Exhibit A

Roselawn

Neighborhood Plan



city of CINCINNATI
CITY PLANNING & ENGAGEMENT

NOVEMBER 3, 2026

FINAL DRAFT 11/09/2026

Prepared for:

city of CINCINNATI

Prepared by:

KZF DESIGN

Designing Better Futures

RCC Introductory Letter



Roselawn Community Council (RCC) with a membership roster close to 200 members endorse the 2026 Roselawn Neighborhood Plan. RCC played a key role in the planning process by attending public meetings, participating in small-group discussions to share ideas and develop solutions, encouraging neighborhood-wide participation through surveys and other outreach, and updating members on the plan's progress at general meetings.

While Roselawn has changed over the years in many ways, three elements of this community remain: **Roses, Buds, and Thorns**. The first element are the Roses of the community. Our Roses are our good and responsible home and business owners; our good renters, and valuable institutions that contribute in a positive way to keep our neighborhood safe, clean, and a pleasant place to live, work, shop, worship and gather among other things. The themes of the 2026 Roselawn Neighborhood Plan will strengthen these Roses by supporting business success and improving residents' quality of life through positive, needed neighborhood changes.

Our Buds, the second element, represent Roselawn's opportunities for development, upgrades or revamps. Vacant properties such as the former Chili Time site at Section Road and the former Ponderosa site on Summit Avenue are examples of Buds ready to grow. Suggested land use in the 2026 Roselawn Neighborhood Plan will allow our Buds to bloom into fruition with the adoption of zoning changes if needed.

Unfortunately, Roselawn has its Thorns, the third element and the smallest of the three. Thorns are human resistance to doing what is right, legal, and proper for Roselawn. It can be a behavior as simple as littering, throwing paper on the ground, or as big as abandoning property. Theme 3 of the 2026 Roselawn Neighborhood plan, "Improve Safety, Health and Everyday Quality of Life" provides strategies that may assist in improving Roselawn and minimize or eliminate the Thorns.

With the necessary support and resources, RCC stands ready to assist in implementing the 2026 Roselawn Neighborhood Plan.

R. Thompson

Rochelle Thompson
President,
Roselawn Community Council

Acknowledgments

Roselawn Community Council (RCC)
Rochelle Thompson, President
Kimberly O'Bryant, Vice President/Quality of Life
Kimberly Gill, Treasurer/NSP Manager
Stephanie Backer, Secretary
Anita Boseman, Chair, Newsletter/Beautification Committee
Verline Dotson, Sergeant-at-Arms
Carrie Douglas, Chair, Membership Committee
Tameka Wilson, Quality of Life Committee Co-Chair

Special thanks to former RCC President, Annie Ruth Napier for your continued support.

Roselawn Business Alliance (RBA)
Ronald Mosley, President
Carrie Douglas, Vice President

Roselawn Community Redevelopment Corporation (ROCURC)
Nancy Sunnenberg, Board

Neighborhood Plan Working Group
Annie Ruth Napier, RCC, Resident
Carrie Douglas, RCC, RBA, Resident
Anita Boseman, RCC, Resident
Ronald Mosley, RBA, Resident
Rabbi Yaakov Marchuck, CZE Cincinnati
Rabbi Moshe Fuchs, Mesivta of Cincinnati
Gerian Johnson, Resident
Tracey Platt, First Financial Bank
Tameka Wilson, RCC, Resident
Nancy Sunnenberg, ROCURC, Resident

Department of City Planning & Engagement
Katherine Keough-Jurs, Director
Stacey Hoffman, Division Manager
Maria Dienger, Senior City Planner
Dariah Williams, Community Engagement Specialist

City of Cincinnati Elected Officials
Aftab Pureval, Mayor
Jan-Michele Lemon Kearney, Vice Mayor
Scotty Johnson, President Pro Tem
Anna Albi, Council Member
Jeff Cramerding, Council Member
Ryan James, Council Member
Mark Jeffreys, Council Member
Evan Nolan, Council Member
Meeka Owens, Council Member
Seth Walsh, Council Member

City Manager
Sheryl M. M. Long, City Manager

City Planning Commission
Jacob Samad, Chair
Daniella Beltran, Vice Chair
William Weber, Assistant City Manager, City Manager Designee
Anna Albi, City Council Member
John Eby
Darrick Dansby
Reggie Harris

City Department Staff
Public Services
Mark A. Riley, Director

Strategic Growth
Greg Koehler, Development Manager

Opportunity and Resident Services
Roy Hackworth, Division Manager

Transportation & Engineering
Diego Jordan, Senior City Planner
Josh Johnson, Engineer

Urban Forestry
Kurt Kastner, Urban Forestry Specialist

Parks
Jason Barron, Director
Travis Miller, Division Manager - Planning and Design
Crystal Courtney, Division Manager - Natural Resources

Buildings & Inspections
James Brunner, Deputy Director - Inspections

Police
Patrice Brooks, Officer

Other Participants
Invest in Neighborhoods
Elizabeth Bartley, Executive Director

SORTA
Scott Enns, Director of Capital, TOD & Real Estate Projects
Maxwell Linder, Data Analyst II

KZF Design
Eric Anderson, Project Manager
Abby Stainfield, Assistant Project Manager
Noah Pennekamp, Lead Planner
Makenzie Stewart, Planner
Sophia Roberto, Planning Co-op
Aiden Hunicutt. Planning Co-op

Table of Contents

Section 1 | Executive Summary **6**

- Purpose of Plan 7
- Planning Process 8
- Vision Statement 12
- Implementation & Next Steps 14

Section 2 | Roselawn Yesterday **18**

- Neighborhood History & Identity 19
- Past Planning Efforts 21

Section 3 | Roselawn Today **24**

- Demographics & Statistics 25
- Existing Land Use 32
- Neighborhood Connectivity 34
- Community Assets 36
- Constraints & Opportunities Analysis 38
- Community Engagement 40

Section 4 | Roselawn Tomorrow **42**

- Neighborhood Plan Themes 43
- Theme 1: Strengthen and Grow the Business District 44
- Theme 2: Improve Housing and Strengthen Neighborhood Stability 46
- Theme 3: Improve Safety, Health, and Everyday Quality of Life 46
- Theme 4: Focus on Action, Partnerships, and Follow-Through 50

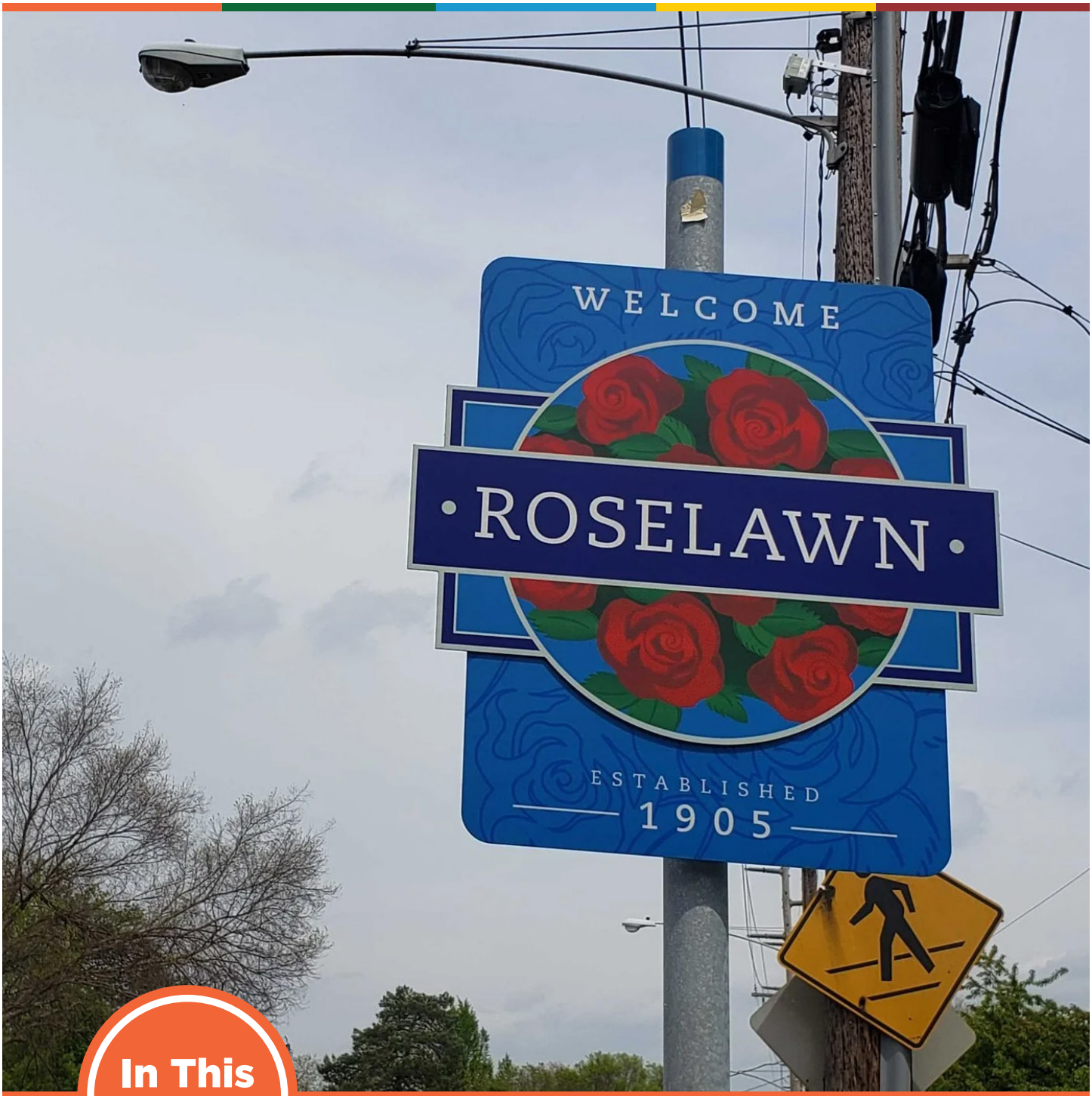
Section 5 | Implementation Framework **56**

- Implementation Overview 57
- Implementation Plan 58

Appendix **65**

- Supporting Planning Documents 66
- Community Engagement Summary 67
- Points of Interest Inventory 83
- Neighborhood Analysis Map 90

Section 1 | Executive Summary



In This Section

- Purpose of Plan
- Vision Statement
- Plan Process
- Goals Overview
- Plan Structure

Roselawn Neighborhood Plan

The Roselawn Neighborhood Plan is an implementation-focused roadmap that translates the community's vision into coordinated actions over the next decade. Building upon more than a year of community engagement, including numerous public meetings, stakeholder discussions, and resident input, this Plan reaffirms Roselawn's established goals and priorities while identifying strategic opportunities for key site redevelopment and neighborhood investment.

This Plan provides a clear framework for implementing community-driven recommendations, strengthening partnerships, stabilizing housing, enhancing public spaces, improving safety, and supporting a thriving business district along Reading and Section Roads.

Prepared by KZF Design for the City of Cincinnati, the plan recognizes Roselawn's rich history, its evolving identity, and the opportunities shaped by recent and upcoming public investments, including the future METRO BRT end-of-line station. It builds upon knowledge captured through historic documents, prior plans, and assessments of neighborhood assets, land use, zoning, transportation connections, economic conditions, housing stock, community facilities, and local institutions.

Purpose of the Plan

The Roselawn Neighborhood Plan serves as an official guiding document for land use, development, housing stability, mobility, investment, safety, and quality-of-life decisions. It is designed to:

- Provide a shared vision for Roselawn's future
- Support coordinated investment among public agencies, private developers, business owners, and community organizations
- Address long-standing challenges related to housing, commercial vitality, safety, and infrastructure
- Strengthen partnerships and ensure follow-through on community priorities
- Guide Roselawn's evolution into a more connected, welcoming, and vibrant neighborhood

The Roselawn Neighborhood Plan is intended to support local decision-making and align Roselawn with citywide planning goals while preserving the neighborhood's unique identity and values.



