant serving organizations.

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

Strategy #1 - Advocate with the City of Cincinnati to create a rental registration program to hold landlords accountable for property maintenance in aging buildings.

Strategy #2 - Explore options for renter protections including rental stabilization programs, rent caps, and other opportunities.

Strategy #3 - Create a pilot program for local, mom and pop landlords, with small multi-family buildings to assist them with property maintenance, appropriate lending products, and other management improvement techniques, working with the Real Estate Investors Assoc. of Greater Cincinnati.

Strategy #4- Provide a safe way for all renters, including low-income, minority, and immigrant residents, to report housing code violations to City

Buildings and Inspections and track responses. Educate immigrant populations about their housing rights and legal protections they are entitled to in order to protect themselves from exploitative landlords.

Strategy #5- Westwood Civic Association and West CURC's Distressed Properties list should be a source of focus for City Buildings and Inspection action and long-term problem properties should be considered redevelopment opportunities.



GOAL 4: Create and sustain pathways to homeownership.

Strategy #1- Identify and partner with organizations that offer alternative ownership models such as a rent-to-owner model, homesteading, or other models.

Strategy #2- Partner with organizations that provide HUD-certified housing counseling to provide classes and counseling to first time homebuyers and residents within the neighborhood.

Strategy #3- Connect residents with existing programs that offer down payment assistance and closing cost assistance.

Strategy #4- Work with partners such as HOME to collectively advocate for expanded Lending to Black and Low-Income Homeowners that is fair and non-predatory.

Strategy #5- Ensure that immigrant and refugees residents have information on homeownership opportunities and consider partnering to make homesteading opportunities available in Westwood.



Celebrate Westwood's Housing Diversity

GOALS & STRATEGIES

TRANSPORTATION & CIRCULATION

INTRODUCTION & CONTEXT

The final theme addresses the importance of safely being able to get around the neighborhood, no matter the mode of transportation, with the goal of improving connectivity across the community. As detailed in the existing conditions maps presented earlier, the topographic elevations, or the rolling hills, in Westwood make getting around the vast neighborhood challenging. It has shaped the neighborhood's street layout and restricted connectivity across different parts of the neighborhood. Four major streets run northwest - southeast through the neighborhood: Westwood Northern Boulevard, Harrison Avenue, Queen City Avenue, and Glenway Avenue. Each corridor has distinct characteristics: Harrison Avenue serves as the neighborhood business street, Glenway Avenue functions as a retail and commercial thoroughfare, Queen City Avenue is more neighborhood-oriented, and Westwood Northern Boulevard operates more like a freeway. The area's significant elevation changes limit the number of continuous north-south streets and contribute to numerous dead ends.

A key part of improving connectivity throughout the neighborhood is improving pedestrian safety through calming vehicular traffic and improving streetscapes throughout the community. Civic groups have successfully worked with the City of Cincinnati's Department of Transportation and Engineering in recent years to complete street scape

enhancements, predominately in the Town Hall District. In the summer of 2024, simultaneous to the planning process, speed cushions and a raised cross walk were added on Harrison in the Town Hall District. The neighborhood would like to see additional improvements like these in the future, particularly on neighborhood-oriented thoroughfares in the community.

The City of Cincinnati is planning to do a study of Westwood Northern Boulevard in 2025 that would address the future of the now almost freeway like thoroughfare that spans multiple City neighborhoods. The neighborhood is keenly interested in the future



Westwood Northern Boulevard



of the boulevard as a main thoroughfare in the community that connected Westwood to downtown but would also like to address safety and the barrier it creates for accessing Mt. Airy Forest. The community would also like to promote access to efficient public transit options in the neighborhood, including but not limited to, a future Bus Rapid Transit route on Glenway Avenue.

The goals and strategies in this theme area are carefully thought out, with the desire to accomplish what can be seen as sometimes conflicting goals. The community has recognized the complexity of creating safe and efficient transportation options for vehicles, pedestrians, and cyclists in the community simultaneously. This topic is addressed further in the Circulation and Open Space Framework in the subsequent section.

Key Topics

1. **Traffic calming to reduce car traffic speeds and increase safety**
2. **Improved pedestrian safety and pedestrian access**
3. **Improved streetscapes and public right of way**
4. **Increased connectivity and access to existing community assets**

GOAL 1: Develop a safe, efficient, and accessible transportation network that reduces congestion, enhances pedestrian, vehicular, and cyclist safety, and promotes multi-modal options for all residents.

Strategy #1 - Identify the hierarchy of streets for efficient traffic flow through and within the neighborhood. Northern Blvd, Glenway - major thoroughfare, Harrison - neighborhood oriented, Queen City - intersection improvements, Montana - middle lane textured - not allowing traffic zoom past.

Strategy #2 - Implement traffic calming measures at major intersections and destinations to encourage multi-modal access and pedestrian safety. Specific attention should be given to the business districts and in the vicinity of all schools and community youth assets.

Strategy #3 - Rethink Boudinot and Werk Road design to improve pedestrian safety. (Possible improvements include parking stripping, trees, Left turn lanes, etc.)

Strategy #4 - Install left-only lanes and signals on heavily trafficked roads to ensure efficient traffic flow.

Strategy #5 - Incorporate signage and adequate safety measures to make drivers aware of pedestrian conflict areas and blind spots.

Strategy #6 - Work with District III Police to increase enforcement of speed limits and educate residents about the dangers of excessive speeding.



Harrison Avenue - a neighborhood oriented street

GOAL 2: Improve pedestrian infrastructure to create a safer and more walkable neighborhood.

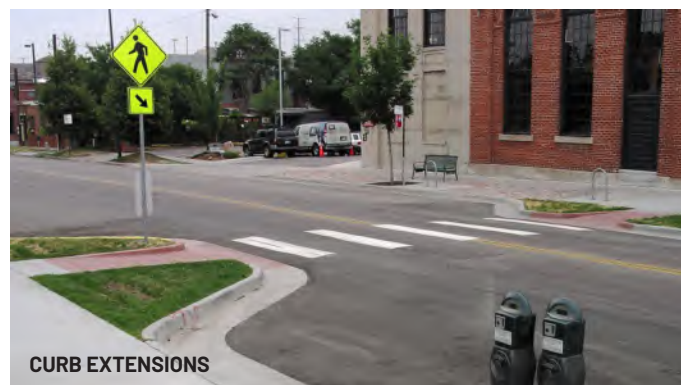
Strategy #1 - Implement traffic calming measures along the busy streets. Identify the critical locations with the help of the community to implement the appropriate measures.

Strategy #2 - Add new crosswalks and improve crosswalk safety at the major intersections and prioritize them with the help of the community. Incorporate a range of tools, such as raised crosswalks, flashing lights, pedestrian refuge islands, as needed for the specific intersection.

Strategy #3 - Create Safe Routes to schools and public spaces. Designate safe, pedestrian-friendly routes to schools with signage, crosswalks, and crossing guards. Northern Boulevard - raised crosswalks with flashing lights.

Strategy #4 - Improve pedestrian access to parks and open spaces: Identify a network that is easily accessible for all. Multi-use path on Westwood Northern Blvd along Mt. Airy

Strategy #5 - Upgrade and expand sidewalk networks



Improve Pedestrian Infrastructure Through Various Traffic Calming Measures

GOAL 3: Create a system of connected bike infrastructure within the neighborhood.

Strategy #1 - Identify a network of streets (low volume) or trails that create a safe environment for biking within the neighborhood to connect to public spaces and other major destinations such as Mt. Airy Forest, Town Hall District, and schools. Shared use Streets identified include - Epworth, McFarlan Drive, Urwiller, Wardall. Multi-use paths - Westwood Northern Boulevard.

Strategy #2 - Enhance Bicycle Parking and Amenities

Strategy #3 - Support Multi-Modal Transportation



Epworth Avenue as Shared-use Street



GOAL 4: Improve access to and use of Public Transit.

Strategy #1 - Improve knowledge of how to use Metro to encourage increased ridership.

Strategy #2 - Work with Metro to complete an assessment of the frequency of stops on key routes including but not limited to route 21. Consider another express route like route 40x.

Strategy #3 - Coordinate with existing businesses to set up access to passes for the community.

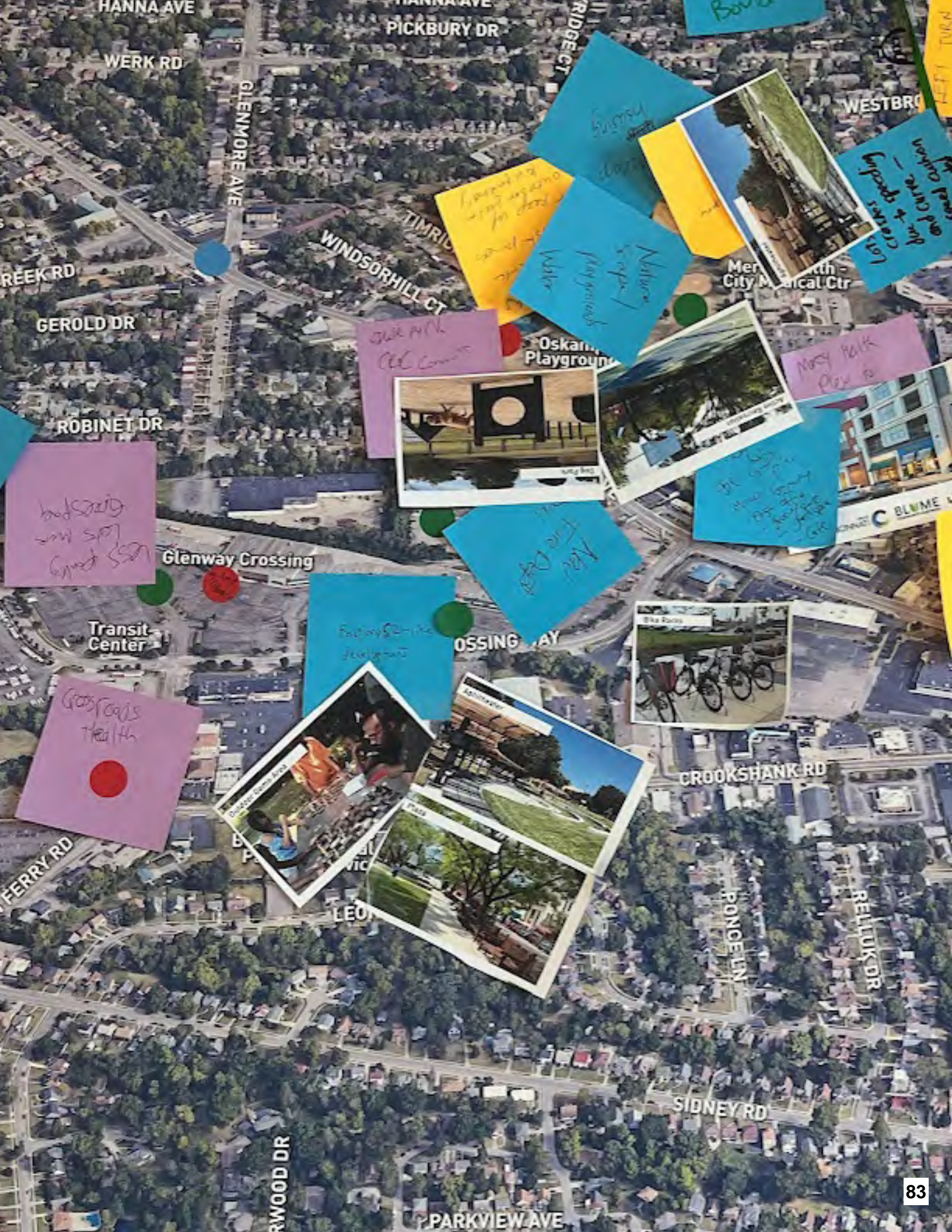
Strategy #4 - Partner with Metro to enhance transit amenities at eligible bus stops including shelters, benches, trees, lighting, route information, etc. to encourage ridership and user safety.

Strategy #5 - Transform the Glenway Transit Center into a proper transfer center with more visibility and accessibility, aligning with the Bus Rapid Transit (BRT) goals and objectives.



Northside Transit Center as a Precedent.

Source: <https://www.msaarch.com/projects/metro-northside-transit-center>





6

FUTURE LAND USE AND DEVELOPMENT RECOMMENDATIONS

FUTURE LAND USE AND DEVELOPMENT RECOMMENDATIONS

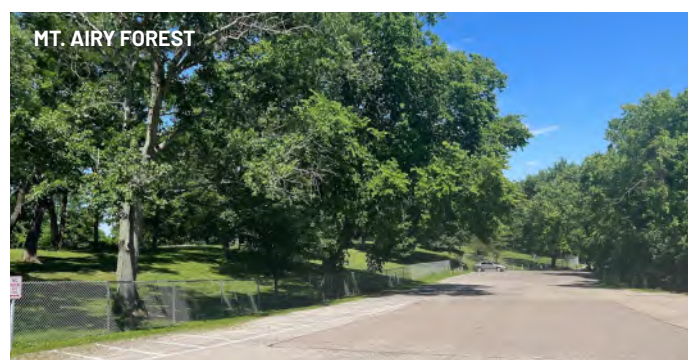
A. NEIGHBORHOOD FRAMEWORKS

Future Land Use and Development Framework

The Future Land Use and Development Framework for Westwood outlines a vision for the neighborhood's growth and development, balancing preservation of its residential character with opportunities for strategic redevelopment. The map reflects the goal of integrating mixed-use development, enhancing connectivity, and expanding housing diversity to meet the needs of current and future residents. Key elements of the land use plan include:

- **Neighborhood Centers:** Areas such as the Town Hall District and Glenway Crossing/ Mercy site are designated for mixed-use development to create vibrant, walkable hubs with retail, housing, and community spaces.
- **Residential Zones:** The map preserves the predominantly single-family residential character of Westwood while incorporating opportunities for missing middle housing types, such as townhomes, duplexes, and courtyard apartments, along major corridors. This aligns with the policies of Connected Communities to encourage density in appropriate locations.
- **Targeted Redevelopment:** Underused and vacant properties are identified as key opportunities for new development, including mixed-use and higher-density residential projects that align with the Connected Communities policies.
- **Commercial Corridors:** Harrison Avenue and Glenway Avenue are prioritized for reinvestment, with plans for streetscape improvements, traffic calming, and the inclusion of retail and services that cater to the community.

