

14-0916-1731



KENNEDY HEIGHTS COMMUNITY PLAN

plans

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KENNEDY HEIGHTS PLAN

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1978-1983

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I. INTRODUCTION

A. DESCRIPTION OF KENNEDY HEIGHTS

1. General Characteristics

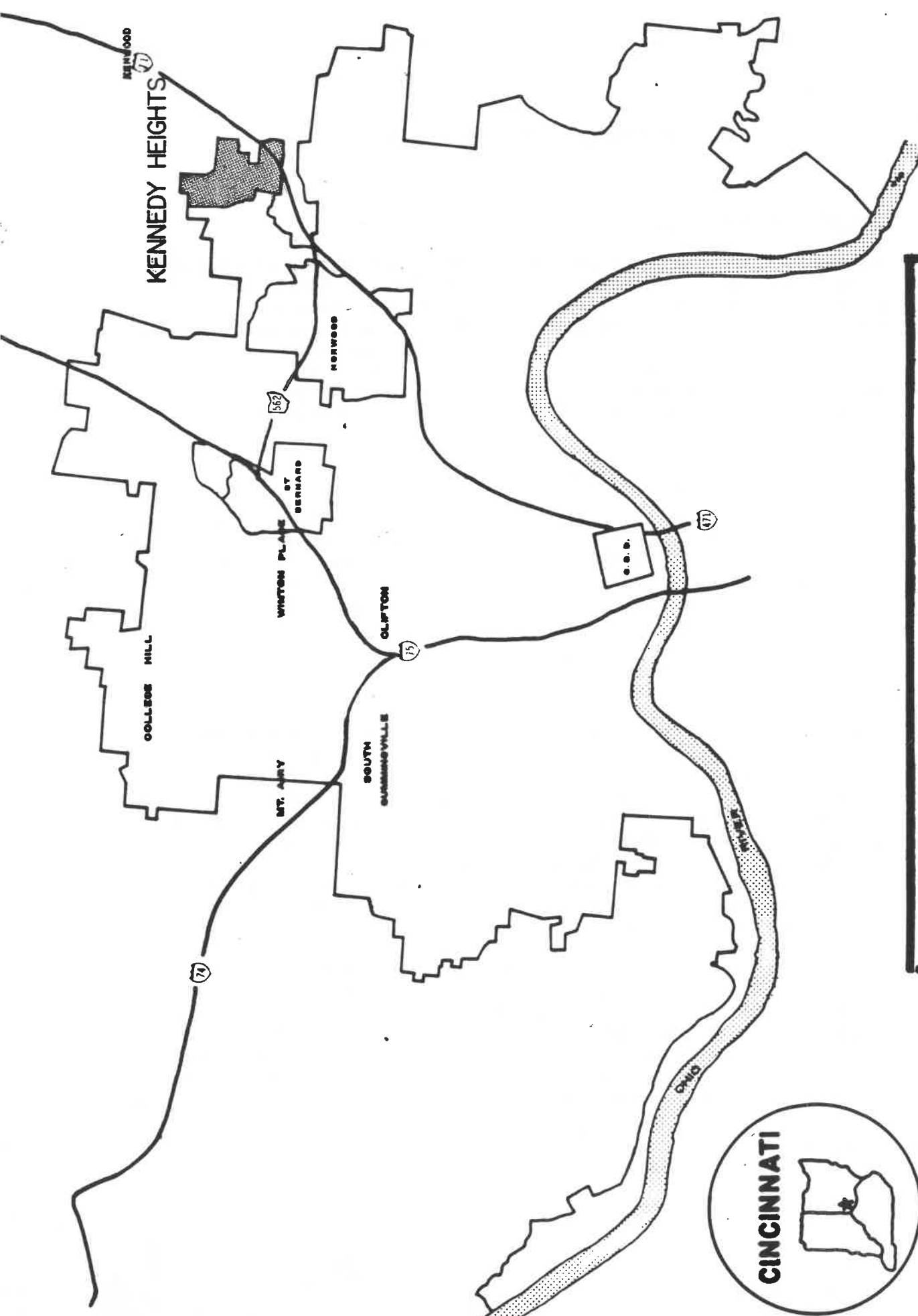
Kennedy Heights is a small residential neighborhood in a setting of mature trees, surrounded by a natural green belt of parks and open space. The neighborhood consists of approximately four square miles and has a population of approximately 7500. The people are diverse - black, white, old, young and of different political and religious beliefs. Homes in Kennedy Heights are also of different style, price and age, and scattered throughout the community are examples of suburban housing developed from 1886 to 1977 can be identified.

2. Location and Community Boundary

Kennedy Heights is located at the northeast edge of the City, approximately 8 miles from downtown Cincinnati. (See Map A-1.) The general community boundaries, as identified by the residents, are Interstate 71 on the south, the Pleasant Ridge community on the west, Amberley Village on the north, and the City of Silverton on the east. The community boundary follows the city limits on the north and east. On the south, the Kennedy Heights community includes a small portion of Columbia Township outside the City of Cincinnati. (See Map A-2.)

The area of Kennedy Heights located outside the boundaries of the City of Cincinnati, - in Columbia Township, is included in the Kennedy Heights Development Plan because the residents of this area have historically associated themselves with Kennedy Heights. This association is due to their use of Kennedy Heights institutions such as schools and recreation programs, and their inclusion within "natural" boundaries such as Interstate 71 and hillside area. Many of these residents have provided leadership in several Kennedy Heights service organizations, and work toward achieving community development needs through the Kennedy Heights Community Council and the Columbia Township Community Citizens Advisory Committee.

The undeveloped hillsides and slopes located on the southwestern boundary of Kennedy Heights - in the Columbia Township area - comprise a large portion of the green belt surrounding the neighborhood. With a major concept of the Community Plan that of retention of a residential neighborhood surrounded by a natural green belt, Kennedy Heights residents plan to work with county and city Governmental officials and agencies to assure preservation or careful development of these hillsides.



KENNEDY HEIGHTS

Map A-1

Department of Neighborhood Housing and Conservation
 City of Cincinnati 245 West Court Street, Cincinnati, Ohio 45203



For statistical purposes, the Kennedy Heights community contains all of census tract 58, plus small portions of census tracts 57.02 (primarily in Pleasant Ridge).

Map A-2 depicts the census tracts and the census blocks that comprise each tract.

3. Topography and Natural Features

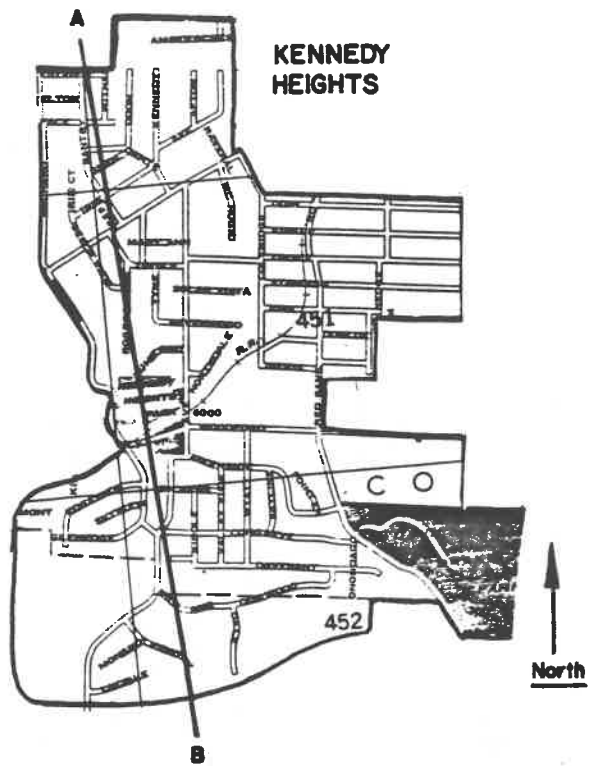
The central portion of Kennedy Heights is on a plateau approximately 800 feet above sea level. From this central portion, the land drops off abruptly both on the south and on the north. On the south there is a drop-off of some 250 feet in a distance of 1,200 feet, a slope of approximately twenty percent (20%). Interstate 71 follows the base of the hill. Figure A-1 and Map A-3 illustrate the topography.

There are no major streams or impounded water areas within Kennedy Heights. South of Montgomery Road, drainage courses for surface water flow into Duck Creek and subsequently into the Little Miami River. Those north of Montgomery Road drain toward the Mill Creek.

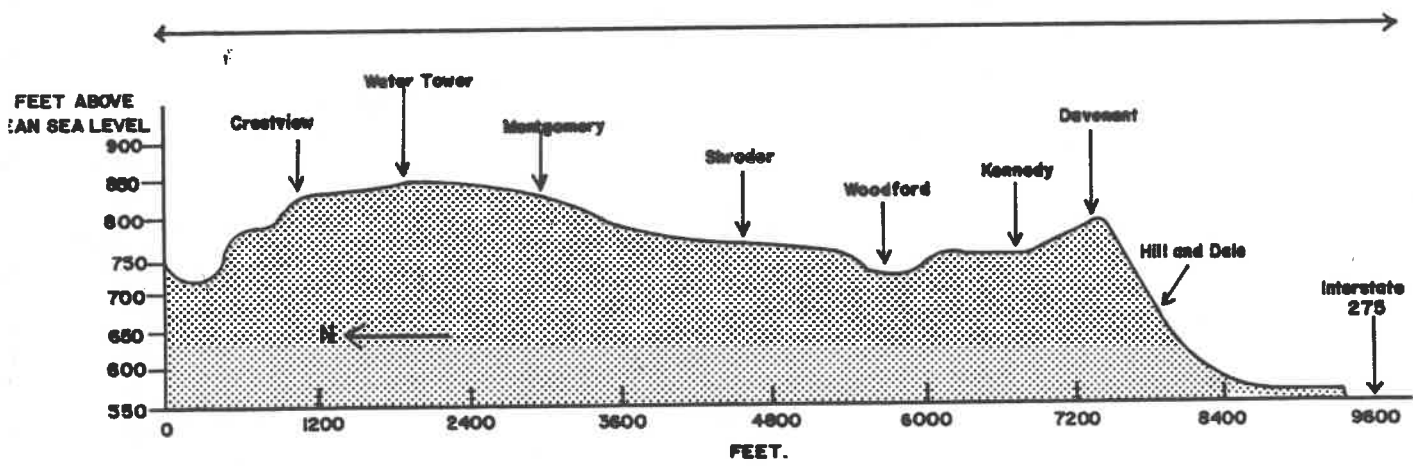
Prevailing geologic conditions are flat-surfaced, glacially deposited till - an unsorted mixture of clay, silt, sand with some gravel and large boulders - and a heavy layer of gumbotil soil on the till. The predominant soil type is Cincinnati Silt Loam, which extends over a large area of Hamilton County on slopes and ridge tops. The other soil type of significant occurrence in Kennedy Heights is Fairmount Silty Clay Loam, which occurs on the steep slopes at the southern rim of the community. This soil has severe limitations for urban uses. The major problems are steepness, shallow depth to bedrock, and susceptibility to erosion and slippage when disturbed. Control of storm water runoff and maintenance of vegetative cover is important to stability. (See Map A-4.)

A very narrow band of the bedrock formation known as the Kope Formation is found in conjunction with the Fairmount soils on the steep slopes. This formation is highly prone to slippage when disturbed. When the Kope Formation and steep slopes (at least 15%) occur together, as they do in this narrow band, potentially critical instability is a constraint on development. (See Map A-5)


The physical boundaries of the community are, in general, hillsides and slopes, lined with natural vegetation and mature trees. These hillsides have provided Kennedy Heights with an unusual aesthetic asset which is unique in character. The visual interplay of human development with natural cover offers an unusually rewarding visual experience. Additionally, the hillsides are 1) social assets, promoting community identity by acting as community separators, 2) economic assets, forming land banks for future development, and stabilizing property values by absorbing economic shocks as a land use buffer between communities, and 3) health and safety assets, moderating the local climactic conditions, minimizing air pollution and regulating natural drainage. The Drake Park hillside, which is the southeast rim of Kennedy Heights, is part of the Cincinnati Hillside System designated by the 1976 Environmental Quality District ordinance.



**Topographic Profile
of Section A-B Above**




KENNEDY HEIGHTS




**Department of Neighborhood
Housing and Conservation**
City of Cincinnati • 455 Walnut Court Street, Cincinnati, Ohio 45223

Figure A-1

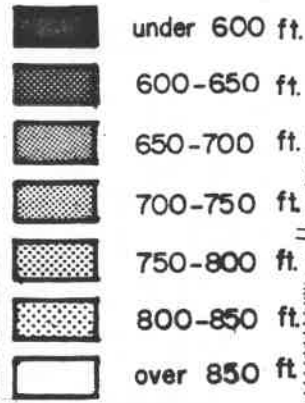


Scale in feet



NORTH

ELEVATION



KENNEDY HEIGHTS

Map A-3








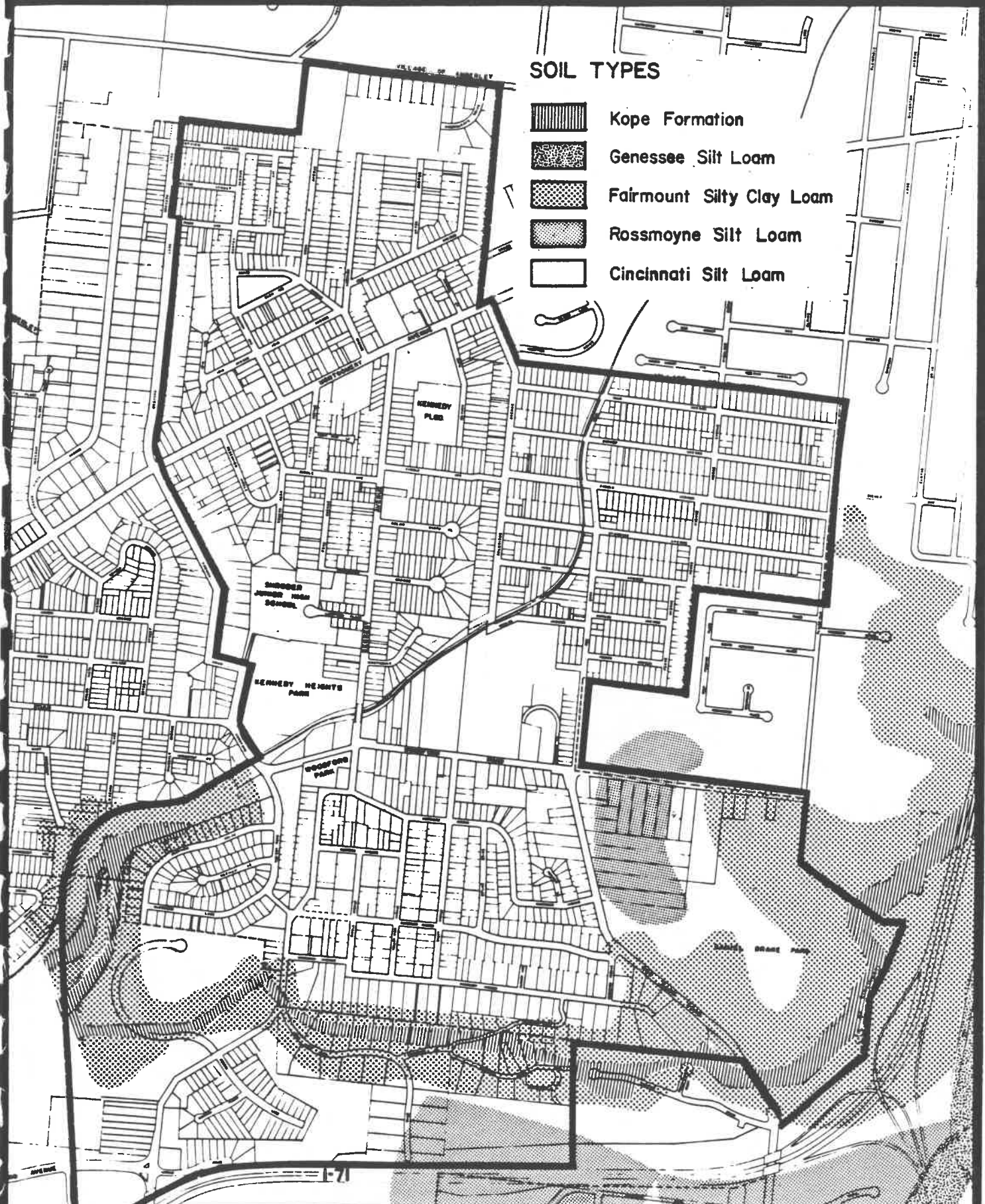
Department of Neighborhood
Housing and Conservation
City of Columbus, 416 West Court Street, Columbus, Ohio 43213

Scale in feet 0 300 600 1500



SOIL TYPES

-  Kope Formation
-  Genessee Silt Loam
-  Fairmount Silty Clay Loam
-  Rossmoyne Silt Loam
-  Cincinnati Silt Loam



KENNEDY HEIGHTS

Map A-4





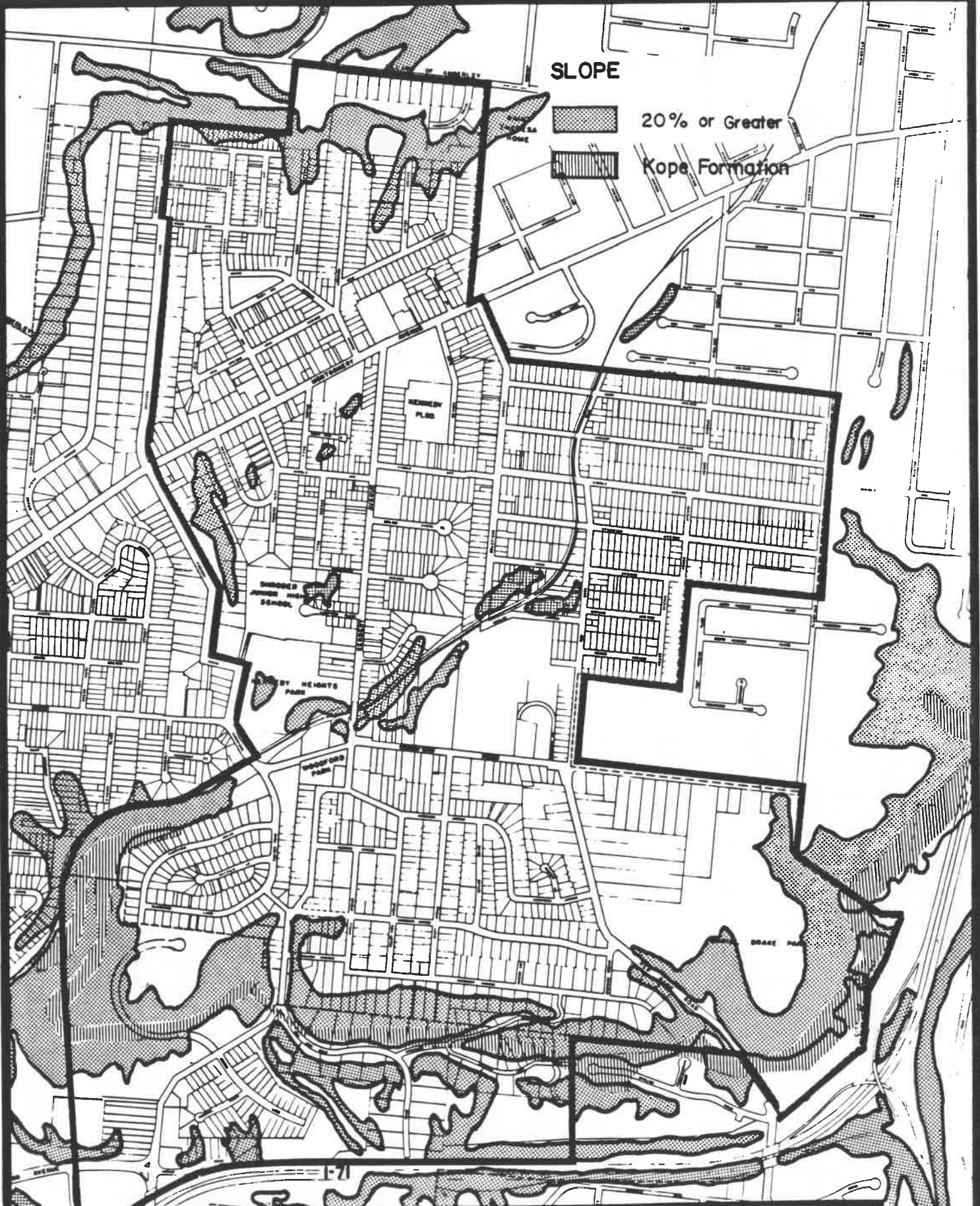
Department of Neighborhood
Housing and Conservation
City of Cincinnati, 445 West Court Street, Cincinnati, Ohio, 45203

Scale in feet  0 300 1600






SLOPE

-  20% or Greater
-  Kope Formation



KENNEDY HEIGHTS Map A-5

 Department of Neighborhood Housing and Conservation
City of Cincinnati, 496 West Court Street, Cincinnati, Ohio 45270

Scale in feet   NORTH

4. History and Physical Development¹

Before 1900

The community of Kennedy Heights developed in the late nineteenth century out of a combination of factors similar to those that produced the modern suburb. The first settler was Colonel John McFarland who built a log cabin in 1795 on the south side of Woodford Road where it meets Robinson Road. The cabin was part of an outpost to protect the settlers from Indian attack and was known as McFarland's Station.

During the succeeding sixty years, a number of English and German emigrants settled and farmed the land in the area northeast of Pleasant Ridge and traveled to and from Cincinnati by Montgomery Pike.

Developments and events that contributed to the establishment and growth of Kennedy Heights in post Civil War days included..

- . An increase in population in Cincinnati and the accompanying competition for jobs, housing and services.
- . A desire of Cincinnatians to invest in real estate beyond the inner City hilltops.
- . Promotions by real estate developers to "emigrate from the City to the suburbs where the influences are favorable to pure morality, a higher manhood and prosperity".
- . The development of railroad technology capable of moving people in and out of the City. The opening of the Cincinnati Northern Railroad in 1882 provided great impetus to the growth of Kennedy Heights.

Lewis Kennedy, one of the first developers of the area, filed plans in 1885 at the Hamilton County Court House to develop the first subdivision between Pleasant Ridge and Silverton. The twenty-two acre tract lay south of Montgomery Pike and abutted the newly proposed Kennedy Avenue on the west. Kennedy organized the Kennedy Heights Loan and Building Association, and under his leadership the Association planned the creation of an ideal suburban development by laying out spacious lots on tree-lined streets. To foster an illusion of the English countryside, the streets were given the names of some noted English writers - William Davenant, Charles Dickens, Robert Congreve and Thomas Wyatt.

¹ The portion of this section dealing with the period from formation to annexation is a condensation of the article "Kennedy Heights - a Fragmented Hilltop Suburb," The Cincinnati Historical Society Bulletin, Vol. 34, Summer 1976. No. 2, by Dr. James E. Cebula, Dr. Cebula is Assistant Professor of History at Raymond Walters General and Technical College of the University of Cincinnati and resident of Kennedy Heights.

The most prominent investor in the Kennedy Loan and Building Association was Anthony J. Bullock. Bullock had extensive holdings in the Cincinnati, Lebanon and Northern Railroad and among other things was the president of the City and Suburban Telegraph Association and Bell Telephone Exchange. In 1887 Bullock built the "Yononte Inn" on the southwestern rim of the village (the present Davenant Ave.), overlooking the little Miami Valley, the farm village of Madisonville and the developing residential suburbs of Oakley, Hyde Park and Norwood. The Inn, a fifty room Queen Ann style hotel, was named after a legendary Miami Indian maiden, who according to legend had been married on the site. Describing the Inn as "an oasis in the caloric desert of Cincinnati," the hotel management urged city dwellers to "retreat from the city's sweltering homes in the summer to a cool and health-giving atmosphere." Lewis Kennedy praised the area surrounding the Inn as "one of the finest of Cincinnati's suburbs," and his promotion soon began attracting year-round suburban residents.

In 1886, a two room brick school was built to replace the one room log cabin school on Montgomery Pike. The original building had been constructed in the mid-19th century.

Within four years after the platting of the Kennedy subdivision, two other large scale developments were laid out, but did not grow as quickly as the Kennedy subdivision. One development, financed by the Euclid Land Association, was located along the Cincinnati-Lebanon and Northern Railroad tracks toward Silverton. The other area was along Montgomery Pike opposite the initial Kennedy Subdivision, and was known as the Belmont Subdivision.

A small business sector emerged near Kennedy Avenue and the Woodford Road C.L. & N. Railroad station to serve the needs of the growing population. The railroad station served both as the post office and American Express office, and Kennedy operated a general store nearby.

The development of the three geographically isolated centers of population - often with different interests - made transforming the area into a village difficult, but in 1890, with an estimated 330 property owners, Lewis Kennedy petitioned the county for incorporation status. Six years of opposition from farmers and developers fearing increased taxes for what they believed to be unnecessary improvements followed, but in 1896 Kennedy Heights was incorporated as a Village.

1900 - 1914

With incorporation came growth. During the first decade of the twentieth century, the village grew rapidly - from 200 residents in 1900 to 625 in 1910. The result of this rapid growth, coupled with the burning of the Yononte Inn in 1909, was the transformation of Kennedy Heights from a sleepy little summer resort to a suburban community.

1900-1914.....

The village council set about the task of establishing services for its citizens. The Interurban Railway was extended through Kennedy Heights in 1902, telegraph lines were installed and a water delivery service was established in 1904, gas and electricity became available in 1905 and by 1910 the village and horse-drawn fire fighting units, a part-time police force, street commissioner and health official. Development of a community sewer system proved to be difficult due to the opposition of older, more affluent residents with private sanitary cesspools, but by 1912 sewer lines were installed.

A feeling of "community" in the little village emerged from the establishment of institutions that fostered social intercourse. Long before political incorporation, Kennedy Heights had a school. In 1912, a large modern school was built on Montgomery Pike to replace the two room brick school, which in turn had replaced the one room log cabin school.

In July 1909 the Kennedy Heights Presbyterian Church was organized and in 1912 a white frame style church was built on Kennedy Avenue, a block and a half south of the school. The church prospered and in 1930 completed a new brick colonial building to serve 278 member families. Kennedy Heights' black community settled in the Euclid Land Association area on Red Bank Road, and in 1914 eight of those families organized the Kennedy Heights First Baptist Church on Red Bank Road and Iona Avenue.

Activity continued to center in Kennedy Heights around the Kennedy-Woodford district until the Interurban Railroad and Terminal opened in 1902 along Montgomery Pike, offering inexpensive transportation to downtown Cincinnati and to industrial Norwood. During the next two decades, as a result of the railroad's opening, the Montgomery Pike-Kennedy Avenue area developed into the principal business district. By 1910 the Belmont-Kennedy section, containing the school, the water tower, two IRT stops, and a business district, had become the activity center of the village.