Planning Process

The Plan was developed through a multi-phased process that included existing conditions research, comprehensive community engagement, collaborative visioning, targeted thematic meetings, and iterative refinement of goals and strategies.

Phase I - Existing Conditions & Input Gathering



- GIS mapping, demographic analysis, housing study, land use review, and zoning review
- Neighborhood audit and photo-documentation of conditions
- Launch of Project Website and virtual engagement tools
- Business Owner Forum
- Plan Kick-Off Meeting with Working Group
- Working Group Visioning Session
- Public Open House #1 ("Listen & Learn")

Phase II - Exploration & Analysis



- Plan Topic Working Sessions (Business District, Housing, Safety, Quality of Life, and Implementation)
- Creation of draft themes, goals, and objectives
- Development of preliminary land use ideas
- Public Open House #2 ("Concepts & Recommendations")
- Draft Plan preparation and City department review

Phase III - Final Plan Development & Approval



- Completion of final plan narrative, maps, graphics, and recommendations
- Preparation of implementation matrix, partner roles, and next steps
- Presentations to Roselawn Community Council, City Planning Commission, and City Council

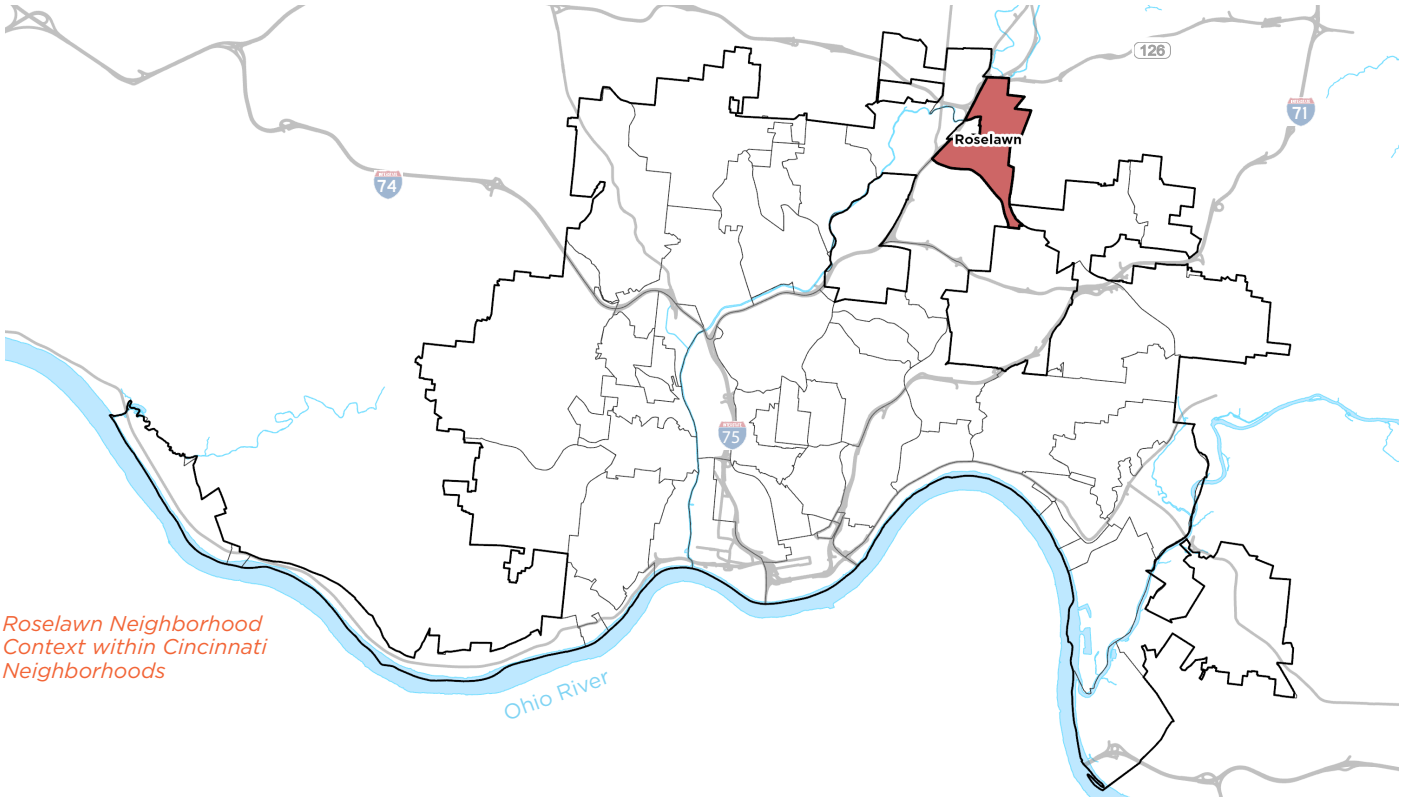
This structure ensures the Plan aligns with community input at each milestone and meets all requirements for formal approval.

Regional Context

Roselawn is a neighborhood located in the northern border of Cincinnati, Ohio. It's located roughly 7-8 miles north of downtown Cincinnati, positioned between I-75 to the west and Reinhold Drive to the east. Reading road passes through the center of the neighborhood serving as the major north-south corridor.

The neighborhood sits in a transitional area between the urban core and inner-ring suburbs. It's bordered by several other Cincinnati neighborhoods including Carthage and Bond Hill. Roselawn has historically been a diverse, primarily residential community with a mix of single-family homes and apartment buildings.

The area developed largely in the early-to-mid 20th century and has good access to major transportation corridors, making it fairly convenient for getting around the greater Cincinnati area. Like many of Cincinnati's northern neighborhoods, it's gone through various demographic and economic changes over the decades.



Roselawn Neighborhood Context within Cincinnati Neighborhoods

Abbreviations and Acronyms

BRT	Bus Rapid Transit
B&I	Department of Buildings & Inspections
CERT	Community Emergency Response Team
CMO	City Manager's Office
CPD	Cincinnati Police Department
CRC	Cincinnati Recreation Commission
DCPE	Department of City Planning & Engagement
DORS	Department of Opportunity and Resident Services
DOTE	Department of Transportation and Engineering
EPA	U.S. Environmental Protection Agency
HUD	U.S. Department of Housing and Urban Development
LISC	Local Initiatives Support Corporation
NBD	Neighborhood Business District
ODOT	Ohio Department of Transportation
OES	Office of Environment and Sustainability
OSG	The Office of Strategic Growth
POI	Points of Interest
Port	Port Authority of Cincinnati
RBA	Roselawn Business Alliance
RCC	Roselawn Community Council
ROCURC	Roselawn Community Redevelopment Corporation
SORTA	The Southwest Ohio Regional Transit Authority
TST	Tri-State Trails
WIN	Working In Neighborhoods

Existing Conditions

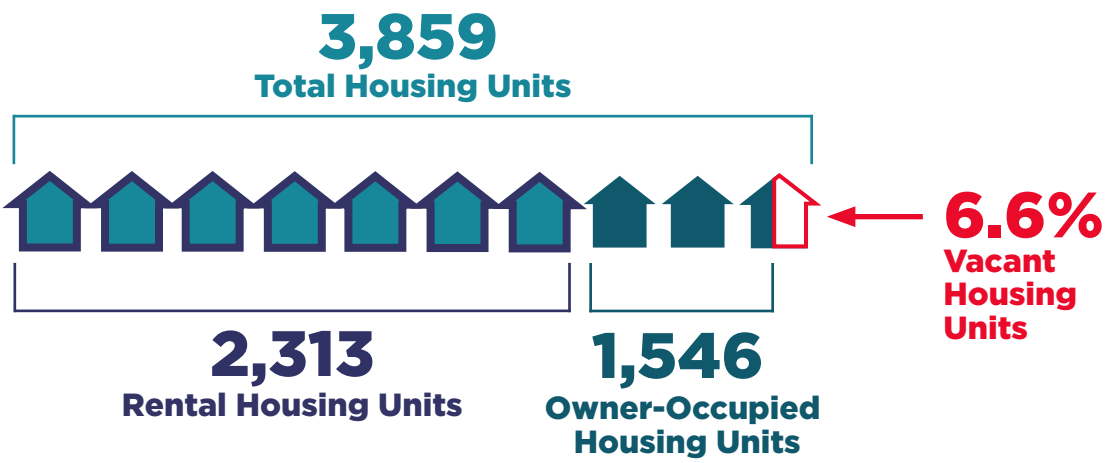
An assessment of existing conditions provided a comprehensive understanding of Roselawn's demographic trends, housing, economy, land use, and transportation network. The analysis identified both longstanding challenges and emerging opportunities, including an aging housing stock, commercial disinvestment, and barriers to connectivity, while also highlighting key community assets such as neighborhood institutions, parks, and planned transit investments. Together, these findings informed the plan's recommendations and implementation priorities.

During the existing conditions phase, demographic, housing, economic, land use, and transportation data were analyzed to better understand Roselawn's strengths, challenges, and opportunities. The analysis highlighted a stable population, aging housing stock, commercial reinvestment opportunities along Reading Road, important community institutions, and the need for improved connectivity, walkability, and neighborhood infrastructure.

7,375
Total Population

80.7%
of the population is African American

42
Median Age



$37,046
Median Household Income

$52,909
City of Cincinnati Median Household Income

Source: *U.S. Census Bureau - 2024 American Community Survey (Census Tracts 110, 271)*

Community Engagement

Community engagement served as the foundation for the Roselawn Neighborhood Plan, ensuring the plan reflects the priorities, experiences, and aspirations of residents, stakeholders, and community partners. Feedback gathered throughout the planning process informed the strategies and implementation actions that will guide future investment and neighborhood improvements.

Engagement revealed clear priorities, including:

- Reinvestment in Reading Road
- Improved safety and neighborhood beautification
- More parks, greenspaces, and community amenities
- Better pedestrian conditions and connectivity
- More youth activities and senior programs
- Stronger community identity through art and creative placemaking
- Activation of problem properties

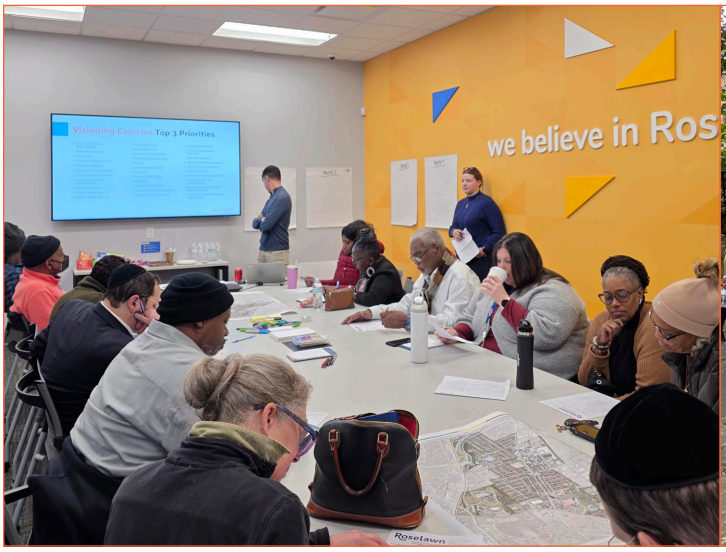
966
Unique Project Website Visits

121
Surveys, Feedback Forms, and Website Contributions

4,753
Postcards Mailed

49
In-Person Open House Attendees

Residents provided input through surveys, mapping tools, open houses, forums, and working group sessions, consistently highlighting the importance of collaboration and visible, sustained progress.