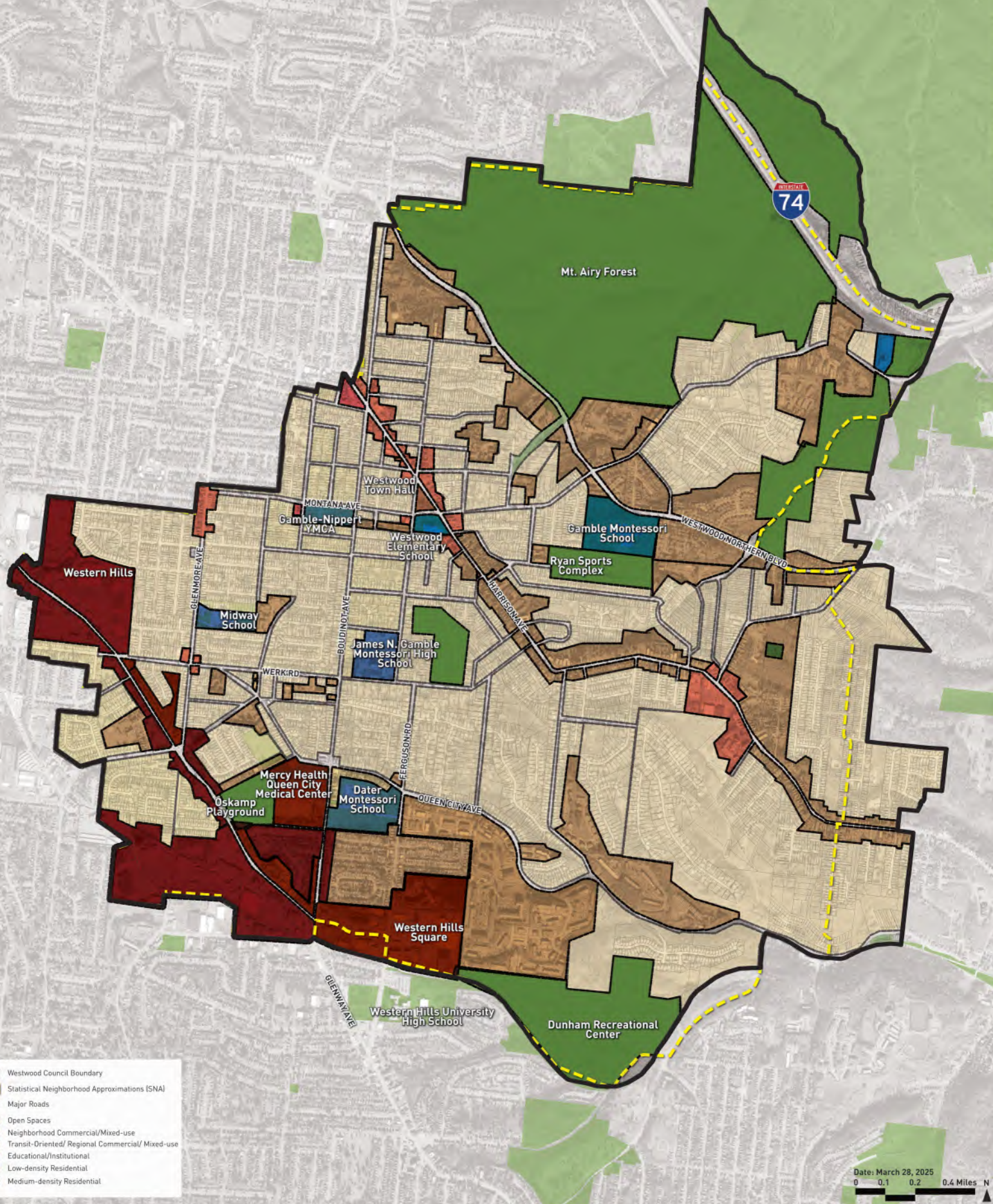
- **Open Space Enhancements:** The plan emphasizes the expansion and connectivity of green spaces, including the proposed open space near James N. Gamble Montessori High School and the continued preservation of major assets like Mt. Airy Forest and Dunham Recreation Center.



Improve and Preserve Existing Open Space Assets



FUTURE LAND USE

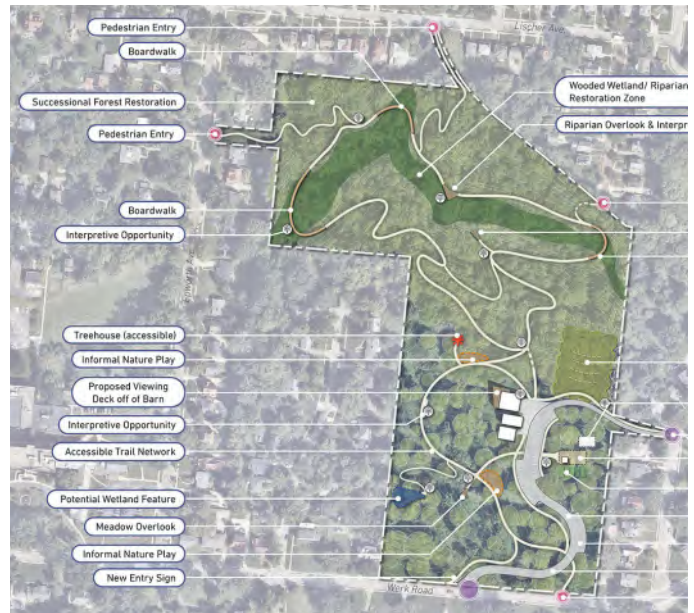


Future Land Use Map

Circulation and Open Space Framework

Based on the input received from the Transportation and Circulation Work Team and community members at the Community Meetings, the Circulation and Open Space Framework for Westwood was developed. It outlines a vision to enhance connectivity and accessibility within the neighborhood while encouraging multi-modal transportation options and ensuring safety. The framework also summarizes the physical strategies for the goals identified for the Transportation and Circulation Theme. Key elements of the framework include:

- Identify a hierarchy of priority corridors based on their primary purpose, both existing and potential:
 - Major thoroughfares – Westwood Northern Boulevard and Glenway Avenue
 - Major neighborhood streets
 - Harrison Avenue – improvements to enhance its neighborhood-oriented character.
 - Boudinot Avenue, Queen City Avenue, Glenmore Avenue, Montana Avenue and Werk Road as neighborhood connectors.
- Identify the existing off-street multi-use trails and new potential options
 - New potential opportunities include
 - Trail along Northern Boulevard on Mt. Airy side
 - Trail through the proposed redevelopment on Mercy hospital site and Oskamp Playground
 - Trail through the planned new open space on former Gamble house property
 - Trail on the eastern side along Queen City Avenue and connecting to Harrison Avenue, based on the feasibility
- Identify low-traffic streets to create a network of safe routes / share-use bike paths and incorporate improvements to encourage biking and pedestrian flow.
 - Epworth Avenue
 - Urwiler Avenue
 - Wardall Avenue
 - McFarlan Woods Drive
 - Daytona Avenue
 - McHenry Avenue
 - Westbrook Drive
 - Ferguson Road
- Identify priority intersections for:
 - Pedestrian improvements
 - Realignment
 - For Safe Routes to school and open space access
- Relocate the transit center along Glenway Avenue for better visibility and accessibility. This also supports the long-term vision to redevelop this area into transit-oriented neighborhood hub and align with the potential future BRT improvements.
- Identify priority open spaces for improvements:
 - Oskamp Playground – integrated efficiently to support the potential new recreation center on Mercy hospital site with additional amenities such as walking paths, etc.
 - Town Hall Park – integrate amenities to support an event space.
 - Mt. Airy – better access across Northern Boulevard and multi-use trail connections
 - New proposed open space on former Gamble House property – integrate trail access from Boudinot Avenue and Lischer Avenue.



Proposed Plans for the Former Gamble House Property

Source: <https://www.wvnu.org/environment/2023-09-05/great-parks-plans-westwood-park-gamble-estate>



EMERGING CIRCULATION FRAMEWORK

Legend:

- Westwood Council Boundary
- Statistical Neighborhood Approximations (SNA)
- Major Thoroughfares
- Major Neighborhood Streets
- Existing Bike Facility / Trails
- Potential Multi-use Paths
- Potential Safe Routes for Bike Facilities / Shared-use Paths
- Potential Transit Center
- Priority Intersections for Pedestrian Improvements
- Priority Intersections for Realignment
- Priority Intersections for Safe Routes to School and Open Space Access
- Priority Open Spaces for Improvements

Map Labels:

- Western Hills
- Midway School
- James N. Gamble Montessori High School
- Dater Montessori School
- Western Hills University High School
- Dunham Recreational Center
- Ryan Sports Complex
- Glenway Crossing
- Mersey Health
- Oskamp Playground
- Westwood Town Hall
- Gamble-Nipper YMCA
- Gamble Montessori School
- Westwood Elementary School
- Westwood Northern Blvd
- McHenry Ave
- Sunshine Ave
- Wardall Ave
- Epworth Ave
- Urtiler Ave
- McFarlan Woods Dr
- Montana Ave
- Daytona Ave
- Glenmore Ave
- Boulevard Ave
- Lischer Ave
- Harison Ave
- Westbrook Dr
- Queen City Ave
- Ferguson Rd
- Werk Rd

Scale: 0 0.1 0.2 0.4 Miles

Date: March 14, 2025

Emerging Circulation Framework Map

B. TARGET AREAS

Based on community input and existing assessments, three target areas were identified as future opportunity zones. The Planning Team worked closely with the community to identify specific improvements needed in each area, ensuring the plans align with local priorities and aspirations. These target areas include:

- Town Hall District
- McHenry / Harrison
- Glenway/ Mercy Site



Target Areas



Town Hall District

The Town Hall District serves as the historic and cultural heart of Westwood. Anchored by the emblematic Westwood Town Hall and several exemplary historic buildings, the district embodies the community's rich heritage and history. Surrounding the Town Hall is an expansive green lawn, a playground, public gathering spaces, educational anchors, and several key institutions. Together with a variety of small businesses and local restaurants, these features define the neighborhood's central core and create a unique sense of place.

Recent revitalization efforts have enhanced the district's charm while improving its functionality through streetscape upgrades, modernized infrastructure, and support for local businesses. These improvements have all contributed to the area's vibrant, walkable character, making it a cornerstone of community identity and pride.

At the second Community Meeting, the participants identified additional improvements that would build on the current momentum and further enhance the district. The triangle formed by Harrison Avenue, Montana Avenue and Boudinot Avenue was identified as the focus of this target area and the proposed improvements include:

- Explore Housing and Future Redevelopment and Opportunities
 - Identify potential sites along Harrison Avenue, which could be either new construction and/or renovation efforts, to add density and integrate

housing and mixed-use. This would also add to the diversity of housing type that is limited and aligns with the policies of Connected Communities.

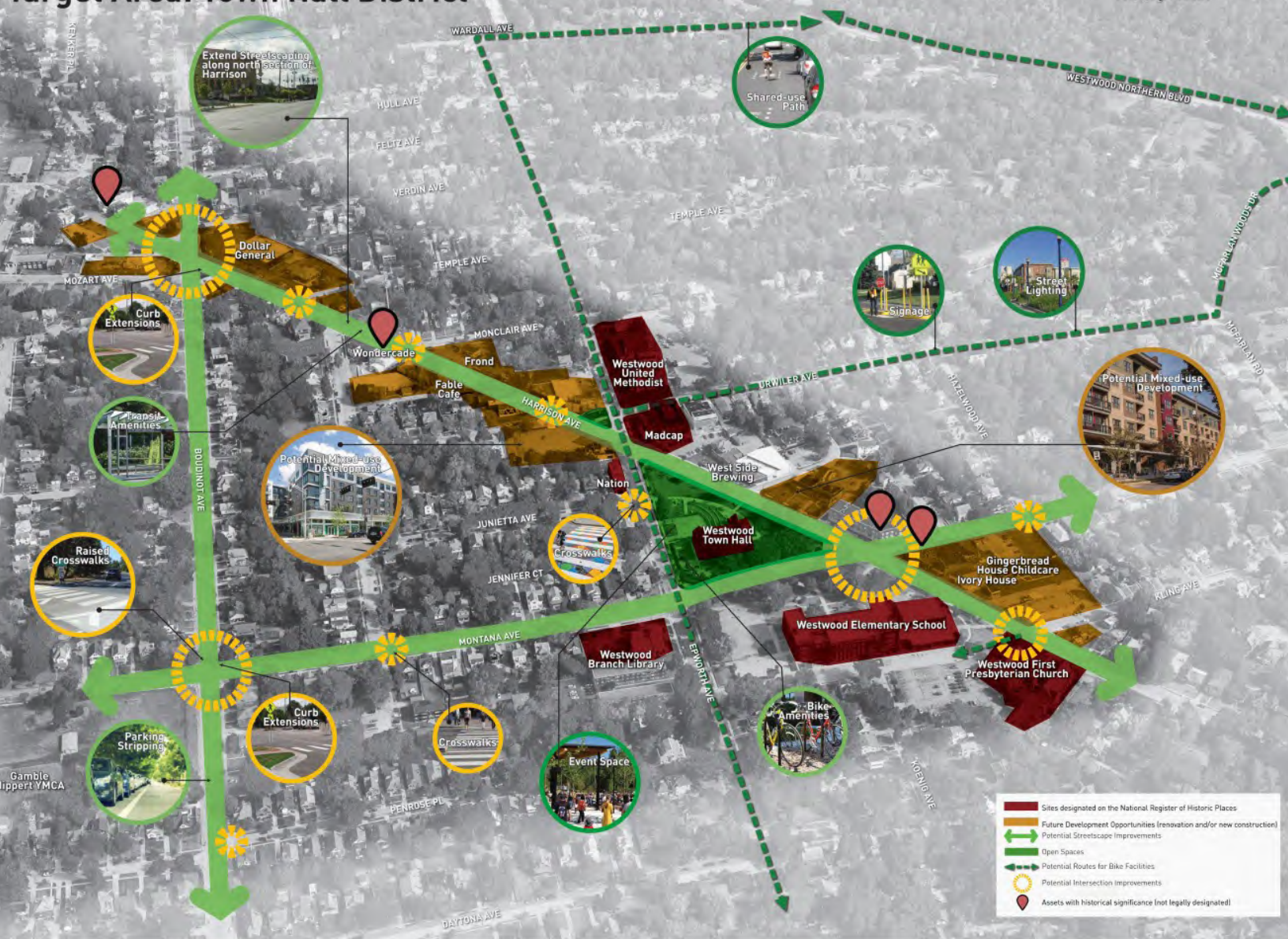
- Prioritize Public Realm Improvements:
 - Harrison Avenue - extending streetscape improvements north of Urwiler Avenue, additional traffic calming improvements at the major intersections, adding amenities such as bus stops and bike parking.
 - Enhancing the Town Hall Park with an event space area.
 - Boudinot and Montana Avenue - potential streetscape improvements focusing on pedestrian safety, such as curb extensions at major intersections, on-street parking striping and raised crosswalks.
 - Urwiler Avenue, Epworth Avenue - less traffic streets identified as shared use paths for bikes and improvements such as street lighting and signage, for easy access to Mt. Airy Forest.
- Explore Additional Historic Resources: The community identified several properties that, while not officially designated on national or local historic registers, hold significance in Westwood's history of development. Participants and Steering Committee members recommended further exploration of the historical importance of these properties as an immediate goal.



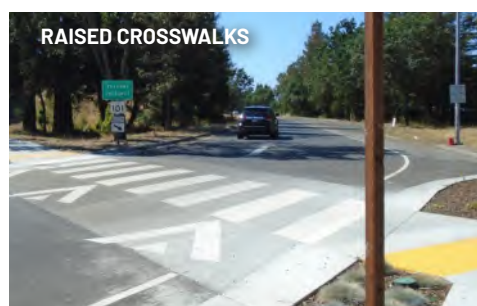
Potential Public Realm Improvements for Harrison Avenue

Target Area: Town Hall District

Mt. Airy Forest



Target Area: Town Hall District Improvements



Potential Public Realm Improvements for Boudinot and Montana Avenue



Potential Public Realm Improvements for Epworth Avenue, Urwiler Avenue and Wardall Avenue



Potential Opportunities along Harrison Avenue



McHenry / Harrison

The McHenry/Harrison target area, identified by community members, lies in the eastern part of Westwood, centered around McHenry Avenue. This primarily residential zone is distinguished by its mature tree canopy and challenging topography. At its core is a commercial strip center at the intersection of McHenry and Harrison Avenue, which is the third neighborhood business district node in Westwood. This area is anchored by Cincinnati Urban Promise, a key community service provider, but is currently limited in commercial options. While the overall area benefits from its natural features, the strip mall property is vastly underused, lacks landscaping and street trees and has a large underused surface parking lot. There is potential for revitalization and improved amenities to better serve residents and enhance the neighborhood's character.