By the second decade of the twentieth century the extension of the Interurban Railroad and Terminal also spurred development of the Euclid Land Association holding. The Association, concerned about past financial losses, took two actions. In 1906, they cleared lots and intensified sales away from the railroad and closer to the Kennedy-Montgomery district, and in addition, they began selling the low lying lots next to the C.L. & N. Railroad on Red Bank to black families. By the time Kennedy Heights joined the city in 1914, some twenty homes had been built along Coleridge, Odin, and Zinsle Avenues, with eight additional new homes along Red Bank Road, in the emerging black community. This third population node in the village contained another C.L. & N Railroad Station at Red Bank Road and Zinsle Avenue, two grocery stores and a shoemaker shop.

The village council was faced with the need to increase services for the growing population, and to establish an adequate tax base to produce the needed revenue. Before long annexation to Cincinnati came under consideration. In 1912 the neighboring village of Pleasant Ridge was annexed to the City, and as prescribed by state law, the territory in Pleasant Ridge which was a part of the Kennedy Heights School District was annexed to the Cincinnati School District. This territory amounted to 20% of the tax valuation of the Kennedy Heights district, and the impact of this action, coupled with the resident's desire for improved services turned community attitudes in favor of joining the Queen City. In the 1912 general election, voters in Cincinnati and in Kennedy Heights approved annexation by large majorities. The village was formally added to the City on July 24, 1914. The population figure for Kennedy Heights used by the Cincinnati Annexation Commissioners in their presentation to City council was 1,250 people.

1915 - present

Growth in the neighborhood of Kennedy Heights proceeded rather steadily following annexation to the City, with the two highest growth periods occurring immediately after annexation and following World War II.

A summary of population growth is shown below.....

1914 -	1250
1930 -	2993
1940 -	3513
1950 -	4858
1960 -	5603
1970 -	6789
1976 -	7223
1980 -	6591

Following World War II, the Cincinnati area as well as the other metropolitan areas throughout the nation, experienced rapid growth in the suburbs, stimulated by new construction, by the creation of the expressway system and by the highly increased use of automobiles. Many residents of the older city neighborhoods, such as Kennedy Heights, were drawn to the newer, more compact housing in the outlying areas, with the convenience of nearby suburban shopping centers.

In this same period, the 1948 Cincinnati Master Plan was being implemented. The plan called not only for the building of expressways, but also for the renewal of the West End of the inner city, combined actions which resulted in the demolition of many homes and in the displacement of the predominantly black inner-city residents. Displaced West End citizens moved to the neighborhoods north of the downtown area, such as Walnut Hills, Evanston and Avondale, while the residents of these neighborhoods purchased homes farther north in the City, in Kennedy Heights, where there had always been a small but static black population.

The black population of Kennedy Heights grew, with blacks comprising 17% of the residents in 1960, and 58% in 1970. As older white residents left the neighborhood they were replaced by younger black and white families, resulting in a significant change in the racial and age structures of the community.

Physical developments of this period, the construction of I-71 and housing construction on remaining open tracts, completed the present physical form of Kennedy Heights. I-71 was constructed in phases; the section bounding Kennedy Heights opened in 1974. Major residential construction after World War II included the Edgeview subdivision, built primarily during the 1950's, and the Kenoak Lane area homes, built during the 1960's. Recently apartment complexes have been constructed in the central portion of the community, along Woodford Road and off Kennedy Avenue, and also at the extreme northern boundary of the community, off Section Road. At the present time the land of Kennedy Heights is almost completely developed, with the exception of a tract in the County on the west side of Kennedy Avenue at the southwest corner of the community.

5. Community Organization

Kennedy Heights residents have always had pride in their community, and their determination to preserve the quality of life in the neighborhood has resulted in numerous actions.

In the early 1960's some members of Kennedy Heights' black community united to prevent a change in zoning laws which would have modified the housing patterns. The group was successful in keeping outside interest from changing the zoning to allow for increased density in the area bounded by Coleridge Avenue, Plainfield Road, and the City Corporation line.

Coupled with these activities was the concern of other Kennedy Heights citizens about "panic selling" and "block busting" that was taking place in the neighborhood, following the introduction of black families on certain streets.

In 1963, these two groups of concerned citizens met at the Kennedy Heights Presbyterian Church, and with the help of the Mayor's Friendly Relations Committee, formed the Kennedy Heights Community Council.

The Kennedy Heights Community Council operates under a Constitution and has an Executive Committee composed of elected officers and chairpeople of standing committees. The Council is incorporated. All residents of Kennedy Heights are considered Council members, with voluntary financial contribution and special fund raising activities providing money for Council activities. The Council meets monthly.

In addition to fostering harmonious neighborhood relationships among all residents in Kennedy Heights, the Council has as its purpose the continuing improvement of community facilities and services - its schools, parks, housing, recreation and youth programming.

The Kennedy Heights Community Council -

- . Serves as a "town meeting" in the City. On a neighborhood basis, the Council is small enough that individual problems, complaints and grievances can be heard and worked on. It affords an opportunity, and an effective channel, to improve the community.
- . Can speak effectively, as a recognized organization when the community needs representation before City and County electric officials, boards and commissions.

B. KENNEDY HEIGHTS PLANNING

1. Beginning

Development of a plan for Kennedy Heights began in 1973 when, following a number of City and County zoning actions, Kennedy Heights residents decided they wanted to take a "positive" approach to the future development of their neighborhood by establishing goals and objectives for Kennedy Heights.

2. Planning Process

A broad based Kennedy Heights Community Council Planning Committee was formed under the direction of the Coalition of Neighborhoods, and assisted by graduate students from the Community Planning Department of the University of Cincinnati.

The Planning Committee used the following planning process:

- A. Formation of sub-committee to:
 1. Write the history of Kennedy Heights.
 2. Collect information about existing conditions in the neighborhood.
 3. Work with neighborhood residents to set the goals and objectives as a framework for the plan.
- B. A windshield survey of the exteriors of all housing structures in Kennedy Heights was conducted by the graduate students.
- C. Goals and objectives for the neighborhood were set, using a variety of methods and techniques:
 1. An every resident survey.
 2. Numerous meetings with citizens, using the nominal group technique and other methods to determine the group's ideas.
 3. Newsletters distributed to all residents over the period of time the plan was developed.
- D. In April, 1977, the goals and objectives developed by the community for the plan were reviewed at the Kennedy Heights Community Council meeting, and were set in a framework paralleling the departments of the City of Cincinnati. The group's ideas were recorded and sixty projects - to carry out the goals - emerged. These sixty projects were incorporated in the plan.

- E. The final document of the Community Plan was prepared by a Kennedy Heights resident employed by the neighborhood, and paid by way of a contract with the City, using Community Development Block Grant funds. This Community Planning Support Worker worked under the direction of the Community Assistance Team, of the office of Community Administration, and was assisted by a graduate student from the University of Cincinnati's Community Planning Department, and by members of the Kennedy Heights Planning Committee.

3. Implementation of the Plan

To implement the goals of the plan (by way of the projects in the Work Program), Kennedy Heights Community Council board members chairing the various committees (schools, housing, zoning, safety) will work with other Kennedy Heights residents and a Kennedy Heights staff person in the area of their committee's interest. Each "implementing group" will work with the necessary City or City - related people, (Community Development Advisory Council, Community Assistance Team, City department, elected officials), to get its project or program funded and installed or operating.

The Community Plan will be kept current by an annual review of the document and the goals and objectives at the time the residents prepare the Work Program for the following year's City budget.

City acceptance of the plan is a primary step in implementation. In accepting the plan, City elected officials and administration recognize the plan as the statement of the community's intentions and desires. They will use the plan as a guide in policy and decision making. Acceptance is not a commitment to carry out the plan's recommendations. In particular, the City is not committed to approving proposed zone changes; they will have to be acted upon separately, as will be explained subsequently.

The procedure for City acceptance of the plan includes the following steps:

- 1) review by City departments;
- 2) review and recommendations by City Planning Commission
- 3) review and recommendation by Urban Development, Planning, and Zoning Committee of City Council.
- 4) review and decision on acceptance by City Council.

Revisions may be required at any of the above points.

4. Outline of the Plan

Each section of this plan is organized in basically the same way.....

- . A brief review of the existing conditions provides descriptive material of the current state of affairs.
- . The work program, which includes the goals and objectives Kennedy Heights residents have developed for the component, and the projects/programs for implementation.
- . Implementation resources (where appropriate), a description of programs and funding sources potentially applicable.

This format was adopted to conform to the City procedure which feeds community plans into the Coordinated City Plan and into the City budget process.

5. Framework for the Plan

The Kennedy Heights Community Plan is set within the framework of the community's following statement of goals: (see page 9 for explanation of process used to define these goals).

- . Community control of land use.
- . Maintain the 1970 ratio between housing units in single family and multi-family structures.
- . Upgrade the quality of housing.
- . Reduce traffic problems.
- . Excel in educational opportunities.
- . Increase the availability of recreation and access to it.
- . Enhance the quality of the business district (s).
- . Establish on-going community awareness.
- . Improve internal communications.
- . Guarantee quality city services.
- . Retain the natural green belt and preserve the hillsides in the community.

The following Community Plan is designed as a "strategy" for implementation of these goals.

C. SUMMARY OF EXISTING CONDITIONS

1. Statistical Kennedy Heights

As discussed previously (see page 1) the Kennedy Heights community boundary does not match exactly the census tract delineation for which most statistical information is available. Except where noted, in this report, statistics for Kennedy Heights refer only to census tract 58. The Edgeview area is included in census tract 57.02 blocks 101, 103 and 110. The Columbia Township area is within the Community Council's boundaries but is not in the City of Cincinnati. Map A-2 depicts the difference between the community and the statistical area.

2. Population Characteristics

Population Trends

From 1960-1970 the community grew by 21% to a 1970 population of 6789. Since 1970, the population has decreased by 3% and appears to be stabilizing at about 6591 people. An additional 980 people reside in the portion of Kennedy Heights outside the statistical area, bringing the total neighborhood population to approximately 7571. Table C-1 presents this information.

TABLE C-1

Population Trends of Kennedy Heights, 1970-1980

	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>Change</u> <u>1960-70</u>	<u>Change</u> <u>1970-80</u>
Statistical Kennedy Heights (Census Tract 58)	5603	6789	6591	+21%	-3%
Edgeview Area	406	448	468	+10%	+4%
Columbia Township Area	...	<u>512</u>	<u>512</u>
TOTAL	6009	7749	7571	+29%	-2.2%
Cincinnati	502,550	452,524	385,457	-10%	-15%

SOURCES: U.S. Bureau of the Census - 1960, 1970, 1980.

Racial Mix

Even more dramatic were the differential changes in the white and black populations in Kennedy Heights. Over the decade 1960-1970 the population of whites decreased by 38%; the black population increased by 39.2%. This significantly shifted the racial mix of the community. Blacks, who in 1960 comprised only 17% of the population, constituted 58.1% by 1970. This magnified the city-wide trend. In Cincinnati, the white population had decreased by 18% and the black population increased by 14% to a little over one-fourth of the population by 1970. The increase in the black proportion of the Kennedy Heights population was surpassed by only two Cincinnati neighborhoods - Mt. Auburn and Winton Hills.¹

By 1980, the black population of statistical Kennedy Heights had grown to 75% of the total population over twice the city-wide total of 33.8%. 85% of the Columbia Township area population and 68% of the Edgeview population was black.

Table C-2 presents information on racial composition in detail for 1970 and 1980.

TABLE C-2

Racial Composition of Kennedy Heights
and Cincinnati, 1970 - 1980

	1970				1980			
	White		Black		White		Black	
	No.	% of Total Pop	No.	% of Total Pop	No.	% of Total Pop	No.	% of Total Pop
Statistical Kennedy Hgts.	2865	42	3942	58	1566	24	4973	75
Edgeview Area	382	86	66	14	140	30	320	68
Columbia Town- ship Area	370	72	142	28	74	10	429	85
Total	3617	47	4132	53	1780	24	5722	76
Cincinnati	325,364	61	127,159	39	251,144	61	130,467	34

SOURCE: U.S. Bureau of the Census - 1970, 1980

¹Addison T. Culter, "Economic and Social Characteristics of College Hill Compared with Other Cincinnati Neighborhoods, "Institute for Metropolitan Studies.

Age Characteristics

Between 1970 and 1980, the population characteristics of Kennedy Heights shifted slightly. An increase in the age groups of the 19 to 34 year olds and decrease in the 0-14 age brackets occurred for both male and female. A very slight increase in the 65 and older age group also occurred. The age bracket shifts and relative percentages paralleled the same occurrences within the City as a whole. The only difference was in the 24-34 age bracket which increased at a greater rate in the City as a whole than experienced in Kennedy Heights. Table C-3 presents detailed information on age distribution

TABLE C-3

Age Distribution in Kennedy Heights and
the City 1970-1980

AGE	1970				1980			
	Kennedy Hts.		Cincinnati		Kennedy Hts.		Cincinnati	
	Male	Female	Male	Female	Male	Female	Male	Female
0-5	4.8	5.2	5.2	5.0	4.1	4.1	4.4	4.3
6-14	8.5	8.9	8.0	7.9	7.0	7.7	6.0	5.9
15-18	3.6	3.3	3.4	3.5	3.6	4.0	3.2	3.3
19-24	3.8	4.6	5.5	6.4	4.9	5.7	6.8	7.5
25-34	5.7	6.2	5.8	6.0	6.8	7.9	8.4	8.7
35-44	5.5	6.7	4.5	5.2	4.8	5.7	4.0	4.5
45-54	5.4	6.1	4.6	5.8	4.8	6.9	4.0	4.9
55-59	2.7	2.7	2.3	2.9	2.2	3.1	2.2	2.8
60-64	2.0	3.1	2.2	2.9	2.4	2.6	2.0	2.7
65+	4.5	6.7	4.9	8.0	4.8	6.9	5.1	9.3

SOURCE: U.S. Bureau of Census 1970 and 1980.

Between 1972 and 1976, the Kennedy Heights population below 18 years of age increased slightly. At the same time the number of retired persons increased by 8 percent. These figures suggest that since 1972 the Kennedy Heights population has become older and is beginning to resemble more closely the Cincinnati population as a whole. Table C-4 presents information on the change in the age structure in this period for Kennedy Heights and Cincinnati. "Retired heads of household" is a rough indicator of the senior segment of the population.

TABLE C-4

Age Structure in Kennedy Heights and
Cincinnati, 1972, 1976, and 1980

	1972		1976		1980	
	% Under 18 yrs.	% Retired Heads of Household	% Under 18 yrs.	% Retired Heads of Household	% Under 18 yrs.	% Retired Heads of Household
Kennedy Heights	34	19	34	20	29.3	20.1
Cincinnati	33	25	29	29	26.7	24.1

SOURCE: R.L. Polk Company - 1972, 1976 and 1980.

Household Composition

Between 1972 and 1976, Kennedy Heights generally reflected city-wide trends, but lesser in magnitude. These trends included a decrease in household size, a decrease in the proportion of large households, a decrease in the proportion of households with children, and an increase in the proportion of one-person households. Information on composition of households moving out and in suggests these trends will continue. Strikingly different is the higher percentage of

female headed households with children and per cent of households with children then the city as a whole. This statistic has implications for planning for supporting services.

Table C-5 compares household composition in 1980 of Kennedy Heights with the City.

TABLE C-5

Household Composition in Kennedy Heights and
Cincinnati, 1980

	<u>Kennedy Heights</u>	<u>Cincinnati</u>
Average Household Size	2.6	2.36
% One-Person Households	24.6	32.5
% Five or More Person Households	11.7	9.2
% Female Headed Households with Children	10.0	8.4
% Households with Children	37.1	30.0
TOTAL HOUSEHOLDS	2531	157,185

SOURCE: R.L. Polk Company

Income Characteristics

The average income of Kennedy Heights residents has been and continues to be higher than the average for Cincinnati as a whole. The median family income reported in the 1970 Census for Kennedy Heights was \$11,122 compared to \$8,894 for Cincinnati¹. In 1980, the median family income was \$20,699 compared to \$16,800 for Cincinnati.² Kennedy Heights continues to compare favorably with Cincinnati during the last decade.

A better understanding emerges from looking at income distribution, given in Table C-6. In 1970, the distribution of family income was roughly similar to that of the City, but a smaller proportion of Kennedy Heights families was in the lowest bracket and a higher proportion in the upper middle bracket (\$15,000-\$24,999). Nevertheless, the proportion of low income families was significant (14% earned below \$5,000 in 1970).

In 1980, there was a noted shift from the lower income brackets to the higher brackets. Still, income below poverty was measured at 11%.

TABLE C-6

Distribution of Family Income for
Kennedy Heights and Cincinnati 1970-1980
(Percent of Population)

Income	1970		1980	
	Kennedy Heights	Cincinnati	Kennedy Heights	Cincinnati
Under \$5,000	14%	18%	6%	13%
\$5,000-\$9,999	27%	28%	11%	16%
\$10,000-\$14,999	30%	28%	16%	16%
\$15,000-\$24,999	23%	19%	27%	28%
\$25,000	6%	7%	40%	27%

SOURCE: U.S. Census Bureau 1970 and 1980.

Worthy of note is the increase in the number of Kennedy Heights residents receiving public assistance in recent years. Between 1971 and 1976, the number of recipients grew from 253 (4% of the population) to 599 (8% of the population). Kennedy Heights compares favorably with Cincinnati, with 12% of the population in 1971 and 16% in 1976 receiving assistance. Welfare assistance includes all payments made by the Hamilton County Welfare Department.¹

¹Hamilton County Welfare Department information reported in Cincinnati Profiles 1975 and 1976 update. Welfare assistance includes Aid to Dependent Children, Aid to Dependent Children of the Unemployed, General Relief, and Medicaid (which replaces former categories Aid to the Blind, Aid for the Aged, and Aid to the Disabled).

Occupational characteristics are closely related to income. Table C-7 shows the proportion of household heads falling into the various categories. In 1980, approximately one-fifth of household heads were professional or white collar workers, and one-fourth were blue collar workers. One-fourth were retired, and the remainder jobless (9.9%). The occupational breakdown of Kennedy Heights has a higher percentage of unskilled laborers and a lower percentage of jobless and retired households heads.

TABLE C-7

Occupational Characteristics of Head of Households
for Kennedy Heights and Cincinnati 1972-1980

	1972		1976		1980	
	Kennedy Hts.	City	Kennedy Hts.	City	Kennedy Hts.	City
Professional/ Managerial	23.6	12.3	18.5	16.0	21.0	17.2
Sales & Clerical	10.8	10.0	8.7	8.0	11.6	8.7
Blue Collar	6.8	7.0	7.7	5.5	26.3	24.9
Service	22.7	18.9	21.0	14.0	6.1	6.1
Other	--	--	--	--	5.0	6.5
No Occupation*	7.6	11.1	12.9	16.3	9.9	12.4
Retired	18.9	25.2	20.5	28.9	20.1	24.1

*Includes unemployed, on welfare, and any other adult out of the labor force (excluding students or military)

SOURCE: R.L. Polk Company, 1972, 1976, 1980

Kennedy Heights residents are above the City norm in educational attainment. Table C-8 shows the breakdown and comparison with the City in 1970 and 1980 for population over 25 years of age. Kennedy Heights residents significantly surpassed the general population in higher education categories. Over 38% of Kennedy Heights residents over age 25 had completed one or more years of college, compared to 31% of the general City population.

TABLE C-8

Educational Attainment for Persons 25 Years
and Older of Kennedy Heights and the City
1970 - 1980

Number of School Years Completed	1970 % of Population		1980 % of Population	
	Kennedy Hts.	Cincinnati	Kennedy Hts.	Cincinnati
Elementary: 0-8	15	32	10	22
High School: 1-3	23	23	14	20
4	30	24	33	27
College: 1-3	12	8	21	13
4	14	11	17	18
% High School Graduates	61	43	71	58

SOURCE: U.S. Bureau of Census 1970, 1980.

3. Land Use and Residential Conditions

Kennedy Heights is a small residential neighborhood in a setting of mature trees and surrounded by a natural green belt of parks and open space. The neighborhood consists of approximately four square miles. Its approximately eight thousand people are diverseblack, white, old, young, and of different political and religious beliefs. Homes are also of different style, price and age, and scattered throughout the community examples of suburban housing developed from 1886 to 1977 can be identified.

Land use patterns have been stable over the past decade. Land use is predominantly residential, with most of that acreage devoted to single family houses. Low rise apartment buildings are generally found along the major roads - Montgomery Avenue, Woodford Road and Section Road. Parks and recreation uses occupy a comparatively large proportion of land. The great bulk of this acreage is in the southern half of the community. More detailed discussion of land use and maps appear subsequently in the chapter "Land Use and Zoning."

The principal business district is located along Montgomery Road. This cluster of commercial businesses and offices has been undergoing redevelopment with the addition of a grocery, night club and fast food establishments. A secondary commercial area is located on Woodford Road between Kennedy Avenue and Robison Road.

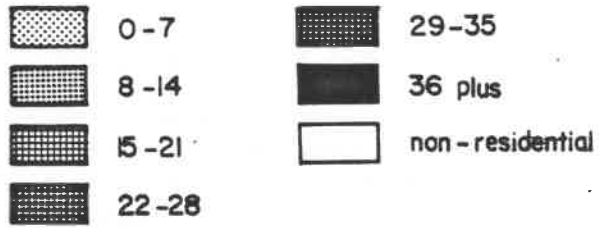
Very little land within the City remains undeveloped. The portion of the community outside Cincinnati, in Columbia Township, contains large vacant tracts that offer an opportunity for development.

Population density (people per residential acre) affects the services and facilities required by the community. The 1970 average Kennedy Heights density of fifteen people per acre was lower than the average density of the City, 26 people per acre. Map C-1 depicts the pattern of population density in Kennedy Heights.

Since 1970 there has been an increase in density. Two factors account for the change - the sizable increase of multi-family units and the "doubling up" of households. Between 1970 and 1976, there was an increase of 233 multi-family housing units and 4 single family units.

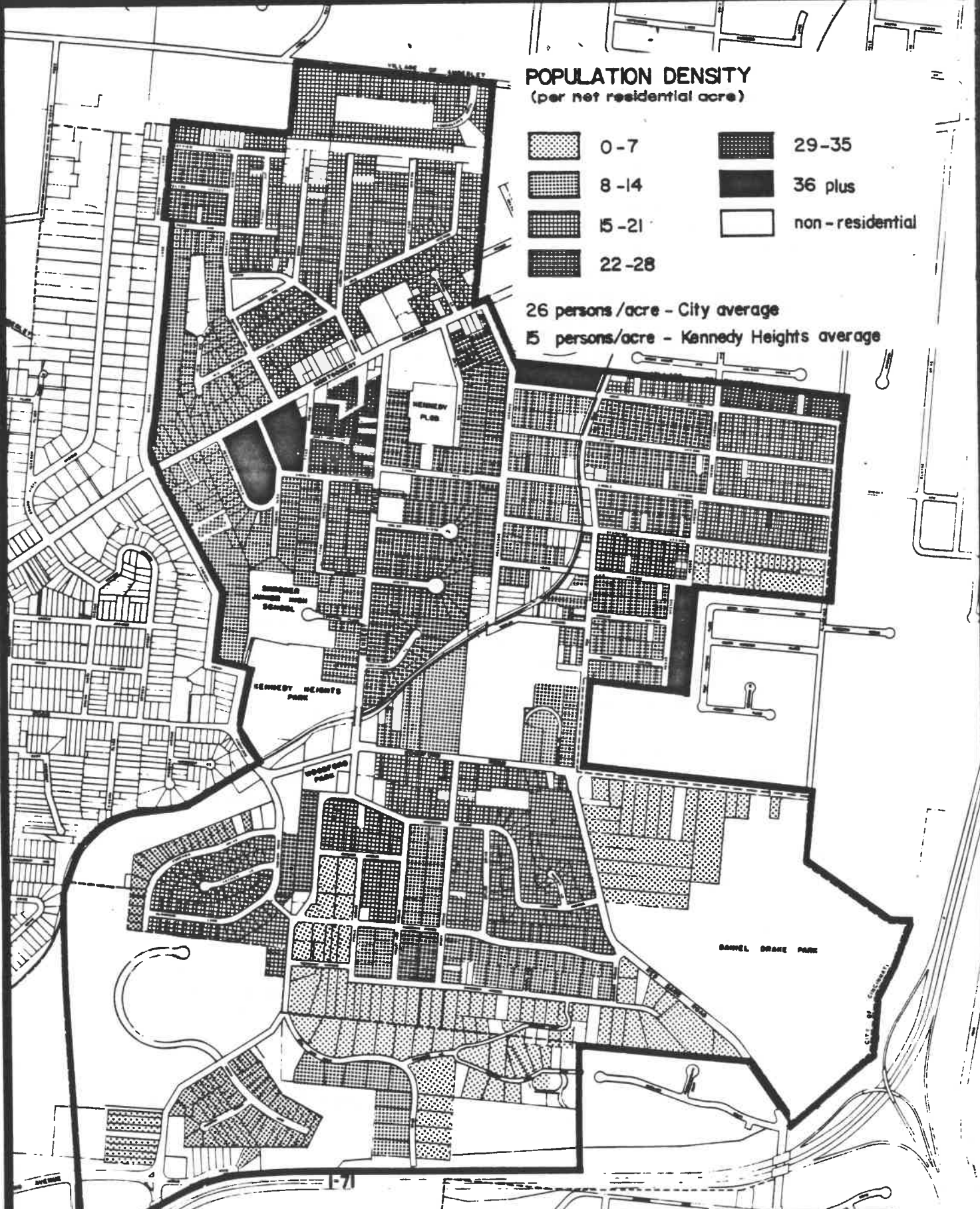
Kennedy Heights has a high proportion of homeowners (in 1980, 56.8% of the units were owner-occupied, compared to 36% for Cincinnati).

POPULATION DENSITY
(per net residential acre)



26 persons/acre - City average

15 persons/acre - Kennedy Heights average



KENNEDY HEIGHTS

Map C-1



Department of Neighborhood
Housing and Conservation
City of Columbus, 445 West Court Street, Columbus, Ohio, 43215

Scale in feet 0 300 1500



In the year 1976-80, sale prices of homes in the neighborhood ranged from \$25,000 to \$70,000. The greatest number sold between \$38,000 and \$55,000.¹

While most of the Kennedy Heights housing stock is in good condition, a 1973 windshield survey and a 1977 survey uncovered a number of houses in poor condition. Seventeen vacant problem buildings were discovered in the 1977 survey. In 1982, the problem buildings were reduced to 6 with two slated for demolition and part of redevelopment area along Montgomery Road. This is a problem that the Kennedy Heights Urban Redevelopment Corporation has watched closely.

Close to one-half of all Kennedy Heights streets do not have curbs, gutters or sidewalks. In some areas - especially school routes this causes a safety problem. Throughout the community, the fact that the road edges are not defined contributes to unkempt looking neighborhood streets in spite of the fact that most homes are carefully maintained.

Positive factors are that Kennedy Heights has a great many interested citizens, committed to keeping their neighborhood a desirable place to live. Activities underway to improve neighborhood conditions include an active Community Council, development of the Kennedy Heights Plan and the formation of the Kennedy Heights Urban Redevelopment Corporation.