The Roselawn Planning Team remembers Ronald Mosely, a prominent and respected longtime resident of Roselawn, serving as president of the RBA. He generously shared his time, knowledge, and passion for his community throughout the planning process as a member of the Working Group. His commitment to strengthening Roselawn and supporting its future will leave a lasting impression.

Vision Statement

Roselawn will be a safe, vibrant, and welcoming neighborhood that celebrates community pride, supports thriving local businesses, strengthens housing quality, and connects residents to parks, amenities, and opportunities. Through collaboration, equitable investment, and intentional design, Roselawn's future will be one where families flourish, streets feel inviting, and shared spaces bring people together

Themes, Goals & Strategic Direction

The Plan is organized around four major themes, each supported by detailed goals and actionable strategies.



Theme 1: Strengthen and Grow the Business District

Make Reading Road a lively, welcoming place where local businesses can succeed and residents want to spend time.

Goal 1.1: Make the Business District a Walkable, Active Place

Goal 1.2: Create a Strong Identity and Positive Image for Roselawn

Goal 1.3: Support Local Businesses and Job Opportunities

Goal 1.4: Improve Gateways and Key Properties

Goal 1.5: Use Bus Rapid Transit to Support Equitable Growth



Theme 2: Improve Housing and Strengthen Neighborhood Stability

Improve housing conditions, address problem properties, and protect long-time residents.

Goal 2.1: Improve Housing Conditions

Goal 2.2: Address Problem Properties and Absentee Landlords

Goal 2.3: Focus on Areas Facing the Greatest Challenges

Goal 2.4: Protect Strong Blocks and Prevent Displacement



Theme 3: Improve Safety, Health, and Everyday Quality of Life

Create a neighborhood where people feel safe, healthy, and connected.

Goal 3.1: Make Streets Safer and Easier to Get Around

Goal 3.2: Expand Access to Parks and Community Spaces

Goal 3.3: Strengthen Community Safety

Goal 3.4: Support Youth and Workforce Opportunities



Theme 4: Focus on Action, Partnerships, and Follow-Through

Make sure this plan leads to real change, not just another document.

Goal 4.1: Support Community-Led Action

Goal 4.2: Clarify Leadership and Roles

Goal 4.3: Align Partnerships and Funding

Goal 4.4: Turn Ideas into Funded Projects

The images below are project examples and strategies that help illustrate ways to achieve the different goals outlined in this neighborhood plan

Theme 1 (Neighborhood Business District)



Develop a New Future Town Center



Launch a Façade Improvement Program

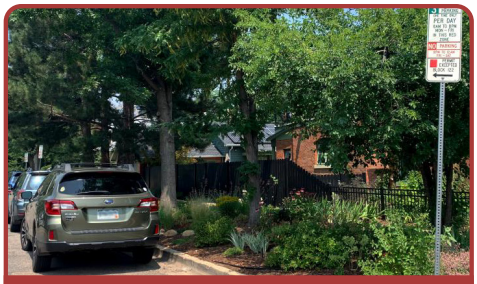


Roselawn Business District Marketing and Events Program



Gateway Improvement Projects

Theme 2 (Stability)



Prioritize Parking Enforcement



Vacant Home Reuse and Responsible Ownership



Community Engagement & Volunteer Work



Homeownership & Responsible Ownership Pathways Initiative

Theme 3 (Quality of Life)



New Park Project



Neighborhood Pedestrian Safety Improvements



Community Facility Feasibility Study



Greenspace and Connectivity Program

Implementation & Next Steps

The Plan will move forward through coordinated partnerships among residents, the Roselawn Community Council (RCC), Roselawn Community Redevelopment Corporation (ROCURC), Roselawn Business Alliance (RBA), the City of Cincinnati, SORTA, Great Parks, institutions, nonprofits, developers, and business owners.

The Implementation section and matrix are meant to be a tool for Roselawn to utilize. The recommended implementation strategies include, but are not limited to:

- Annual priority-setting
- Clear project identification
- Grant and funding alignment
- Partner coordination meetings
- Project tracking dashboards
- Ongoing engagement and communications

The Roselawn Neighborhood Plan will guide neighborhood decision-making and serve as the foundation for public and private investment across Roselawn.

Plan Framework

Theme 1 (NBD)

- **1.1 New Mixed-Use Opportunity**
- **1.2 New Residential Infill Opportunity**
- **1.3 Improve Buildings and Incentivize New Business**
- **1.4 Develop a New Future Town Center**
- **1.5 Proposed BRT Station**
- **1.6 Streetscape Improvements**
- **1.7 New Mixed-Use Development**
- **Gateway Intersection Improvements**
- **Corridor Improvements**

Projects Not Mapped

- Develop Guidelines for New Development
- Launch a Façade Improvement Program
- Pilot Block

Map Key

- **# New Build/Construction**
- **# Improvements to Existing**

Theme 2 (Stability)

- **2.1 Residential Target Improvement Area**
- **2.2 Commercial Target Improvement Area**

Projects Not Mapped

- Rental Rehab Program
- Support Seniors in Roselawn
- Create a Problem Property Action Plan
- Expand Access to Home Repair Programs
- Address Vacant and Abandoned Properties
- Coordinate Neighborhood Cleanup
- Build a Partnership & Volunteer Program
- Launch a Housing Education & Outreach Campaign

Theme 3 (Quality of Life)

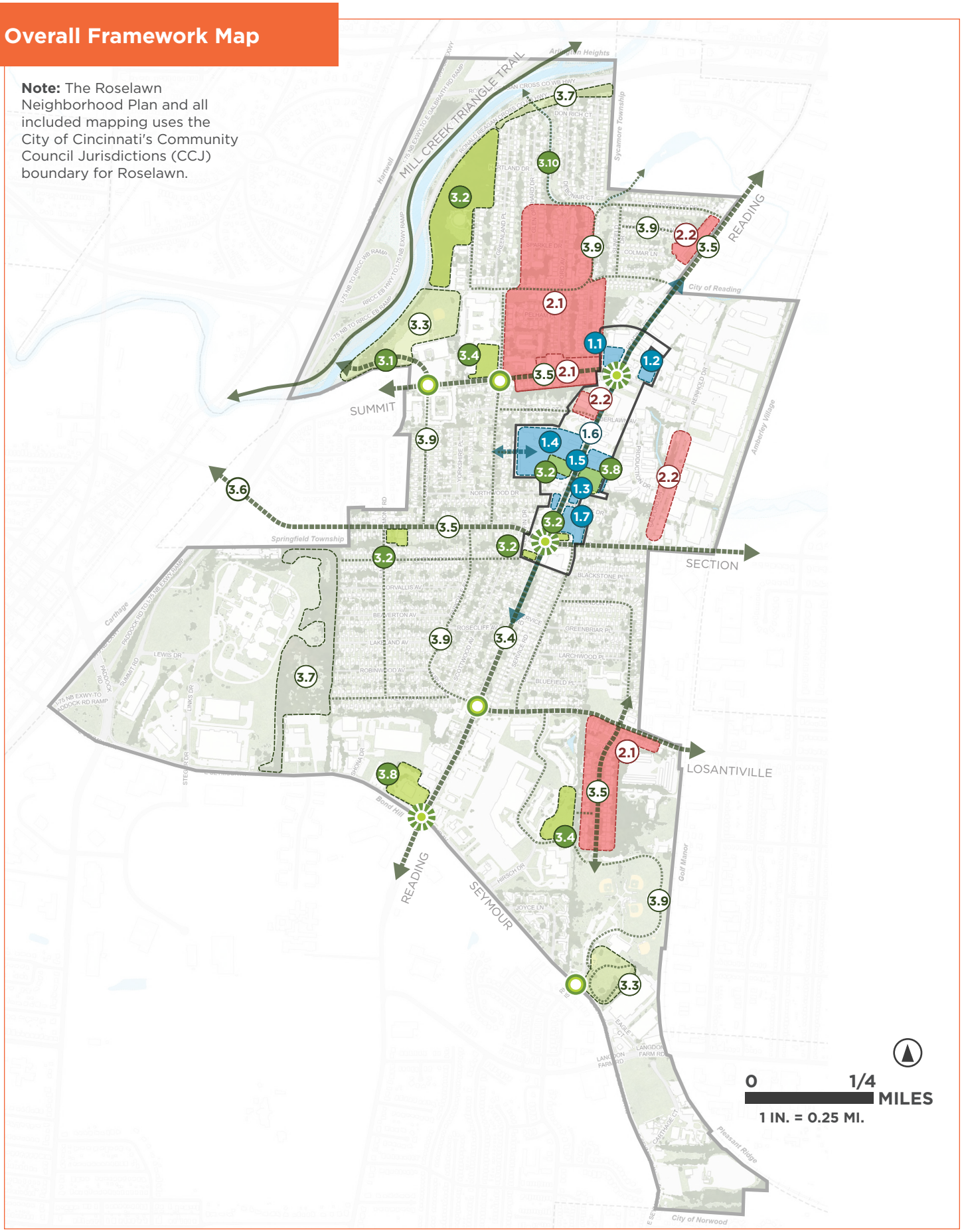
- **3.1 Connect to the Mill Creek Triangle Trail**
- **3.2 Expand Community Green Space**
- **3.3 Improve Existing Park Space**
- **3.4 Enhance School Recreation Space**
- **3.5 Main Corridor Streetscape Improvements**
- **3.6 Restored Pedestrian Connection Over I-75 by ODOT**
- **3.7 Preserve Existing Mature Treeline**
- **3.8 New Community or Recreation Center Opportunity**
- **3.9 Neighborhood Pedestrian Safety Improvements**
- **Gateway Intersection Improvements**
- **Neighborhood Intersection Improvements**
- **Mill Creek Triangle Trail**
- **Corridor Improvements**
- **Pedestrian Safety Improvements**

Projects Not Mapped

- Activate Key Opportunity Sites
- Develop a Greenspace & Connectivity Plan
- Expand Urban Forestry Efforts
- Conduct a Community Facility Feasibility Study
- Leverage Funding Districts & Partnerships