Community members emphasized the potential to transform this commercial strip center into a vibrant neighborhood hub, offering diverse services and spaces for the community to gather. The proposed improvements aim to create a thriving and inclusive center that strengthens the sense of community and enhances quality of life in the McHenry/Harrison area. The community also sees the potential to add much needed new housing options on the vacant 12 acre parcel just north of the intersection on undeveloped City-owned land. The community is aware that there have been discussions at the Cincinnati Park Board about creating a nature center at this site. While there is no current planning or funding for this improvement, the community would welcome a conversation with the Park Board about future Parks investments in the neighborhood.

The Concept Plan for this Target Area includes:

- Transform the strip center into a functional, neighborhood-oriented hub:
 - Establish an open space and plaza at the center, incorporating pop-up retail for small local businesses.

- Preserve the existing laundromat while adding small-scale infill retail to frame a central plaza that serves as a flexible space for community events, food trucks, and farmers' markets.
- Repurpose underused land behind the fire station for potential civic expansion of the commercial center.
- Enhance streetscape and gateway elements along Harrison Avenue with intersection upgrades at McHenry and Harrison Avenue, incorporate street lighting, sidewalks, transit amenities, bus stops, and street trees.
- Incorporate new neighborhood open spaces and recreational areas:
 - Leverage city-owned properties to add accessible green spaces and neighborhood recreational amenities.
- Expand housing opportunities:
 - Use city-owned vacant property to integrate diverse housing types, such as multifamily courtyard apartments, townhomes, cottage courts, and single-family lots to expand the housing opportunities to accommodate families of different sizes and needs, fostering a more inclusive and diverse community.
- Incorporate Infrastructure improvements
 - Extend Faber Avenue to enhance the neighborhood connectivity and support proposed additional housing.
- Preserve and enhancing the area's natural character:
 - Add new tree plantings to maintain the neighborhood's green identity and ecological balance, offsetting tree loss from redevelopment and prioritizing the preservation of mature trees wherever possible.

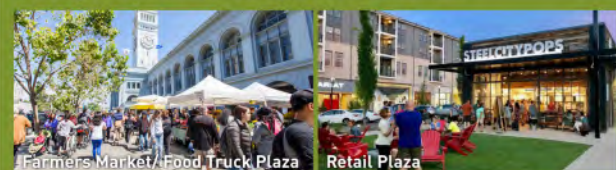


Target Area: McHenry/Harrison



Date: December 1, 2024

New Open Space - McHenry/ Harrison Center



New Open Space - Neighborhood Infill



Redeveloped Center - McHenry



New Housing - Neighborhood Infill



McHenry/Harrison Target Area: Potential Opportunities



Glenway / Mercy Site Target Area

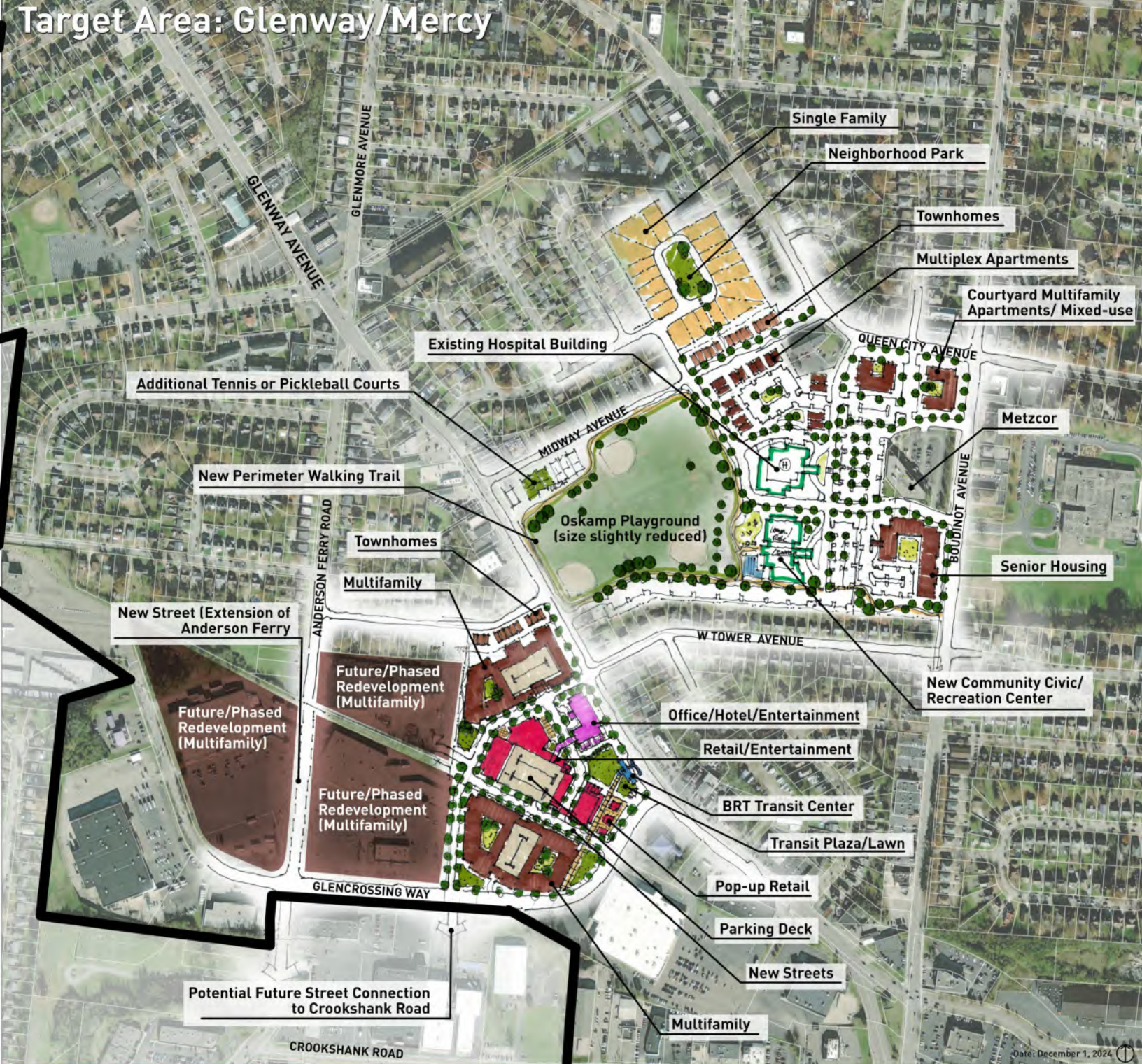
Glenway Avenue serves as a major thoroughfare, connecting residents to vital services and employment opportunities. Despite its high concentration of retail, the area faces challenges such as fragmented design, limited pedestrian connectivity, and underused spaces. The Glenway/Mercy target area centers around the underused Glenway Crossing Mall, the former Mercy hospital site, the existing Oskamp Playground, and the adjacent CRC-owned properties. With the pending BRT plans along Glenway Avenue, the larger underused spaces, and proximity to amenities and services, the community sees tremendous potential for this corridor to evolve into a vibrant, walkable entertainment district and a transit-oriented neighborhood hub. The plan also seeks to offer a vision that can guide future redevelopment along the entire corridor, helping create a unified, vibrant destination. The conceptual plan that follows will require many conversations and refinements, but the recommended uses below represent the community's ultimate aspiration and vision for this important redevelopment zone. These land uses will have a transformational impact on the south part of Westwood, and maximize important investments made by the City and others over many years.

Key recommendations of the plan include:

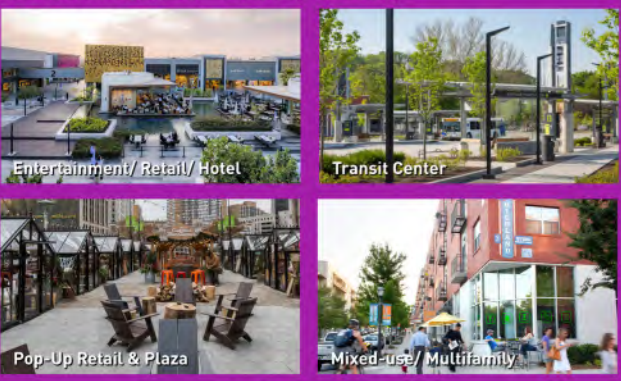
- Transit-Oriented Mixed-use Development at Glenway Crossing:
 - This redevelopment emphasizes retail, entertainment, mixed-use and hospitality uses, including a transit center and plaza along Glenway Avenue.
 - New streets extensions to Crookshank Road and Anderson Ferry for better access and connectivity
 - Future phased multi-family housing redevelopment areas on the underused part of Glenway Crossing Shopping Mall.
- New Recreation Center/Mixed-use Redevelopment on Mercy site
 - Develop a new recreation center as the anchor for the redevelopment of Mercy site and complimentary to the existing emergency and Metzcors operations
 - Integrate with the adjacent Oskamp Playground with additional amenities such as the walking trails, to supplement the recreation center
 - Additional mixed-use, multifamily and senior housing on-site to increase density and provide additional housing opportunities for diverse demographics.
 - Multi-use trail connecting the Oskamp Playground, New recreation Center, Senior Housing, mixed-use developments and school.
- New Housing Opportunities
 - Diverse housing types on both the target sites and single family lots on the adjacent CRC-owned property to meet the needs of a variety of residents
- Infrastructure Improvements to support future redevelopments and enhance connectivity and accessibility within the area
 - New streets and utility extensions,
 - Streetscaping along Glenway and Boudinot Avenue
 - Pedestrian improvements on major intersections along Glenway and Boudinot Avenue



Target Area: Glenway/Mercy



TOD Redevelopment - Glenway Crossing



Recreation/ Open Space - Mercy Site

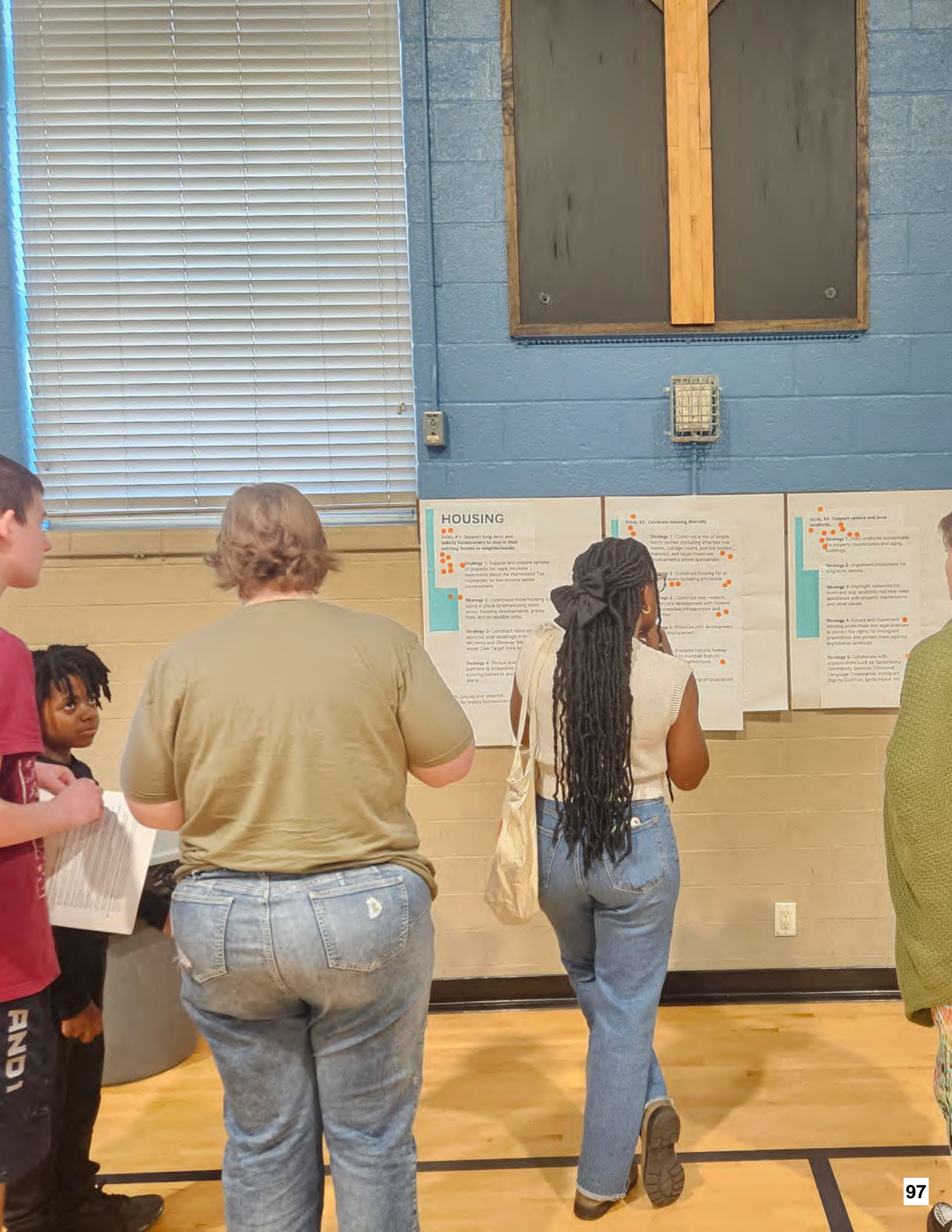


New Housing - Mercy Site



Glenway/ Mercy Hospital Target Area: Potential Opportunities





HOUSING

GOAL #1: Support long-term and elderly homeowners to stay in their existing homes or neighborhoods.

Strategy 1: Support and explore options of property tax caps, increase awareness about the Homestead Tax Exemption, for low income senior homeowners.

Strategy 2: Incentivize more housing for aging in place by introducing more senior housing developments, granny flats, and accessible units.

Strategy 3: Construct more on-story/no-stair dwellings in the McHenry and Glenview May areas (See Target Area A).

Strategy 4: Pursue and partner to streamline existing homes to stay in place.

Strategy 5: Ensure and research for legacy homeowner.

GOAL #2: Celebrate housing diversity.

Strategy 1: Construct a mix of single-family homes including attached row homes, townhome courts, and tiny homes, duplexes, and large mixed-use developments where appropriate.

Strategy 2: Construct housing for all levels including affordable.

Strategy 3: Construct new, modern, smart, safe development with modern accessible infrastructure and amenities.

Strategy 4: Prioritize infill development.

Strategy 5: Preserve historic homes to maintain historic neighborhood.

Strategy 6: Attract and population.

GOAL #3: Support renters and local landlords.

Strategy 1: Hold landlords accountable for property maintenance and aging buildings.

Strategy 2: Implement protections for long-term renters.