4. Community Facilities and Services

Education Facilities Serving Kennedy Heights Students

<u>Public</u> - Woodford Primary School	(K-3)
Shroder Jr. High	(7-9)
Woodward Sr. High	(9-12)

Parochial/Private

Nativity	(1-8)
Lotspeich	(1-6)
Seven Hills	(7-12)

In addition, Kennedy Heights students attend alternative schools of the public system throughout Cincinnati.

¹Multiple Listing Service.

Police Protection

Kennedy Heights is located in District 4, Section 3 and Beat 4 of the Cincinnati Police Division.

Fire Protection

Kennedy Heights receives fire protection from Cincinnati Fire Division's Engine and Ladder Companies 8 (Montgomery & Langdon Farm), 31 (Marburg Avenue in Oakley), 2 (Carthage), and 16 (Marburg Avenue).

Health

Kennedy Heights residents needing a paramedic unit are served by Cincinnati Fire Division's Engine Company #46, housed at Hyde Park Square.

The hospitals nearest to the community are Epp Memorial Osteopathic, located 3 miles away; Our Lady of Mercy, 5 miles away. Bethesda North Hospital, in Montgomery, Ohio is 10 minutes away, while the complex of hospitals clustered around the University of Cincinnati is approximately 20 minutes away.

Services for Special Groups

Youth - Youth Service Bureau of the Cincinnati Commission on Youth.
Lighted School Program at Shroder Jr. High
Recreation Program at Woodford Community Center

Pre-School - Kennedy Heights Parent Cooperative Nursery

Older Citizens - Kennedy Heights Presbyterian Church "Meal on Wheels"
Kennedy Heights Fifty-Plus Club
Recreation Programs at Woodford Community Center

Community Social Service Director working out of the Kennedy Heights Office, located at Kennedy and Montgomery.

Parks and Recreational Facilities

Kennedy Park - located at Woodford and Robison Roads
Daniel Drake Park - located on Red Bank Road
French Park - located at Section and Ridge Roads, adjacent to the community.
Playlot - located at Zinsle and Red Bank Road
Multi-Sport field and tennis courts - located east and west sides of Robison south of Woodford Road
Woodford Park - located at Woodford Road and Kennedy Avenue.

School Recreation Facilities

Kennedy Heights Playground - contains a deep water pool and wading pool, two basketball hoops, a tot lot, two tennis courts, play area, and a ball diamond.

Shroder Junior High School - a small field area and lighted school program.

Woodford Primary School and Recreation Center - playlot.

II. DEVELOPMENT PLAN

A. DEVELOPMENT CONCEPT

A. DEVELOPMENT CONCEPT

The Kennedy Heights development concept has grown out of the historical role played by the community in relationship to the City of Cincinnati and its region. For more than ninety years Kennedy Heights has been a quiet suburb. Outside forces - developments in transportation, comprehensive city plans, real estate steering and blockbusting, and federal housing and highway programs-stand out as forces of change.

Throughout Kennedy Height's history neighborhood residents have reacted to these outside pressures in order to maintain the quiet suburban character of the community. The responses have ranged from requesting annexation to Cincinnati, private investment in housing development to maintain a green-belt, lobbying city officials to develop parks, establishing the Kennedy Heights Community Council to promote a quality residential neighborhood without discrimination, forming the Kennedy Heights Urban Redevelopment Corporation to implement rehabilitation goals of the residents, and lawsuits against real estate developers and real estate companies.

This community plan is in the tradition of Kennedy Heights activism. Designed to shape the future of the neighborhood along lines rooted in existing land use patterns it reflects the goals of the community. The thrust of the plan is to preserve and enhance the suburban residential character of the area and to provide facilities and services adequate to meet the needs of the population. The physical elements of the plan support this central thrust. Map A-1 graphically illustrates the physical relationships.

Land Use

Single family residential uses would continue to occupy most of the land area, and further apartment growth would be restricted to the already intensively developed Montgomery Road commercial and apartment corridor. Zoning changes are proposed to accomplish this goal.

Commercial Development

The business district on Montgomery Road would be revitalized as a neighborhood oriented shopping center. The district would be the focal point of the community.

Recreation and Parks

The plan emphasizes the importance of parks and recreation facilities. It calls for: 1) improvement and greater usability of existing facilities, 2) a hike/bike trail that would link the community's parks, and 3) development of a recreation node at Woodford and Robison Roads.

Rehabilitation Focus Area

The plan designates the sector of the community bounded by Coleridge Avenue, Woodford Road, and the city limits as a focus area for housing rehabilitation and street and environmental upgrading.

Transportation

The transportation element reinforces the goal of a quiet residential character. Through traffic on the residential roads of the community should be minimized. Pedestrian circulation would be facilitated through a hike trail linking community facilities.

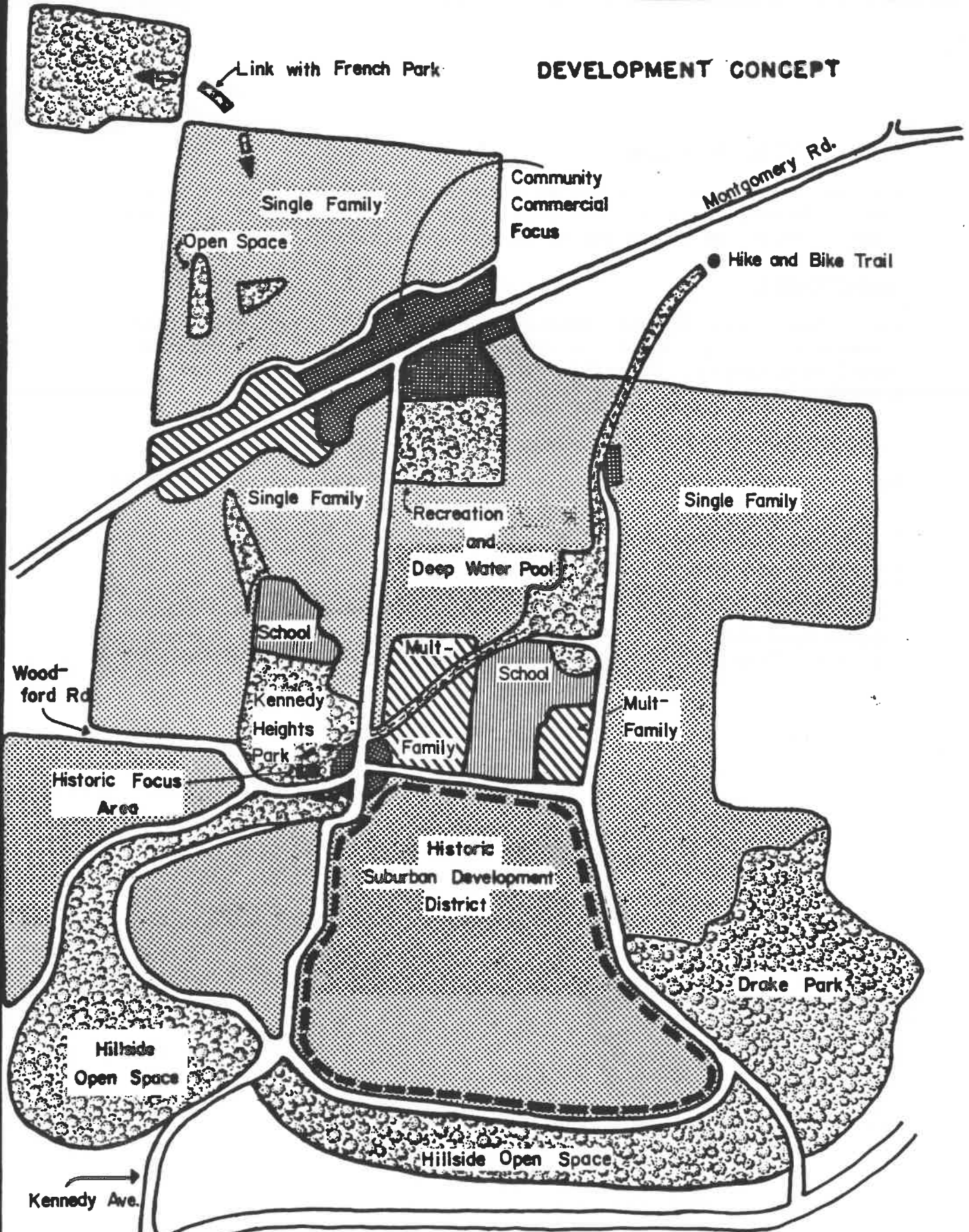
Open Space

The undeveloped hillside at the southern edge of the community would be preserved through development controls. It would form with Drake Park an open space rim.

Historic Preservation

An "Old Kennedy Heights" district in the Woodford Road/Kennedy Avenue/Robison Road area would be developed for recreation/commerce/community services. This district would be a focal area for the community.

DEVELOPMENT CONCEPT



KENNEDY HEIGHTS

Map A-1



Department of Neighborhood
Housing and Conservation
City of Cincinnati, 455 West Court Street, Cincinnati, Ohio, 45223

Scale in feet



B. LAND USE AND ZONING

I. EXISTING CONDITIONS

LAND USE

In preparing a community plan special emphasis is placed on land use and zoning because they provide overall physical form to the community. Land use refers to the pattern and relationship of activities as they occur on the landscape. Map B-1 depicts existing land use.

Kennedy Heights is predominantly residential, with approximately 70% of the land in residential use. Of this residential land, a high proportion (85%) is used for single family homes.

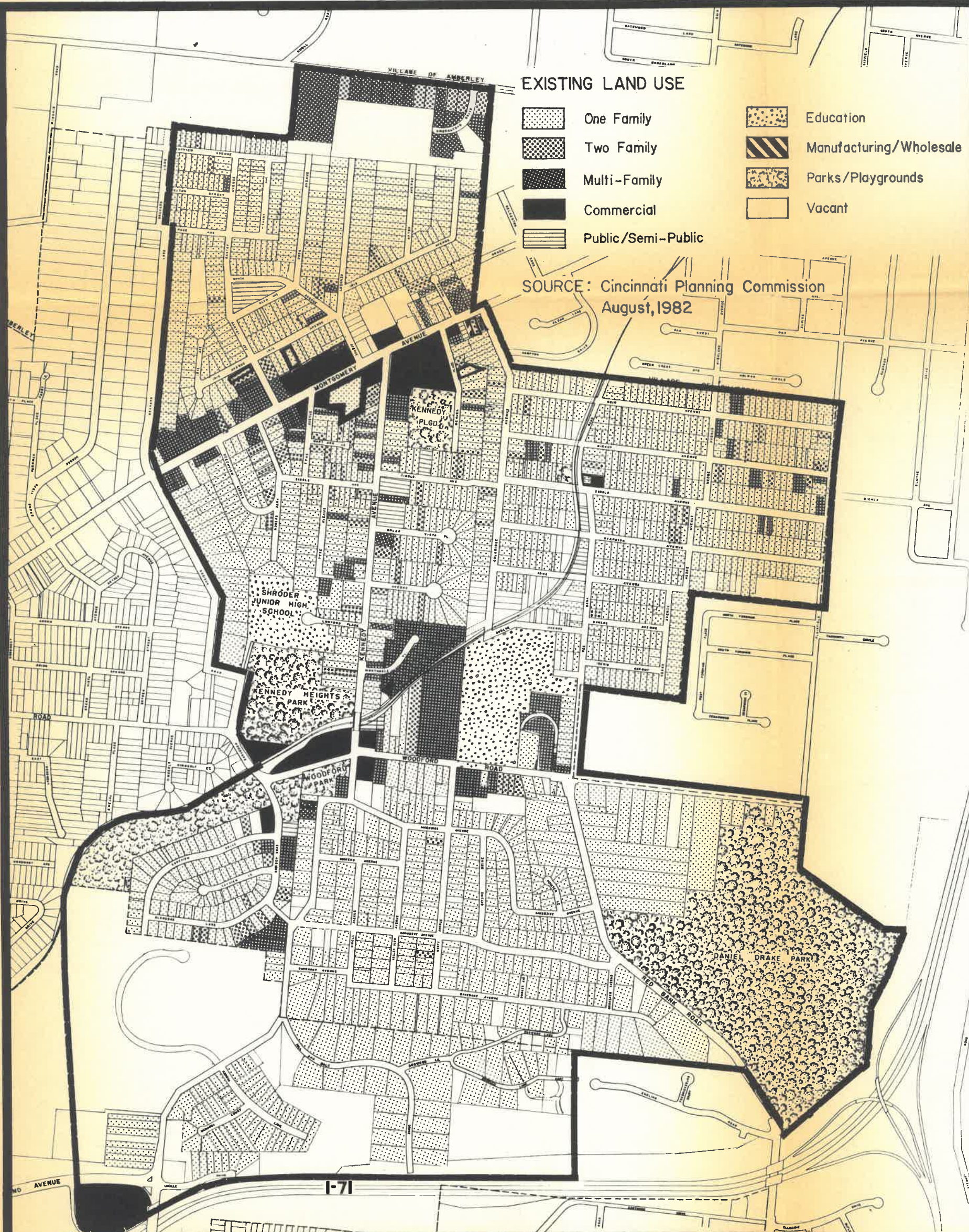
Commercial uses constitute 4% of the land area and are located in three areas of the neighborhood with the major location along Montgomery Road between Bantry Avenue and McHugh Place. There are also a few commercial activities along Woodford Road from Kennedy Avenue to Robison Road and in addition, two grocery stores are at the corner of Zinsle Avenue and Red Bank Road. There are no industrial, manufacturing or wholesale establishments in Kennedy Heights.

Approximately thirteen percent of the Kennedy Heights land is in use as parks or recreation. This land is located: 1) on the southeast boundary of the community on Red Bank Road; 2) in the midwestern section of the community, off Woodford Road between Kennedy Avenue and Robison Road; 3) in the center of the community bordered by Montgomery Road, Kennedy Avenue and McHugh Place (behind Kennedy School); and 4) at Zinsle and Red Bank Roads.

Close to 10% of Kennedy Heights land is undeveloped with the vacant land scattered throughout the community in clusters of several lots. Most falls along the railroad right-of-way.

ZONING

The Zoning Code is a set of ordinances describing minimum requirements for the physical development of parcels of land. The Zoning Code for the City of Cincinnati is divided into several residential (R), business (B), office (O), and manufacturing (M) categories. In application, they restrict development to land uses which fall into those specified categories. Zoning is the legal means for determining which activities may occur at any given location. By zoning different parcels of land for desired uses, citizens can effectively determine the physical character and economic framework of their community. Map B-2 depicts existing zoning districts in Kennedy Heights.



EXISTING LAND USE

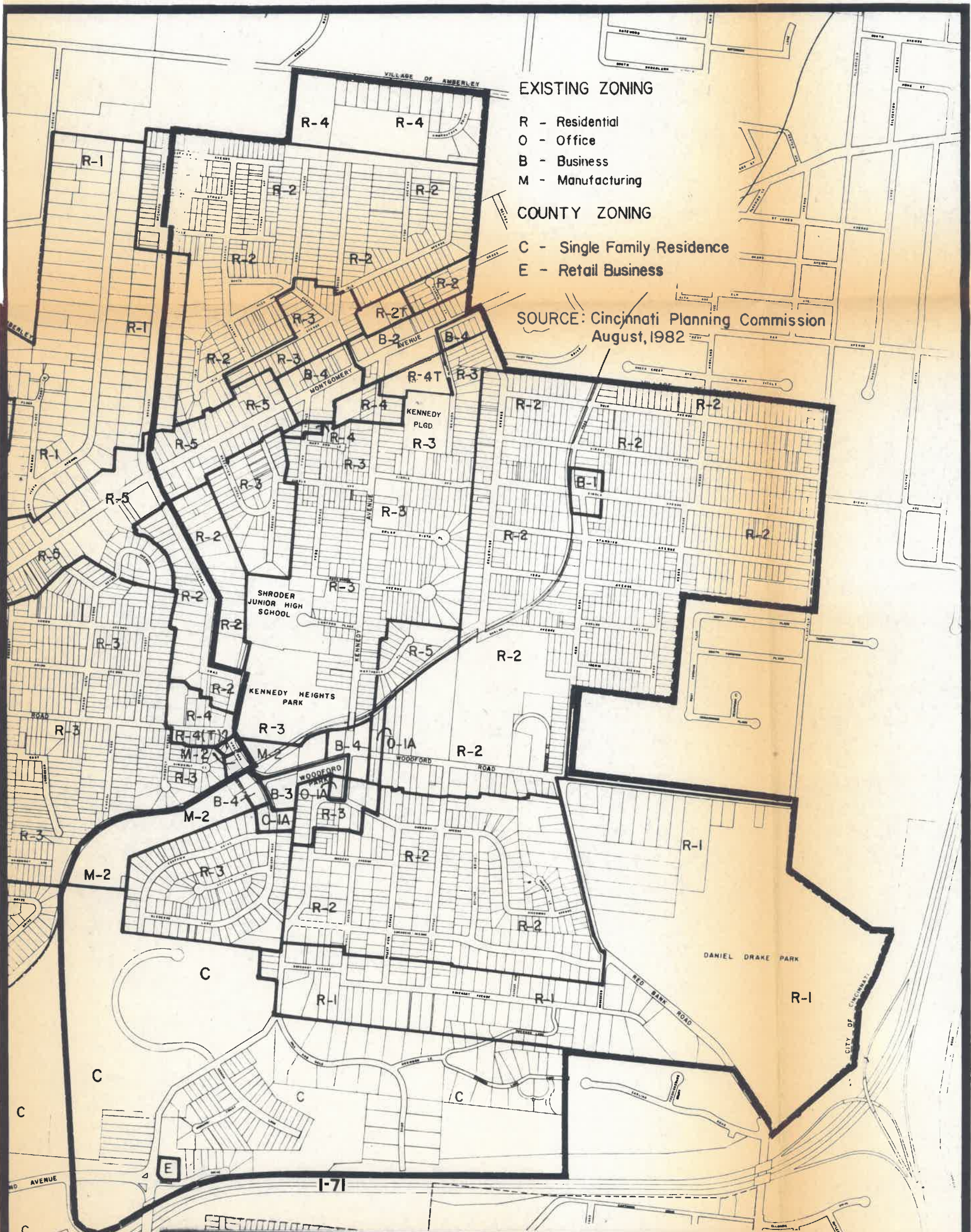
- | | | | |
|--|--------------------|--|-------------------------|
| | One Family | | Education |
| | Two Family | | Manufacturing/Wholesale |
| | Multi-Family | | Parks/Playgrounds |
| | Commercial | | Vacant |
| | Public/Semi-Public | | |

SOURCE: Cincinnati Planning Commission
August, 1982

KENNEDY HEIGHTS Map B-1

Department of Neighborhood Housing and Conservation
City of Cincinnati, 415 West Court Street, Cincinnati, Ohio 45203

Scale in feet 0 400 800



EXISTING ZONING


- R - Residential
- O - Office
- B - Business
- M - Manufacturing


COUNTY ZONING

- C - Single Family Residence
- E - Retail Business

SOURCE: Cincinnati Planning Commission
August, 1982

KENNEDY HEIGHTS Map B-2


 Department of Neighborhood Housing and Conservation
 City of Cincinnati, 415 West Court Street, Cincinnati, Ohio, 45203

Scale in feet 0 400 800
 NORTH

Within each major use classification (R, B, O, or M) are sub-categories (i.e. R-1, R-2 ...), with the lower number being more restrictive and the higher number being more restrictive and the higher number less restrictive. Generally, more restrictive uses are allowed in a less restrictive zone, but not vice-versa. In other words, a single family home (R-1) could be built in an apartment district (R-4), but an apartment could not be built in a single family district. The same is true for some major classifications. For example, a home can be built in a business district, but a business cannot be built in a residential district. Following is a list of the categories pertinent to Kennedy Heights and a capsule description.

<u>ZONING DISTRICT</u>	<u>USE</u>
Residential	
R-1, R-2	Single family (at increasing densities)
R-3	Two family
R-4, R-5	Multi-family (at increasing densities)
Business	
B-1	Neighborhood business
B-2	Community Business
B-3	Retail-wholesale business
B-4	General business (including automobile related)
Office	
O-1A	Suburban office
Manufacturing	
M-2	Intermediate manufacturing

A transition (T) zone allows a property to be developed according to the least restrictive adjacent district, but subject to controls to protect adjoining residences. Such controls might include landscape screening, driveway orientation, or placement of the building.

In the portion of the community outside the City of Cincinnati, zoning is controlled by the Hamilton County Regional Zoning Commission. The classification system is similar to that of Cincinnati. Two districts are found in Kennedy Heights: "C" (single family residential) and "E" (retail business).

In comparing the present use of land in Kennedy Heights to the existing zoning, it should be noted that while most land use conforms to the zoning, some does not. Two situations occur:

- . A piece of property is sometimes used for a more restricted use than it is zoned for. An example of this would be single family residential usage in a multi-family, business, office or manufacturing zone. The consequences of this use and zoning difference could be that the owner of the land would develop the property to the use it is zoned for, resulting in additional density and/or use inconsistent with the surrounding uses as well as with the goals of the Kennedy Heights residents.
- . A piece of property is sometimes used for a less restrictive use than it is zoned for. This can result from a zone change occurring after the property is in use. The property is then considered to be a "non-conforming" use. An example of this is multi-family structures in single family zones. The property may continue to be used in its present way as long as the structure remains, but if for some reason the building is destroyed, the land must be used as zoned.

PROBLEMS AND OBSERVATIONS

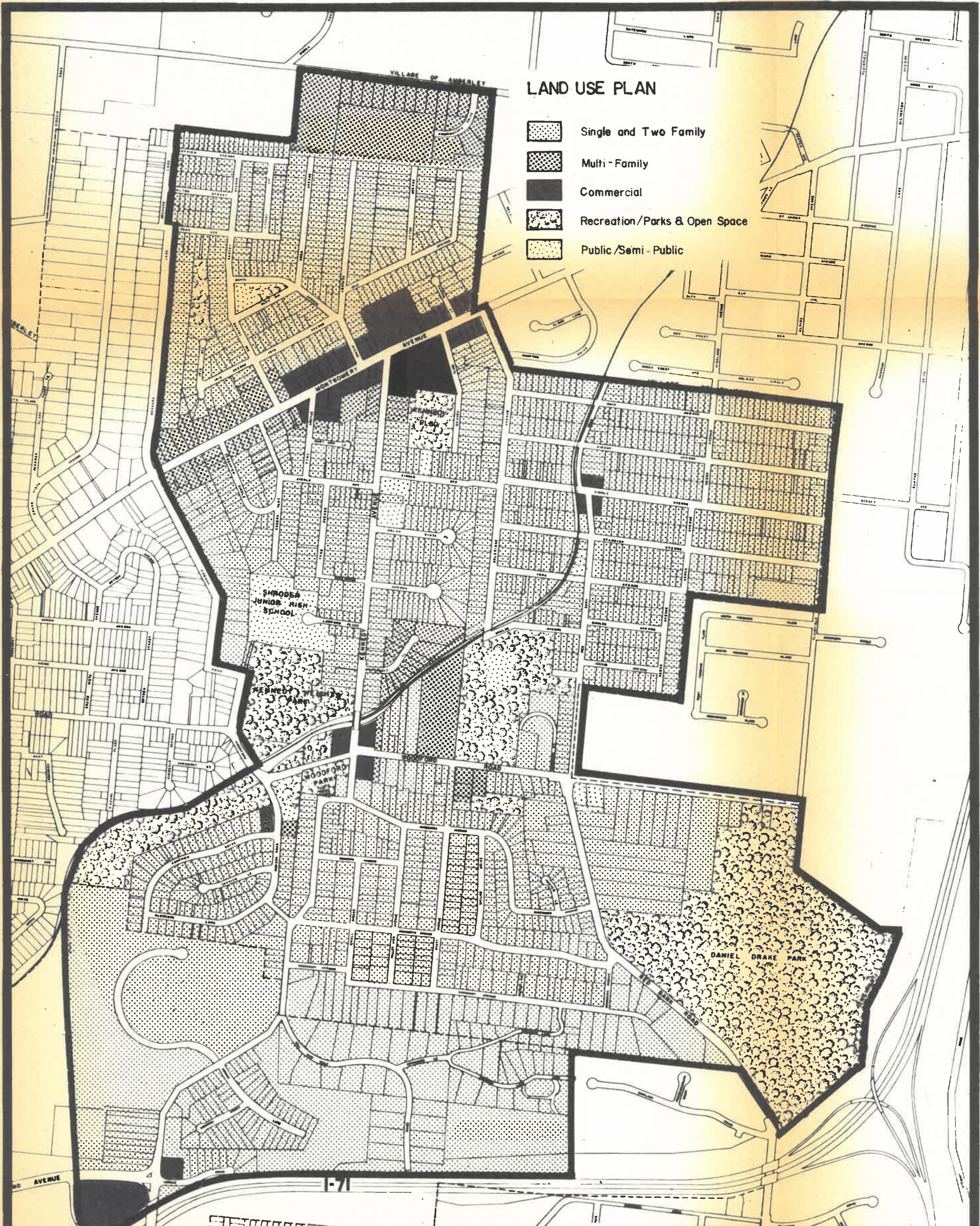
In the areas where zoning allows more units per acre, but which are presently being used for single family residence, there is a potential for additional dwelling units, and therefore, an increase in density. In addition, the zoning on some of the vacant land in the community would allow uses of the land which are not in agreement with the goals of the community residents.

Between 1970-1976 some increase in density occurred in Kennedy Heights with a 237 unit addition in housing supply, resulting in an increase of 599 people. Existing zoning would allow for 627 future additional units, translating into 1,630 more people or a 22.5% increase over the 1980 population figure.

Maps B-3 and B-4 depict desired future land use and zone changes proposed in accordance.