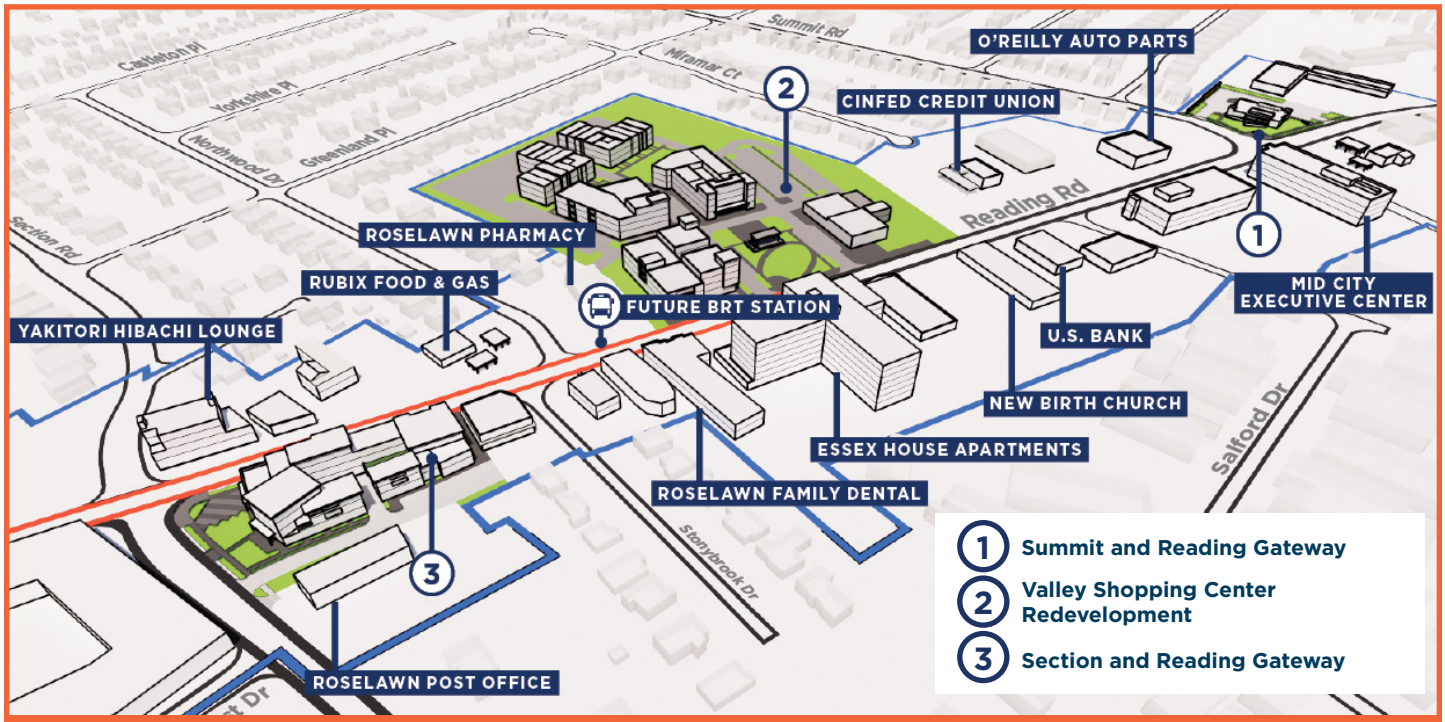
Overall Framework Map

Note: The Roselawn Neighborhood Plan and all included mapping uses the City of Cincinnati's Community Council Jurisdictions (CCJ) boundary for Roselawn.



Implementation, Concepts, & Next Steps

To support implementation of the plan, a series of conceptual improvement opportunities were identified to illustrate how the community's vision can be translated into action. These concepts highlight potential investments that strengthen the business district, enhance neighborhood character, and improve the experience for residents, businesses, and visitors. Together, they provide a framework for future planning, partnerships, and funding efforts that can help guide implementation over time.



NEIGHBORHOOD BUSINESS DISTRICT CONCEPT



READING ROAD & SUMMIT ROAD 1

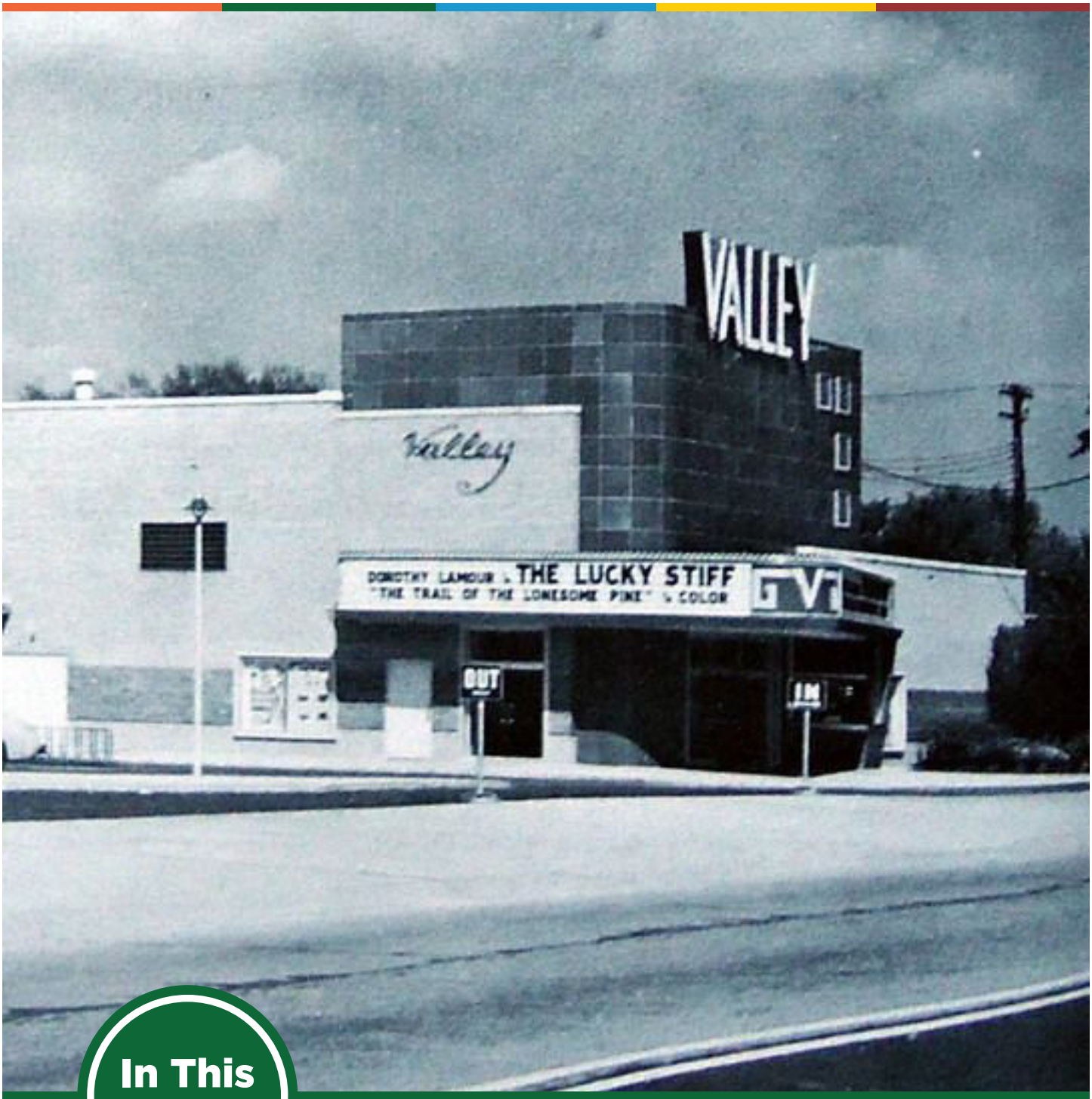


VALLEY SHOPPING CENTER (TOWN CENTER) 2



READING ROAD & SECTION ROAD 3

Section 2 | Roselawn Yesterday



In This Section

- Neighborhood History & identity
- Past Planning Efforts
- Regional Context

Neighborhood History & Identity

Prior to European settlement, the Roselawn area was home to the Shawnee peoples. Following their relocation in the 1800s, settlers developed the land for agriculture. The Miami-Erie Canal, constructed in the early 1800s as a goods and transportation corridor connecting Cincinnati to Lake Erie, provided water for artificial lakes used for swimming and ice skating.

During Cincinnati's early expansion, Roselawn served as a way-point along the Springfield Toll Road, with scattered dairy farms across its rolling terrain, Roselawn was among Cincinnati's first railroad suburbs, connected by rail to downtown. Following Roselawn's annexation to the City of Cincinnati in 1911, the area remained largely undeveloped until the 1920s.

Residential development accelerated in 1937 when Robert Wachedorf recognized the area's growth potential and initiated the Hillcrest Subdivision east of Reading Road, catalyzing additional subdivision development. The post-World War II era brought transformative growth as Roselawn provided suburban-style housing to newly forming households. The majority of single-family and multi-family housing was constructed between 1940 and 1960, attracting middle-income families relocating from denser inner-city neighborhoods such as Corryville and Mt. Auburn. The area's pleasant residential environment drew a diverse population, including a thriving Jewish community and an emerging African American middle class.

Concurrent with residential expansion, Roselawn evolved into a regional commercial hub. The Roselawn Center Building at Reading and Section Roads represented Cincinnati's first major business and office decentralization. The 1956 opening of Swifton Shopping Center, followed by auto-oriented commercial strips along Reading Road and numerous professional offices, further solidified the neighborhood's economic identity. These developments reflected the automobile-centric planning characteristic of mid-twentieth century suburban communities.



Automobile-Centric Development | Roselawn 1950s

However, infrastructure development permanently altered the area's character. Between the 1940s and 1960s, the Mill Creek Expressway (Interstate 75) was constructed along the western borders atop the drained Miami-Erie Canal, with the Norwood Lateral built south of Roselawn along Bond Hill's southern border. These major thoroughfares, combined with increased industrial development and parking lots, transformed the once rural landscape and eliminated access to outdoor recreation spaces.

The 1950s introduced demographic shifts that reshaped both communities. Large-scale apartment complexes changed the residential fabric, while commercial expansion continued along major corridors. Over subsequent decades, the Jewish community gradually relocated to suburbs like Golf Manor and Amberley Village, while the neighborhood experienced ongoing demographic transitions.



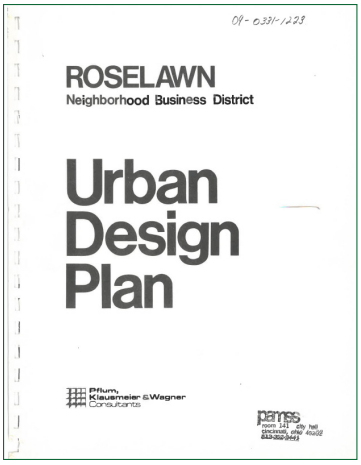
A Day of Fun hosted at former Jewish Community Center on Summit Road, 1969 | Source: JCC Picture Collection

In response to these changes, concerned residents formed the Bond Hill-Roselawn Community Council in 1965 to preserve neighborhood assets and quality of life. Following the dissolution of the joint council in 1969, the independent Roselawn Community Council was established in 1971. Today, the organization represents over 200 family memberships encompassing approximately 500 residents committed to revitalization efforts including neighborhood clean-ups and landscaping projects. Many homes from the 1960s and 1970s are being renovated through the city's residential tax abatement program, which incentivizes investment by reducing taxable property values for qualifying improvements.

Sources: *91.7 WVXU Revisiting Roselawn's Time As A Booming Jewish Community, Jolene Almendarez (2021)*
Roselawn & Bond Hill StoryMap - Neighborhood Profile: Roselawn & Bond Hill, Groundwork Ohio River Valley (2026)

Past Planning Efforts

This plan builds upon a foundation of previous planning efforts that have helped shape the vision and priorities for the neighborhood over time. While not every plan or study was formally adopted, each contributed valuable ideas, community input, and technical analysis that informed this planning process. Together, these efforts established a framework that guided the development of this plan and continue to serve as important resources for future decision-making and implementation.

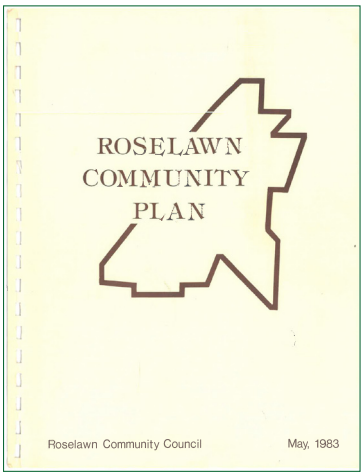


1981 Roselawn NBD Urban Design Plan

The Roselawn Urban Design Plan was created in 1981 and serves as the first neighborhood plan created for Roselawn.

The main priority for this plan was centered around developing a clear physical image for the retail building form. This was thought to allow for a functional cohesiveness in the new retail environment and to develop a new identity and pedestrian orientation.

A goal the plan sought to achieve was properly integrating the business district with the surrounding neighborhood and the Roselawn community. The plan sought to do this while also maintaining and emphasizing the Roselawn Center Building as the symbolic focal point of the Business District image.