Strategy 3: Highlight resources for mom-and-pop landlords that may need assistance with property maintenance and other issues.

Strategy 4: Enforce and implement housing protections and legal avenues to protect the rights for immigrant populations and protect them against exploitative landlords.

Strategy 5: Collaborate with organizations such as Santa Maria Community Services, Cincinual Language Cooperative, Immigrant Dignity Coalition, Ignite House, etc.



7

IMPLEMENTATION PLAN

IMPLEMENTATION PLAN

The Westwood Plan presented here is an aspirational vision developed by the people of the community. It reflects an intention for Westwood to grow and make room for new people and new kinds of housing and community development, while protecting the deep heritage and historic character of the community. Westwood has become a very diverse community over the past 30 years and community leadership views that as a great strength to be nurtured. To make Westwood the kind of welcoming vibrant community residents envision will take work.

The Westwood Civic Association is committed to implementing this Plan along with the many other civic organizations in the community, most of whom were part of creating this vision. They will also be looking to the City of Cincinnati, Cincinnati Public Schools, Cincinnati Recreation Commission and the many other community agencies and organizations who support the community now to expand and renew their work in Westwood. Local and regional developers will also be an important part of Plan implementation as the community looks to ramp up new development and housing production in the community. Most importantly it will take a renewed effort from people who live in the community to step up in all kinds of ways to support these Plan recommendations and continue to improve the community.

The implementation matrix that follows provides a guide to who will take a leadership role in each of the strategies identified in the Plan and the partners that will need to be engaged to make the strategy a success. As you can see Westwood Civic has its work cut out, but it will take many volunteers and community partners to carry out this vision. WestCURC, Westwood Works, the Business Association, the Historic Society and the Collaborative will all have a role to plan.





*“Westwood Civic
Encourages You To
Find Your Place In
This Work and Get
Involved”*

Steering Committee Members Welcoming Everyone at the Community Meeting and Encouraging Them to Be a Part of the Westwood Neighborhood Plan

GOAL 1: Attract new businesses to the Neighborhood Business Districts and ensure they are effectively 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 in the neighborhood.

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
Identify and pursue opportunities in and around the Harrison-McHenry NBD for future infill development that increases residential and commercial density to support community-serving businesses and add contemporary housing stock to the community (See Target Area Analysis).	Short to Mid-term



districts, ensuring that Westwood's NBDs are occupied to capacity and produc-

Responsible Party	Key Partners
Westwood Works	West CURC, Town Hall Business District Association
West CURC, Westwood Works	Town Hall Business District Association, City of Cincinnati Department of Community and Economic Development, Cincinnati Neighborhood Business Districts United.
West CURC, Westwood Works	Westwood Civic Association , Town Hall District Business Association
Town Hall District Business Association	West CURC, Westwood Works, existing business owners and commercial property owners in the district, other community partners.
West CURC	Westwood Works, Cincinnati Urban Promise, City of Cincinnati, City of Cincinnati Health Department
All partners- West CURC, Westwood Works, Westwood Civic Association, Town Hall District Business Association	Private property owners

neighborhood business districts.

Responsible Party	Key Partners
West CURC, Westwood Works	Town Hall District Business Association, current property owners and business owners
West CURC	Cincinnati Urban Promise, City of Cincinnati, Westwood Works



GOAL 3: Enhance public right-of-way and public amenities in the neighborhood for residents and visitors to the community

Strategy or Action Step	Timeframes
Enhance the gateways all three NBDs, prioritizing the Town Hall NBD and Harrison-McHenry NBD. This should include way-finding signage and other neighborhood/ location specific signage that promotes a cohesive brand/identity for the districts.	Mid-term
Extend street-scaping and lighting enhancements throughout the Town Hall NBD to provide a cohesive feel, improve safety and increase customer foot traffic.	Short to Mid-term
Enhance outdoor amenities at Westwood Town Hall Park in the Town Hall NBD in order to increase opportunities for community events and activation. Enhance seating on existing patio areas, and add additional patio areas, shaded seating, and add a covered stage/band-shell in the park.	Short-term
Identify resources to implement street-scape and public right of way recommendations for the Harrison-McHenry NBD (see Target Area Analysis), including street trees, lighting, and enhanced bus stops with shelters and benches.	Mid to Long-term
Work with owner of strip mall at Harrison-McHenry to add green space and community space at edge of existing parking lot on Harrison. This should include trees and grass to decrease the amount of asphalt on the site.	Mid-term
Commission a prospective parking study, to update the WestCURC November 2023 Study to assess the need for a shared, public parking lot to alleviate parking issues for business and residents in the Town Hall NBD. Any future lot should be located to the rear or adjacent to the commercial structures.	Mid-term

Neighborhood business districts to make them a destination for Westwood

Responsible Party	Key Partners
Town Hall Business District Association, Westwood Civic Association	West CURC, Westwood Works
Town Hall Business District Association, Westwood Civic Association	City of Cincinnati Department of Transportation and Engineering, West CURC, Westwood Works
Town Hall Business District Association	City of Cincinnati Parks Department
West CURC	City of Cincinnati Department of transportation and Engineering and Department of Community and Economic Development.
West CURC	City of Cincinnati Department of transportation and Engineering and Department of Community and Economic Development.
Town Hall District Business Association	WestCURC, current property owners and business owners

GOAL 4: Preserve and protect the historic assets in the NBDs, part

Strategy or Action Step	Timeframes
If the Westwood Town Hall Building changes uses from a recreation center, work with Town Hall NBD stakeholders to identify an appropriate community use for the building and maintain the community asset, and work with Park Board to program open space appropriately.	Mid to Long-term
Support the Westwood Historical Society in its efforts to pursue local historical designation for the seven National Register of Historic Places designated buildings in the Town Hall District.	Short-term

GOAL 5: Support the future stability and potential redevelopment of Glencrossing and Western Hills Plaza.

Strategy or Action Step	Timeframes
Advocate with Metro/SORTA and the City of Cincinnati to implement Bus Rapid Transit on Glenway Avenue.	Short-term
Work with owners of Glen Crossing and developers to identify future development opportunities on the site, including increased housing density. Future developments could follow local models such as the Factory 52 development in Norwood or Delhi Town Square development in Delhi.	Mid-term

icularly in the Town Hall Historic District.

Responsible Party	Key Partners
Town Hall Business District Association	Westwood Historical Society, West CURC, West Wood Works, City of Cincinnati, others.
Town Hall Business District Association	Westwood Historical Society, West CURC, West Wood Works, City of Cincinnati, others.

of regional commercial districts along Glenway Avenue, including

Responsible Party	Key Partners
Westwood Civic Association	West CURC, Westwood Works
West CURC, Westwood Works	City of Cincinnati, local developers

GOAL 1: Promote a positive image of Westwood that celebrates the

Strategy or Action Step	Timeframes
Continue to capture and preserve the stories of Westwood and its importance in the past, present, and for the future.	Short-term
Identify local and regional media outlets that may partner with community organizations in Westwood to help promote positive stories of the community.	Short to Mid-term
Create welcome material for new residents and potential home buyers.	Short-term

GOAL 2: Westwood residents and stakeholders are aware of comm

Strategy or Action Step	Timeframes
Create and implement a communications and marketing strategy to coordinate efforts among community groups, organizations, and other neighborhood stakeholders such as local churches and institutions. Physical/Online Methods.	Short-term
Create a "What's Up Westwood" App that includes resources, programs, contacts, events, volunteer opportunities, athletic schedules, meetings, and groups to join.	Mid-term
Information in multiple languages to ensure information is accessible to non-English speakers.	Short-term

e diversity, rich history, and assets of the community.

Responsible Party	Key Partners
Westwood Historical Society	Hamilton County Public Library, Westwood Civic Association
Westwood Civic Association	Westwood Works, Westwood Historical Society, West CURC, Westwood Coalition.
Westwood Civic Association	Westwood Works, Westwood Historical Society, West CURC, Westwood Coalition, Town Hall District Business Association

unity events and resources and feel welcome to fully participate.

Responsible Party	Key Partners
Westwood Civic Association	Westwood Works, Westwood Historical Society, West CURC, Westwood Coalition, Town Hall District Business Association, local churches, and other non-profit organizations.
Westwood Civic Association	Westwood Works, Westwood Historical Society, West CURC, Westwood Coalition, Town Hall District Business Association, local churches, and other non-profit organizations.
All civic organizations/groups	Westwood Civic Association, Westwood Works, Westwood Historical Society, West CURC, Westwood Coalition, Town Hall District Business Association, local churches, and other non-profit organizations.



GOAL 3: All parts of the Westwood community are activated through community connections, and foster community pride.

Strategy or Action Step	Timeframes
Partner with anchor institutions in different parts of Westwood to host pop-up events that bring residents and community partners together. Foster collaboration and cooperation between existing organizations and associations to help defray the cost of an event across organizations, increase the volunteer pool, increase marketing reach and impact more residents.	Mid-term
Create a community gathering space (indoor/outdoor) in the McHenry-Harrison NBD to host events.	Mid-term
Create new Westwood events that will appeal to a wider audience and put Westwood on the map, drawing visitors to the community.	Mid-term
Create new Westwood events that will appeal to a wider audience and put Westwood on the map, drawing visitors to the community.	Mid-term

GOAL 4: Establish a community-led, Westwood arts center to high community members.

Strategy or Action Step	Timeframes
Convene residents and partners interested in creating a community-led arts center and establish a preliminary vision and plan for the center. Reach out to artists within the community for their input and develop a workable concept.	Short-term
If there is enough interest from local artists and the community to create an Arts organization, then begin to recruit individuals that are willing to work on creating the non-profit entity. Recruit a Board of Directors that will shape the mission, vision, and bylaws for the organization.	Short-term
Identify an existing space in Westwood that could be used by the organization in the short term. Recruit artists to occupy, create, show, and sell their creations within the space.	Short-term
Find a permanent home for the organization.	Mid to Long-term



High events that bring people together, create

Responsible Party	Key Partners
Westwood Works	Westwood Historical Society, West CURC, Westwood Coalition, Town Hall District Business Association, local faith-based organizations, and other non-profit organizations.
West CURC and Cincinnati Urban Promise	Westwood Works, City of Cincinnati Fire Department, local businesses
Various partners	Westwood Civic Association, Westwood Works, Westwood Historical Society, West CURC, Westwood Coalition, Town Hall District Business Association, local faith-based organizations,, and other non-profit organizations.
Westwood Works	Westwood Historical Society, West CURC, Westwood Coalition, Town Hall District Business Association, local churches, and other non-profit organizations.

Highlight Westwood's diversity of talent and gather

Responsible Party	Key Partners
Westwood Arts Collective	Westwood First Presbyterian, Westwood Works, independent artists and others.
Westwood Arts Collective	Westwood First Presbyterian, Westwood Works, independent artists and others.
Westwood Arts Collective	Westwood First Presbyterian, Westwood Works, independent artists and others.
Westwood Arts Collective	Westwood First Presbyterian, Westwood Works, independent artists and others.



GOAL 5: Celebrate and preserve Westwood's rich history by identifying properties worth preserving.

Strategy or Action Step	Timeframes
<p>Pursue local historic designation through City of Cincinnati Chapter 1435 for the seven properties in the Town Hall District that are currently on the National Register of Historic Places to protect the properties from demolition or significant renovation.</p> <p>These include:</p> <ul style="list-style-type: none"> Westwood Town Hall - 3017 Harrison Ave Westwood United Methodist Church - 3460 Epworth Avenue Westwood Fire Co. No. 35 (currently Nation) - 3435 Epworth Avenue Westwood Public School - 2981 Montana Avenue Madcap Education Center - 3064 Harrison Avenue Westwood First Presbyterian Church - 3011 Harrison Avenue Westwood Branch Library - 3345 Epworth Avenue 	Immediate
<p>Build on the historic inventory from 1978 that evaluated properties by edict and identified properties that were potentially historic in nature. Continue to inventory properties that have historic significance and may fit the requirements of the National Trust or City of Cincinnati Chapter 1435.</p>	Short to Mid-term
<p>Identify an existing space in Westwood that could be used by the organization in the short term. Recruit artists to occupy, create, show, and sell their creations within the space.</p>	Short to Mid-term



ifying properties of civic, community, and other significance that may be

Responsible Party

Westwood Historical Society

Key Partners

Westwood Civic Association, Town Hall Business District Association, City of Cincinnati , Cincinnati Preservation Association

Westwood Historical Society

Westwood Civic Association, Town Hall Business District Association, City of Cincinnati , Cincinnati Preservation Association

Westwood Historical Society

Westwood Civic Association, Town Hall Business District Association, City of Cincinnati , Cincinnati Preservation Association



GOAL 1: There are abundant indoor and outdoor recreation options

Strategy or Action Step	Timeframes
Support the completion of the Werk Road Great Park Master Plan (old Gamble Estate).	Immediate to Short-term
Consider the relocation of the Cincinnati Recreation Commission Recreation Center from Town Hall to the Glenway/ Mercy site with expanded indoor and outdoor facilities and programs.	Short to Mid-term
Enhance Ryan Sports Center and increase use.	Short-term
Create appropriate indoor and outdoor recreation space in the vicinity of the McHenry-Harrison Ave. intersection, including new indoor gym facilities at Cincinnati Urban Promise (CUP).	Mid-term
Coordinate with CPS, CRC, and East Westwood Partners on use of existing outdoor fields.	Short-term
Enhance and link community gardening programs and locations – strengthen the local food network (healthy harvest mobile market, farmer’s markets, LaMonarca).	Short Mid-term
Use urban agriculture as a teaching tool.	Short-term



s throughout Westwood.

Responsible Party

Key Partners

Great Parks

Westwood Civic Association

Cincinnati Recreation Commission, City of Cincinnati

Westwood Civic Association, Westwood Education Council, WestCURC, Westwood Works, Metzcor, Mercy Hospital, Cincinnati Public Schools, Metro

Westwood Civic Association, Westwood Education Council

Current users, St. Catharine of Siena school and families, Cincinnati Urban Promise, Islamic Center of Cincinnati and its members

Cincinnati Urban Promise, WestCURC

City of Cincinnati, Department of Community and Economic Development, East Westwood Community Council, Westwood Education Council

Westwood Civic Association with support from the Westwood Education Council

Cincinnati Urban Promise, Cincinnati Public Schools, Cincinnati Recreation Commission, East Westwood Community Council

Current civic gardeners

Gamble Montessori High School - agriculture program, Cincinnati Urban Promise, Cincinnati Parks Department, Healthy Harvest Mobile Market, LaMonarca

Cincinnati Urban Promise, Gamble Montessori High School -agriculture program

GOAL 2: All Westwood schools and families have what they need to

Strategy or Action Step	Timeframes
Create a Westwood Education Council with representatives from all public and private schools, the Cincinnati Recreation Commission (CRC), and other youth and family resources (YMCA, library, CUP). The Westwood Education Council could create a neighborhood Family Resource Center. – convened by Westwood Civic	Short to Mid-term
Companion Youth Council connected to existing teen organizations.	Short-to Mid-term
Create a Westwood Family directory/newsletter/map/website.	Mid-term
Advocate neighborhood-wide for improved access to mental health services.	Mid-term
Advocate neighborhood-wide for additional resources in schools (social workers, resource coordinators, violence prevention supports, health care professionals).	Mid to Long-term
Connect and enhance out-of-school time programs and resources and make sure parents can access the resources they need.	Mid-term

GOAL 3: Westwood has a network of strong organizations that can support immigrant and refugee families.