LAND USE PLAN

-  Single and Two Family
-  Multi-Family
-  Commercial
-  Recreation/Parks & Open Space
-  Public/Semi-Public



KENNEDY HEIGHTS

Map B-3

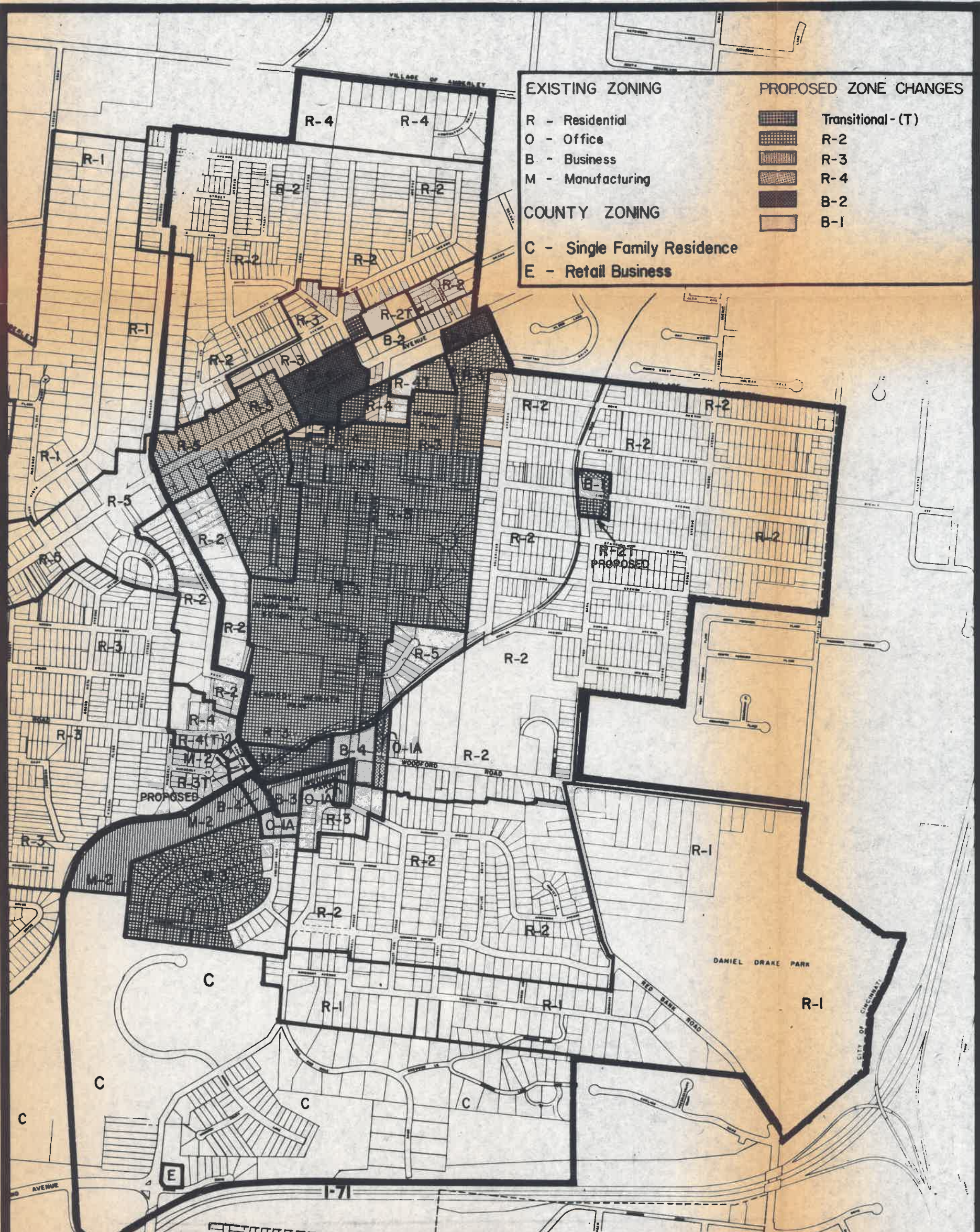


Department of Neighborhood
Housing and Conservation
City of Cincinnati, 415 West Court Street, Cincinnati, Ohio, 45203

Scale in feet



EXISTING ZONING		PROPOSED ZONE CHANGES	
R - Residential			Transitional - (T)
O - Office			R-2
B - Business			R-3
M - Manufacturing			R-4
COUNTY ZONING			B-2
C - Single Family Residence			B-1
E - Retail Business			



KENNEDY HEIGHTS Map B-4

Department of Neighborhood Housing and Conservation
 City of Cincinnati 415 West Court Street, Cincinnati, Ohio 45203

Scale in feet

In the areas where zoning permits fewer units per acre but are presently being used for multi-family residential or a less restrictive use (non-conforming use), there is potential for fewer dwelling units, and therefore, a decrease in density.

To reflect two of the major goals of the community - the maintenance of the 60% ratio between single family and multi-family residential and the 1975 housing density - the overall Kennedy Heights Development Plan calls for ...

1) rezoning the areas being used for a more restricted use than they are zoned for, and 2) monitoring the property in non-conforming usage with a long-range goal of changing the use to conform to the zoning.

II. WORK PROGRAM

1. TO MAINTAIN THE RESIDENTIAL NATURE OF THE COMMUNITY.

1.1 To maintain the 1975 housing density (6.46 dwelling units per residential acre).

1.1.1 Maintain the present R-2 zoning on all undeveloped land - including:

- a. Nine (9) lots on the north side of Crestview Avenue.
- b. Ten (10) lots at the north end of Doon.
- c. One (1) large lot north of Montgomery Road, near Kennedy Avenue. (rear of property across from Kennedy School, zoned R-2T).
- d. Approximately 24 lots near the railroad tracks in the vicinity of Dunloe, Iona, and Coleridge Avenues...
- e. Outside the City limits: area west of Kennedy Avenue, south of Glen Edge and north of Kenoak (zoned C).
- f. Outside the City limits: area north of I-71, south of Hill and Dale (zoned C).

1.1.2 Maintain inaccessible vacant land as open space, ideally by City acquisition for use as passive open space:

- . Undeveloped land north of Iris Circle between Bantry Avenue and Orchard Lane.
- . Undeveloped land east of Wyatt, south Woodford Road and north of Aikenside.
- . Undeveloped land on north side of Iona, east of Hedge, near the railroad tracks.

(See Open Space, Hillside, and Parks)

1.2. To maintain the 1970 ratio between housing units in single family and multi-family structures. (1970 single family units = 60% of dwelling units.)

1.2.1. Make zoning more restrictive to conform to the objectives of the Kennedy Heights Community Plan. (See Map B-4)

- a. Rezone from B-3 to R-3 the undeveloped land at the southeast corner of Woodford and Robison Roads. Purpose: to protect the recreation development from future multi-family or commercial development and to insure its use for recreation.
- b. Rezone from M-2 and B-4 the undeveloped land west of Robison Road, between Edgeview and the railroad. Purpose: same as above.
- c. Rezone from O-1A to R-3 the parcel below Woodford Park, at Kennedy Avenue and Aikenside Avenue. Purpose: to prevent higher density.
- d. Rezone from R-3 to R-2 the major portion of the subdivision consisting of Glen Edge, Edgeview, Skyview and Robison Road, south of Woodford Road. Purpose: to prevent higher density.
- e. Rezone from R-3 and R-4 to R-2 the area on both sides of Kennedy Avenue between Woodford Road and Montgomery Avenue... Purpose: to prevent higher density.
- f. Rezone from R-3 to R-2 the area between Beechview Circle and Rogers Park Place. Purpose: to prevent higher density.
- g. Rezone from R-3 to R-2 the area east of Kennedy Avenue and west of Coleridge Avenue. Purpose: to prevent higher density.
- h. Rezone from R-5 to R-4 the Montgomery Road corridor to conform to existing densities.

1.3 To create more harmonious relationships between commercial and residential uses within the community.

1.3.1 Undertake zone changes in accord with objectives of the Plan. (See Map B-4.)

- a. Rezone from O-1A to R-2 and R-4 the four residential parcels on both sides of Woodford Road just east of Kennedy Avenue adjacent to the existing B-4 district.
- b. Reduce the size of the B-1 district at Red Bank Road and Zinsle Avenue by changing the zoning of parcels not presently used for businesses to R-2 and R-2 (T).
- c. Explore the use of a T-zone and other possibilities for making more restrictive the area on the northeast corner of Robison and Woodford Roads, currently zoned M-2.
- d. Provide transition zones around the business district to provide necessary buffers between new commercial development and residential neighborhoods just north and south of the Kennedy Avenue and Montgomery Road intersection.

1.4 To reinforce the neighborhood-serving quality of business areas.

1.4.1 Undertake the following zone changes.

- a. Rezone from B-4 to B-2 the Montgomery Road business corridor to promote the concept of the Plan for a neighborhood service, non-automobile oriented district.
- b. Rezone from B-4 to B-1 the three corner parcels at Woodford Road - Kennedy Avenue to promote development of a community services focus.

III. IMPLEMENTATION

Zone changes recommended in this Plan are not automatically approved when the City accepts the Plan. Separate legal action is required. Zone changes can be initiated in a number of ways. The most expedient way to initiate implementation of the changes recommended in this Plan is for the Kennedy Heights Community Council to ask the City Planning Commission, formally and in writing, to consider the proposed zone changes. The Community Council should assist the Planning Commission staff in scheduling its work and the public hearings by grouping the various zone changes into a few areas and setting priorities. The Kennedy Heights Community Council should be prepared to present its reasons for the proposals to the Planning Commission and to City Council at the subsequent hearings.

The zone change process involves the following steps (illustrated by Figure B-1).

1. A petition must be submitted to City Council or the Planning Commission.
2. The Planning Commission staff holds a hearing to determine the reasons for the proposed change, and to hear any opposition that might arise from the neighborhood where the change is proposed.
3. The staff makes a recommendation to the Planning Commission as to whether the proposed change should be approved or disapproved.
4. The Planning Commission itself, hears both sides of the question.
5. The Planning Commission decides whether to approve or disapprove the change and forwards the matter to City Council.
6. The Urban Development, Planning, Zoning, and Housing Committee of Council again hears both sides and makes a recommendation to Council on the matter.
7. Council then decides whether to approve or disapprove the change. It requires a two-thirds majority of Council to override a decision of the Planning Commission; a simple majority to go along with a recommendation of the Planning Commission.
8. If either party feels they have been wronged in the process, i.e., they have been denied the use of their property or have had the value of their property diminished without due process of the law, or feel the decision has been arbitrary against them, they may appeal the decision to the Hamilton County Court of Common Pleas.

2. TO PRESERVE NATURAL GREEN BELT AND HILLSIDE AREA WHICH FORM NATURAL GEOGRAPHIC COMMUNITY BORDERS. (SEE: OPEN SPACE, HILLSIDES, AND PARKS.)

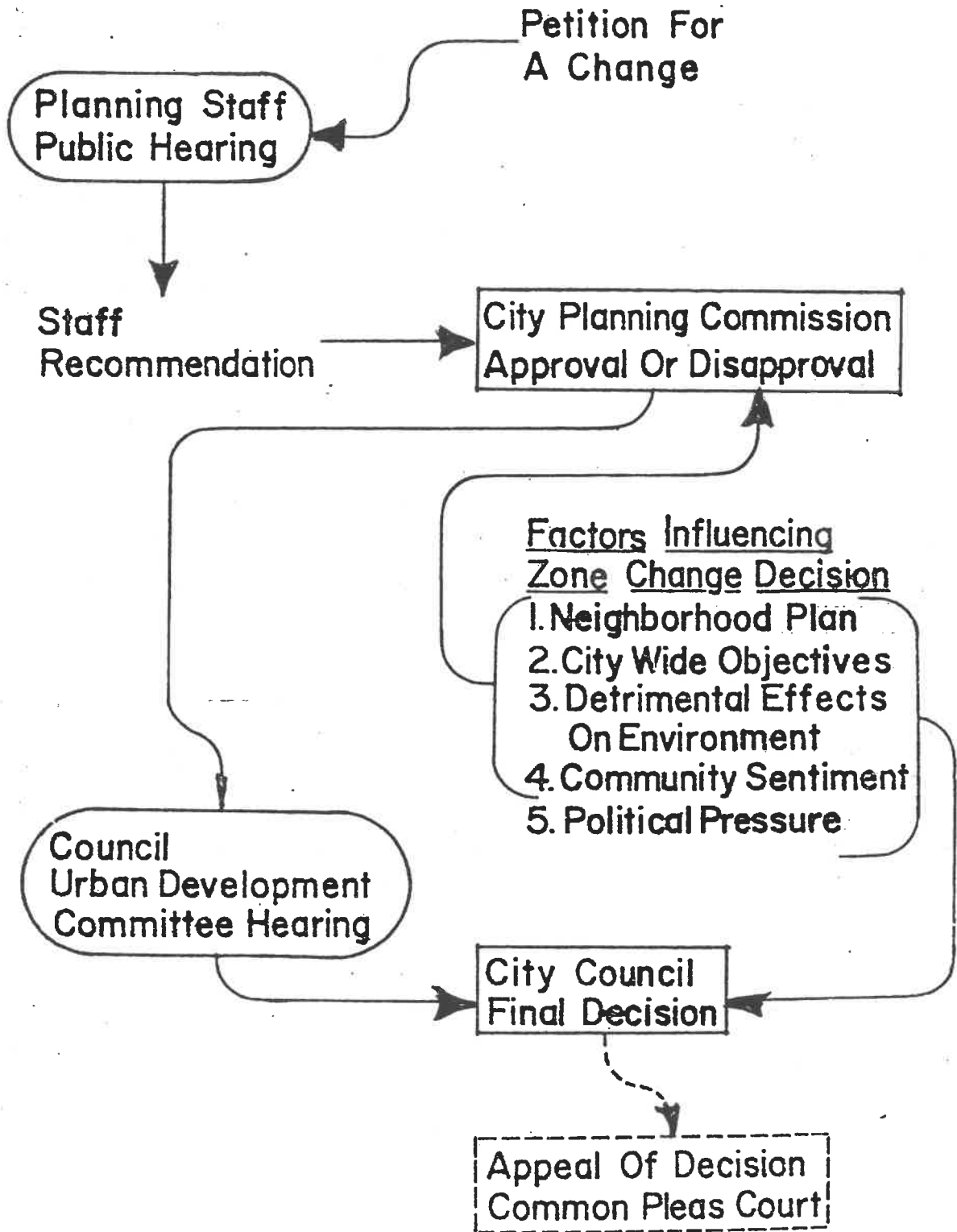
- 1.5 Maintain existing open space boundaries.

- 1.5.1 Rezone potentially developed areas to maximize space borders.

- a. Rezone from M-2 and B-4 to R-2 the area along the railroad tracks behind Edgeview Drive.

FIGURE B-1

PROCESS FOR A ZONE CHANGE



C. TRANSPORTATION

INTRODUCTION

The transportation section of this plan is concerned with the movement of traffic, both vehicular and pedestrian, within and through the community. This section examines the traffic situation within Kennedy Heights, assesses its problems, and reports the transportation goals and objectives of community residents. It is divided into three sections: Streets; Transit; and Pedestrian.

STREETS

I. EXISTING CONDITIONS

KENNEDY HEIGHTS ACCESSIBILITY

Access to Kennedy Heights is principally by I-71 which forms the southern boundary of the community and by Montgomery Road which cuts across the northern section. I-75 can be reached by way of the Norwood Lateral. Downtown Cincinnati, Kenwood and Swifton Shopping Centers, Norwood, and the Millcreek industrial valley are easily accessible to Kennedy Heights residents by the interstate systems or Montgomery Road.

INVENTORY OF STREETS

Streets are classified according to their function as arterials, collectors, or local streets. See Map C-1.

Arterials - Arterial streets provide for the through traffic movement between areas and across the City. The major artery within Kennedy Heights is Montgomery Road, which runs east/west and bisects the northern section of the community. Montgomery Road is used heavily both by vehicles passing through and for local traffic. It is a major artery between Pleasant Ridge, Norwood and other points south and the northeast section of Cincinnati and the north-east suburbs. It should be noted that even with the opening of I-71, Montgomery Road continues to be used as major route, with the "Pike" still carrying one fourth of the traffic I-71 does south of the community.

Collectors - Collector streets serve as connectors for traffic movements between major arteries and local streets. They also serve as direct access to abutting properties. Collector Roads in Kennedy Heights include Kennedy Avenue, Woodford Road, and Red Bank Road.

Kennedy Avenue is the major north/south axis and its traffic volumes (see Map C-2) indicate its heavy use. Kennedy Avenue is a street of mainly single family residences, with some four-family structures located near Woodford and Kennedy, and again near Montgomery Road. The intersection of Kennedy and Montgomery is the area containing the neighborhood's main commercial district, and a small business area is located at Kennedy and Woodford.

Woodford Road runs east/west through the center of Kennedy Heights and carries a large volume of traffic. Vehicles exit off I-71 at Ridge Road, drive north on Kennedy Avenue and as the traffic volume map indicates, many turn east on Woodford Road. Six thousand cars travel on Woodford Road between Kennedy Avenue and Red Bank Road daily - a distance of 1,600 feet. The opening of Woodford Primary School in September, 1977, located near the corner of Woodford and Red Bank Roads, has greatly increased the dangerous situation on these two roads. Lack of sidewalks on these roads contributes to the danger.

STREET NETWORK

-  Expressway
-  Arterial
-  Collector
-  Local



KENNEDY HEIGHTS

Map C-1



Department of Neighborhood
Housing and Conservation
City of Columbus, 415 West Court Street, Columbus, Ohio, 43217

Scale in feet 0 800 1600



NORTH

Red Bank Road is the eastern boundary of Kennedy Heights and runs north/south. It is a feeder for I-71 and carries about 3,000 cars daily. Daniel Drake Park is on the eastern side of Red Bank Road, but the greatest part of the street is lined by single family residences. Immediately past the Red Bank-Woodford Road intersection, a street to the west leads to the Woodford Primary School and Recreation Center which is set back from the two roads. Two small grocery stores and a tot lot are at the corner of Red Bank Road and Zinsle Avenue.

Local Streets - Local streets provide for direct access to abutting land for local traffic movement; land access is a primary function of this system while traffic movement is secondary. The remaining forty-six streets make up the local street pattern of Kennedy Heights.

TRAFFIC VOLUMES

Map C-2 shows that the heaviest traffic volumes in Kennedy Heights are carried by Montgomery Road, with the volume on the collectors - Kennedy Avenue, Woodford and Red Bank Roads - following. Among local streets, the greatest volume of traffic occurs on Zinsle Avenue. Counts were made for traffic in both directions, during a twenty-four hour period. The counts were made at different times during the years 1973-82. It is not expected that major change in volumes has occurred since.

TRAFFIC ACCIDENTS

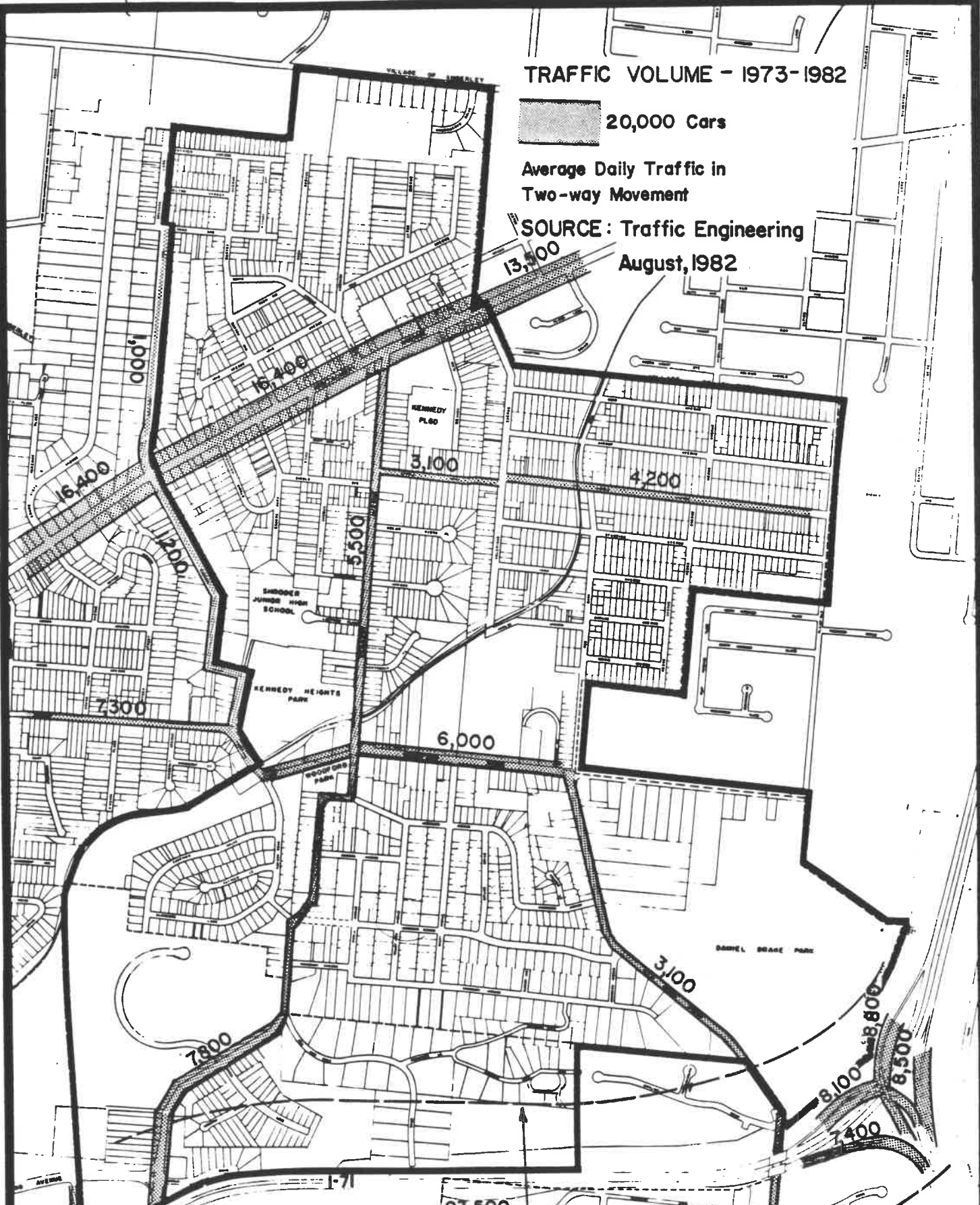
The traffic accidents that occurred in Kennedy Heights in 1982 are indicated on Map C-3. Kennedy Avenue, a major collector, had the largest number of recorded accidents in the neighborhood. The spot of the most accidents happen in the mid-block south of Dickens Avenue. The intersections of Woodford Road and Kennedy Avenue and Montgomery Road and Kennedy Avenue were also busy accident locations. The significance of these accident counts depends on traffic volume, weather conditions, speed and other variables. The comparative severity of these accident counts was not calculated here.

TRAFFIC VOLUME - 1973-1982

 20,000 Cars

Average Daily Traffic in
Two-way Movement

SOURCE: Traffic Engineering
August, 1982



KENNEDY HEIGHTS

Map C-2

 Department of Neighborhood
Housing and Conservation
City of Cincinnati, 416 West Court Street, Cincinnati, Ohio 45219

Scale in feet 

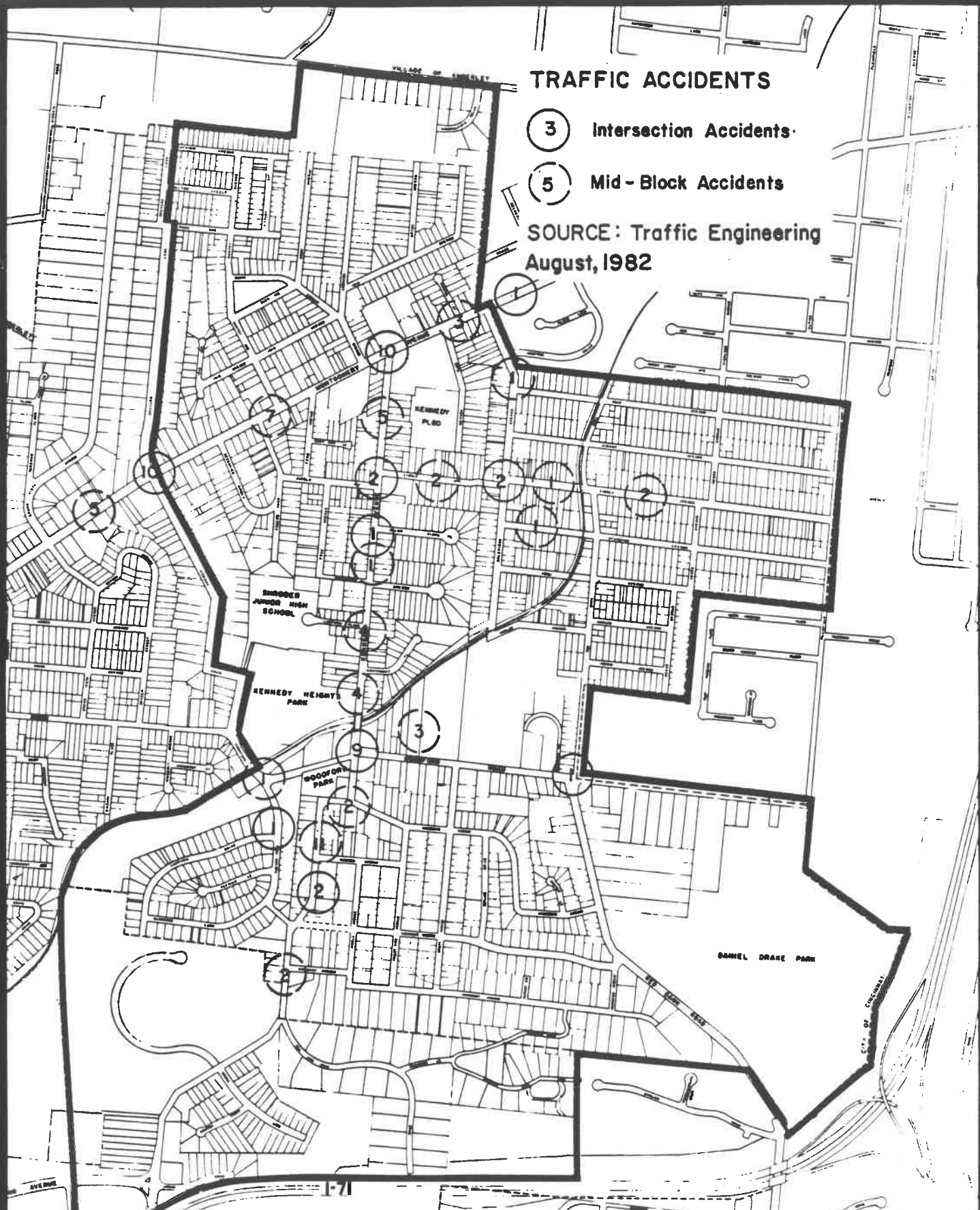


TRAFFIC ACCIDENTS

3 Intersection Accidents

5 Mid-Block Accidents

SOURCE: Traffic Engineering
August, 1982



KENNEDY HEIGHTS

Map C-3



Department of Neighborhood
Housing and Conservation
City of Cincinnati, 45 West Court Street, Cincinnati, Ohio, 45203

Scale in feet 0 300 600 1500



II. WORK PROGRAM

The streets in Kennedy Heights in addition to providing the means by which residents can move freely from one activity to the other should be well maintained and should have a physical appearance that contributes to a pleasing community environment. The traffic controls necessary to assure the safe movement of vehicles throughout the neighborhood should be installed.

1. TO PROVIDE FOR SAFE MOVEMENT OF VEHICLES THROUGH THE COMMUNITY.

1.1. To reduce dangers and accidents on the major thoroughfares of Kennedy Heights, particularly in the vicinity of Kennedy Playground and Woodford Primary Schools.

1.1.1 Study the need for traffic control at the intersection of Woodford and Red Bank Roads.

1.1.2 Reduce the speed limit on Montgomery Road to 25 MPH.

1.2 To minimize the impact of I-71 entrances and exits upon the internal circulation of Kennedy Heights, in particular Kennedy Avenue.