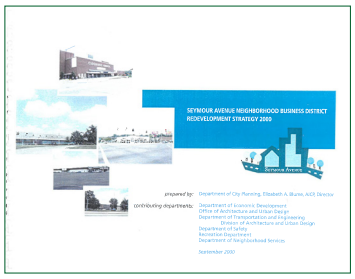


1983 Roselawn Community Plan

The 1983 Roselawn Community Plan outlined a strategy to preserve Roselawn's residential character while guiding zoning, housing, transportation, recreation, and community services.

It sought to protect single-family areas, limit incompatible commercial growth, and direct redevelopment at the Longview State Hospital site toward housing and compatible support uses.

The plan also addressed population decline, an aging population, and housing maintenance concerns. It recommended stronger code enforcement, improved street and transit conditions, expanded recreation, and continued support for elderly residents to help stabilize the neighborhood.



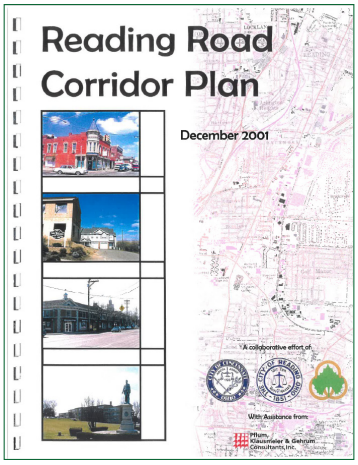
2000 Seymour Ave NBD Redevelopment Strategy

The Seymour Avenue Redevelopment Strategy Plan was a collaborative effort to strengthen Seymour Avenue as a regional business hub.

It focused on improving access, appearance, marketing, and redevelopment opportunities, including the Swifton Commons site and a new post office.

Key takeaways were that the plan aimed to coordinate public and private investment, improve the customer experience, and reinforce the district's identity through streetscape upgrades and better circulation. It also emphasized using redevelopment to support surrounding neighborhoods and expand commercial and institutional uses in a more organized way.

Past Planning Efforts (CONTINUED)



2002 Reading Road Corridor Plan

The purpose of this plan was to create a vision for the Reading Road Corridor that is the result of a regional collaborative planning effort.

In 1998, the Hamilton County Office of Economic Development brought together three communities along the Reading Road corridor who had shown interest in preparing various types of plans to address the conditions and land use of properties along Reading Road.

The City of Reading was interested in preparing an urban renewal plan that would allow the city to acquire land for economic development. The City of Cincinnati (Roselawn and Bond Hill) and Sycamore Township were interested in developing a plan for the corridor addressing future land uses and strategies for redevelopment.

By combining the efforts of all three communities, each community would be aware of how future development would influence surrounding areas regardless of jurisdiction. This plan was a result of that regional effort.



2019 Bond Hill + Roselawn Plan

The purpose of this plan was to guide coordinated reinvestment and community-led action in Bond Hill and Roselawn.

The plan called for strengthening business districts, expanding diverse and attainable housing options, improving safety and neighborhood conditions, and supporting youth, families, and workforce development.

Centered on revitalizing the Reading Road corridor, the plan emphasized collaboration between residents, businesses, schools, and public agencies to create a safer, healthier, and more connected community.

Through intentional placemaking, economic opportunity, and inclusive community-building, this plan sought to foster long-term stability, positive neighborhood identity, and a shared future for Bond Hill and Roselawn.

Additional planning documents that have been completed for Roselawn, but not officially approved by the City of Cincinnati, can be found in the Appendix.



Sourced from online, public resources during the Summer of 2026 - Homes.com (Roselawn Neighborhood Profile)

Section 3 | Roselawn Today



In This Section

- Demographics and Statistics
- Constraints and Opportunities Analysis
- Community Engagement

Demographics and Statistics

Introduction

Understanding who lives in Roselawn helps us plan for the future together. Demographic information like **race, age, income, and household size**, shows the unique makeup of our neighborhood. By looking at these trends, we can better understand community needs, plan for growth, and ensure the neighborhood plan reflects the people who call Roselawn home.

Roselawn is a neighborhood shaped by stability and gradual change. Home to just **over 7,000 residents** as of the *2024 U.S. Census Bureau's American Community Survey* ***(ACS)***, the neighborhood has experienced **slow population growth, about a 1% increase** since 2000. This gradual shift has contributed to an aging population, with **a median age of 42**, about 11 years higher than the citywide average. Many residents have deep roots in Roselawn, reinforcing a strong sense of community history.

General Population Statistics

Source: 2024 ACS

7,375
Total Population

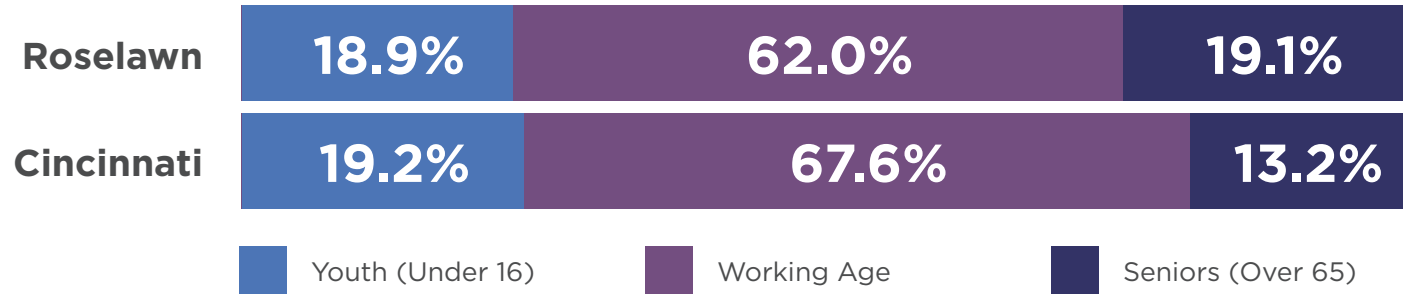
80.7%
of the population is African American

42
Median Age

Roselawn is **80.7% African American**, compared with **36.5% citywide**. This demographic pattern reflects a history of blockbusting in the 1950s and the departure of many Jewish families to neighboring communities, both of which contributed to major neighborhood change over time. Roselawn is also an aging community, with a higher percentage of **residents over 65, 19.1%**, and a lower-than-average **life expectancy of 72 years old**.

Population Breakdown by Working Age

Source: 2024 ACS



Source: *U.S. Census Bureau - 2024 American Community Survey (Census Tracts 110, 271)*

Economic Profile

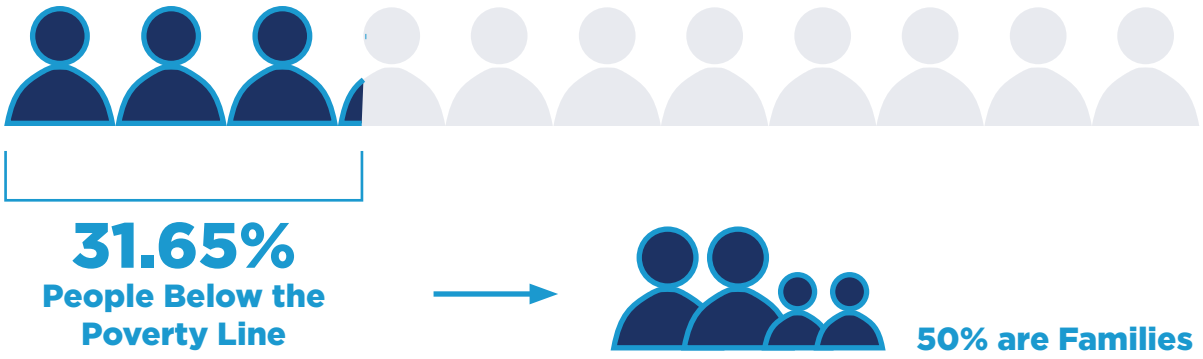
Source: 2024 ACS

Economic conditions remain a significant contributing factor shaping daily life for residents of Roselawn. **Median Household Incomes in the neighborhood are roughly $37,046**, based on 2024 ACS reportings, substantially lower than the **City of Cincinnati's Median Household Income of $52,909**. These figures reflect long-standing gaps in access to wealth, opportunity, and investment. The Federal Poverty Level (FPL) set by the U.S. government for **a family of four is $33,000**.

$37,046
Median Household Income

$52,909
City of Cincinnati Median Household Income

Approximately **31.65% of families and people's income in the past 12 months falls below the poverty line**, and of that figure, over **50% are families** with related children of the householder under the age of 18. For comparison, the **City of Cincinnati's percentage of persons below the poverty line is 25.5%**. These financial pressures intersect with demographic trends, influencing housing stability, the strength of local businesses, and access to neighborhood services and resources.



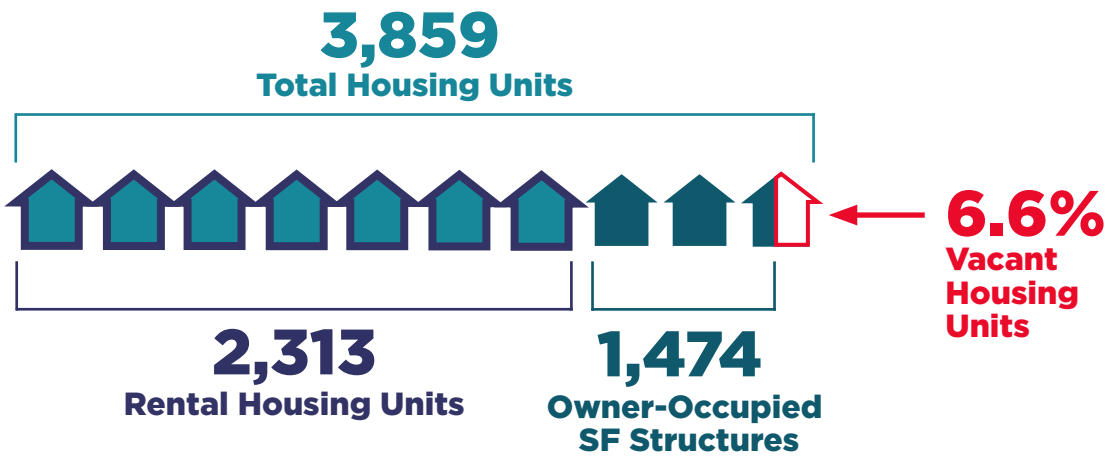
Source: *U.S. Census Bureau - 2024 American Community Survey (Census Tracts 110, 271)*

General Housing Statistics

Source: 2024 ACS

As of the 2024 ACS, Roselawn has a total of **3,859 total housing units**, with roughly **6.6% of housing units listed as vacant**. Roselawn's aging housing stock reflects the neighborhood's development during and after World War II, with much of it built between the 1940s and 1960s - **a total of 2,913.**

Of the 3,859 total housing units, **1,474 are owner-occupied single-family structures**, while **roughly 60% - 2,313, are renter-occupied** in Roselawn. Rental housing stock **primarily consists of tri- and quad-plex units (725) and 539 units are located in a 20+ unit structure** and rents average just under $1,000 a month. .



The median value of owner-occupied housing in Roselawn is **$116,150**, over **$100,000 lower** than the City of Cincinnati's average of **$230,900**. Additionally, the average monthly rent in Roselawn of renter-occupied units are $996. However, more than **54% of Roselawn residents spend more than 35% of their household income** on rent, comparable to approximately 1/3 of the population in the City of Cincinnati who are renters.

$116,150
Median Home Value (Owner-Occ.)
+/ 69,528 M.O.E.