Strategy or Action Step	Timeframes
YMCA and St. James collaborate to establish enhanced senior support services and activities.	Short to Mid-term
Support faith institutions and leaders who are supporting Westwood's vulnerable households (i.e. My Neighbor's Place, etc.)	Short-to-Mid-term
Increase outreach to ensure immigrant and refugee families are connected to programs and partners that can connect them to the resources they need.	Short-term

to be successful.

Responsible Party	Key Partners
Westwood Civic Association, Cincinnati Public Schools	All public and private schools principals and community resource coordinators, CRC, YMCA, Cincinnati Urban Promise, Cincinnati-Hamilton County Library, United Way of Greater Cincinnati, Westwood Works
Westwood Education Council	Public High Schools, appropriate Catholic High Schools, YMCA, CRC, Westwood United Methodist Church
Westwood Education Council	Westwood Works, Westwood Civic
Westwood Education Council	CPS, City of Cincinnati, Children's Hospital, Mindpeace, Cincinnati Police Department
Westwood Education Council	CPS, Cincinnati Police Department, local LSDMCs, United Way of Greater Cincinnati
Westwood Education Council	CRC, CUP, YMCA, local churches, local school resource coordinators

support the neighborhood's vulnerable households, including seniors, and

Responsible Party	Key Partners
YMCA, St. James	City of Cincinnati, Council on Aging, funding partners
Current informal group of area faith-based organizations, My Neighbor's Place	Westwood Civic, Islamic Center of Cincinnati, Council on Aging,
	Area Churches, Islamic Center, Legal Aid, Santa Maria, SuCasa, Compass, CUP, East Westwood Community Council



GOAL 1: Celebrate and build on Westwood's housing diversity through

Strategy or Action Step	Timeframes
Construct a mix of single-family homes (including attached row homes, cottage courts, and smaller homes), duplexes, and large mixed-use developments where appropriate (Note: see Target Area recommendations).	Mid to Long-term
Construct housing for all income levels including affordable housing.	Mid to Long-term
Construct new, modern, market rate development with modern and accessible infrastructure and amenities.	Mid to Long-term
Prioritize infill development without displacement.	On-going
Preserve historic homes and buildings to maintain historic "charm" of the neighborhood.	On-going
Incentivize more housing for aging in place by introducing more senior housing developments, granny flats, and accessible units. Construct more single-story/no stair dwellings in the three (3) target areas.	Mid to Long-term

High preservation and new construction.

Responsible Party	Key Partners
WestCURC, local developers	City of Cincinnati, Port, WestCURC, Westwood Works, Habitat for Humanity , other local developers
Local and national developers	Department of Community and Economic Development, Cincinnati Metropolitan Housing Authority
West CURC	Other local and national developers
Westwood Civic Association, Local and national developers	West CURC, Westwood Works, other local developers,
Westwood Historical Society	Private owners, City of Cincinnati, Cincinnati Preservation Association, City Buildings and Inspection
Westwood Civic Association, Local and national developers	Habitat for Humanity, Council on Aging, Metzcór, other local developers, St. James Church and YMCA



GOAL 2: Long-term and elderly homeowners in Westwood are protected long as desired.

Strategy or Action Step	Timeframes
Identify opportunities for property tax relief for seniors and low- and moderate-income homeowners, particularly as home prices and taxes rise.	Short-term
Advertise the Homestead Tax Exemption program to eligible homeowners throughout Westwood to lessen senior homeowners tax burdens.	Short-term
Connect low-income and senior homeowners with home repair funding including low-interest and deferred loan programs and/or grant programs.	Short-term
Pursue and collaborate with partners to identify resources to retrofit existing homes to support seniors safely aging in place.	Mid-term
Educate residents on the importance of estate planning to protect generational wealth and increase support to address tangled title issues.	Short-term and On-going
Be intentional about making sure information related to homeownership preservation is available to immigrant civic organizations like the Islamic Center and other immigrant serving organizations.	Short-term

ected and have the resources they need to stay in their existing homes as

Responsible Party

Key Partners

Westwood Works

Legal Aid Society of Greater Cincinnati, Local Initiatives Support Corporation, HOME

Westwood Civic Association

HOME, Legal Aid Society

Westwood Works

Local Initiatives Support Corporation, Westwood Civic, Working In Neighborhoods, Council on Aging, Area Churches

Westwood Works

Local Initiatives Support Corporation, Working In Neighborhoods, Council on Aging, Area Churches, Westwood Civic

Westwood Civic Association

Legal Aid Society of Greater Cincinnati, Local Initiatives Support Corporation, WestwoodWorks, Westwood Churches

Westwood Civic Association

Westwood Civic Association, Churches of Westwood, My Neighbors Place, the Islamic Center, and others.



GOAL 3: Renters have access to safe and sanitary units and local

Strategy or Action Step	Timeframes
Advocate with the City of Cincinnati to create a rental registration program to hold landlords accountable for property maintenance in aging buildings.	Mid-term
Explore options for renter protections including rental stabilization programs, rent caps, and other opportunities.	Mid-term
Create a pilot program for local, mom and pop landlords, with small multi-family buildings to assist them with property maintenance, appropriate lending products, and other management improvement techniques, working with the Real Estate Investors Assoc. of Greater Cincinnati.	Mid-term
Provide a safe way for all renters, including low-income, minority, and immigrant residents, to report housing code violations to City Buildings and Inspections and track responses. Educate immigrant populations about their housing rights and legal protections they are entitled to in order to protect themselves from exploitative landlords.	Short-term
Westwood Civic Association and West CURC's Distressed Properties list should be a source of focus for City Buildings and Inspection action and long-term problem properties should be considered redevelopment opportunities.	Short-term and On-going

Landlords have the resources they need to provide high quality housing.

Responsible Party

Westwood Civic Association/ West CURC

Westwood Civic, Westwood Works

Westwood Civic Association

Area faith-based organizations,
Westwood Civic

Westwood Civic Association/ West CURC

Key Partners

City Buildings and Inspection, Legal Aid Society

City of Cincinnati, LISC

Cincinnati Real Estate Investment Association, City of
Cincinnati, WestwoodWorks

Santa Maria Community Services, Cincinnati Language
Cooperative, Immigrant Dignity Coalition, Ignite Peace,
others.

City of Cincinnati Department of Buildings and Inspections,
Department of Community and Economic Development



GOAL 4: Create and sustain pathways to homeownership.

Strategy or Action Step	Timeframes
Identify and partner with organizations that offer alternative ownership models such as a rent-to-own, homesteading, or other models.	Mid-term
Partner with organizations that provide HUD-certified housing counseling to provide classes and counseling to first time homebuyers and residents within the neighborhood.	Short-term
Connect residents with existing programs that offer down payment assistance and closing cost assistance.	Short to Mid-term
Work with partners such as HOME to collectively advocate for expanded Lending to Black and Low-Income Homeowners that is fair and non-predatory.	Short to Mid-term
Ensure that immigrant and refugees residents have information on homeownership opportunities and consider partnering to make homesteading opportunities available in Westwood.	Short to Mid-term

Responsible Party

Key Partners

Westwood Works

Habitat for Humanity, Price Hill Will, the Port, Cornerstone Renter Equity

Westwood Civic Association

Working in Neighborhoods, the Homeownership Center of Greater Cincinnati, People working Cooperatively, Sister Anne, others.

Westwood Works

City of Cincinnati, local banks, Working In Neighborhoods, WestCURC

Westwood Civic Association

Housing Opportunities Made Equal

My Neighbors Place

Price Hill Will and HURC, Westwood Works



TRANSPORTATION

GOAL 1: Develop a safe, efficient, and accessible transportation network that promotes cyclist safety, and promotes multi-modal options for all residents

Strategy or Action Step	Timeframes
Identify the hierarchy of streets for efficient traffic flow through and within the neighborhood. Northern Blvd, Glenway - major thoroughfare, Harrison - neighborhood oriented, Queen City - intersection improvements, Montana - middle lane textured - not allowing traffic zoom past.	Short-term
Implement traffic calming measures at major intersections and destinations to encourage multi-modal access and pedestrian safety. Specific attention should be given to the business districts and in the vicinity of all schools and community youth assets.	Short-term
Rethink Boudinot and Werk Road design to improve pedestrian safety. (Possible improvements include: parking striping, trees, Left turn lanes, etc.)	Mid-term
Install left-only lanes and signals on heavily trafficked roads to ensure efficient traffic flow.	Short-term
Incorporate signage and adequate safety measures to make drivers aware of pedestrian conflict areas and blind spots.	Short-term
Work with District III Police to increase enforcement of speed limits and educate residents about the dangers of excessive speeding.	Immediate



Responsible Party

Westwood Civic

Westwood Civic

Westwood Civic

Westwood Civic

Westwood Civic

Westwood Civic

Key Partners

Department of Transportation

Department of Transportation

Department of Transportation

Department of Transportation

Department of Transportation

Cincinnati Police Department

GOAL 2: Improve pedestrian infrastructure to create a safer and more

Strategy or Action Step	Timeframes
Implement traffic calming measures along the busy streets. Identify the critical locations with the help of the community to implement the appropriate measures.	Short-term
Add new crosswalks and improve crosswalk safety at the major intersections and prioritize them with the help of the community. Incorporate a range of tools, such as raised crosswalks, flashing lights, pedestrian refuge islands, as needed for the specific intersection.	Short-term
Create Safe Routes to schools and public spaces. Designate safe, pedestrian-friendly routes to schools with signage, crosswalks, and crossing guards. Northern Boulevard – raised crosswalks with flashing lights.	Short-term
Improve pedestrian access to parks and open spaces: Identify a network that is easily accessible for all. Multi-use path on Westwood Northern Blvd along Mt. Airy.	Mid-term
Upgrade and expand sidewalk networks.	Mid-term

GOAL 3: Create a system of connected bike infrastructure within t

Strategy or Action Step	Timeframes
Identify a network of streets (low volume) or trails that create a safe environment for biking within the neighborhood to connect to public spaces and other major destinations such as Mt. Airy Forest, Town Hall District, and schools. Shared use Streets identified include – Epworth, McFarlan Drive, Urwiller, Wardall. Multi-use paths – Westwood Northern Boulevard.	Short to Mid-term
Enhance Bicycle Parking and Amenities	Mid-term
Support Multi-Modal Transportation	Long-term

more walkable neighborhood.

Responsible Party	Key Partners
Westwood Civic	Department of Transportation, public and private schools and other community uses
Westwood Civic	Westwood Business Assoc., schools and community uses, Department of Transportation
Westwood Civic, public and private schools	Department of Transportation
Westwood Civic	Department of Transportation, Tri-State Trails, Park Department
Westwood Civic	Department of Transportation

the neighborhood.

Responsible Party	Key Partners
Westwood Civic	Department of Transportation, Tri-State Trails, Park Department
Westwood Civic	Red Bike, Tri-State Trails, Department of Transportation
City of Cincinnati	Westwood Civic, Metro, Tri-State Trails, Department of Transportation



GOAL 4: Improve access to and use of Public Transit.

Strategy or Action Step	Timeframes
Improve knowledge of how to use Metro to encourage increased ridership.	Immediate
Work with Metro to complete an assessment of the frequency of stops on key routes including but not limited to route 21. Consider another express route like route 40x.	Immediate
Coordinate with existing businesses to set up access to passes for the community.	Short-term
Partner with Metro to enhance transit amenities at eligible bus stops including shelters, benches, lighting, route information, etc. to encourage ridership and user safety.	Mid-term
Transform the Glenway Transit Center into a proper transfer center with more visibility and accessibility, aligning with the Bus Rapid Transit (BRT) goals and objectives.	Long-term

Responsible Party

Metro

Metro

Area Churches

Westwood Civic

Metro

Key Partners

Westwood Civic

Westwood Civic

Business Association, Westwood Civic, Westwood Works

City of Cincinnati, Metro

City of Cincinnati, City Council, Westwood Civic, Business Association



June 3, 2025

TO: Members of the Equitable Growth & Housing Committee

202501140

FROM: Sheryl M. M. Long, City Manager

SUBJECT: Presentation – *Westwood Neighborhood Plan*

Attached is the presentation on the proposed *Westwood Neighborhood Plan* as the Westwood neighborhood's guiding comprehensive plan document

cc: Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

WESTWOOD NEIGHBORHOOD PLAN

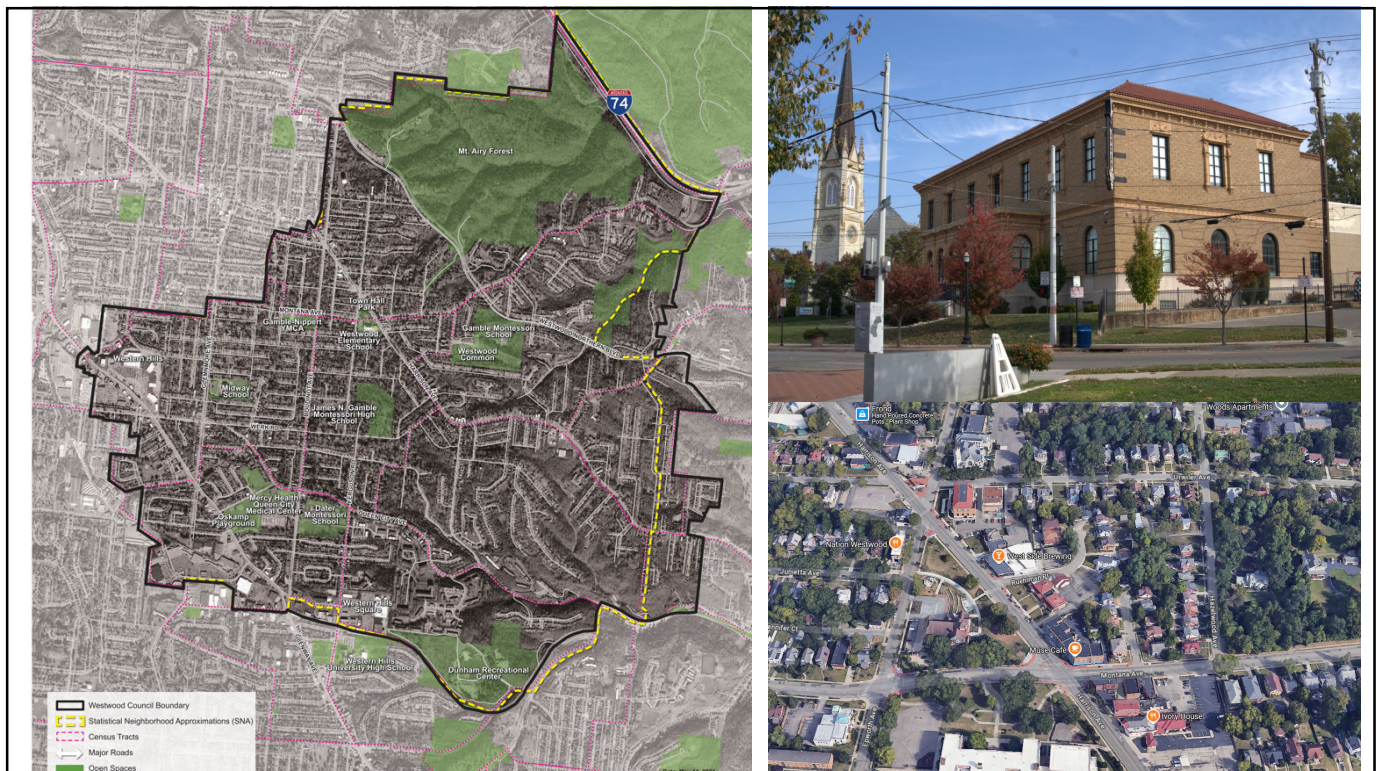
Equitable Growth & Housing Committee
June 3, 2025

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

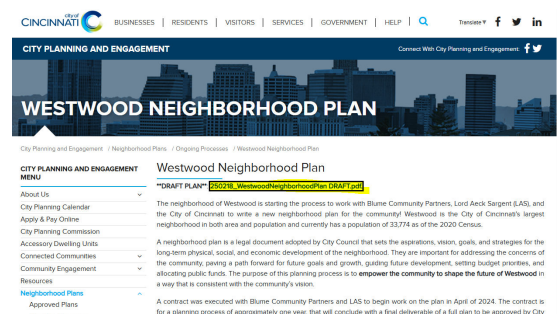
Plan Timeline

- 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**



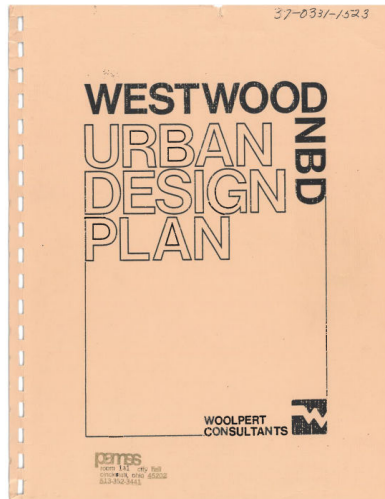
Approvals

- 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 Studies



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

WE WANT YOUR IDEAS FOR THE FUTURE OF WESTWOOD

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.