1.2.1 Conduct a study of and ways to minimize the impact of I-71 entrances and exits (Ridge Avenue, Kennedy Avenue, Red Bank Expressway, and Fairfax) upon the internal circulation of Kennedy Heights.)

TRANSIT

I. EXISTING CONDITIONS

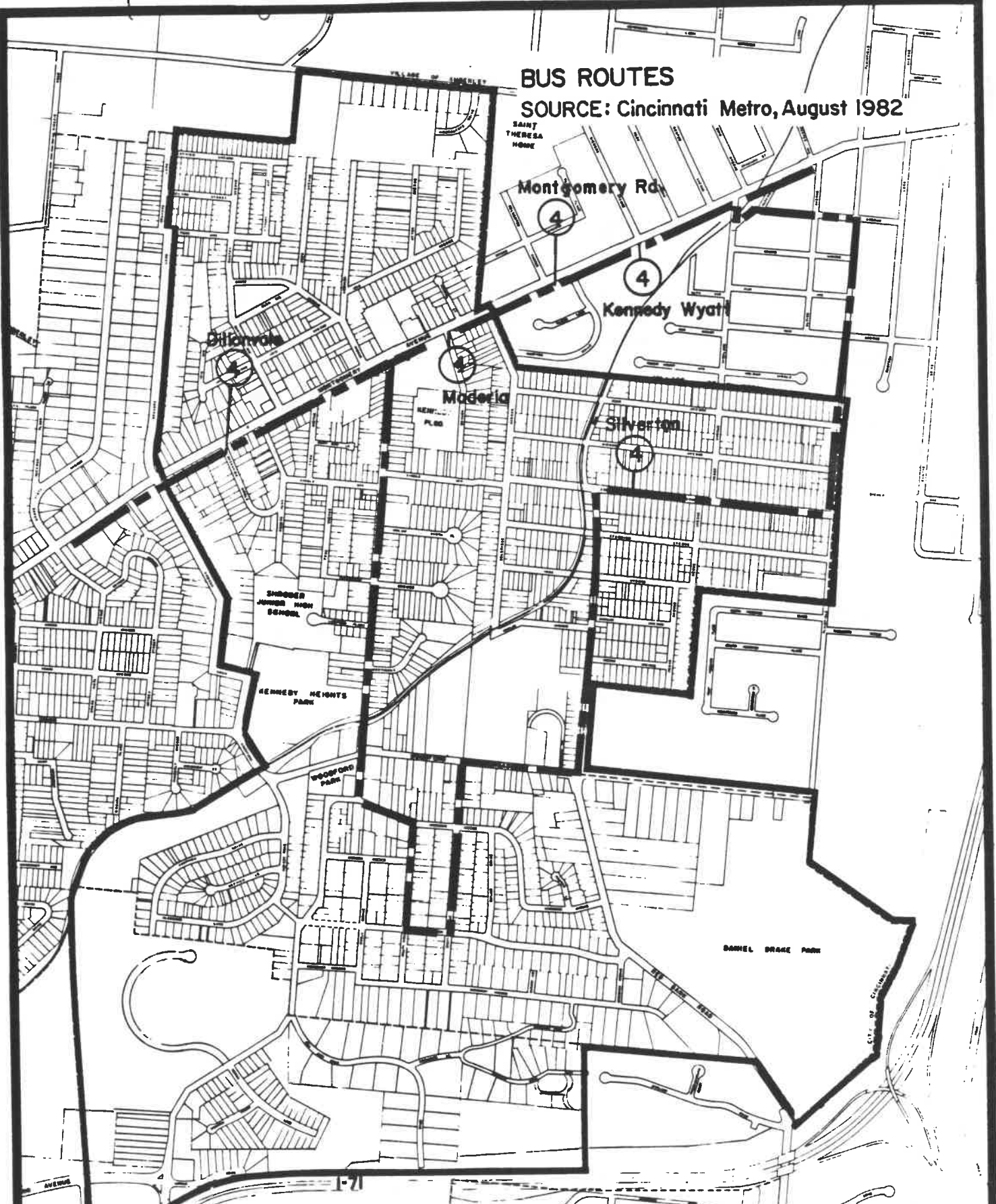
Public transportation service to Kennedy Heights is provided by Queen City Metro. Four bus routes run along Montgomery Road through Kennedy Heights. (See Map C-4.) The routes are 4-(Kennedy-Wyatt,) 4-(Kennedy-Silverton), 4-(Kennedy-Dillonvale) and 4-(Kennedy-Kenwood-Madeira). All four routes to downtown via Montgomery, Gilbert, Florence and Reading Roads take approximately 38 minutes. General buses leave every 5 to 25 minutes. One bus (Kennedy-Wyatt) has a side route which goes down Kennedy Avenue below Woodford Road and back up via Red Bank and Plainfield Roads. The four routes take slightly different directions north of Kennedy Heights. There are two morning freeway flyers buses which use I-71 to reach downtown in 25 minutes, leaving every 10 minutes.

Problems

- . Several large areas of Kennedy Heights remain unserved. These include sections north of Montgomery Road, south of the city line and west of Robison Road below Woodford Road, and along Red Bank Road.
- . The growing number of elderly citizens in Kennedy Heights do not all have easy access to public transportation.

BUS ROUTES

SOURCE: Cincinnati Metro, August 1982



KENNEDY HEIGHTS

Map C-4

 Department of Neighborhood Housing and Conservation
City of Cincinnati, 416 West Court Street, Cincinnati, Ohio 45273

Scale in feet 



II. WORK PROGRAM

1. TO HAVE SAFE AND CONVENIENT PUBLIC TRANSPORTATION TO ALL SECTIONS OF KENNEDY HEIGHTS.

1.1 To improve the ability of residents to use the freeway flyers each morning and afternoon.

1.1.1 Add one or two additional A.M./P.M. freeway flyers each workday to relieve crowding.

1.1.2 Provide a freeway flyer after 7:45 A.M. which is when the final flyer currently leaves.

1.1.3 Provide a feeder bus down Kennedy Avenue to the flyer so that Kennedy Heights residents may have access to them.

1.2 To provide service to the city west of Kennedy Heights.

1.2.1 Add an east/west route from Kennedy Heights to Reading Road (Swifton Shopping Center and Woodward High School) and the Mill Creek Valley using Langdon Farm Road.

1.2.2 Add a direct route to the University/Hospitals complex.

1.3 To extend the benefits of transit to all Kennedy Heights residents.

1.3.1 Extend the current Route 4 loop beyond the City limits into Columbia Township on Kennedy Avenue.

1.4 To improve the use of transit in snow emergencies.

1.4.1 Notify (by media) people of route changes as soon as they are known.

1.5 To improve access to downtown over the weekend.

1.5.1 Improve weekend bus service to Kennedy Heights.

1.6 To provide transit service to elderly and handicapped residents.

1.6.1 Make Queen City Metro's ACCESS available to Kennedy Heights residents.

1.7 To provide service to the areas of the neighborhood not served by Queen City Metro and to draw people to the newly developed business district. Also, provide service to the handicapped and aged.

1.7.1 Publicize the availability of Access, a door to door transportation service offered by Queen City Metro.

III. IMPLEMENTATION

It must be noted that the outlook for expanded Queen City Metro service is bleak. It is very unlikely that any additional service can be provided under present SORTA funding. In fact, SORTA is looking for its least productive routes to cut.

PEDESTRIAN

I. Existing Conditions

Many of the streets in Kennedy Heights are lacking sidewalks. Two of these streets - Kennedy Avenue and Red Bank Road are heavily traveled and are main routes to Kennedy Playground, Woodford Primary School, and neighborhood recreation facilities. Residents are especially concerned about the extremely dangerous conditions caused by the absence of sidewalks adjacent to these two streets. Constructed in 1979 were stretches of sidewalk on Red Bank and Woodford Roads in the immediate vicinity of the Woodford School and Recreation Center.

The greatest number of recorded accidents in Kennedy Heights occurs on Kennedy Avenue with almost half of them taking place on Montgomery Road at Kennedy Avenue, and the intersection of Woodford Road and Kennedy Avenue.

II. WORK PROGRAM

1. TO INCREASE PEDESTRIAN SAFETY AND MAKE THE COMMUNITY MORE ACCESSIBLE TO PEDESTRIANS.

1.1 To protect children and adults walking to Kennedy Playground and Woodford Primary School and Recreation Center.

1.1.1 Install sidewalk in the following locations, through public funds where a public need is directly served and through assessment of property owners where this is not the case:

a. Kennedy Avenue from city limits to Congreve Avenue (to be coordinated with walk being installed by Hamilton County).

b. Red Bank Road north of the portion constructed for Woodford School (ending at Woodford School driveway).

1.1.2 Request City Traffic Engineering Division to assess the Montgomery Road - Kennedy Avenue intersection and determine any additional safety measures needed.

1.1.3 Reduce the speed limit on Montgomery Road to 25 MPH.

III. IMPLEMENTATION

It is the policy of the City that sidewalks are an improvement to property and are installed at the expense of the property owners. Installation could be initiated by order of the City (for the public safety) or by petition of (a certain majority of) the property owners. City Council then would pass an ordinance assessing all the affected property owners for the cost of the improvement. Information on petitioning for sidewalks can be obtained from the City's Department of Public Works, Engineering Division.

In the case of the sidewalk constructed on Red Bank and Woodford Roads in the immediate vicinity of Woodford School, public funds were used (Community Development Block Grant). The Kennedy Heights Community Council impressed on the City the urgent need created by the school and the lack of resources of many of the property owners. This was a one-time departure from City policy, strictly tied to the new public facility, and is not expected to be repeated.

D. PUBLIC WORKS AND UTILITIES

I. EXISTING CONDITIONS

A neighborhood with an attractive physical appearance provides its residents with a satisfying and pleasant living environment and attracts new people to the area. Conversely, if the physical setting of a dwelling, such as the roadway and road edge, is visually blighted and run-down, then residents - present and potential - may perceive the community as a less than desirable place to live. An area of well maintained homes located on a deteriorating roadway will still appear unattractive and may result in discouraging of homeowners from improving and/or maintaining their property.

Significant portions of Kennedy Heights do present a run-down image because of poor roadway conditions. Nineteen streets lack curbs and gutters. (See Map D-1.) This type of minimal road might be appropriate in a more suburban or rural setting, where homes are set far back and grassy lawns meet the pavement to form a uniform edge. In contrast, in most areas of Kennedy Heights, homes are close to the road and the road edge is undefined and not uniform from one lot to the next.

In addition to the shabby physical appearance caused by insufficient demarcation of roadways, Kennedy Heights residents are concerned about the need for improved street drainage. Inadequate provision for drainage is causing disintegration of the streets and other harmful and undesirable effects. On either side of many Kennedy Heights streets large, muddy, unsightly areas exist as a result of on-street parking, lack of roadway demarcation and poor drainage.

Problems

- . Absence of curbs and gutters
- . Inadequate provision for drainage
- . Deterioration of street pavement
- . Parking on residential streets in undefined manner
- . Development of muddy areas adjacent to streets because of parking.

II. WORK PROGRAM

1. TO ENHANCE THE APPEARANCE OF THE PHYSICAL ENVRIRONMENT AND TO PROTECT PUBLIC AND PRIVATE PROPERTY.

1.1 To provide curbs and gutters where there is inadequate demarcation of streets.

1.1.1 Provide curbs and gutters through the Neighborhood Improvement Program or other funding program at the following locations:

- . Dickens Avenue
- . Davenant Avenue west of Wyatt Avenue
- . Kinoll Avenue
- . Valley View Avenue
- . Wyatt Avenue
- . Aikenside Avenue west of Wyatt Avenue
- . Woodford Road
- . Red Bank Road north of Woodford
- . Dunloe Avenue
- . Iberis Avenue

- . Hedge Avenue
- . Coleridge Avenue (except 200 feet south of Zinsle.
- . Robison Road
- . Orchard Lane north of Welton Street
- . Crestview Avenue
- . Kirkup Avenue east of Hedge Avenue
- . Iona Avenue
- . Withany Avenue
- . Ravenwood Avenue (Kennedy Ave. to Tyne Ave.)

1.1.2 Provide storm sewers or other appropriate surface water drainage where prerequisite to installation of curbs and gutters in the locations named above. (Policy: In areas outside the rehabilitation focus area of the Kennedy Heights Urban Redevelopment Corporation, implementation should be through assessment of property owners. In the focus area a cost sharing basis with the City should be arranged.)

**STREETS LACKING CURBS
and GUTTERS**



K.H.U.R.C.



Streets Lacking Curbs
and Gutters

KENNEDY HEIGHTS

Map D-1



Department of Neighborhood
Housing and Conservation
City of Cleveland 418 West Court Street, Cleveland, Ohio 44113

Scale in feet



NORTH

1.2 To provide adequate drainage of runoff water in residential areas.

1.2.1 Conduct a study to determine areas with surface water drainage problems.

1.2.2 Check and correct those existing storm sewers which run only a short distance and spill out onto the surface.

1.3 To clean up the neighborhood and eliminate unsightly conditions.

1.3.1 Institute the Neighborhood Improvement Program in Kennedy Heights in two target areas. (See Map D-2.)

Phase I - Area bounded by Coleridge Avenue, Woodford Road, City Limits Plainfield Road. This project was funded in 1979 and implemented without curb and gutter construction.

Phase II- Area bounded by Woodford Road, Wyatt Avenue, Davenant Avenue, Kennedy Avenue. This area is being requested for 1980 funding.

1.4 To maintain community streets in good condition.

1.4.1 The City should perform necessary repairs to the following streets:

a. Streets not in Neighborhood Improvement Program '79 program or on City Engineer's list

first priority

- Robison Road (Montgomery to Woodford)
- Withany

second priority

- Beechtree Circle
- Congreve (Wyatt to Kinoll)
- Crestview
- Davenant
- Dickens
- Iris
- Kinoll
- Lumford
- Mary Ann Lane
- McHugh Place
- Zinsle (Kennedy to Coleridge)
- Rogers Park Place
- Pace

third priority

- Solar Vista
- Doon
- Glen
- Skyline
- Welton

fourth priority

- Red Bank (S. of Woodford)
- Pointer Lane
- Afton
- Kennedy
- Onandago

b. Streets on City Engineer's list.

III. IMPLEMENTATION

The implementation strategy is to link public works improvements to the housing rehabilitation efforts of the Kennedy Heights Urban Redevelopment Corporation (KHURC). The desired curbs and gutters and drainage improvements are extremely expensive. In addition, the federal guidelines for the Community Development Block Grant are increasingly restricting expenditures for Public Works projects. Therefore, public funds should be targeted to the rehabilitation focus area of the KHURC, possibly on a cost sharing basis between the City and private property owners.

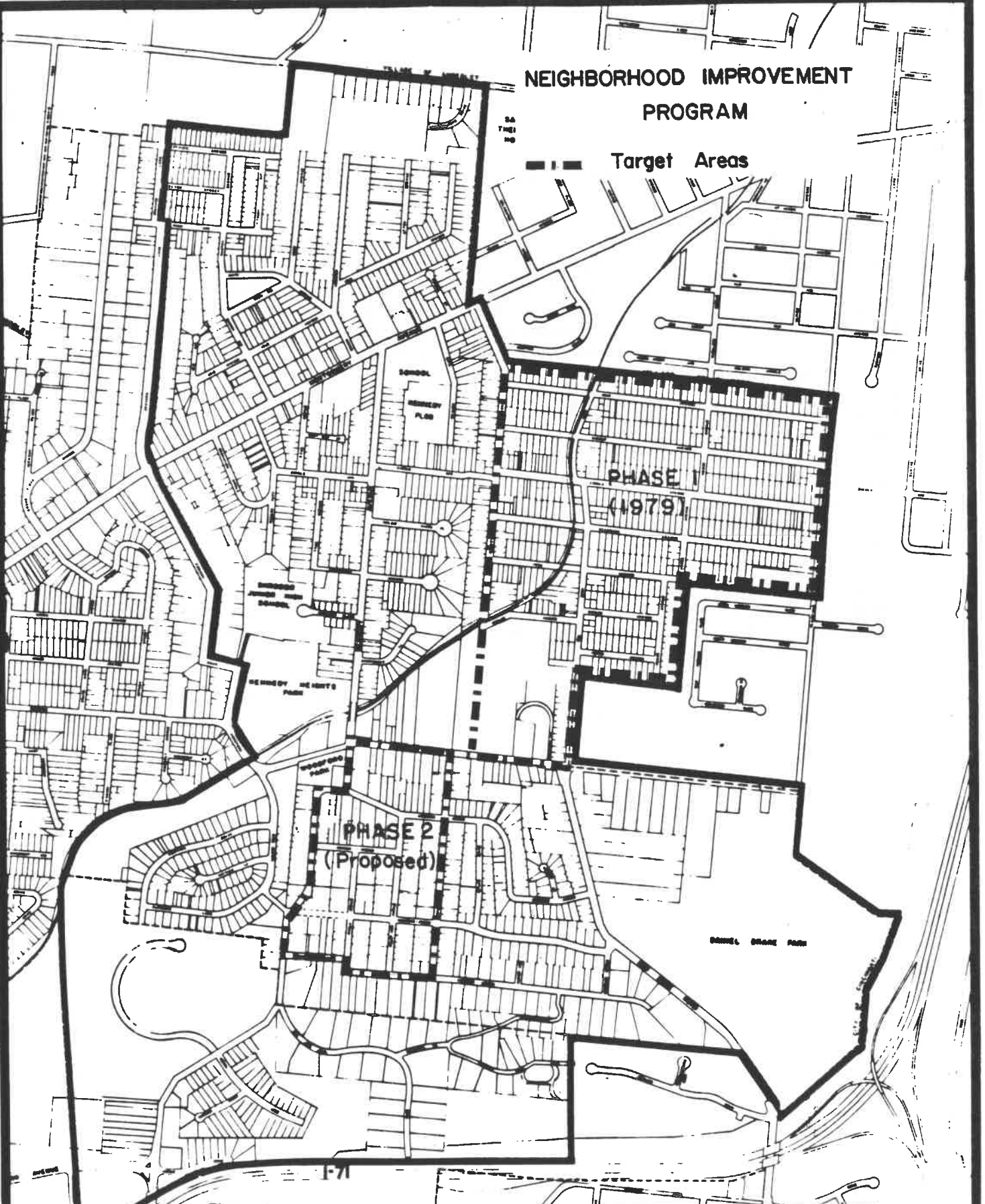
In areas outside the rehabilitation focus area, it is likely that most improvements would be paid for through assessments. A cost sharing basis could be pursued in these areas as well. The City's share would come from the Capital Improvements Budget.

An obstacle to the construction of curbs and gutters is the lack of storm sewers on many streets. It is therefore crucial that drainage corrections be pursued by the community early, in the process for those streets where curbs and gutters are desired.

A primary program the City offers toward the objectives in this section is the Neighborhood Improvement Program.

NEIGHBORHOOD IMPROVEMENT PROGRAM

Target Areas



KENNEDY HEIGHTS

Map D-2



Department of Neighborhood
Housing and Conservation
City of Cincinnati, 416 West Court Street, Cincinnati, Ohio, 45213

Scale in feet



NORTH

NEIGHBORHOOD IMPROVEMENT PROGRAM

The Neighborhood Improvement Program (NIP) is designed to tackle varied environmental problems and improve the overall appearance of neighborhoods. To accomplish this, NIP reorients basic maintenance service of several City agencies toward neighborhoods on the border of deterioration. NIP is not an urban renewal program; it is a basic maintenance and beautification program aimed primarily at stabilizing those neighborhoods slipping towards deterioration with limited money and time.

Basically, NIP is a concentration of City services in a specifically defined geographic area within a neighborhood where positive results can be achieved in a short period of time by coordinating the activities of City agencies within the area. The participating City agencies are: the Safety and Maintenance Division of the Buildings and Inspection Department; the Environmental Control Division of the Health Department; and the Engineering Division, Traffic Engineering Division, Highway Maintenance Division, and Waste Collection Division of the Public Works Department. City services provided are: the condemnation and removal of abandoned buildings; condemnation and removal of unsound and unsightly accessory structures, broken fences, dead trees, junk automobiles, etc; property cleanup, weed cutting; sanitation surveys; rat eradication; special bulk refuse trash pickups; and street improvement such as: curb repair, street repair and resurfacing, traffic signs and markers and traffic signals. Services are performed with public funds at no cost to the citizens. In addition, the neighborhood community council and the target area residents are engaged to actively participate in the program.

E. RECREATION
OPEN SPACE, HILLSIDES AND PARKS
BIKEWAYS

RECREATION

I. EXISTING CONDITIONS

Refer to Map E-1, which illustrates existing recreation facilities.

Public School Recreation Facilities:

Kennedy Heights Playground located at Montgomery Road and Kennedy Avenue, contains a deep water and wading pool, two basketball hoops, a tot lot, two tennis courts, play area, and a ball diamond.

Shroder Junior High School is the site of the Lighted School Program. This program opens Shroder in the evening; the building and gymnasium facilities were used by approximately 176 (mostly male) persons in 1975-1976 after school hours. The program was cancelled in 1976, but was reinstated in 1977 and serves approximately 150-170 youths. Activities include arts and craft, tumbling, basketball, chess and checkers, ping-pong and games. There is a small field area between Shroder School and Kennedy Heights Park.


Community Center

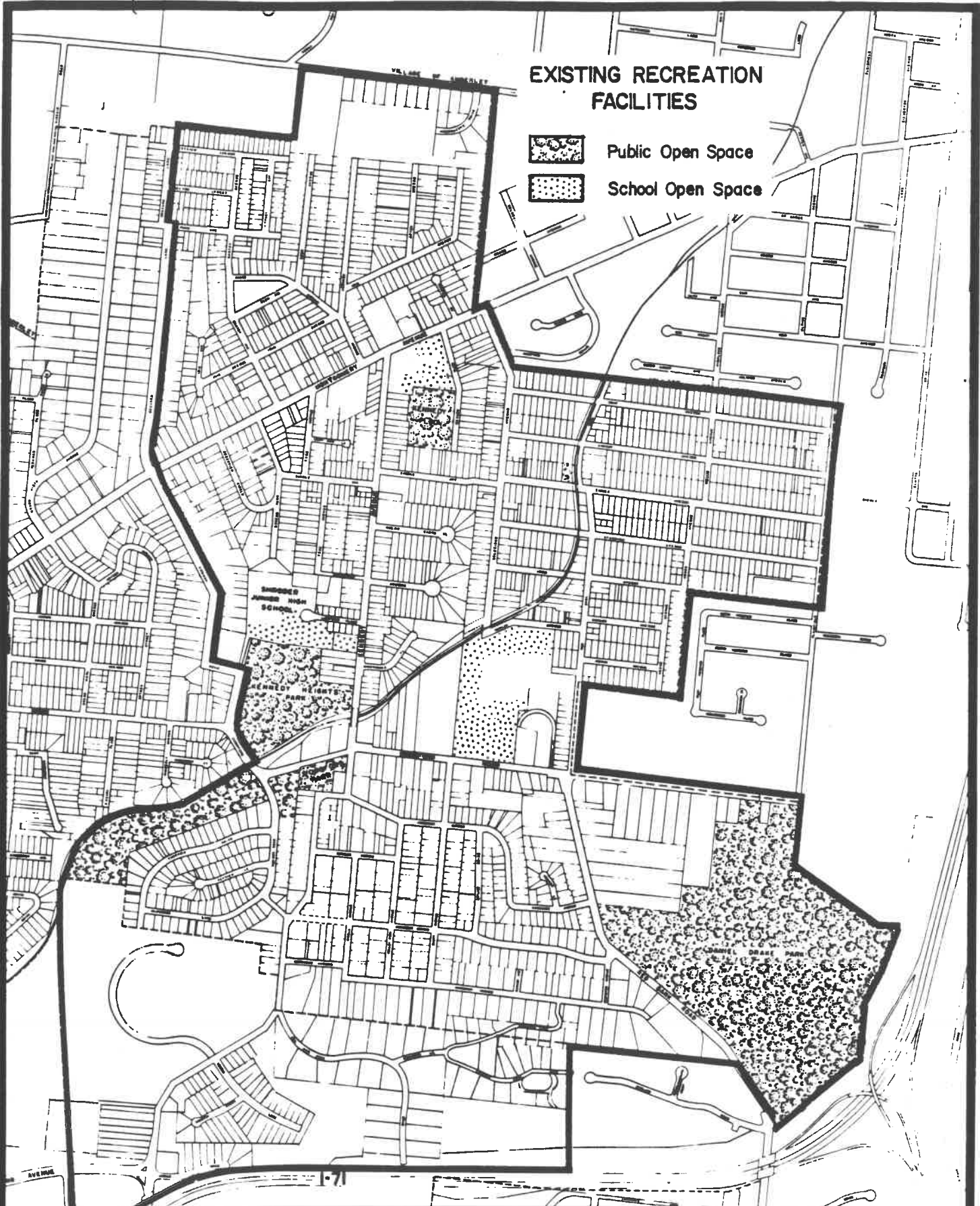
Woodford Community Center opened in the spring of 1977 and is located adjacent to the Woodford Primary School at Red Bank Road and Woodford Road. The Center contains 3,120 square feet and is considered by the community as Phase I of their recreation plan. Woodford Community Center is the site of a senior center, day care and pre-school programs, teen-age activities and specialty classes and programs. There is no gym facility or field space currently; there is a play lot for small children. Phase II, anticipated for the future, would be geared toward youth.

Outdoor Sports Facilities

Development of an active sports facilities was undertaken on the donated Lang property, located in the vicinity of Woodford and Robison Roads. The property is divided into two parcels. Ten acres along the railroad track on the west side of Robison Road was developed for soccer and other sport fields. A smaller parcel (1.5 acres) on the east side of Robison Road, adjoining Woodford Park, was developed with three tennis courts.

EXISTING RECREATION FACILITIES

-  Public Open Space
-  School Open Space



KENNEDY HEIGHTS

Map E-1



Department of Neighborhood
Housing and Conservation
City of Cincinnati, 416 West Court Street, Cincinnati, Ohio 45203

Scale in feet 



NORTH

Playlots

There is a play lot at the corner of Zinsle Avenue and Red Bank Road. This 0.45 acre lot includes a tot lot and two basketball hoops.

Other Programs

There are currently both male and female athletic programs on-going in Kennedy Heights. These include male football, basketball, baseball, and soccer teams under the Ken-Sil Athletic Association. Ken-Sil is sponsored by local contributions and special events, with coaching being done by volunteer parents, involving the Kennedy Heights Community and the Village of Silverton.

Needs:

Gymnasium facilities and organized field play in the community after school hours are still unmet needs in the neighborhood.

Planning

In 1974, the City of Cincinnati commissioned a Recreation Facilities Master Plan. It was prepared with community input by the consulting firm Peacock, Garn, and Partners, Incorporated. Many of the recommendations of the Master Plan incorporated into this community plan.