$996/mo.
Median Rent in Roselawn per month

$1,244
2024 Monthly Housing Costs
($1,352 in 2026, per U.S. BLS adjusted for inflation)

59.93%
Renter-Occupied Units

Source: *U.S. Census Bureau - 2024 American Community Survey (Census Tracts 110, 271)*

Roselawn's Housing Typologies & Examples

Source: Google Maps, Zillow, Apartments.com | Listed Sale Price(s): zillow.com, apartments.com
Homes and Units shown were marketed/listed and sourced from online, public resources during the Summer of 2026



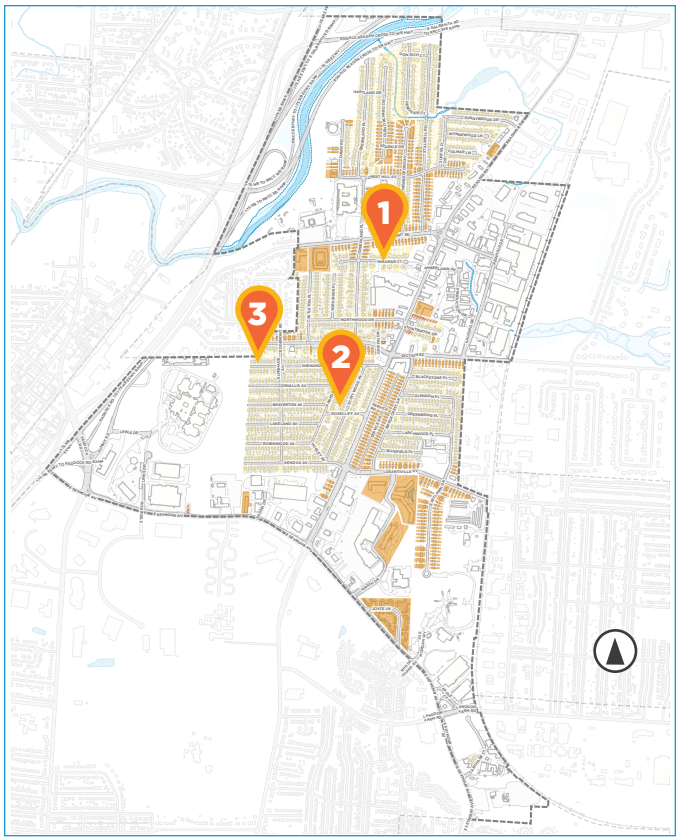
Single-Family Detached Home
Miramar Court, Listed $162,900
3 bd. / 2 ba. | 1,440 sq. ft.



Single-Family Detached Home
Parkdale Avenue, Listed $417,000
3 bd. / 3 ba. | 3,035 sq. ft.



Single-Family Detached Home
Shenandoah Avenue, Listed $305,000
4 bd. / 3 ba. | 2,692 sq. ft.





Low-Rise Apartment Rental Unit
Glen Orchard Drive, Available for $905/mo.
1 bd. / 1 ba. | 750 sq. ft.

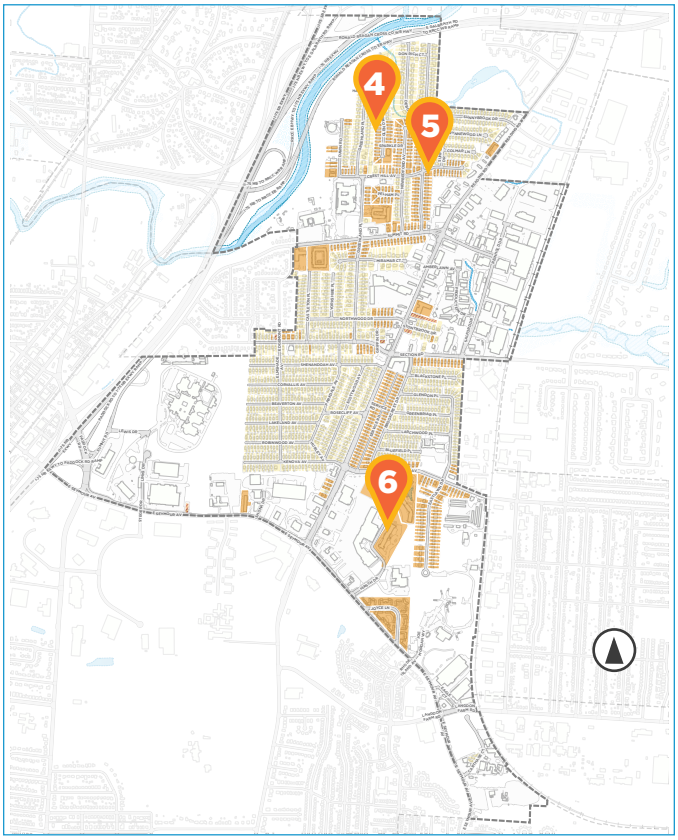


Two-Family Rental Unit
Stillwell Road, Available for $905/mo.
1 bd. / 1 ba. | 750 sq. ft.



Senior Living Complex (62+ years old)
Courtyard Apartments - Hirsch Street
Starting at $789/mo. (1 bd. / 1 ba. | 556+ sq. ft.)

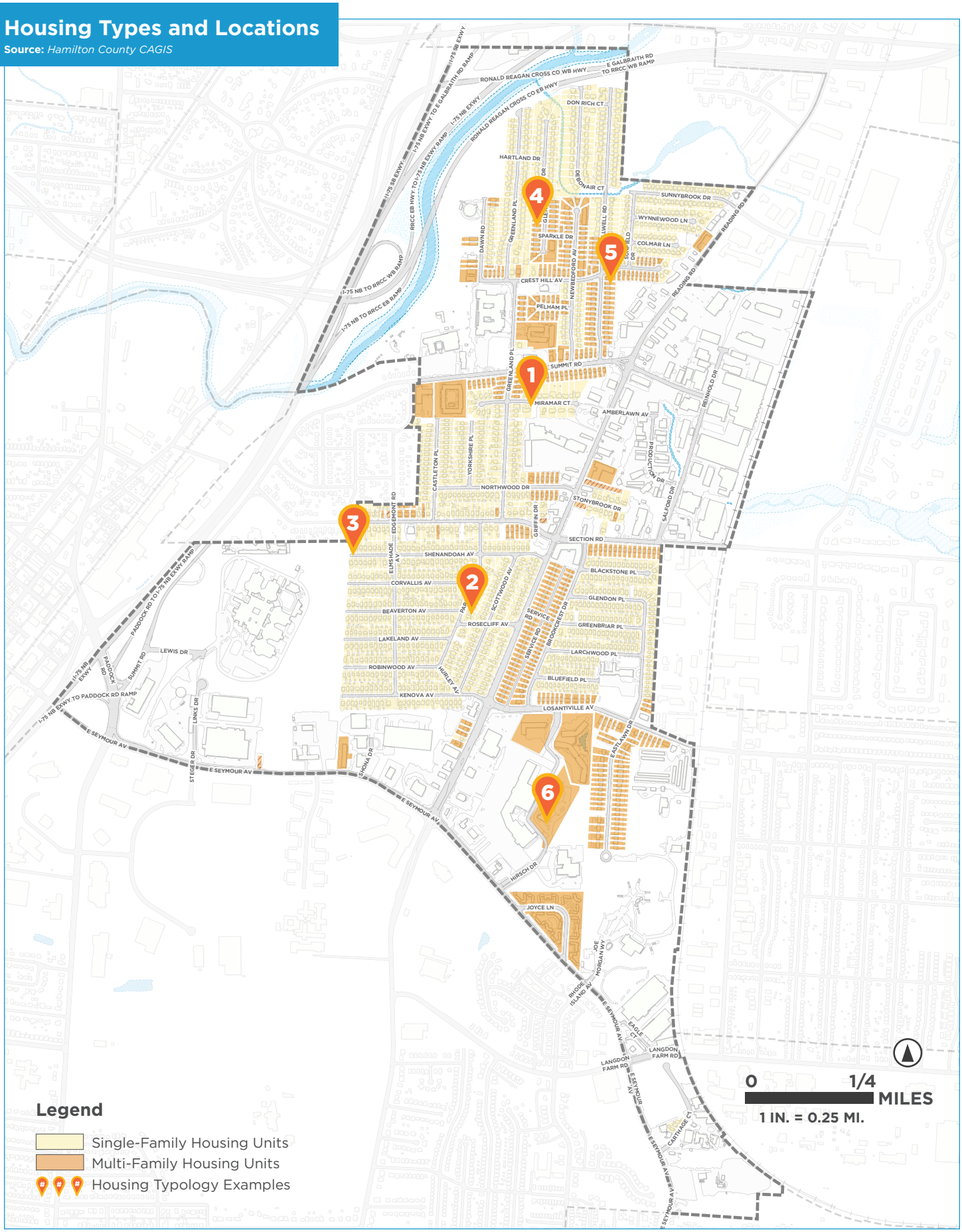
*Originally Built in 1980, underwent a $7.9M renovation in 2016.



All Typology Examples are specifically shown on the Housing Types and Locations Map on the following page.

Housing Types and Locations

Source: *Hamilton County CAGIS*







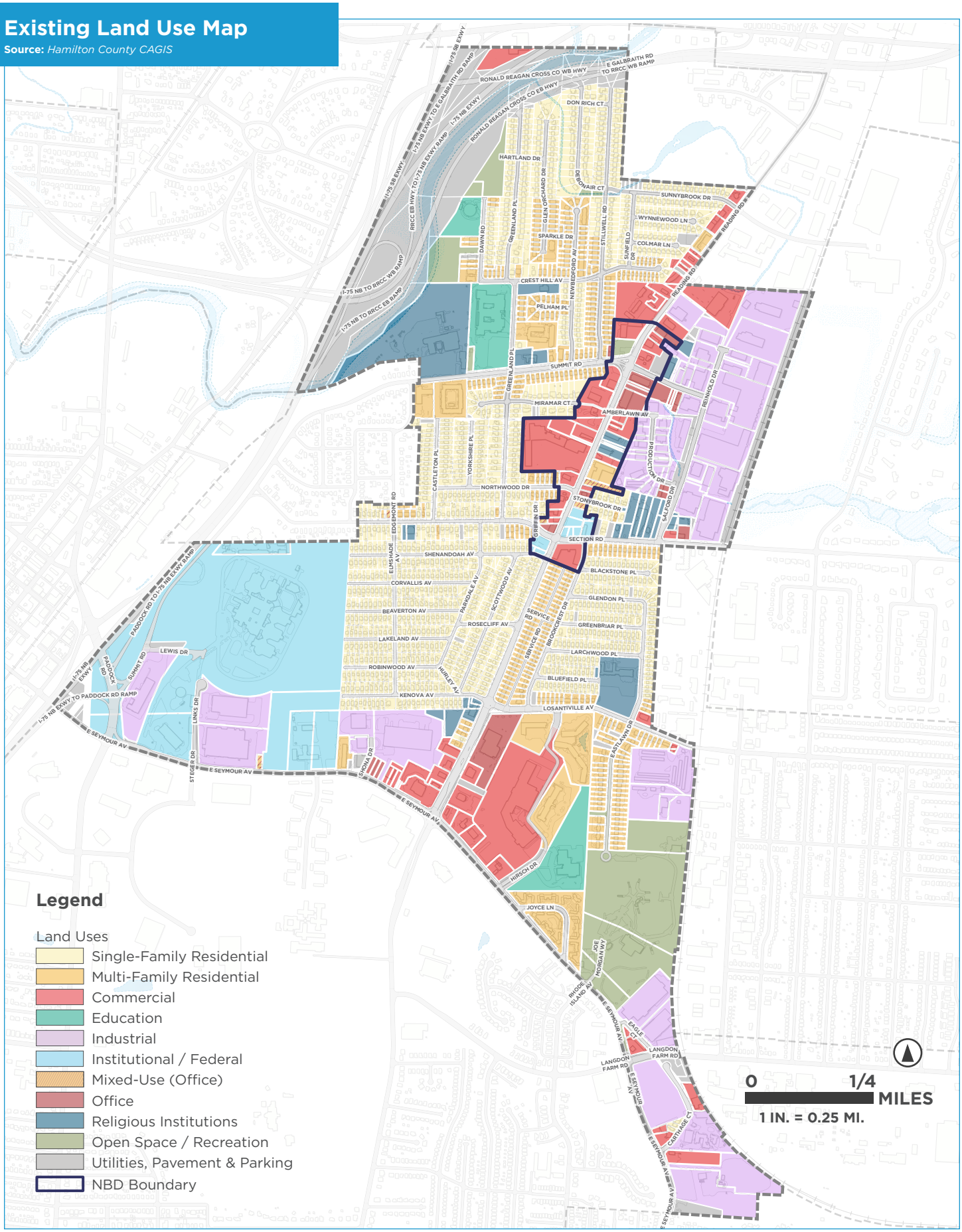




Sourced from online, public resources during the Summer of 2026 - Homes.com (Roselawn Neighborhood Profile)

Existing Land Use Map

Source: *Hamilton County CAGIS*



Existing Land Use

Roselawn is primarily designated as a residential neighborhood with a diverse mix of housing. While multi-family housing account for a larger portion of units, the pockets of single family housing remain a significant component of the neighborhood's residential fabric and character. Development patterns in Roselawn follow the introduction of the railroad in the late 1800's becoming one of the first rail suburbs in Cincinnati. Today, residential land uses dominate the southern and western sections of Roselawn with the Neighborhood Business District (NBD), Reading, and Losantiville Roads bordering additional uses.