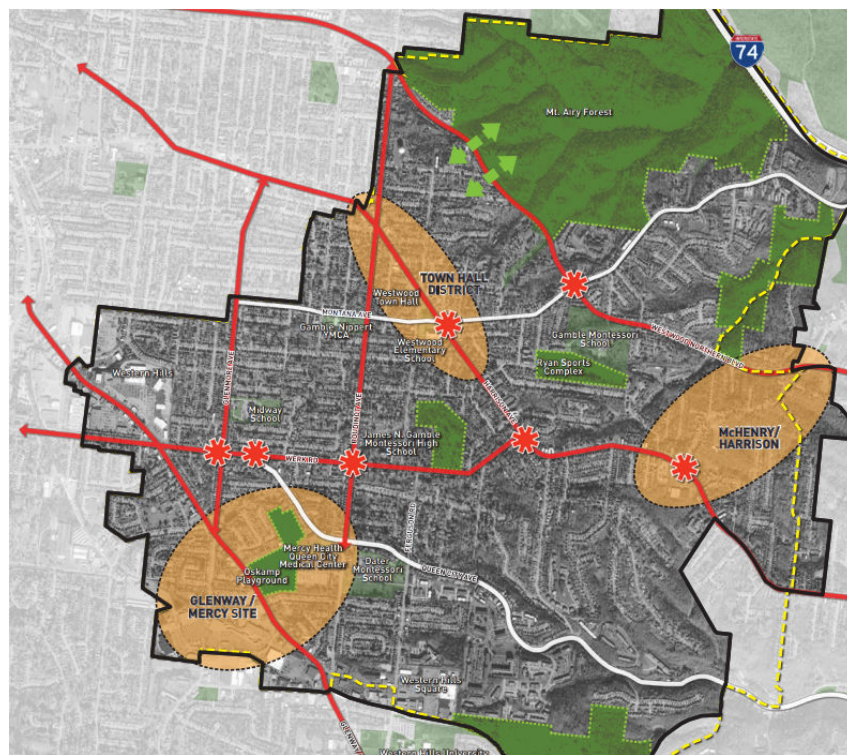
Goal #3 - Create a system of connected bike infrastructure within the neighborhood.

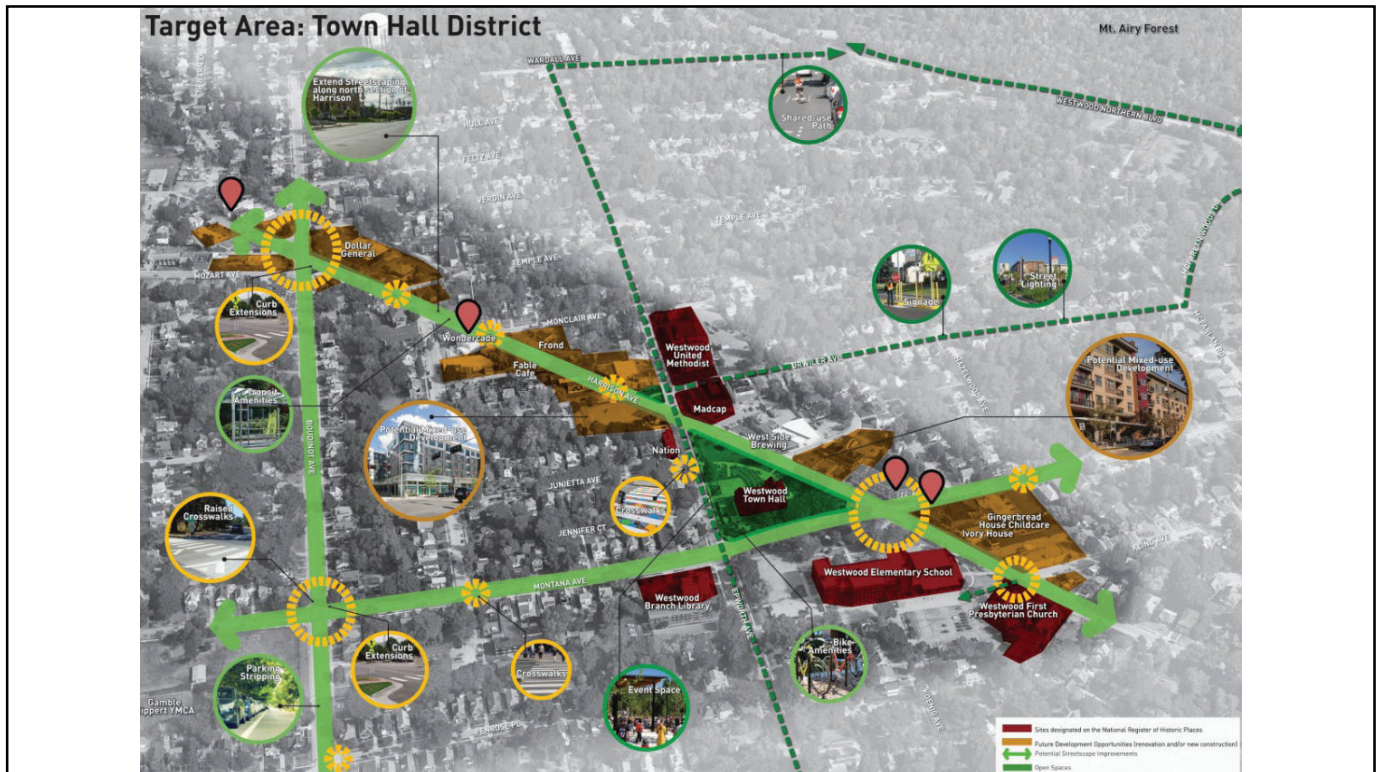
Goal #4 - Improve access to and use of Public Transit.



Pedestrian pathway Through Westwood Town Hall Park

14





17



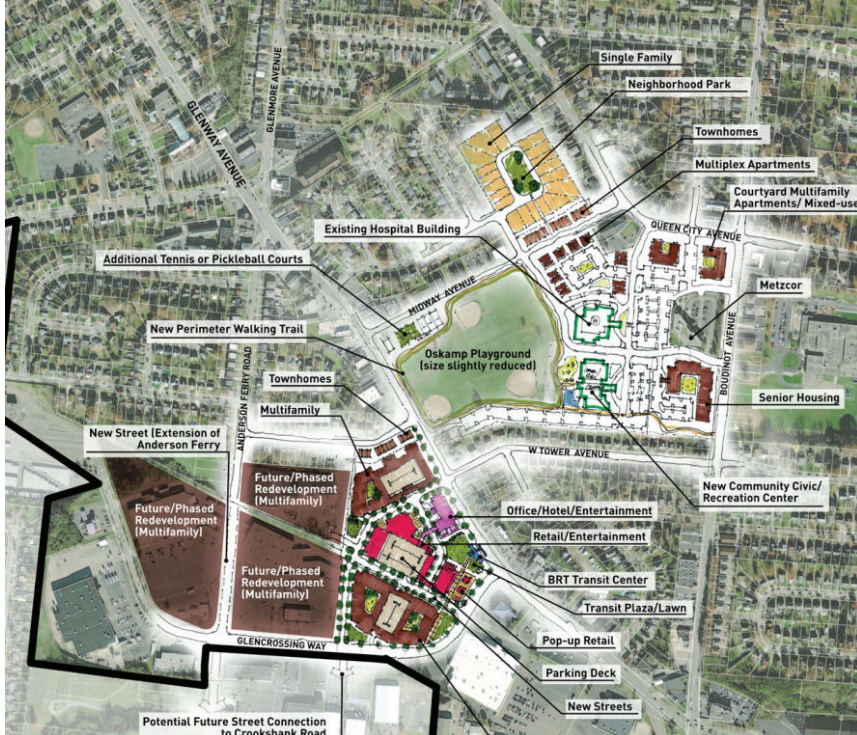
18

Target Area: McHenry/Harrison



19

Target Area: Glenway/Mercy



20



- Westwood Neighborhood Plan | 6.3.25

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.

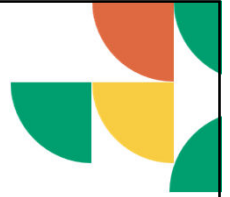
Strategy or Action Step	Timeframes
Create and maintain an inventory of existing commercial spaces within the NBDs in order to identify spaces available for new businesses.	Immediate and on-going
Work with existing commercial property owners within the NBDs to prepare storefronts for new commercial tenants (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.



Residential Development

Creating New Homeownership
Opportunities in Cincinnati

June 2025

Philip Denning Executive Vice President

Lindsey Florea Senior Vice President, Real Estate
Development Services

THE PORT

AGENDA

Residential
Development
Update



CARE Homes

Avondale

Walnut Hills

Sedamsville

Home Repair Program

Mission-Aligned Managed Entities

THE PORT



Hamilton County
Landbank



A MANAGED ENTITY OF THE PORT

Hamilton County Land Reutilization Corporation

The mission of the Hamilton County Landbank is to return vacant properties to productive use through the tools statutorily provided to the Landbank and by leveraging the resources of the Landbank's executive arm, The Port.

www.HamiltonCountyLandbank.org



Homesteading & Urban Redevelopment Corporation



A MANAGED ENTITY OF THE PORT

Homesteading & Urban Redevelopment Corporation

The Homesteading & Urban Redevelopment Corporation (HURC) is dedicated to improving the quality of housing stock and increasing affordable homeownership, providing a quality product with minimal overhead for the homebuyer.

www.HURCCincy.org



UPTOWN
CONSORTIUM, INC.



A MANAGED ENTITY OF THE PORT

Uptown Consortium, Inc.

UCI is a nonprofit development corporation dedicated to revitalizing Uptown Cincinnati. Founded in 2004, UCI's members include some of the region's largest employers and the leading tourist attraction: Cincinnati Children's Hospital Medical Center, UC Health, University of Cincinnati and the Cincinnati Zoo & Botanical Garden.

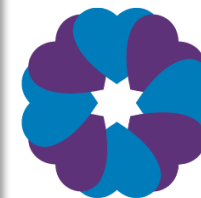
www.UptownCincinnati.com

CARE HOMES UPDATE



CARE Homes Initiative

The CARE program was borne out of a moral imperative to interrupt the cycle of investor activity in the local real estate market, protecting renters and providing a pathway to homeownership. Renovations to vacant properties are underway, and 47 homes have been sold to date.