II. WORK PROGRAM

1. TO PROVIDE RECREATION OF ALL TYPES TO ALL AGE GROUPS IN THE COMMUNITY THROUGHOUT THE YEAR, SEVEN DAYS A WEEK.
 - 1.1 To provide access to gymnasium facilities after school hours and on weekends.
 - 1.1.1 Increase the number of times per week of the Lighted School Program at Shroder Junior High School, allowing for access to the gymnasium for recreation when it is not otherwise in use.
 - 1.2 To provide additional space for children to play close to their homes, as recommended in the Recreation Master Plan.
 - 1.2.1 Complete the Zinsle Avenue play lot by erecting a fence next to the railroad tracks and installing a drinking fountain and other needed equipment.
 - 1.2.2 Develop a play lot and adult sitting area at Dante and Glen, off Bantry, in the water tower area. (see Figure E-1).
 - 1.3 To provide recreation and increase community cohesion.
 - 1.3.1 Build a community center addition to Woodford School as recommended in the Recreation Master Plan. Facilities would include a full size gym/auditorium, meeting rooms, fine arts rooms, game room, outdoor spaces for dancing and parking.

OPEN SPACE, HILLSIDES, AND PARKS

I. EXISTING CONDITIONS

Refer to Map E-1, which depicts existing parks.

Parks

There are 74 acres of parkland in two major parks in Kennedy Heights. Thirteen percent of the neighborhood's land is in use as parkland.

- . Kennedy Heights Park is located at Woodford and Robison Roads, in the mid-western section of the community, and contains 13 acres. Kennedy Park has a tot lot, field areas, woods, and trails, one softball facility and picnic areas. It is appropriate for unorganized community recreation.
- . Daniel Drake Park is located on the southeastern boundary of Kennedy Heights on Red Bank Road, and consists primarily of a hillside sloping down to I-71. There is a tot lot, field acreage, trails and one softball field in the park. Total acreage of the park is 66 acres.
- . Woodford Park is located south of Woodford Road between Robison Road and Kennedy Avenue. This 1.5 acre park is passive green space.
- . French Park is not located within Kennedy Heights, but it is adjacent to the community at the northwest corner on Section Road. This is a major city-wide facility, offering two small ballfields and picnic areas in 275 acres.

Hillsides

The southern boundary of Kennedy Heights is a hillside. The eastern portion of the hillside is in Drake Park and is part of the Indian Hill Front, identified in the 1968 Hillside Study prepared by the City Planning Commission. The portion of the hillside rim west of Kennedy Avenue is privately owned, wooded, and undeveloped. The central portion is developed residentially at low density, with wooded cover remaining. Refer to previous discussion of natural characteristics for amplification.

Undeveloped Land

Almost 10% of the land of Kennedy Heights is undeveloped, with vacant land scattered throughout the community in clusters of several lots. These clusters are in the following locations. (See Map B-1)

- . North side of Crestview Avenue
- . North end of Doon Avenue
- . North of Montgomery Road, near Kennedy Avenue
- . Near the railroad tracks in the vicinity of Dunloe, Iona and Coleridge Avenues
- . West of Kennedy Avenue, south of Glenedge and north of Kenoak
- . The area north of I-71, south of Hill and Dale
- . North of Iris Circle between Bantry Avenue and Orchard Lane
- . East of Wyatt, south of Woodford Road and north of Aikenside
- . North side of Iona, east of Hedge, near the railroad tracks

In addition, a large undeveloped tract exists on the west side of Kennedy Avenue opposite Kenoak Lane.

Needs

Protection of the wooded hillside is an important community priority. Attention should be focused on that portion of the hillside in private ownership, where improper development could threaten the stability and impair the aesthetic value of the hillside.

The most critical area is the large undeveloped tract west of Kennedy Avenue at Kenoak Avenue where development pressure has been occurring. Ideally, the community would like the area to be publicly acquired and preserved in the natural state. If that is not possible (and it most likely is not), then development controls governing use, density and site planning should be pursued.

II. WORK PROGRAM

1. TO PRESERVE AND ENHANCE THE ECOLOGICAL AND VISUAL QUALITIES OF THE COMMUNITY AND INSURE ADEQUATE SPACE FOR COMMUNITY RECREATION.

1.1 To acquire and maintain open space and other land to provide community borders and recreation.

1.1.1 Maintain the open space adjacent to the railroad tracks north of Edgeview Drive and west of Robison Road as open space, including recreational fields. (This project is underway - See RECREATION.)

1.1.2 The Cincinnati Park Board should acquire land south of Kennedy Heights Park and north of Woodford Road for the future expansion of Kennedy Heights Park and restoration of McFarland's Station. (See HISTORIC PRESERVATION.)

1.1.3 The Cincinnati Park Board should acquire land directly north of Crestview Avenue to provide access to French Park. (See BIKEWAYS.)

1.1.4 Maintain as open space inaccessible vacant land, through acquisition by the Park Board, including:

- . Vacant land north of Iris Avenue between Bantry Avenue and Orchard Lane.

- . Vacant land off of Wyatt Avenue between Aikenside Avenue and Woodford Road.

- . Vacant land near the railroad tracks near Coleridge (See LAND USE AND ZONING)

1.1.5 Develop a play lot and adult sitting area at Dante and Glen, off Bantry, in the water tower area. (See RECREATION)

PROPOSED CREATIVE PLAY
AMONG EXISTING TREES

DANTE AVE.

DOON AVE

GLEN AVE.

KENNEDY HEIGHTS



Department of Neighborhood
Housing and Conservation
City of Cincinnati, 495 Walnut Court Street, Cincinnati, Ohio, 45213

Figure E-1

Scale in feet



NORTH

1.2 To preserve the hillsides and green belt on the southern boundary of Kennedy Heights.

1.2.1 Kennedy Heights residents, Hamilton County and the city of Cincinnati should work in concert to develop a process which will assure the preservation and best ecological use of the hillside in the area west of Kennedy Avenue south of Glenedge, and north of Kenoak. This hillside should be used in a way that is compatible with the following goals and objectives of the community:

- . Retain the natural green belt and preserve the hillsides of the community.
- . Community control of land use.
- . Maintain 1970 ratio between single family and multi-family structures.
- . Reduce traffic problems.

III. IMPLEMENTATION

Most of the undeveloped hillside which the community wants to protect is located in the unincorporated area. The Hillside Development Study, prepared by the Hamilton County Regional Planning Commission in 1976, designates portions of the Kennedy Heights hillside as areas possessing severe or moderate limitations for development.¹ These limitations are determined by the combination of factors present - 15% slope, Kope Formation, Fairmount Soils, and vegetation. (Refer to previous discussion and maps in the chapter "Description of Kennedy Heights," above.)

Zoning is predominantly Residential C, which permits single family homes on 6,000 square feet lots. Development at this relatively high density under conventional site layout could damage the hillside and vegetation.

The Hamilton County Regional Planning Commission has recommended to the County Commission adoption of development controls in hillside areas. Special review of development plans would be required to ensure that site design and construction are compatible with the hillside. Use of existing Community Unit Plan zoning would be encouraged. Community Unit Plan allows flexible site development, clustering buildings, on the flatter portions of the site and preserving the steep slopes as open space. The Kennedy Heights Community Council should initiate work with the Regional Planning Commission to enact the recommended controls and establish their application to enact the recommended controls and establish their application to the Kennedy Heights hillside.

The City of Cincinnati has had for several years a means for controlling hillside development - Environmental Quality District overlay zoning. The City Planning Commission staff and the several neighborhoods which have initiated and obtained application of the EQD zoning have experience which could be helpful to the Kennedy Heights community in piloting such a project in the County.

¹ The Hillside Development Study rates the development capability of the hillsides either "not suitable for development," "developable with severe limitations," or "developable with moderate limitations."

BIKEWAYS

I. EXISTING CONDITIONS

Kennedy Heights is surrounded by a natural green belt of parks and open space with Drake Park on the east, French Park on the north, Kennedy Park on the west and a border of hills and open space on the west and south end of the community. Additionally, a railroad track cuts diagonally across the neighborhood from southwest to northeast. Development of the natural paths provided by the parks, open space and railroad right-of-way could form an internal pedestrian and bicycle circulation route throughout Kennedy Heights.

Planning

The 1974 Recreation Master Plan recommended a city-wide bike trail. In the Kennedy Heights area, the trail would link Daniel Drake Park, French Park, and Kennedy Heights Park and connect with the city-wide system. No specific route was designated. The more recent Cincinnati Bikeways study by the Planning Commission (1977) designated potential city-wide routes, primarily downtown-oriented transportation corridors. Montgomery Road was designated a potential signed bike route.

The Kennedy Heights community feels a need for a recreation oriented trail within the community. The trail proposed would connect all the parks, schools, recreation areas, and businesses of Kennedy Heights and weave through all sectors of the community. See Map E-2.

The route proposed would connect with areas outside the community and major transportation. Bus stops are located along the route on Montgomery Road, Woodford Road and Congreve Avenue. Should a city-county bikeways system be developed, the Kennedy Heights trail along the B and O Railroad Track provides a good connection with Silverton. The proposed Trail also has potential to connect with the Pleasant Ridge neighborhood along Woodford Road, Montgomery Road and the railroad track. The connection with French Park opens up numerous bike/bike Trail possibilities throughout the north-eastern suburbs.

II. WORK PROGRAM

1. TO PROVIDE FOR SAFE TRANSPORTATION BY BIKE AND ON FOOT THROUGHOUT THE COMMUNITY.

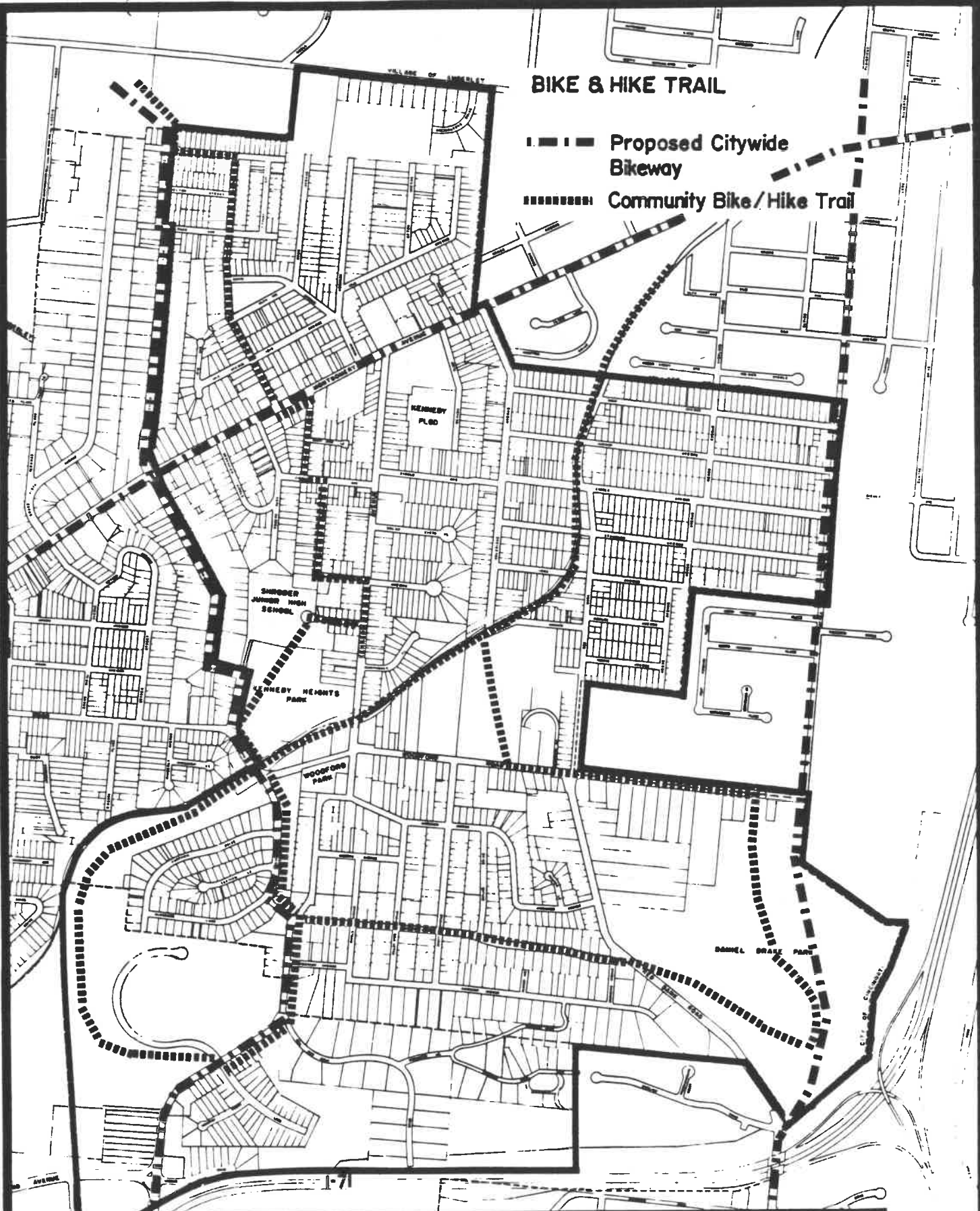
1.1 To provide a hike and bike trail through the community as recommended in the 1974 Recreation Master Plan.

1.1.1 Construct a bike and hike trail linking the community's parks, playgrounds and open spaces and utilizing the railroad right-of-way as a Recreation Commission pilot project. (See Map E-2.) Provide fitness equipment (Parcours) in appropriate locations, suitable for year-round use.


1.1.2 Acquisition by the Park Board of land directly north of Crestview Avenue for future development of a bike and hike trail to French Park. (See: OPEN SPACE, HILLSIDES AND PARKS).



BIKE & HIKE TRAIL

- Proposed Citywide Bikeway
- Community Bike/Hike Trail



KENNEDY HEIGHTS Map E-2

 **Department of Neighborhood Housing and Conservation**
City of Cincinnati, 415 West Court Street, Cincinnati, Ohio 45219

Scale in feet   NORTH

III. IMPLEMENTATION

In general, there are three types of bikeway systems:

- Class I - A completely separated right-of-way designated for the exclusive use of bicycles.
- Class II - A restricted right-of-way designated for the exclusive or semi-exclusive use of bicycles. More simply, painted lanes for bicycles on streets or sidewalks.
- Class III - A shared right-of-way designated as such by signs.

The proposed Kennedy Heights trail is a combination of the three. Class III bikeways are appropriate on the low traffic volume residential streets. In existing parks and recreation facilities, Class I trails could be constructed exclusively for bikers/hikers/joggers and connect with existing access roads. In those areas where the trail crosses private property, new Class I paths would be required. Acquisition of the property or easements or a lease would be necessary in these areas. Along the railroad tracks, construction of a new Class I path would be needed, and an easement would have to be obtained. Class II bikeways will be appropriate on busy streets where a physically separated path is not feasible.

F. HISTORIC PRESRVATION

I. EXISTING CONDITIONS¹

Kennedy Heights was founded as a suburban railroad town during the last quarter of the 19th century. During the last 94 years this hilltop neighborhood has not changed its basic residential function. The housing stock of the area reflects the changing middle class housing tastes of the neighborhood's history. Beginning with redesigned farmhouses, the area is also marked by late 19th and early 20th century shingle style and prairie style houses of the railroad era. The post World War I era witnessed the appearance of the automobile suburb, and the Kennedy Heights district received its share of bungalows, neo-classical, georgian and tudor revival homes to line its gas lighted streets. After World War II, with the nation developing a national housing strategy promoting single family ownership and population dispersal, Kennedy Heights accepted the new F.H.A. and V.A. sponsored homes.

In addition to the housing units, Kennedy Heights exhibits the various suburban planning strategies used by planners and developers throughout its history. In the last 19th century, suburban town design called for tree lined streets, theme development and subsidization of institutions. Lewis Kennedy envisioned the area as an English Country village. He named the streets after English writers, invested in a Queen Anne style hotel (now gone) and managed to attract an Episcopal Church to the area. In the 1920's certain developers began building private streets with restrictive housing covenants—a concept which came into vogue nationally during the 1920's. The leading post World War II developer, the Laing Brothers, built their houses on cul de sacs and curvilinear streets. Ridgeview and Valley View are examples. At the same time a group of residents invested in the development of high quality, architect designed, single family units along the hillside of the eastern rim of the community. The intent of this group was to preserve the neighborhood's greenbelt by controlling its development.

¹James E. Cebula, "Kennedy Heights: A Fragmented Hilltop Suburb", The Cincinnati Historical Society Bulletin, 34, Summer, 1976, pp. 79-102.

Needs and Opportunities

Unfortunately, buildings, if they are remembered at all, are preserved in a piecemeal way and not as part of a total environment. As neighborhoods change the older structures deteriorate to the point where they are viewed as eyesores rather than as the irreplaceable resources that they are. This leads to demolition and, often, to redevelopment in a way not compatible with the neighborhood. In Kennedy Heights since 1970, the residents have witnessed the disappearance of two 1840's era farmhouses, two late 19th century estates and one turn of the century suburban railroad station.

Historical preservation and restoration increasingly exists as an important tool for reviving and enhancing the quality of life in older neighborhoods. Kennedy Heights neighborhood provides a workable opportunity to preserve a century of suburban development. Consequently, this plan calls for the establishment of a Kennedy Heights Historic Preservation District. The district would be bounded by Woodford Road, Red Bank Road (including Drake Park), Hill and Dale, and Robison Road, and Edgeview Drive. See Map F-1.

In addition to esthetic benefits, a preservation district will offer some very practical benefits. It will provide an incentive to improve and maintain the housing stock in the area, preventing further deterioration. Tax benefits are available for improvements to property listed on the National Register of Historic Places. The economic impact will provide increased tax valuation for the city and will provide work opportunities for the small artisan. The Kennedy Heights Urban Redevelopment Corporation exists as an important resource to facilitate rehabilitation, restoration and possible reconstruction.

II WORK PROGRAM

1. TO PRESERVE AND RESTORE IRREPLACEABLE HISTORIC SITES FOR USE, ENJOYMENT AND FUTURE GENERATIONS.

1.1 To preserve the historic value of the community which embodies the history of suburban housing development from the 1850's to 1977.

1.1.1 Designate an historic district based on 100 years of suburban development and nominate it for listing on the National Register of Historic Places. The District would be bounded by Woodford Road on the North, Red Bank Road (including Daniel Drake Park) on the East, Hill and Dale on the South and Robison Road and Edgeview Drive on the West.

1.2 To recognize and promote preservation of individual buildings and sites of historic importance.

1.2.1 List on the National Historic Register any additional houses, buildings and sites in the neighborhood which might be worthy of the designation.

1.3 To use historical sites for community facilities.

1.3.1 Preserve the water tower enclosed by Glen Avenue, Bantry Avenue, and Dante Avenue and investigate future community uses including:



- Playlot
- Park
- Water Works museum
- Community antenna
- Recreation museum

1.4 Develop an "Old Kennedy Heights" theme district for business as well as community recreation/education/services in the Woodford Road - Kennedy Avenue - Robison Road confluence.

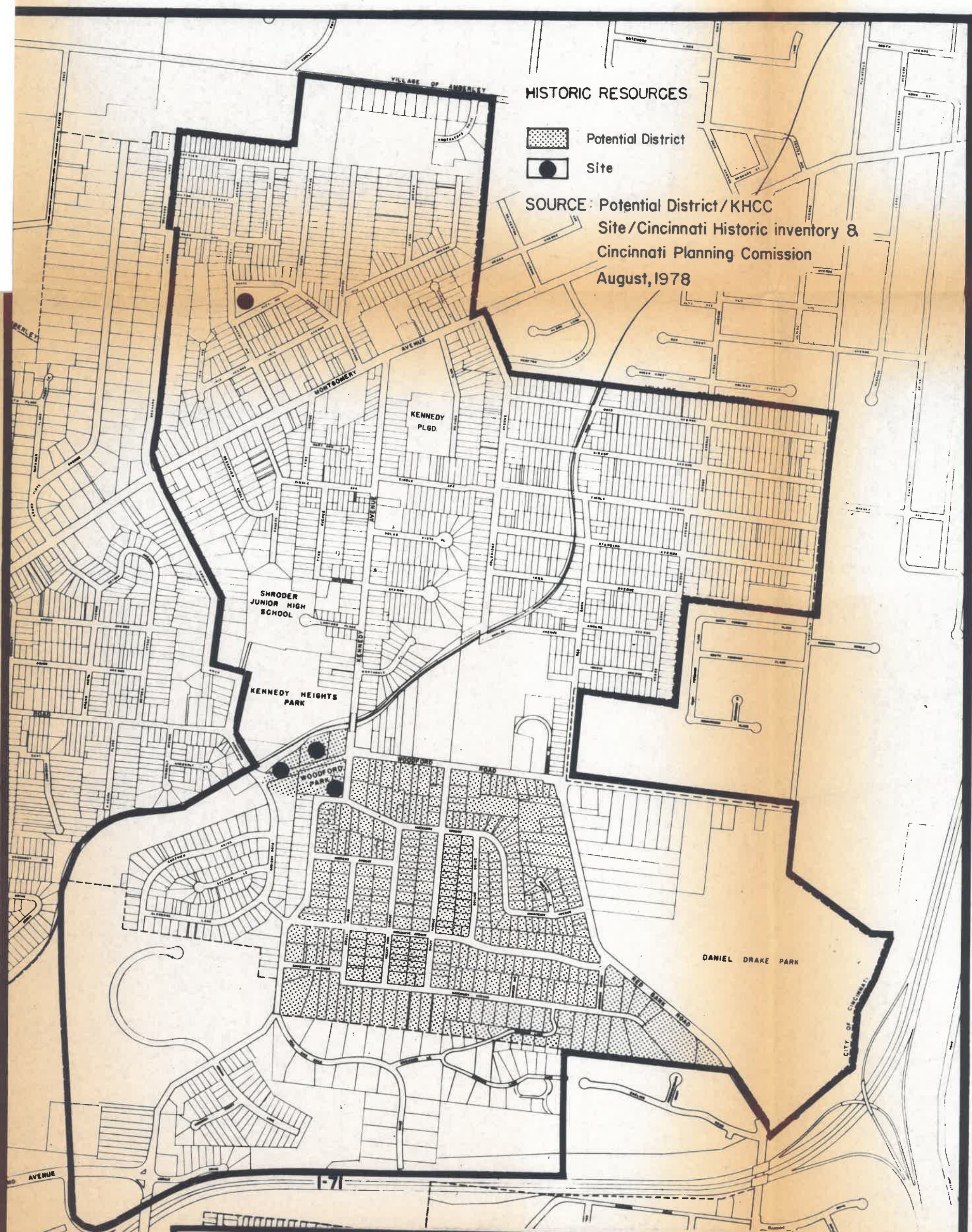
1.4.1 Acquire the old Episcopal Mission and original Town Hall of Kennedy Heights Village for use as a multi-purpose community building (northwest corner of Aikenside Avenue and Kennedy Avenue).

1.4.2 Reconstruction the old Kennedy Heights suburban railroad station to be used as part of an "Old Kennedy Heights" business district.


HISTORIC RESOURCES



-  Potential District
-  Site

SOURCE: Potential District/KHCC
Site/Cincinnati Historic inventory &
Cincinnati Planning Commission
August, 1978



KENNEDY HEIGHTS Map F-1

 Department of Neighborhood Housing and Conservation
City of Cincinnati, 415 West Court Street, Cincinnati, Ohio 45203

Scale in feet  

- 1.4.3 Acquire and rehabilitate the old Lewis Kennedy general store for contemporary business use in the Historical District (north side of Woodford Road between Kennedy Avenue and Robison Road).
- 1.4.4 Acquire the Ewers Building Supply when the opportunity becomes available and reconstruction the old McFarland's Station as a historic site of local and regional significance. (It was the last post for protection from Indian attacks built near Cincinnati.) The site should be operated by the Cincinnati Historical Society or the Ohio Historical Society.

III. IMPLEMENTATION

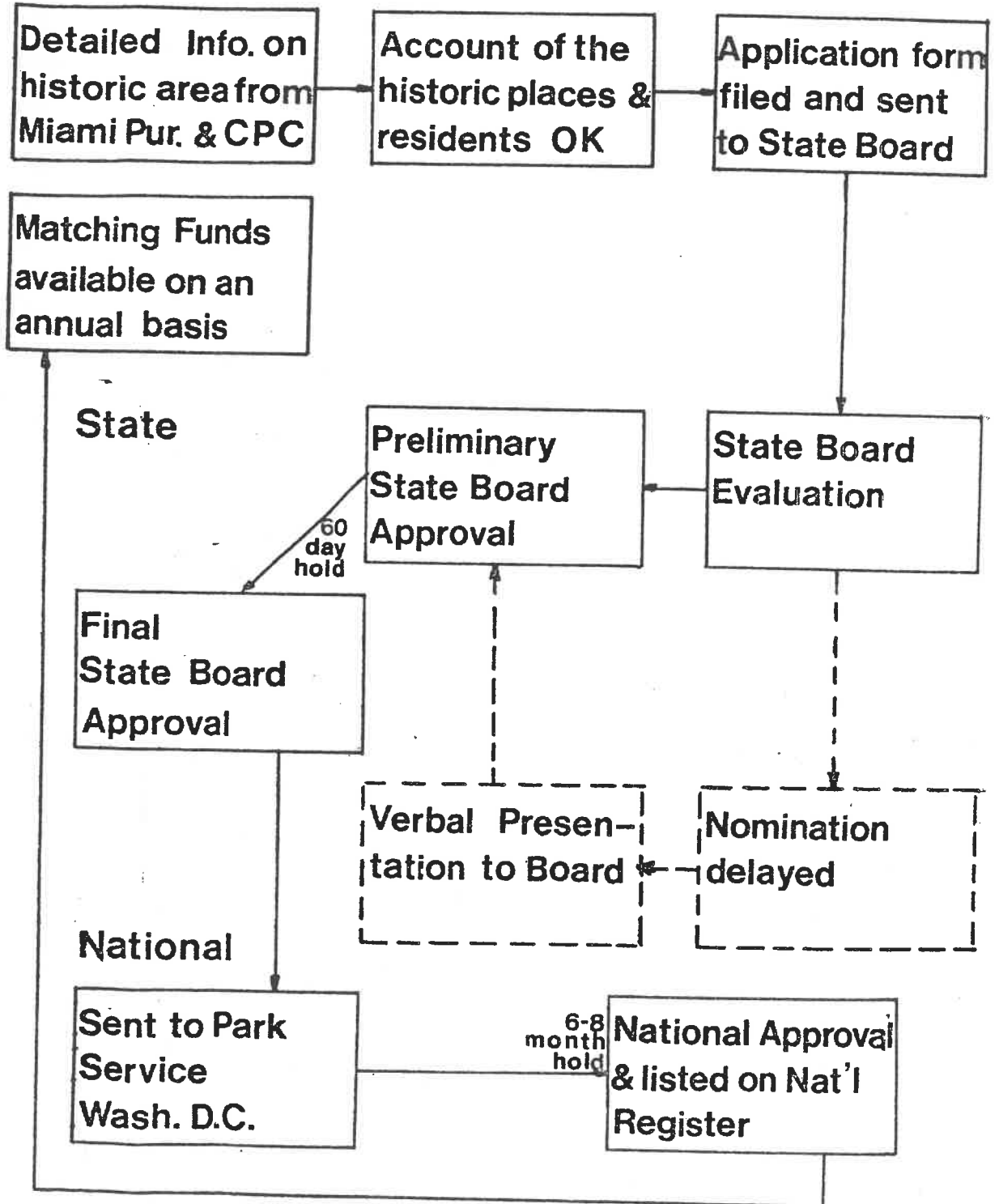
The National Register of Historic Places is a listing of sites and districts of national, regional, and local importance (architectural and historic). It is administered by the U.S. Department of the Interior. Listing on the Register offers some protection from federally-funded projects that would have adverse impact on the site. Listing also provides bonuses for the owner - loans and grants for restorations and tax benefits for improvements. For detailed information, contact the Miami Purchase Association in Cincinnati or the City Planning Commission.