Due to its proximity to existing rail and Interstate 75 (I-75), the eastern boundary of Roselawn along Reinhold Drive, is a major industrial corridor containing numerous uses pertaining to warehousing, manufacturing, distribution, and specialty businesses. Areas closer to the interstate along Seymour Avenue contain recently constructed industrial uses. Additionally, the southeast corner of Roselawn along Langdon Farm Road has seen new development and also features long-tenured industrial warehousing and manufacturing spaces.

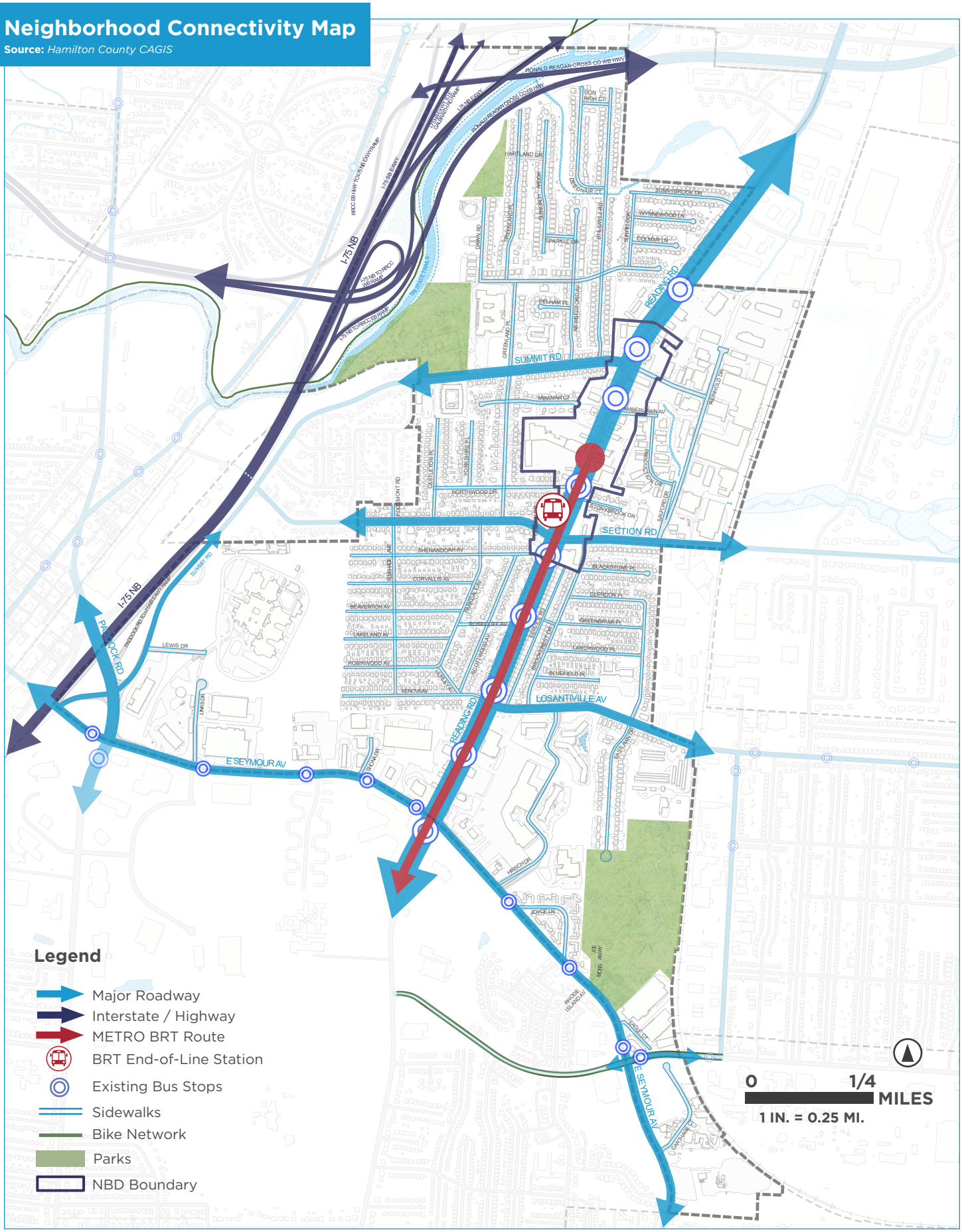
Reading Road (US 42) was once a major regional commercial corridor that has faced blight over the last two decades and currently reflects the automobile-centric planning characteristics of the past. Local businesses currently occupy a majority of commercial and office spaces within the NBD where retail fast-food chains are present closer to Seymour Avenue and connections to I-75. These major commercial zones are home to local shopping centers (Hillcrest Square and Valley Shopping Center), the former includes the only grocery within Roselawn.

Institutional and Federal land uses occupy a significant portion of Roselawn's western border and are adjacent to I-75. Summit Behavioral Health's campus sits on more than 75 acres of land, ODOT's Hamilton County Garage to the south is over 7 acres, and the United States Army Reserve (Morrow USARC) operates on 14 acres.

The Roselawn Condon School and Academy of Multilingual Immersion Studies (AMIS) are the two major educational anchors within Roselawn, both of which are adjacent to moderately dense residential areas.

Neighborhood Connectivity Map

Source: *Hamilton County CAGIS*



Neighborhood Connectivity Map

Roselawn benefits from direct METRO service that runs along Reading Road, supported by the 43 service. Additionally, the neighborhood will benefit from the BRT End-of-Line Station, bringing dedicated bus lanes along Reading Road, enhance pedestrian access to transit, and provide a safe, modern station for riders.

The proximity to the highway system, specifically I-75 and Ronald Reagan Cross County Highway, benefits residents, businesses, and visitors. Along major roadways and within residential areas, sidewalks connect Roselawn, however, conditions in some areas have deteriorated due to the age of sidewalks. Additionally, the Mill Creek Greenway connects to the northwest of Roselawn, connecting to miles of paved trails.



Mill Creek Greenway Trail, Tri-State Trails



Avondale Bus Rapid Transit Concept Station, METRO

Roselawn's Community Assets

Source: Google Maps

Roselawn also has major retail and commercial spaces along Reading Road within the Neighborhood Business District. **The Valley View Shopping Center** sits on 7 acres of land and is the anchor of the NBD along the METRO Bus route, and will benefit from the BRT End-of-Line station which will be positioned within a short walking distance of the site. **The Roselawn Condon School** and the **Academy of Multilingual Immersion Studies (AMIS)** are the two educational anchors within the community and several religious institutions can be found within the neighborhood.

Roselawn is home to a few community assets that contribute to recreation, health, and neighborhood identity. Located on opposite sides of the neighborhood, the **Great Parks Nature Center at The Summit** offers year-round nature-based programming, educational activities, and outdoor experiences for residents of all ages, while a small community park and the **P&G MLB Cincinnati Reds Youth Academy** provides a high-quality, year-round baseball and softball facility that serves the broader Cincinnati area. While these organizations represent important community assets, opportunities exist to strengthen their connections to the surrounding neighborhood and better integrate their presence into the everyday experience of Roselawn residents. Exploring ways to build stronger relationships between these institutions and the community can help maximize their positive impact and reinforce their role in supporting Roselawn's long-term vitality.

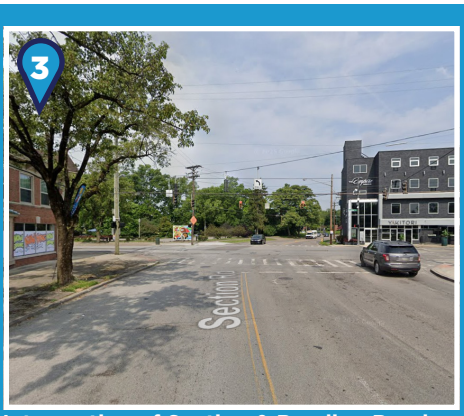
At the **intersection of Section and Reading Roads** sit some of the neighborhoods most visited places, including Yakitori, the ROCURC Garden, and the T Room in the Roselawn Business Center, as well as a vacant port-owned property that has been identified as a key development opportunity site. This intersection is the gateway into the NBD, with established neighborhood anchors and a significant potential to grow into a more active and recognizable community destination.



Great Parks Nature Center at The Summit



P&G MLB Cincinnati Reds Youth Academy



Intersection of Section & Reading Roads



Valley View Shopping Center



Roselawn Condon School



Academy of Multilingual Immersion Studies (AMIS)