CARE Homes



194

Single-family homes



47

Homes Rehabbed and Sold



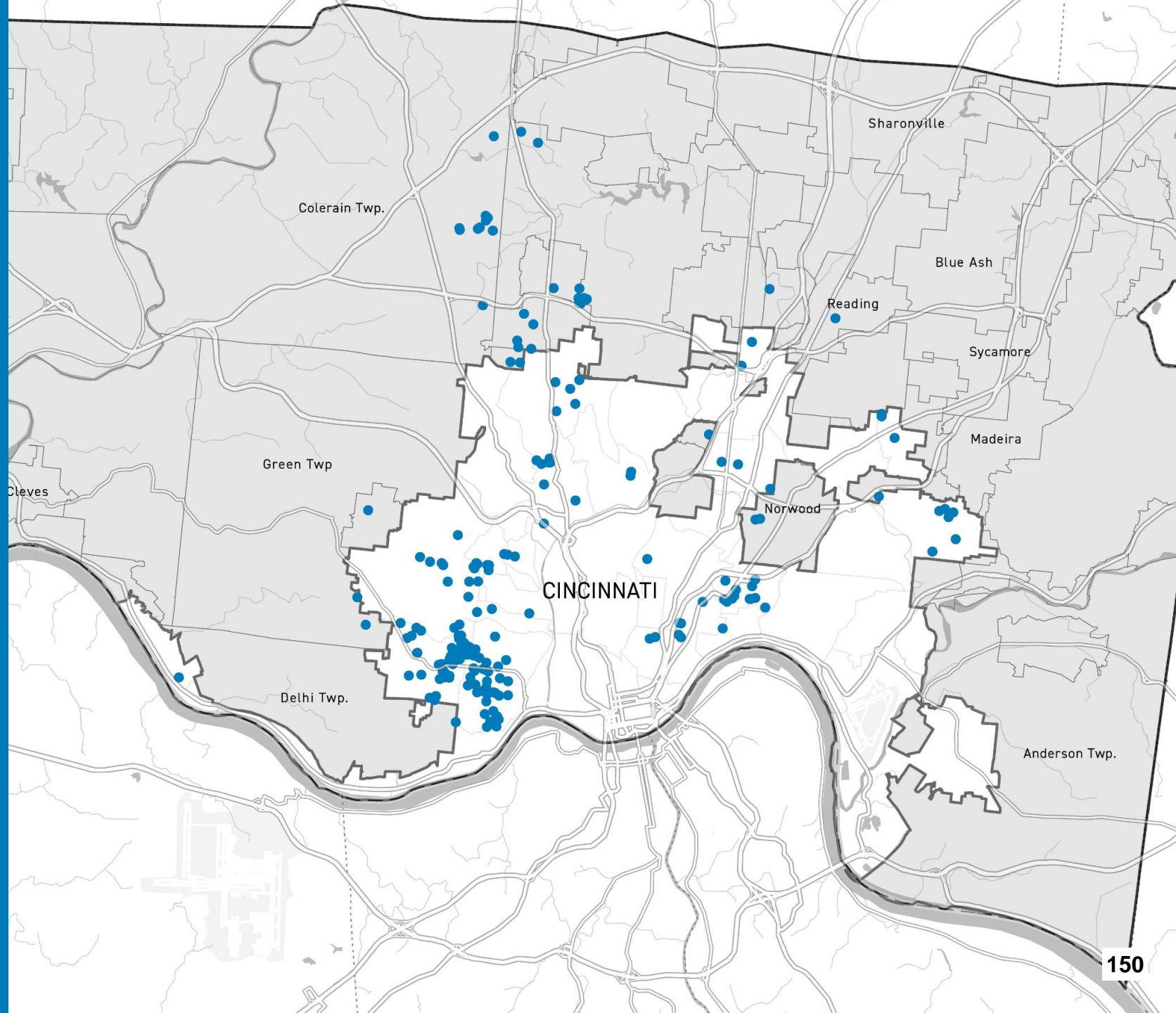
\$149,452

Average Sale Price



THE PORT

CARE Homes Initiative



THE PORT

CARE Homes Initiative

The Homes



Westwood



Bond Hill



West Price Hill



Madisonville



151
Evanston

CARE Homes Initiative

Inventory Example

1443 Manss Ave



THE PORT

CARE Homes Initiative

406 Purcell



▲ 406 Purcell

Sold 2024

\$130,000
2 Bed/1 Bath
1,077 SF

153

THE PORT

CARE Homes Initiative

319 Rosemont



▲ 319 Rosemont

Sold 2025

\$140,000
2 Bed/1 Bath
972 SF



3444 Fernside

Sold April 2025

\$196,000 Sale Price
Evanston



1442 Marlowe

Sold January 2025

\$186,000 Sale Price
College Hill



2270 Baltimore

Sold April 2025

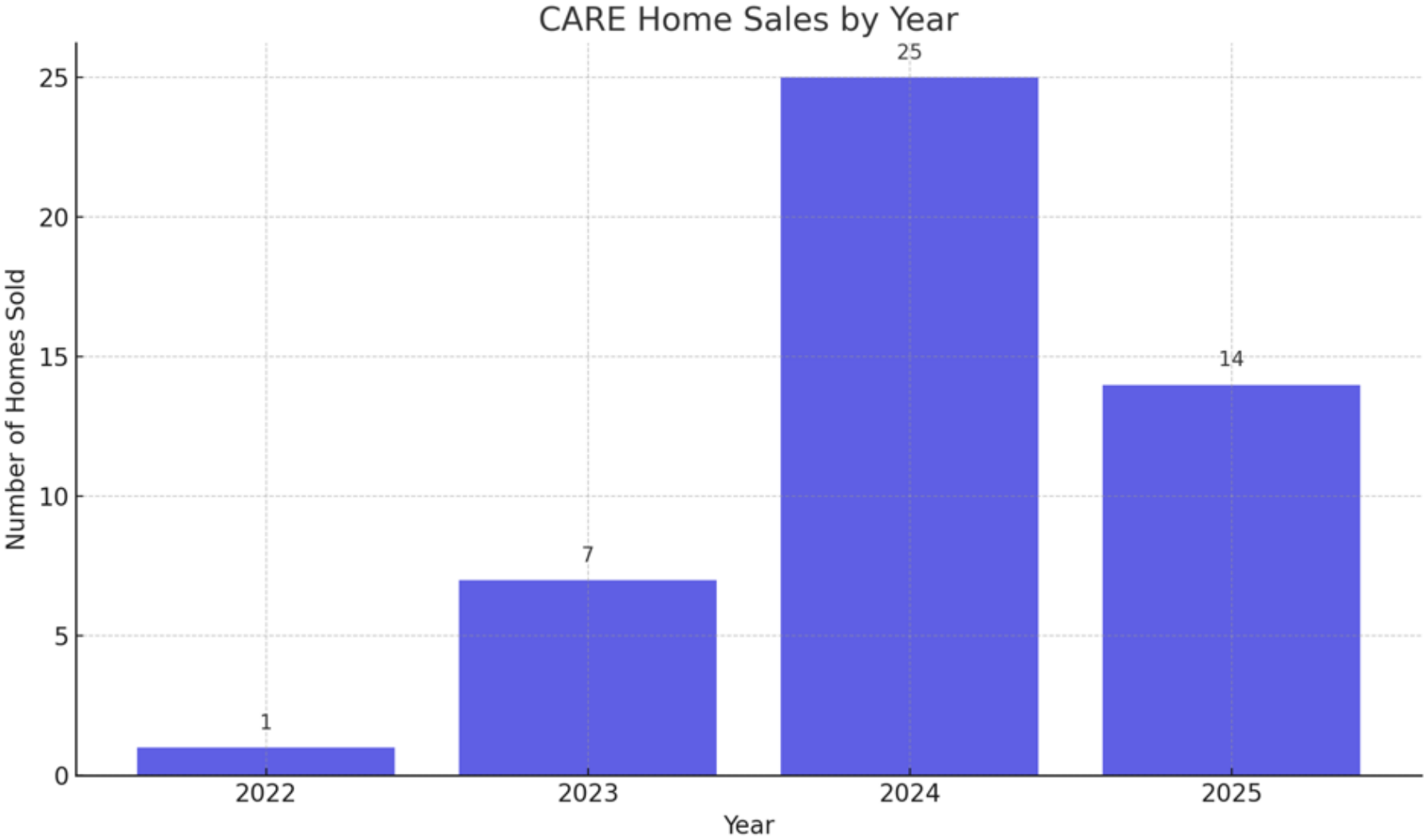
\$148,000 Sale Price
East Westwood

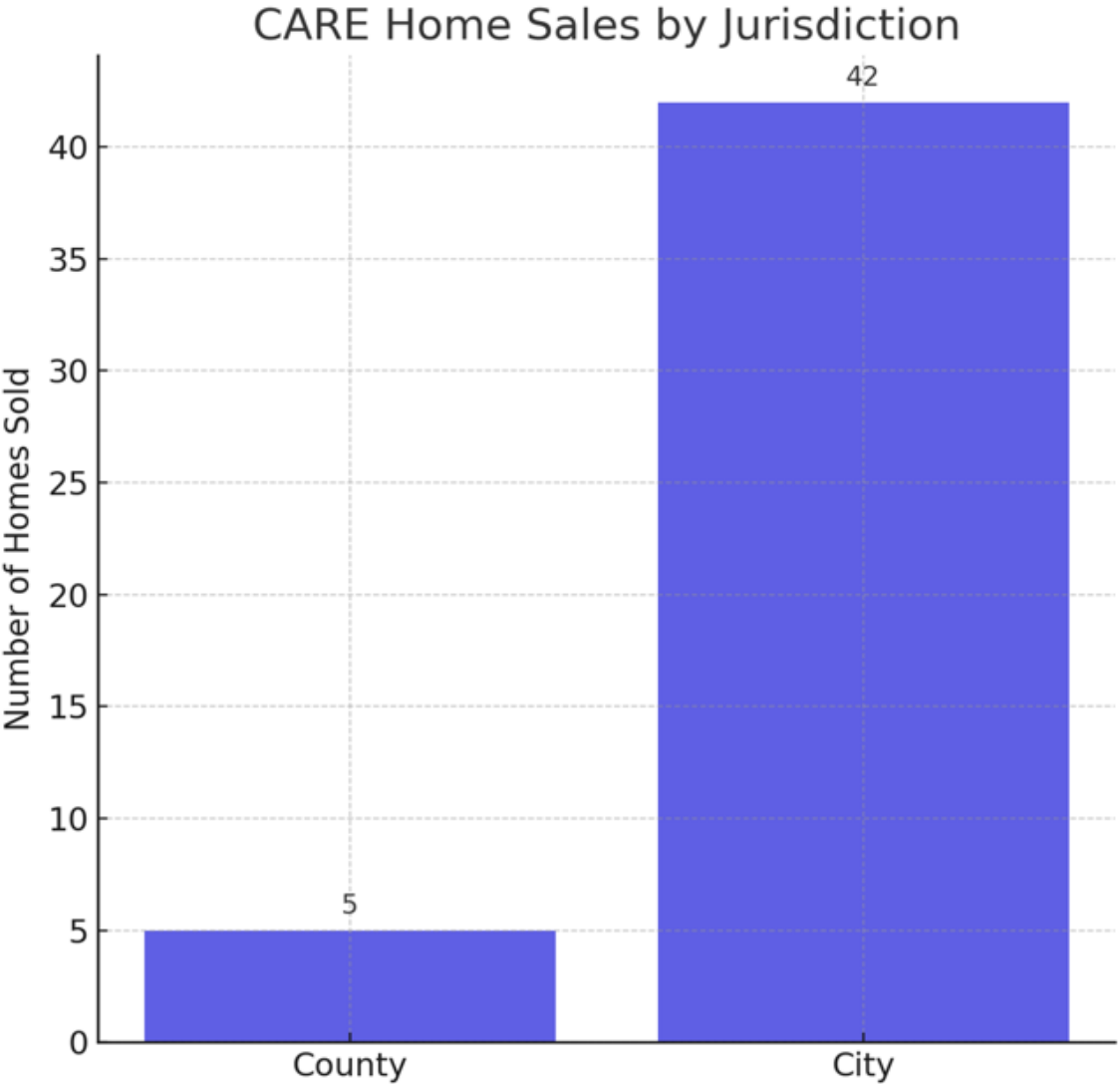


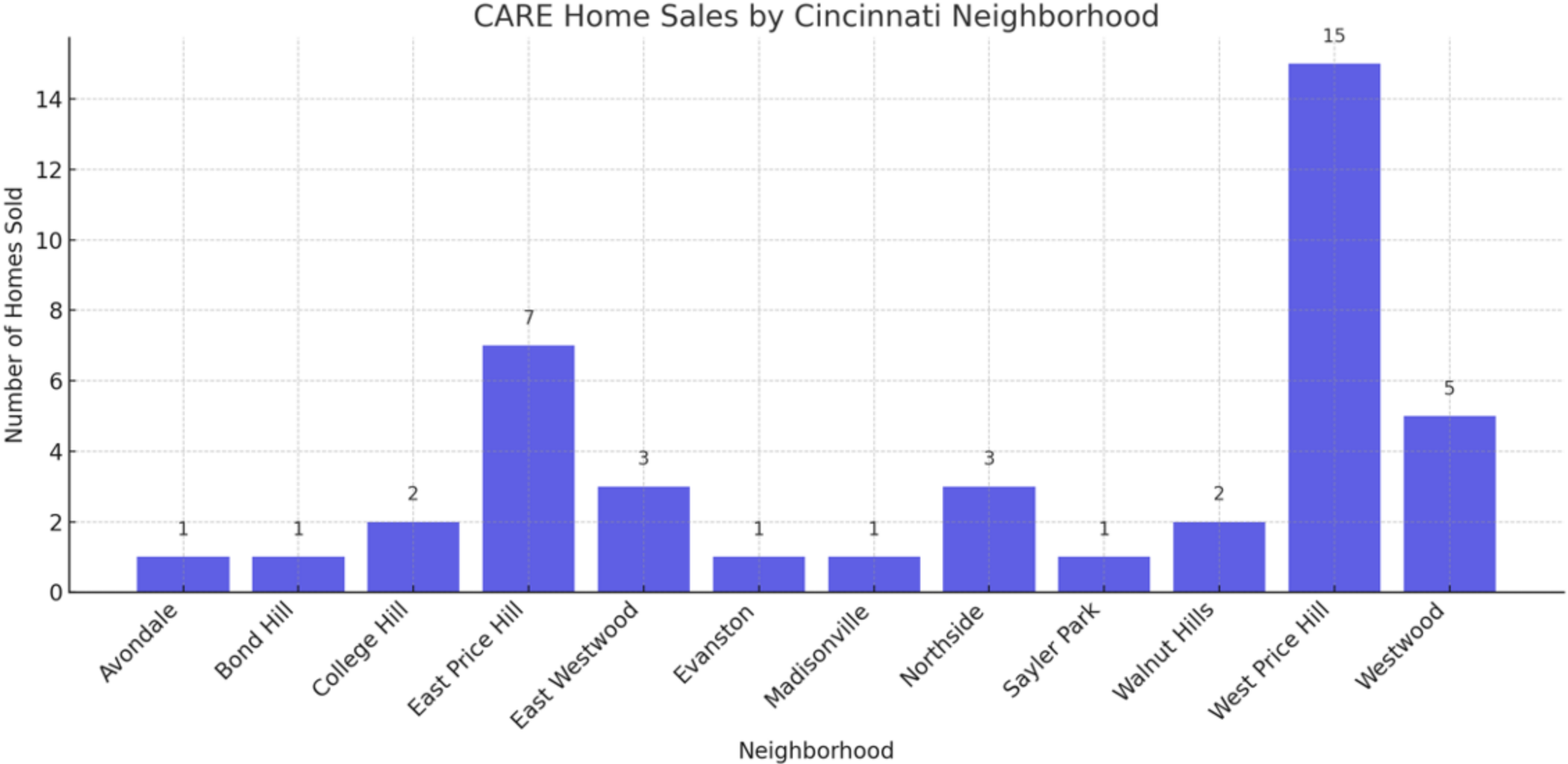
4113 Vinedale

Sold April 2025

\$150,000 Sale Price
West Price Hill







AVONDALE UPDATE



Phases I & II
Completed



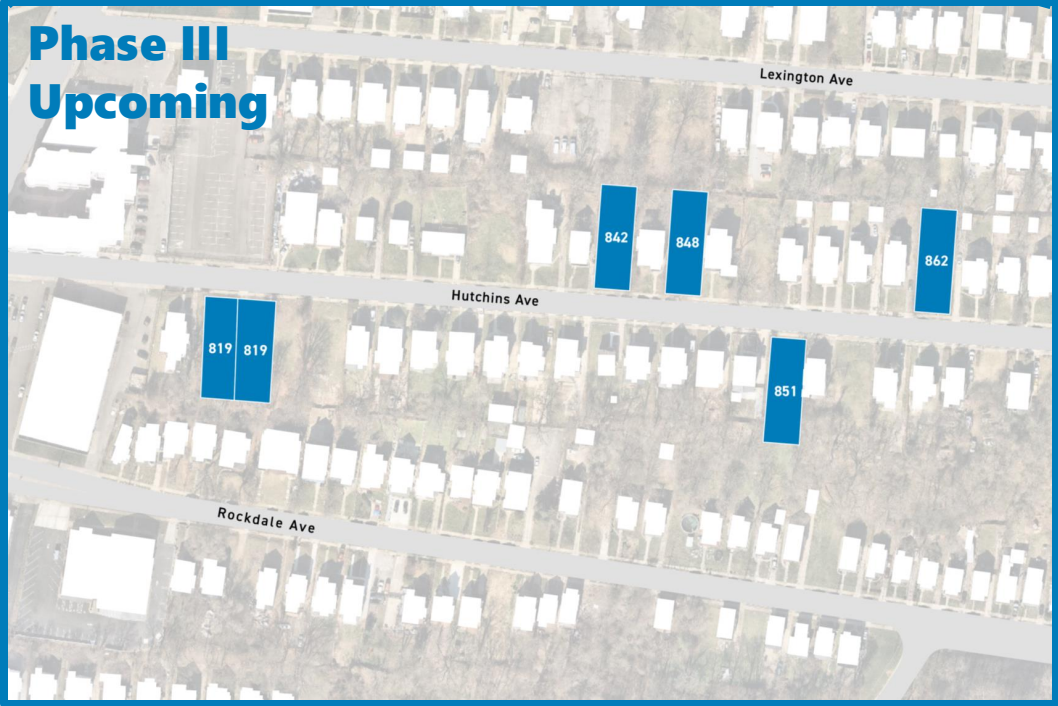
CINCINNATI
ZOO AND
BOTANICAL
GARDENS

Cincinnati
Children's

Martin Luther King D

Reading Rd

Phase III
Upcoming



THE PORT

Avondale

Phase I

- Haven St. & Wilson Ave.
- 2 Renovations
- 7 New Construction
- Sold 2021, 2022

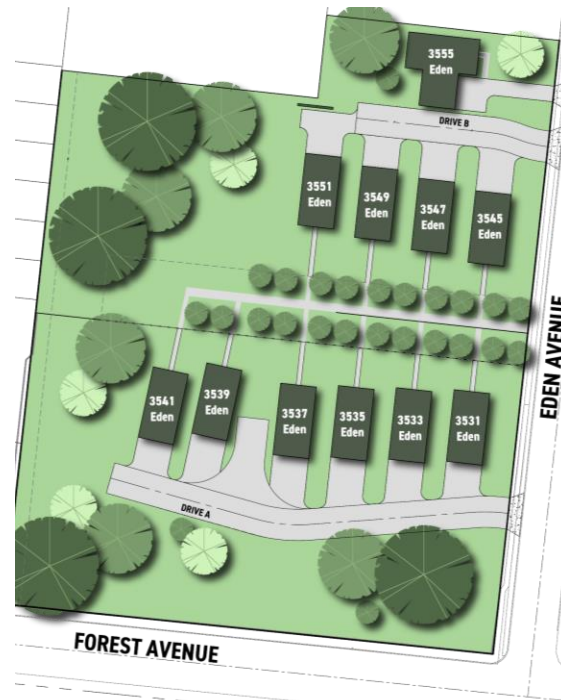


THE PORT

Avondale

Phase II

- Forest Ave. & Eden Ave.
- 11 New Construction Homes
- CCHMC & ADC



THE PORT

Avondale

Phase III

- Hutchins Ave.
- 6 Duplexes (New Construction)
- 80-120% AMI
- City ARPA
- Emerging Contractor Capacity Building Program



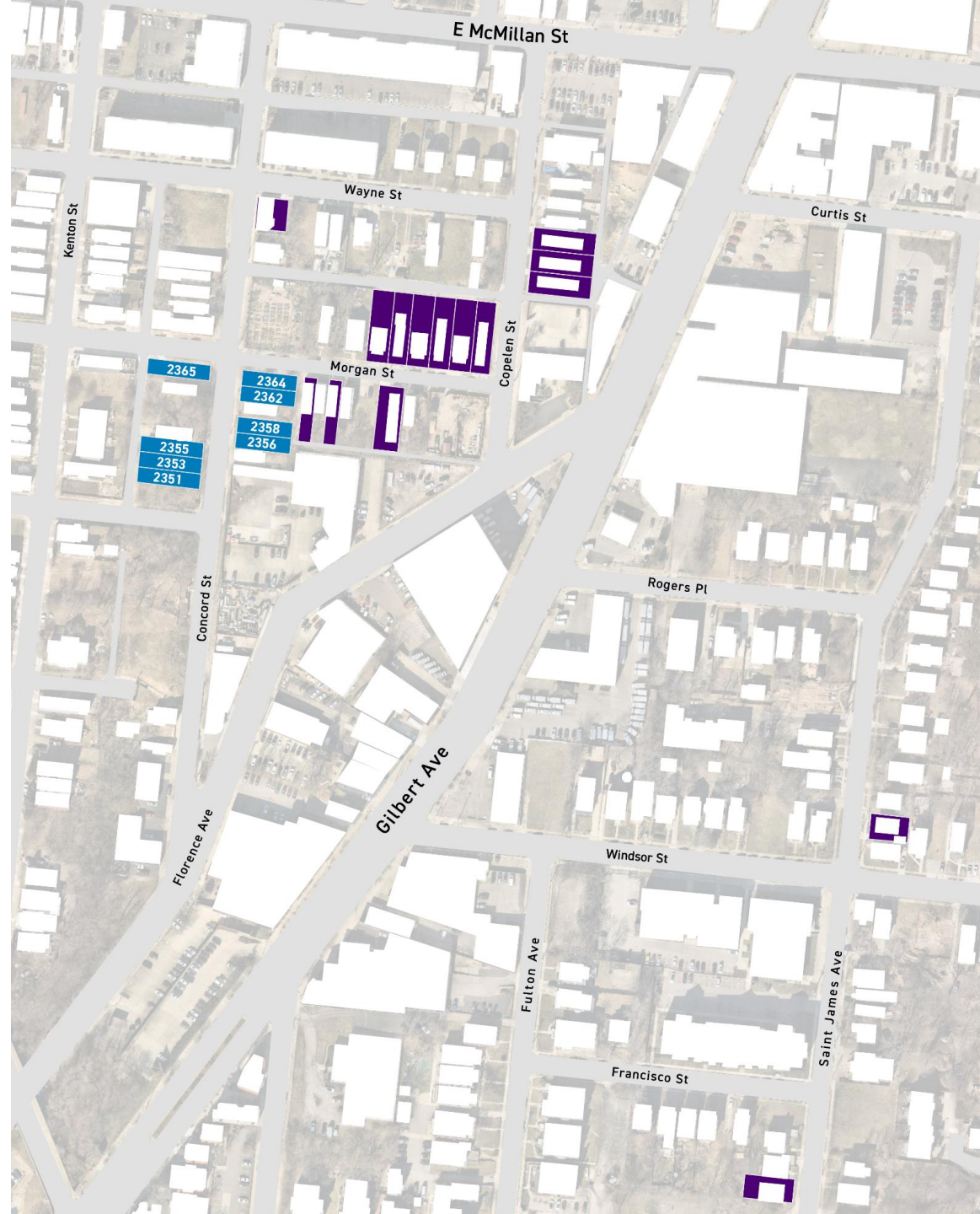
WALNUT HILLS



THE PORT

Walnut Hills

Completed and In-Process



Completed
In-Process

THE PORT

Walnut Hills

Completed

- Morgan St, Wayne St, St. James Ave, Copelen St
- 2017 - 2021
- 15 New Builds and Rehabs
- Avg Sale Price - \$214,327



THE PORT

Walnut Hills

Current

- Concord Street
- 8 New Construction Homes
- City ARPA
- Up to 120% AMI
- Solar



SEDAMSVILLE UPDATE



SEDAMSVILLE

- Receivership Buildings
- Receivership Land
- HCLRC - City Stabilizations
- HCLRC - Land
- HCLRC - Buildings
- Focus Area



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Timeline



STABILIZATIONS

- Stabilized six structures
- Utilized \$792,254 in stabilization funds
- City of Cincinnati funding support



SINGLE-FAMILY REHABS

- 18 homes planned
- Phased construction starting in 2025
- Completion 2026



HISTORIC MARKER

- Preparing Ohio Historical Marker Program Application