The process for placement of a site or district on the National Register is illustrated in Figure F-1. The first step is to conduct an inventory of the potentially eligible properties. The community can seek guidance on how to conduct a survey and eligibility criteria from the Miami Purchase Association or the City Planning Commission.

FIGURE F-1

Process for placement on the National Register

Local



G. HOUSING

I. EXISTING CONDITIONS

Housing is considered a key component in the Kennedy Heights Plan which identifies "Preserving and enhancing the residential quality of the community" as a major goal for the residents.

Seventy percent of the land in Kennedy Heights is in residential use, with 85% of the residentially used land consisting of single family structures.

While most of the Kennedy Heights housing stock is in good condition, a Windshield Survey conducted in 1973 and a 1977 survey to identify vacant, problem buildings both uncovered a number of structures in poor condition. These structures - some of which have been abandoned and boarded up, are a major concern of the community.

The Kennedy Heights Urban Redevelopment Corporation was recently founded to monitor the housing stock and to rehabilitate deteriorating buildings directly and also indirectly, through assistance to homeowners. The Kennedy Heights Urban Redevelopment Corporation is a community based non-profit corporation working in concert with the community council and with support from the City of Cincinnati.

In the following statistical presentation, data is for census tract 58, except where noted.

Housing Supply

Following is a breakdown of housing units by type of structure.*

<u>Type of Structure</u>	<u>No. of Units 1976</u>	<u>Percent of Units</u>	
		<u>Kennedy Heights</u>	<u>City</u>
Single family	1,389	54	32
Two family	200	8	17
Multi-family	961	38	51
TOTAL	2,558	100	100

* Cincinnati Profiles, City Planning Commission

Owner Occupancy

In 1980, 58.9 percent of the total housing units in Kennedy Heights were owner-occupied, compared to the city rate of 36.4 percent.* The Kennedy Heights rate has decreased since 1976, when 67.8 percent of the units were owner occupied. During the same period, the City percentage remained approximately stable (from 45.1 percent in 1976).

Change in Occupancy

Of the total housing units in Kennedy Heights in 1976, 17.9 percent underwent a change of occupancy. In 1980, this percentage increased to 20.1 percent indicating an increase in the number of residents leaving the neighborhood. The rate for the City of Cincinnati was 32.10 percent in 1976 and 30.1 percent in 1980.*

Building Conditions

In 1974, a windshield survey of exterior housing conditions of 1,582 structures was conducted. The survey focused on structural elements and code type problems. In summary, 269 structures were rated fair and 85 were rated in poor conditions. Map G-1a in the appendix illustrates the findings.

A follow up survey conducted in 1977 by residents to identify vacant, problem buildings reported 17 single family structures in this category. Some of these structures were boarded up, all were empty and in poor condition, and only a few had "For Sale" signs on the property.

In 1982, a windshield survey was conducted and six buildings appeared to be in poor condition. Two of the buildings appeared in the redevelopment area of the business district and were to be razed.

Significant investment in home repairs is being made. The Department of Buildings and Inspections reports the value of housing repair permits at \$379,344 in 1980 and \$1,008,335 in 1982, affecting 173 dwellings and 388 dwellings respectively.

Vacancies

Of the total units 5.06 percent or 125 units were vacant in 1974, while 5.74 percent or 147 units were vacant in 1975, indicating a 17 percent increase in vacancy rate. In 1976, 5.27 percent or 135 units were vacant, showing an 8 percent decrease from 1975. Kennedy Heights rates are slightly lower than the City (1974 - 7.9 percent; 1975 - 8.23 percent; 1976 - 7.35 percent). In 1980, the vacancy rates for Kennedy Heights had fallen to 3.8 percent level compared with the City rate of 9.2 percent.³

*Cincinnati Profiles, City Planning Commission - 1976, 1980

Density

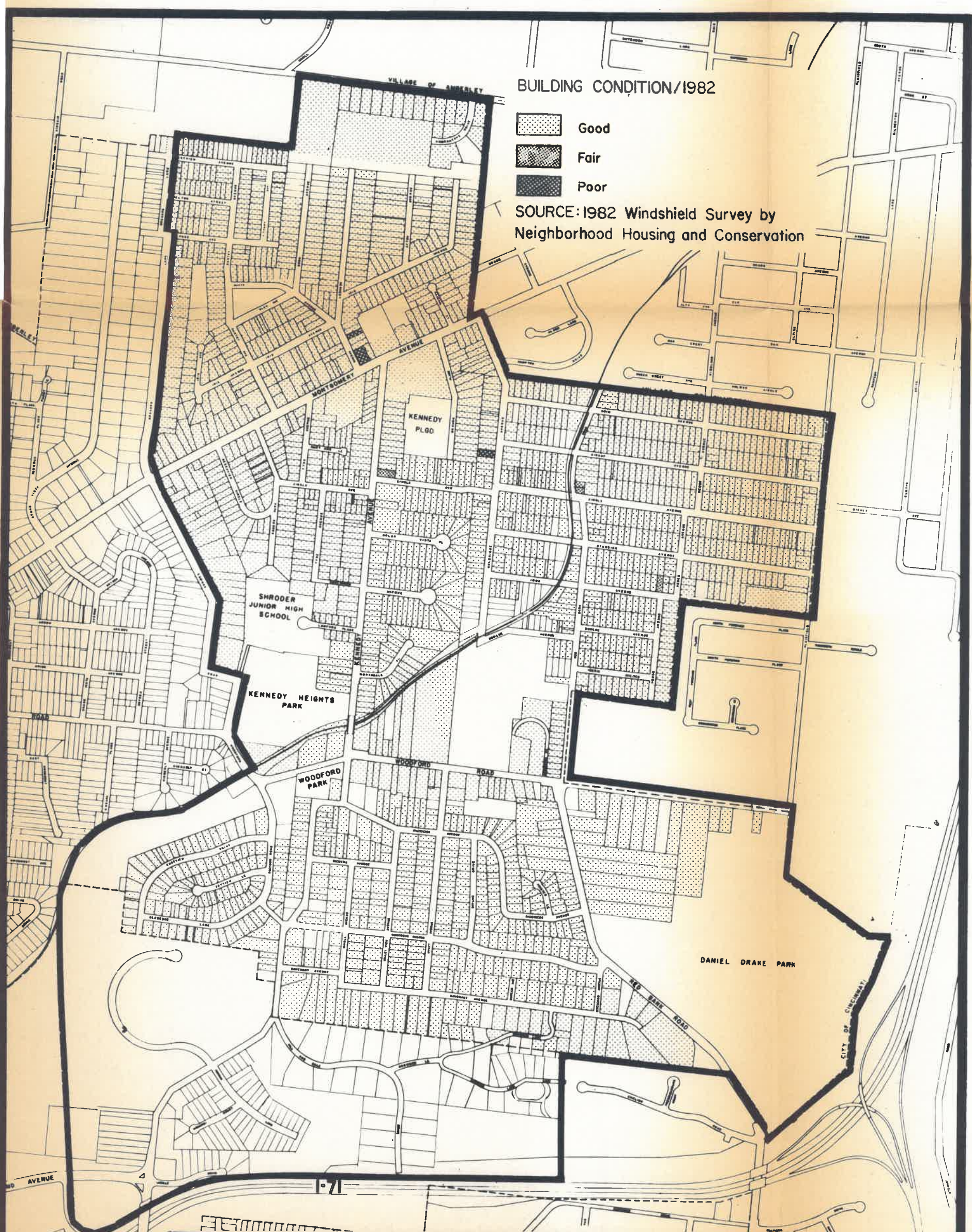
In 1980, with 2,592 housing units within the 396 net residential acres constituting Kennedy Heights, there were 6.54 dwelling units per residential acre. This is an increase from 1970 when there were 5.13 dwelling units per net residential acre.

Overcrowding

Overcrowding in housing units in Kennedy Heights increased from 3 1/2 percent in 1960 to 6 percent in 1970. In 1970 the Census figures reported that there was more than one person per room in 135 of the 2,406 housing units, or approximately 6 percent of the units considered overcrowded. By 1980 the percentage of overcrowding had decreased to a level of 3.7 percent compared to a City rate of 4.9 percent.

Age of Housing

Over one-half of the housing structures in Kennedy Heights were built prior to World War II, and more than 1,000 are over 40 years old.



BUILDING CONDITION/1982

-  Good
-  Fair
-  Poor

SOURCE: 1982 Windshield Survey by
Neighborhood Housing and Conservation

KENNEDY HEIGHTS

Department of Neighborhood Housing and Conservation
City of Cincinnati, 415 West Court Street, Cincinnati, Ohio 45203

Map G-1

Scale in feet





NORTH

II. WORK PROGRAM

1. TO MAINTAIN AND ENHANCE THE QUALITY OF HOUSING IN KENNEDY HEIGHTS.

1.1 To arrest deterioration of the community's aging housing stock.

1.1.1 Continue and expand the funding of the Kennedy Heights Urban Redevelopment Corporation. This corporation, on behalf of the community, is engaged in the purchase, rehabilitation and resale of problem buildings, ensuring that they meet not only minimum standards, but also those befitting the community. Its activities should be expanded so that they can:

- provide, or assist in the provision of, low cost rehabilitation loans to homeowners;
- provide, or assist in the provision of, services to perform required repairs;
- counsel homeowners;
- assist in obtaining low-cost loans for purchase of housing;
- help guarantee high-risk home mortgages and loans, so that lending institutions would be more willing to make loans in the area.
- continually inspect housing stock to identify potential as well as actual problem buildings.
- work with City Hall to enforce housing and building codes.
- establish a procedure for notification of housing deficiencies identified by Housing Inspection Division;
- work with City Hall in expeditiously getting dilapidated and/or condemned buildings demolished;
- work with City Hall in facilitating access to funding sources for housing rehabilitation and repairs;

- work with City Hall in acquiring land for construction of new housing units;
- fund ways to provide housing for the growing elderly population of Kennedy Heights.

Short range requirements are for additional funding for the KHURC to provide staff to implement an aggressive home owners assistance program, supplementing the current purchase-rehabilitation-resale program and the impetus this program has given to improving the quality of housing in Kennedy Heights.

Additional funding is needed for the KHURC to help City Hall in proceeding with a vigorous Neighborhood Improvement Program. Successful completion of this program is necessary for the enhancement of housing in Kennedy Heights.

2. TO PROVIDE HOUSING FOR THE GROWING ELDERLY POPULATION IN KENNEDY HEIGHTS.

2.1 To build housing units for the elderly.

2.1.1 Construction of townhouses or garden apartments for the elderly by or through partnership with the Kennedy Heights Urban Redevelopment Corporation. Suggested sites included:

- . Three parcels on the south side of Montgomery Road just west of Coleridge Avenue, currently vacant commercial units with apartments above.
- . Several small parcels on the south side of Montgomery Road just west of Beechview Circle.
- . The area behind the janitorial service on the north side of Montgomery Road as proposed in the Kennedy Heights NBD Urban Design Plan.

3. TO MAINTAIN THE PRESENT RESIDENTIAL DENSITY IN KENNEDY HEIGHTS.
(See LAND USE AND ZONING.)

III. IMPLEMENTATION

Following is a description of the programs currently utilized, sponsored or assisted by the City to improve housing conditions in Cincinnati. The programs could potentially be applied to Kennedy Heights for qualified applicants. It must be cautioned that the level of funding, the selection criteria and eligibility requirements are always subject to change. In addition, there is vigorous competition for assistance under most of the programs.

COUNSELING

The Better Housing League offers counselling to owners and tenants on home finances, tenant-landlord disputes, and such concerns.

ELDERLY HOMEOWNER REPAIR

The Elderly Home Repair Program began in 1980. The program effectively assists older Americans in maintaining their homes, thereby helping them to continue to live independently. Repairs such as minor repairs to leaking roofs, replacement of squares of sidewalks, construction of handrails, weatherization, and installation of locks on doors and windows are performed. Guidelines limited the program to persons 62 years and older who live in their own homes, meet low-to-moderate income guidelines, and are subject to a low fee. The program is run by People Working Cooperatively.

CINCINNATI HOME REPAIR

This program is limited to low income homeowners residing in the City of Cincinnati. Repairs include weatherizing, plumbing and electric repairs, rebuilding deteriorated porches and steps, repairing and replacing furnaces, repairing and replacing roofs, gutters, and downspouts, making doors and windows secure, installing devices for the handicapped, and emergency repairs.

Homeowners must meet low income eligibility requirements, pay a low fee and live in the home to be repaired. The program is run by People Working Cooperatively.

CHORE SERVICES

Minor home chore services are available from a number of agencies, such as the Council on Aging's Home Aid program. There is currently a waiting list. The Senior Community Employment Program of the American Association of Retired Persons could be tapped.

RENT SUBSIDIES

The H.U.D. Section 8 Housing Assistance Program provides rent subsidies to low or moderate income persons in existing private market apartments. The Cincinnati Metropolitan Housing Authority administers the program. The

individual pay 25% of his income toward rent; the remainder is paid to the landlord by H.U.D. The individual finds his own apartment and enters into an agreement with the owner to participate in the program. H.U.D. allows the CMHA to certify for assistance a certain number of tenants annually, by size of apartment needed. Currently there are no openings for persons needing efficiencies or one bedroom units. Restrictions: annual income ceiling for a single person - \$14,500; maximum rent for a one bedroom unit - \$183 including utilities.

HOMEOWNER REVOLVING LOAN PROGRAM

Background and Description:

The Homeowner Revolving Loan Program is modeled after the HUD Section 310 loan program. The program is for the purpose of providing low interest loans available to homeowners for the repair and maintenance of the property in which they live.

Client Qualifications:

The client qualifications for receiving a loan are as follows:

1. Client must evidence a capacity to repay loans with a regular source of income.
2. Client may be a single individual or a "regularly constituted family."
3. The Client must own and occupy the property to which the loan is to be applied.
4. If the Client intends to rehabilitate a currently vacant property, he must occupy the property not more than 30 days after completion of rehabilitation and occupy the building continuously for not less than three (3) years.
5. The Client must be a lo-moderate income family of four (approximately \$21,000).

Loans granted under the HRL program are currently 0-10% loans with maximum term of 20 years, with maximum loan amounts of \$18,000 for a single-family structure, \$12,000 for each additional unit up to \$54,000 for a four family structure. Administered by the Department of Neighborhood Housing and Conservation.

Neighborhood Selection

The ideal neighborhood conditions to support an NHS are as follows:

1. The medium income of the area should range from 60% of City median upward.
2. Homeownership should be at or above the city-wide average.
3. Strong neighborhood leadership should be evident.

4. City support should be evident.
5. A substantial proportion of single-family structures should exist.
6. Structureal conditions should be moderate to good.

Administered by Federal Home Loan Bank and members of the local Savings and Loan League. No new project areas are anticipated at this time.

NEIGHBORHOOD REINVESTMENT PROGRAM

Background and Description:

The Neighborhood Reinvestment Program is modeled after the Neighborhood Housing Services program and is operating currently in Bond Hill/Paddock Hills. The NRP departs primarily from the NHS in that NRP staff is supported by the City.

As in the case of the NHS program, the local NRP is a state chartered, non-profit corporation with a board of directors consisting primarily of neighborhood residents. A staff of two to three people is in charge of operations. In contrast to NHS, the NRP staff is supported by public funds from the CDBG. Staff activities under the NRP are the same as those administered by staff under the NHS program.

Under the NHS program, a pool of contributions are accumulated to constitute a High Risk Loan Fund for loan applicants unable to meet normal credit requirements. The City sponsored Neighborhood Reinvestment Program provides high risk loans through its Homeowner Revolving Loan Program. Although not privately funded, this method provides high risk financing comparable to that of the NHS program "pool" approach. As with NHS, the NRP strategy relies on a partnership involving:

1. Neighborhood residents.
2. local government.
3. A group of financial institutions committed to making loans at market rates to neighborhood homeowners who meet normal credit requirements.

Under the NRP, the project staff and City Housing Assistance Division are charged with forming the above mentioned coalition of S & L's committed to loaning in the designated neighborhood. At the present time, the NRP is operating only in the Bond Hill/Paddock Hills area.

Neighborhood Selection:

Neighborhood designation under the NRP is based on criteria similar to the NHS Program. No new project areas are anticipated. Administered by the Department of Neighborhood Housing and Conservation.

COMMUNITY DEVELOPMENT REVOLVING LOAN FUND

The Community Development Revolving Loan Fund was originated in 1975. The purpose of the loan fund is to make development capital available to neighborhoods through non-profit Neighborhood Development Corporations. The loan fund makes loans of varying interest rates to non-profit based development corporations.

Client Qualifications

1. Client must be a neighborhood based non-profit development corporation.
2. Neighborhood Development Corporations must be in operation for no less than six months.

Administered by the Department of Neighborhood Housing and Conservation.

In addition to the City programs described above, H.U.D. offers a variety of mortgage insurance and subsidy programs for new construction or rehabilitation. Programs for elderly housing are of particular concern to Kennedy Heights.

H. ECONOMIC DEVELOPMENT

I. EXISTING CONDITIONS

Historically, three separate business districts developed in Kennedy Heights - the first in the Kennedy Avenue/Woodford Road area (about 1890), the second along Montgomery Road near Kennedy Avenue (1902), and the third at Red Bank Road and Zinsle Avenue (about 1910).

With the opening of the Interurban Railroad along Montgomery Pike in 1902, the center of activity shifted to the Montgomery/Kennedy area, and while a few commercial establishments still remain at all three of the locations, the neighborhood's principal business district developed along the Pike. (See Map H-1).

Over the years, the construction of I-71 and of near-by shopping centers has caused changes of traffic patterns in the community as well as in the life style of the residents. Today large and complete shopping complexes are easily and quickly accessible to Kennedy Heights consumers, changing the demand for services and goods within the neighborhood boundaries.

Problems and Observations about the Montgomery Road N.B.D.

Kennedy Heights residents are concerned about the type of business establishments locating in the area, the number of vacancies and the changes of occupants.

Factors contributing to these problems include the competition from nearby shopping centers of Pleasant Ridge, Kenwood, Swifton and Gold Circle, blighted appearance, inadequate parking, burglaries and vandalism.

The following criteria have been developed for the N.B.D.

The Montgomery/Kennedy Business District should:

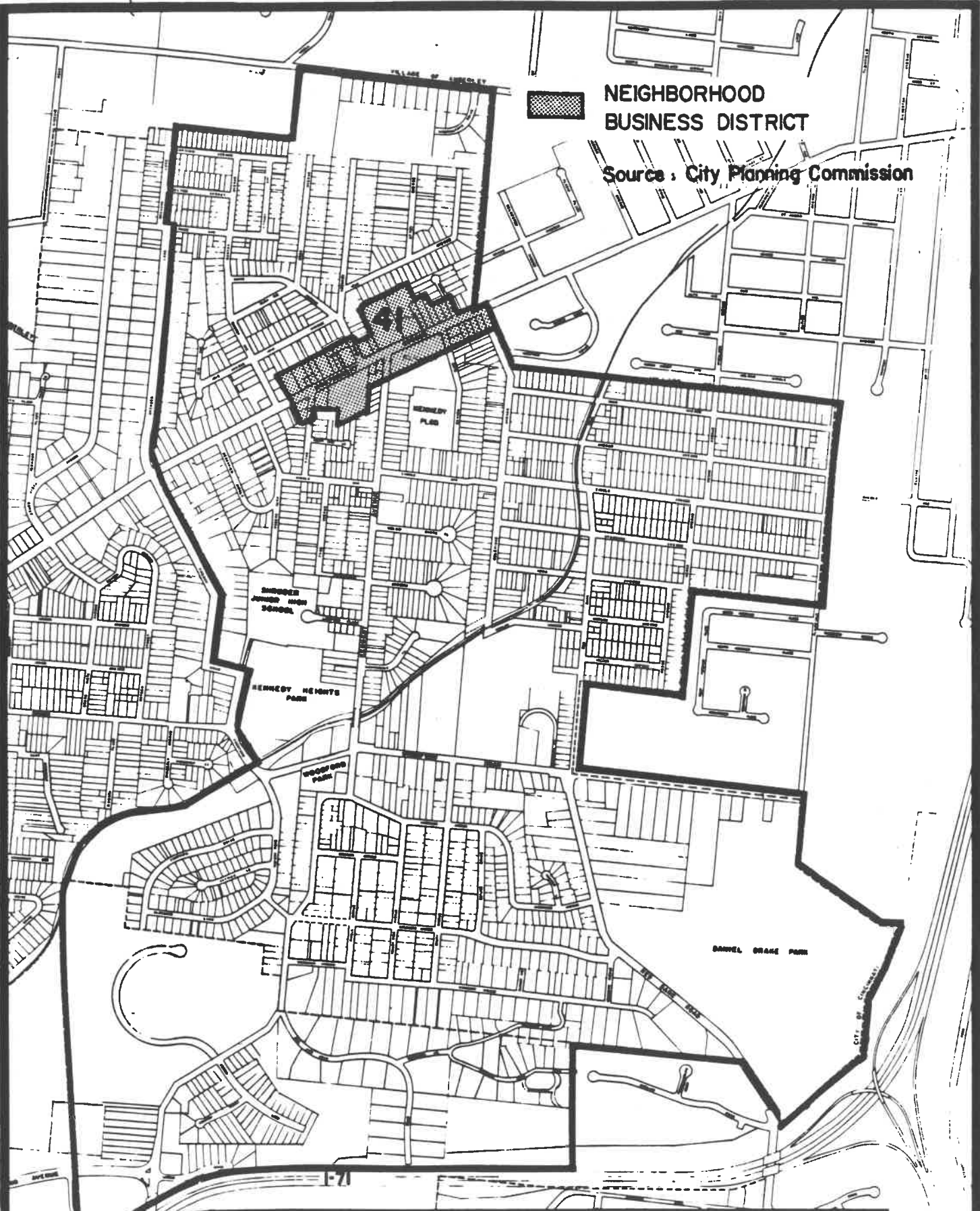
- Be visually attractive
- Have adequate off-street parking
- Be safe from crime/vandalism
- Complement rather than compete with nearby shopping centers (emphasis on specialty shops)
- Draw customers from beyond Kennedy Heights
- Encourage location of business establishments that offer a quality product or service.

Planning

In late 1978-1979, The City Department of Development conducted an economic and urban design study of the Montgomery Road neighborhood business district. The City worked with a committee of businessmen and representatives of the Kennedy Heights Community Council. Various potential development sites were investigated, and proposals for facade and streetscape improvements were proposed. The urban design plan integrated the community plan (this document), the City Master Plan and the input of

 NEIGHBORHOOD BUSINESS DISTRICT

Source: City Planning Commission



KENNEDY HEIGHTS

Map H-1



Department of Neighborhood
Housing and Conservation
City of Cincinnati, 45 West Court Street, Cincinnati, Ohio 45203

Scale in feet 



residents, businessmen, and community officials.

Recent Developments

During the planning that took place around the future of the Montgomery Road corridor, the Kennedy Heights School was razed for the development of a Kroger grocery store. In 1982, the store was opened and serves as a major anchor for the new NBD. The development of the store on the school site opened up the northeast corner of Montgomery Road and Kennedy Avenue for new development. Feasibility studies have been underway for medical office facilities as well as a bank at this location.

II. WORK PROGRAM

1. TO EXPAND ECONOMIC OPPORTUNITIES FOR ALL RESIDENTS.

1.1 To introduce new businesses into the community.

1.1.1 Financial assistance through the Neighborhood Development Corporation for new small business ventures, with an emphasis on businesses that provide services or jobs for Kennedy Heights residents.

2.1 To reinforce existing businesses and attract new establishments which will contribute to an attractive and economically viable shopping district.

2.1.1 Encourage property owners and tenants to maintain existing commercial properties in good functional and aesthetic condition and to conform with sign and facade guidelines developed in the Urban Design Plan.

2.1.2 Create a strong positive image of an active retail district that is a convenient, safe and pleasant place to shop. Identify the entrances of the district on Montgomery Road, especially to distinguish Kennedy Heights from the Silverton commercial strip.

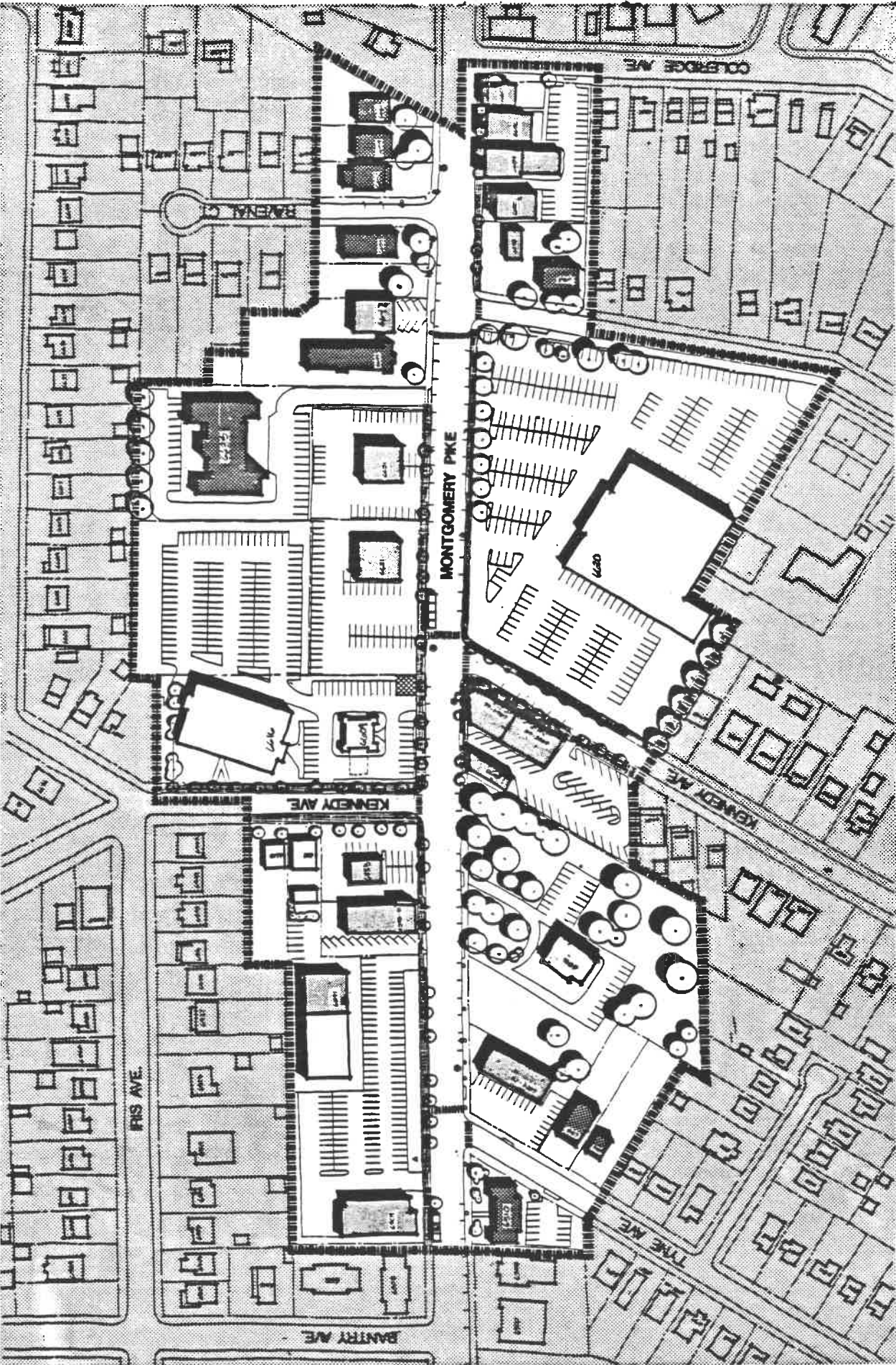
2.1.3 Eliminate blighted and vacant properties with the development of new commercial, parking and related land uses. Compact the retail function of the NBD into the heart of the district at the north and south sides of the Montgomery Road and Kennedy Avenue intersection. New retail businesses should contribute to the desired mix of establishments that will reinforce the shopping village concept. Promote the long term transition of outlying properties in the business district from retail use to office, institutional, and/or housing uses to expand the market population supporting a compacted retail function.

2.1.4 Communicate the community's and business merchants' support to revitalize the NBD to developers, real estate brokers, bankers and investors.

2.1.5 Develop a convenient off-street parking system that serves the needs of the business district as a whole.

2.1.6 Monitor the economic vitality of the NBD's businesses, especially concerning vacancy levels and changes in tenants, to determine specific problems or general trends to the shopping district.

2.2 To encourage pedestrian movement to and within the NBD through appealing open space and sidewalk improvements.



Kennedy Heights NBD: Urban Design Plan



- NBD Boundary
- Proposed Commercial
- Proposed Facade Improvements
- Private Streetscape Improvements
- Public Streetscape Improvements
- Proposed Trees and Landscaping
- Proposed Bus Shelter
- Crosswalk
- Residential Buildings

Figure H-1

- 2.2.1 Orient store entrances to the street. Discourage secondary rear entrances which dilute the impact of pedestrian traffic.
 - 2.2.2. Develop adequate sidewalk widths through building setbacks and recessed entrances and reduction in street width at appropriate levels.
 - 2.2.3 Provide benches, lighting, landscaping, canopies, kiosks and other amenities which contribute to an attractive pedestrian environment.
 - 2.2.4 Reduce the speed limit of Montgomery Road from 35 MPH to 25 MPH. Eliminate hazardous conflicts between vehicular and pedestrian traffic by clearly marking crosswalks and vehicular crossings of sidewalk space at all curb cuts.
 - 2.2.5 Provide accessibility for the handicapped at all intersections, crosswalks, and where practical, store entrances.
 - 2.2.6 Define pedestrian circulation paths from within off-street parking lots to adjacent stores and sidewalks.
- 2.3. To comfortably maintain current traffic levels which will enhance revitalization efforts.
- 2.3.1. Reduce the speed limit through the NBD from 35 MPH to 25 MPH to allow drivers to safely enter the shopping area, identify his or her destination, park and exit.
 - 2.3.2 At appropriate locations, reduce traffic width to four ten (10) feet lanes and extend sidewalk width accordingly.
 - 2.3.3 Enter off-street parking lots from Montgomery Road, and, where possible, exit onto secondary streets and then back onto Montgomery Road.
 - 2.3.4 Clearly identify curb space uses to communicate to drivers and pedestrians the locations of parking entrances and exits, bus stops, and loading spaces.
 - 2.3.5 Relocate curb side parking and deliveries off-street wherever possible to reduce congestion and increase sidewalk width.
 - 2.3.6 Minimize curb side delivery hours to avoid conflicts with peak shopping and traffic periods. New commercial development must provide off-street loading spaces in accordance with the zoning code.
- 2.4 To provide convenient, safe, and efficient parking to support the business district.
- 2.4.1 Combine small, individual existing parking lots into larger shared lots with more functional layouts. Where practical, new parking areas should expand existing lots, rather than introducing additional separate parking.

- 2.4.2 Design parking layouts for 90° parking except where one-way traffic flow is desired. Avoid both entering and exiting parking areas from Montgomery Road by utilizing secondary streets to relieve congestion.
- 2.4.3 Screen parking lots from streets and adjacent residences with landscaping and/or masonry walls. Provide lighting for security, utilizing sharp cut-off luminaries to avoid spilling light into adjacent residential properties.
- 2.4.4 Identify all off-street parking in the NBD with ground signs of uniform size, shape, color and copy.
- 2.5 To create a public nucleus, a space that is a "place" at the heart of the business district to symbolize the social identity of the neighborhood.
 - 2.5.1 Utilize space in future development activities at the corner of Kennedy and Montgomery Roads for a public space.
- 2.6 To insure that development of commercially oriented establishments is consistent with maintaining the stable residential character of Kennedy Heights.
 - 2.6.1 Increase contact and communication between business people and the Kennedy Heights Community Council.
 - 2.6.2 Commercial development along the northern edge of the commercial and residential area at Kennedy and Montgomery Roads should be designed so that adjoining residential areas will not be disrupted as follows:
 - a) Lighting should be low level and directed away from residences.
 - b) Drainage must be sufficient to avoid flooding adjacent yards on Iris Avenue.
 - c) Noise control must be adequate to avoid disrupting the peaceful atmosphere of Iris and Afton Avenues. This could be accomplished by appropriate location of loading docks, setting buildings away from the adjoining property lines and the planting of appropriate trees and shrubbery and the construction of a privacy fence.
 - d) Design and landscape must be suitable for a residential neighborhood.
 - e) A litter control program should be built into the development plan.
 - f) The community must be involved in the development plan and give its approval to the completed plan.

- g) Businesses should not be of the nature that might encourage loitering.
- h) The design plan might include the following features:
 - apartment over shops
 - dispersed, convenient parking with pedestrian paths
 - attractive design of buildings and grounds, including landscaping on village theme
 - gazebo for community entertainment

III. IMPLEMENTATION

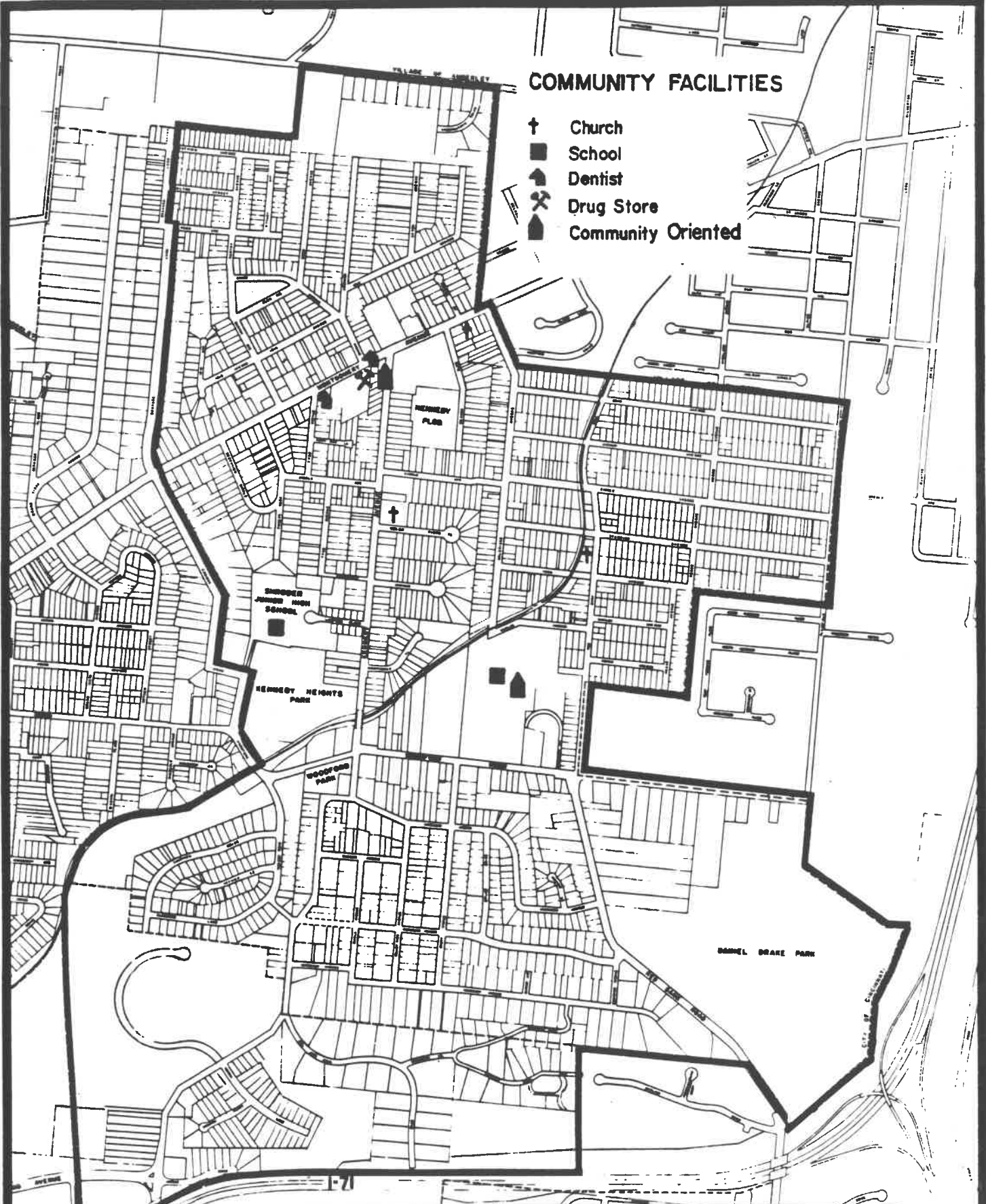
In neighborhood business districts, the implementation strategy is to develop a public/private partnership. The active support and willingness to invest by the business and property owners is crucial to gaining City resources. The Kennedy Heights Neighborhood Business District has been committed to implment a streetscape improvement project. These monies are directed at improvements outlined in the Kennedy Heights NBD Urban Design Plan.

For the long term, a broad based business development committee comprised of community leaders, local property owners and merchants should be formed to be the primary force in implementing the Urban Design Plan recommendations. The committee must be strongly committed to an ongoing revitalization of the NBD and aggressively initiate, coordinate and follow through on public and private opportunities to upgrade the business district. The ability of the committee to effectively monitor the NBD will be an important consideration in the appropriation of public funds to support private improvements in the shopping district.

New parking lots will be constructed primarily by private investment as part of new commercial development. Combined use of existing and expanded lots will require cooperation among adjacent property owners and tenants which should be coordinated by the business association. Supplemental public funding for parking improvements may be available through the community redevelopment corporation provided private maintenance of community lots is arranged.

COMMUNITY FACILITIES

- † Church
- School
- ⌂ Dentist
- ⚡ Drug Store
- ⚡ Community Oriented



KENNEDY HEIGHTS

Map J-1



Department of Neighborhood
Housing and Conservation
City of Cincinnati, 425 West Court Street, Cincinnati, Ohio 45202

Scale in feet



J. COMMUNITY FACILITIES AND SERVICES

Public and Semi-Public Buildings

Public Safety

Education

Health

Community Administration

Special Client Services

PUBLIC SAFETY

I. EXISTING CONDITIONS

Police Protection

Kennedy Heights is located in District 4, Sector 3 and beat of the Cincinnati Police Division. District 4 includes the eastern section of the city from Liberty Street to the northern boundary of the city, and operates from the district headquarters at 4150 Reading Road. Census tract 58 includes police reporting areas 499 through 505.

Five officers are permanently assigned to sector three on each shift, with each officer having primary responsibility for a beat. In addition, there are 5 "skippers", filling in as needed, and one cruise car driving throughout the sector.

Experiences have shown that the citizens are communicating through the Community Council office when problems occur. The continuity of communications between the community and police department must be maintained. This was not the case prior to the establishment of a Council office.

Fire Protection

Kennedy Heights receives fire protection from Cincinnati Fire Division's Engine Companies 8, 31, 2 and Ladder Company 16. The response to the first call of a fire in Kennedy Heights comes from Engine Company #8 located at Montgomery and Langdon Farm Roads. The station contains one piece of equipment and twelve fire-fighters on the staff. The number of men actually on call varies throughout the twenty-four hour day. There is always a minimum of six men on duty. This company falls under the jurisdiction of Fire District Five. The response to a first call for aid or a second alarm is answered by Engine Company #31 located at 4401 Marburg Avenue in Oakley. If this company is on call, company #2 in Carthage responds. Ladder Company #16, also on Marburg Avenue in Oakley, responds to calls from Kennedy Heights where a ladder truck is needed.

II. WORK PROGRAM

1. TO HAVE A SAFE COMMUNITY FOR ALL RESIDENTS AND THEIR PERSONAL PROPERTY.

1.1 To improve policing of Kennedy Heights

- 1.1.1 Permanently assign policing to the community.
- 1.1.2 Increase the visibility of the police.
- 1.1.3 Continue to increase community involvement of the police and continue to improve community/police relationships.

1.2 To increase the safety of children going to school and recreation areas via Montgomery Road and Kennedy Avenue.

- 1.2.1 Enforce traffic regulations on Montgomery Road and Kennedy Avenue.
- 1.2.2 Reduce the speed limit on Montgomery Road to 25 MPH

1.3 Continue to maintain communications between the community and the police through the office of the Kennedy Heights Community Council.

- 1.3.1 Continue support of staff for the Kennedy Heights Community Council.

PUBLIC AND SEMI-PUBLIC BUILDINGS

I. EXISTING CONDITIONS

Public buildings existing within Kennedy Heights include Woodford Primary, Shroder Junior High School and Woodford Recreation Center.

Neighborhood residents have a need for space to hold meetings and to participate in other community activities.

II. WORK PROGRAM

1. TO PROVIDE SPACE FOR SERVICES AND ACTIVITIES NEEDED OR DESIRED BY THE RESIDENTS OF KENNEDY HEIGHTS AND TO ENSURE MAXIMUM USE OF EXISTING COMMUNITY FACILITIES.

- 1.1 To allow access to public and semi-public buildings for recreation and education when buildings are not otherwise in use.

- 1.1.1 Use of Woodford Primary School and Community Center for community meetings, activities, and recreation.

- 1.1.2 Use of the Shroder Junior High School in particular the gym should be open more often than the present two evenings per week.

EDUCATION

I. Existing Conditions

Public Schools serving Kennedy Heights include:

Woodford Primary School - located at Woodford and Red Bank Roads and serving close to 280 children in grades K-3. Woodford Primary shares facilities with the Kennedy Heights Parent's Cooperative Nursery (enrollment approximately 70 pre-schoolers) and the Kennedy Heights Community Recreation Center. The racial composition of the school is 75% black and 25% white. With a staff of eleven, the school offers two alternative programs. - The Individual Guide Education Program (IGE) and Cincinnati Integrated Management System.

Shroder Junior High School - is located off Robison Road behind Kennedy Park at the end of Lumford Place. 336 students in grades 7-9 attend the school and the racial composition is 88% black - 22% white. There are 34 staff members at Shroder. Two special educational programs at the school are the Alternative College Readiness Program and a Tutorial Reading Program conducted by community volunteers.

Woodward Senior High School - at 7001 Reading Road serves 2,000 students in grades 10-12 and is the district senior high school for Kennedy Heights students. 86% percent of the Woodward students are black, 14% white. There is a staff of 103. The Science and Mathematics alternative program is offered to students in grade 7-12. It provides concentrated programs of mathematics and science.

Alternative Programs in the Public Schools

These programs include: Applied Arts Academy, Bilingual Programs, city-wide Learning Community College Readiness Program, College Preparatory Program, Elementary Math and Science School, Fundamental Academy, Individual Progress and Social Impact Program, Individual Guided Education, Montessori, Multi-age Non-graded, Cincinnati Academy of Physical Education School for the Performing Arts and Reading Language Arts Demonstration.

PRIVATE SCHOOLS include the Seven Hills on Red Bank Road:

Seven Hills School - grades 7 through 12.

Lotspeich - grades 1 through 6

PAROCHIAL SCHOOLS:

Nativity - located on Ridge and Woodford Road in Pleasant Ridge. Offers grades 1-8.

II. WORK PROGRAM

1. TO PROVIDE THE OPPORTUNITY FOR ALL COMMUNITY MEMBERS TO ENGAGE IN TEACHING/LEARNING SITUATIONS AND THE BUILDING OF BETTER COMMUNITY COMMUNICATION AND COHESIVENESS.

- 1.1 To provide the necessary resources for a community education program.

- 1.1.1 Provide the following:

Staff trained in community education

Access to community facilities.

Staff to supervise activities.

HEALTH

I. EXISTING CONDITIONS

Health Services within the boundaries of Kennedy Heights are extremely limited. There are two dentists located in the Montgomery Road-Kennedy Avenue Business District, and in addition there are two physicians who practice from their own homes.

Kennedy Heights residents needing a paramedic unit are served by the Cincinnati Fire Division Engine Company #46, housed at Hyde Park Square.

The hospitals nearest the neighborhood are Epp Memorial Osteopathic Hospital, located three miles away, and Our Lady of Mercy - five miles away. The 150 bed Bethesda North Hospital in Montgomery, Ohio is ten minutes away, while the complex of hospitals clustered around the University of Cincinnati, is approximately twenty minutes away.

Residents have expressed concern about the presence of rats in the community.

II. WORK PROGRAM

1. PROTECT RESIDENTS FROM HEALTH HAZARDS.

1.1 Eliminate rats in Kennedy Heights.

1.1.1 Request Cincinnati Health department to institute rat control measures in Kennedy Heights. Observed troubled areas include:

- . Kennedy Avenue north of Woodford
- . Woodford and Red Bank Roads
- . Woodford, Wyatt and Aikenside area, in ravine behind apartment buildings.
- . Northdale Place

COMMUNITY ADMINISTRATION

I. EXISTING CONDITIONS

A Community Social Service Director works out of the Community Council office which is located at Montgomery Road and Kennedy Avenue. The Director's job is a key element in the effective operation of the Kennedy Heights Community Council and the implementation of the goals of community residents. In addition, to helping residents find solutions to problems, this person provides continuity for changing volunteer leadership and serves as a focal point and channel for communication between neighborhood residents and the governmental officials, agencies and other groups. The position is supported by the Coalition of Neighborhoods. Funding of the position is tenuous.

II. WORK PROGRAM

1. TO MAINTAIN AN EFFECTIVE COMMUNITY COUNCIL

1.1. To provide continuity and a focal point for communication.

1.1.1 Funding of a permanent, full-time staff person for the Kennedy Heights Community Council.

SPECIAL CLIENT SERVICES

I. EXISTING CONDITIONS

PRE-SCHOOL SERVICES

The Kennedy Heights Parent Cooperative Nursey provides half day pre-school Montessori classes for 72 children, the greatest majority of whom live in Kennedy Heights. The nursery adjoins the Woodford Primary School and Community Center at Red Bank and Woodford Roads, and also serves 18 of the 72 children the entire day in a day-care program. It occupies 3120 square feet.

Need - the above service falls short of the estimated need for such activities. There are approximately 335 children in Kennedy Heights who are under six years of age and whose mothers are either female heads of households or are married and in the labor force. Twenty of these children are in poverty level families.

YOUTH SERVICES

The Youth Service Bureau - is sponsored by the community and the Cincinnati Commission on Youth. Its purpose is to keep youths out of the juvenile justice system. Its activities include counseling youths, a youth council, a summer program and help in reading and finding employment opportunities.

Need - In 1980, 7.6% of the Kennedy Heights population was between 15 and 18 years of age. This is above the city average. This percentage will probably increase as the population between 15 and 18 has increased since 1970. In 1970 there was an above average concentration of children in Kennedy Heights and in 1980 this trend held true.

OLDER CITIZENS SERVICES

Three programs serve the older citizens of Kennedy Heights. One is the Kennedy Heights Presbyterian Church "Meals on Wheels Program" which serves the Kennedy Heights and Pleasant Ridge communities; another is the Kennedy Heights Fifty-Plus Club, whose members hold monthly meetings in the Kennedy Heights Presbyterian Church, and the third is the Senior Citizens Program conducted in the Kennedy Heights Community Center.

Need - The Polk data estimates that twenty percent of the Kennedy Heights household heads were retired in 1980. This is slightly below the city average but the Kennedy Heights retired heads of households appear to be increasing while the City has decreased slightly. Increased consideration of the needs of senior citizens is necessary.

ADDITIONAL SERVICES

Community Social Service Director - A Community Social Service Director works out of the Community Council office which is located at Montgomery Road and Kennedy Avenue. The Director's job is to help residents solve

their problems, to provide support for volunteers, and to work with City agencies.

General - The 1976 Cincinnati Community Facilities Study identified Kennedy Heights as being among those communities with the fewest number of service consumers (176), lowest operating expenditures and having the fewest facilities and programs. The study examined facilities and services in 13 separate areas of need including programs for the educationally disadvantaged, economically disadvantaged, youth, child-bearing women, handicapped, and unemployed. Kennedy Heights does not have any facilities or services for any of these programs.

II. WORK PROGRAM

1. TO INSURE THE OPPORTUNITY TO WORK FOR ALL WOMEN WHO DESIRE AND/OR NEED TO WORK.

- 1.1. The provision of nominal cost day care services for the children of those women who are heads of house holds or in poverty families.

2. DEVELOP WAYS TO MEET THE NEEDS OF ALL COMMUNITY RESIDENTS

- 2.1 To determine needs and provide services to the extent possible through community resources.

POLICY: Utilize funds generated by the profit-making activities of the Neighborhood Development Corporation for human services programs.

- 2.0.1 Conduct a study to determine the human services needs of Kennedy Heights residents, with attention to the increasing number of welfare recipients in recent years.

3. MAINTAIN SUPPORT OF NEEDED EXISTING PROGRAMS



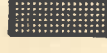
- 3.0.1 Maintain funding of the Youth Service Bureau.

4. TO PROVIDE HOUSING FOR THE GROWING ELDERLY POPULATION IN KENNEDY HEIGHTS SO THAT THEY MAY REMAIN IN THE COMMUNITY IF THEY CHOOSE.

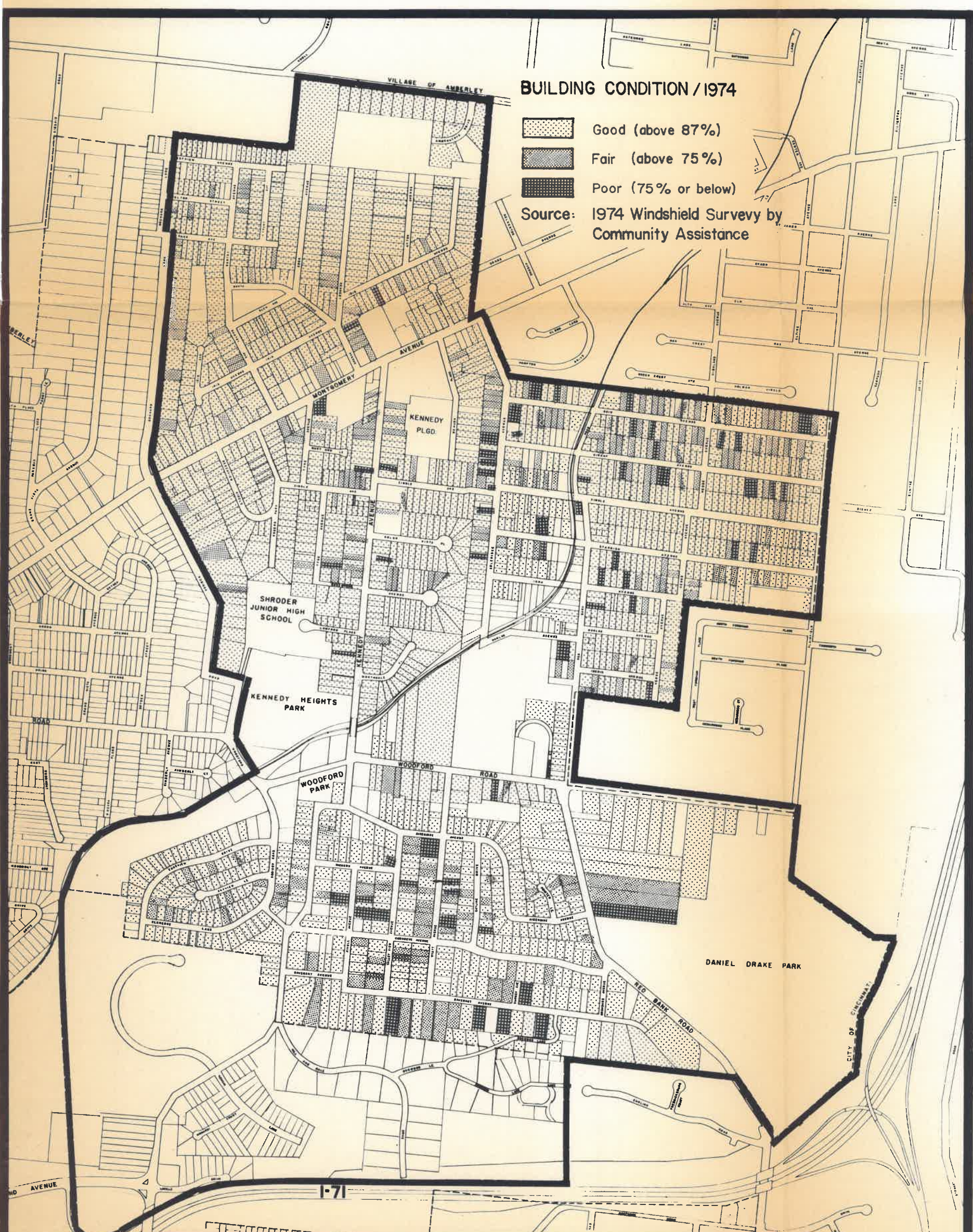
(SEE HOUSING.)

III. APPENDIX

BUILDING CONDITION / 1974

-  Good (above 87%)
-  Fair (above 75%)
-  Poor (75% or below)

Source: 1974 Windshield Survey by
Community Assistance



KENNEDY HEIGHTS Map G-1a

 Department of Neighborhood
Housing and Conservation
City of Cincinnati, 415 West Court Street, Cincinnati, Ohio 45203

Scale in feet  

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UNITED AMERICAN