- Planned for Fairbanks Ave. and Sedam St.
- Honors Sedamsville Village Historic District



HOME REPAIR PROGRAM

- Up to \$15,000 per household
- Federal Earmark
- For resident homeowners to make essential exterior repairs

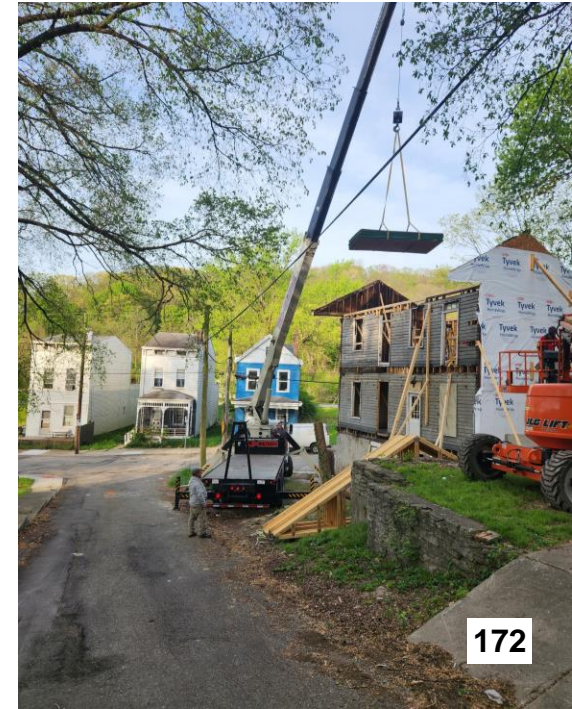


THE PORT

Sedamsville

Stabilization
656 Sedam

1,222 square feet
Built 1865



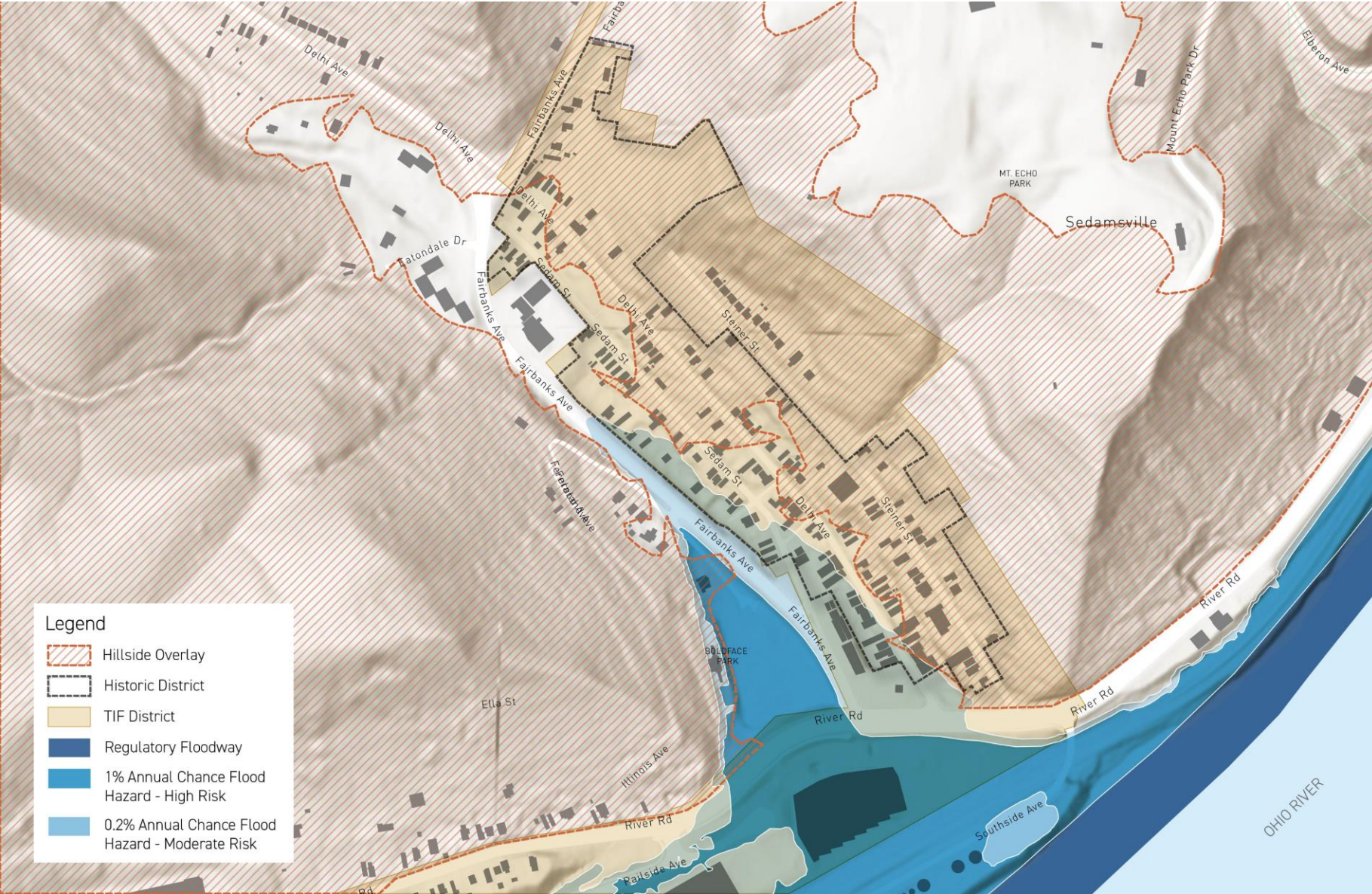
THE PORT

Sedamsville

Stabilization
656 Sedam

*1,222 square feet
Built 1865*









18 Homes
Sales Price: \$125,000- \$180,000
Construction Timeline: 08/2025-12/2026

USES		
18 Homes		
Hard Construction	\$	7,050,400
Soft Costs	\$	780,020
Closing Costs	\$	170,100
Total Uses	\$	8,000,520

SOURCES
OHIO DEPT OF DEVELOPMENT, WELCOME HOME OHIO PROGRAM
HAMILTON COUNTY ARPA
CITY OF CINCINNATI
SALE PROCEEDS

Home Repair Program



A photograph of a storefront for the Evanston Economic Enterprise Resource Center (EERC). The building is a brick structure with a large mural on the right side depicting a city scene. A semi-transparent white box is overlaid on the image.

EVANSTON

2022-2023

A photograph of a row of houses in the West End neighborhood. The houses are multi-story, with some having porches. A semi-transparent white box is overlaid on the image.

WEST END

2024-2025

A photograph of a large sign for Colerain Township. The sign is yellow and blue, with the words "COLERAIN" and "TOWNSHIP" visible. A semi-transparent white box is overlaid on the image.

COLERAIN TWP. SPRINGFIELD TWP.

2023-2024

A photograph of a white sign for Lincoln Heights. The sign features a logo and the text "Welcome To Lincoln Heights" and "The first African-American self-governing community north of the Mason-Dixon Line". A semi-transparent white box is overlaid on the image.

LINCOLN HEIGHTS

2024-2025

A photograph of a row of houses in the Sedamsville Elmwood Place neighborhood. The houses are multi-story, with some having porches. A semi-transparent white box is overlaid on the image.

SEDAMSVILLE ELMWOOD PLACE

Upcoming

THE PORT

Home Repair Program

2022 – 2023
Evanston



35+

APPLICATIONS RECEIVED

76%

HAVE LIVED IN HOME FOR
OVER 20 YEARS

17

HOMEOWNERS RECEIVING
REPAIRS

27

YEARS OF AVERAGE
OWNERSHIP

\$36,798

AVERAGE ANNUAL INCOME
OF APPLICANT

\$240,200

AMOUNT OF BUDGET
ALLOCATED OR SPENT TO
DATE

THE PORT

Home Repair Program

In-Process
2024 – 2025
West End



10

HOMEOWNERS RECEIVING
REPAIRS

60%

HAVE LIVED IN HOME FOR
OVER 20 YEARS

\$33,154

AVERAGE ANNUAL INCOME
OF APPLICANT

31

YEARS OF AVERAGE
OWNERSHIP