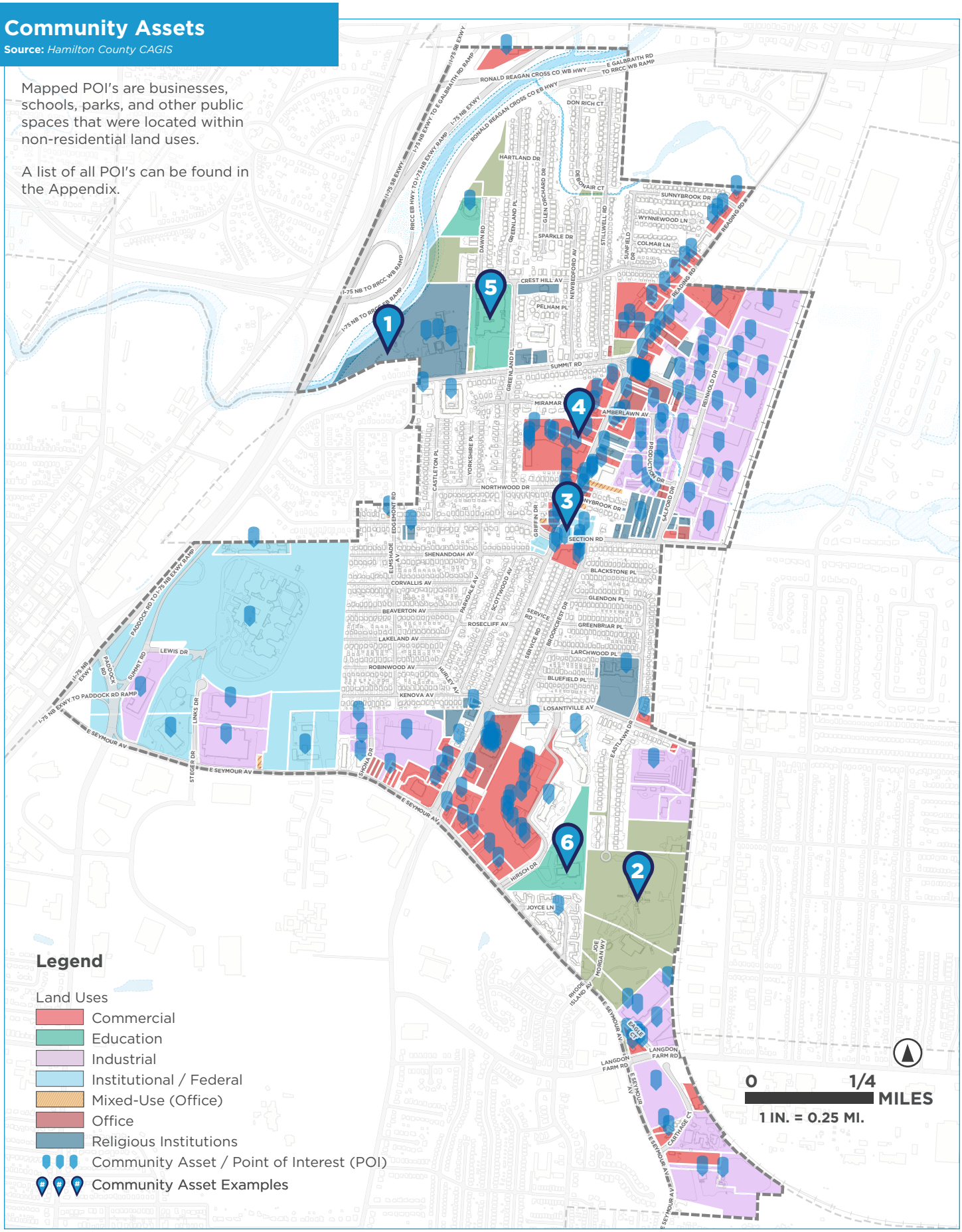
Typology Examples are specifically shown on the Community Assets Map on the following page.

Community Assets

Source: *Hamilton County CAGIS*

Mapped POI's are businesses, schools, parks, and other public spaces that were located within non-residential land uses.

A list of all POI's can be found in the Appendix.



Constraints & Opportunities Analysis

Neighborhood Assessment

During Phase I, the planning team and Working Group Members participated in a neighborhood tour. This time was used to learn additional history of development in Roselawn, areas that were identified that could be improved, and successes within the neighborhood.

A consolidated list of the findings and summary of the map on the next page are below:

Residential Areas:

- Quiet, tree-lined streets with gas lamps; presence of newer apartments and senior housing.
- Some multi-family areas under absentee ownership have deteriorated significantly.
- Problem locations: Crest Hill Avenue, Greenland Place at Summit Road, Eastlawn Drive.
- Key concerns: Drug activity, gun and domestic violence, prostitution, and trash/litter.
- A mix of well-maintained residential blocks and distressed pockets creates inconsistent neighborhood conditions.

Commercial Areas:

- Reading Road functions as the core commercial corridor and Neighborhood Business District.
- Bond Hill gateway area (near the Swifton Center) along Seymour Avenue, is a redevelopment opportunity where the current shopping center is located.
- Commercial mix includes strip malls, standalone retail/restaurant buildings, and multi-tenant office towers.
- Industrial areas to the east experience issues with truck traffic, blocked roadways, and on-street truck parking.

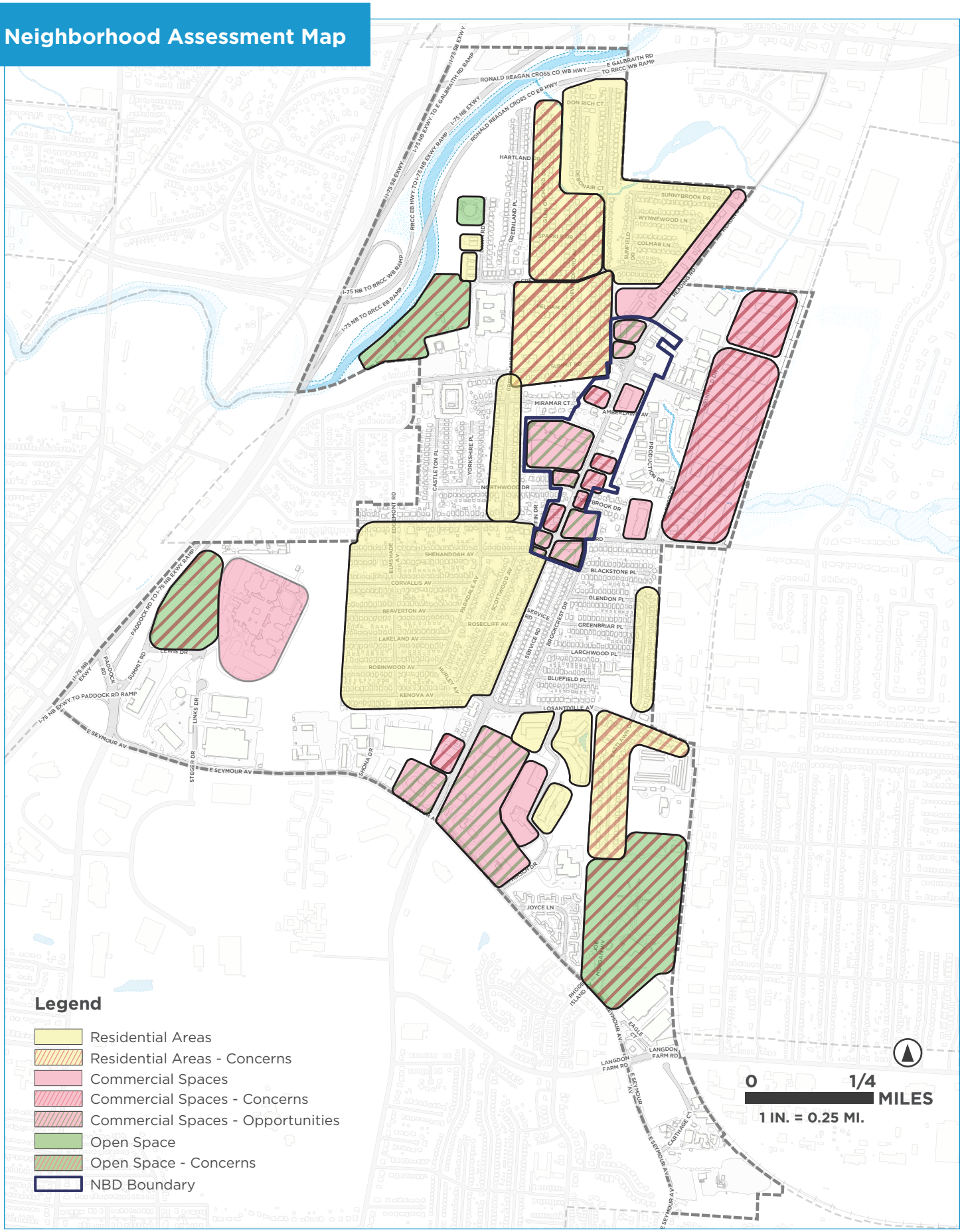
Public Space:

- Limited usable green and open space across the neighborhood.
- Several parcels and large sites, vacant and underutilized, may offer future redevelopment potential.
- The Nature Center at the Summit and Roselawn Park are valued assets, but not widely known and have low visibility.
- Recreation opportunities primarily occur within schools and the P&G MLB Cincinnati Reds Youth Academy, however, it also has low visibility.

Key Takeaways:

- Neighborhood conditions vary widely, with stable residential blocks existing alongside concentrated areas of disinvestment, absentee ownership, nuisance properties, and public safety concerns.
- Reading Road is Roselawn's primary opportunity corridor, with potential to support business growth, redevelopment, placemaking, and a stronger neighborhood identity.
- Vacant, underutilized, and redevelopment-ready sites present opportunities for adaptive reuse, new investment, community facilities, housing, and economic development.
- Residents would benefit from wayfinding and additional community gathering spaces, including more centralized greenspaces and a multipurpose facility that could support recreation, arts and culture, youth programming, workforce development, health and wellness services, and community events.

Neighborhood Assessment Map



Community Engagement

Ways We Engaged

Community engagement played a central role in shaping the Roselawn Neighborhood Plan. Public input helped set community priorities, highlight challenges, and identify opportunities for improved residential and commercial infrastructure.

A comprehensive engagement strategy offered multiple ways to participate, including in-person events and online activities such as open houses, surveys, and interactive mapping tools. This ensured that residents could share their insights in ways that worked best for them.

Meaningful community engagement was central to developing a neighborhood plan that reflects Roselawn's priorities, addresses real needs, and builds support for implementation. The planning process included multiple opportunities for input from diverse stakeholders promoted through:

- Project website and city social media channels
- Postcard distribution to all residents and business owners
- Emails to event participants and website subscription list
- Outreach through the RCC, ROCURC, RBA, and City Planning and Engagement
- Announcements at Community Council meetings
- Yard signs and flyers distributed to community centers, libraries, and local businesses

Engagement Opportunities

Throughout the engagement period, there were both in-person and online opportunities for participants to provide feedback. The following efforts were conducted, with virtual engagement available through the Project Website during the project.

966
Unique Project Website Visits

121
Surveys, Feedback Forms, and Website Contributions

4,753
Postcards Mailed

49
In-Person Open House Attendees

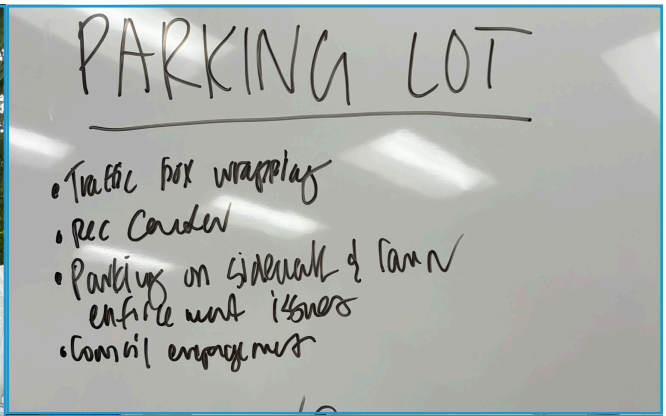
Detailed summaries of each meeting and engagement activity are provided in the Appendix.

Key Community Priorities

Across all engagement activities, participants expressed a shared vision for a safer, more vibrant, and more connected Roselawn. Residents consistently emphasized the importance of improving neighborhood appearance, supporting local businesses, addressing housing conditions, expanding community amenities, and ensuring that the plan results in measurable action through strong partnerships and accountability.

- **Create a safer, more attractive neighborhood** by improving streets, sidewalks, landscaping, lighting, neighborhood gateways, and public spaces while enhancing walkability and strengthening neighborhood identity.
- **Revitalize the Business District** through support for local businesses and entrepreneurs, redevelopment and adaptive reuse of vacant or underutilized properties, mixed-use development, facade improvements, neighborhood-serving retail and dining, and active public gathering spaces.
- **Strengthen housing and neighborhood stability** by addressing vacant and problem properties, expanding home repair resources, supporting community ownership and long-term affordability, focusing investment in priority areas, and improving neighborhood maintenance and beautification.
- **Expand community amenities and quality of life** through additional parks, gathering spaces, and community facilities that provide opportunities for recreation, arts and culture, and youth programming, supported by safe and accessible connections between neighborhoods and commercial areas.
- **Advance strategic redevelopment and investment** by coordinating improvements with major public projects, leveraging funding opportunities, and focusing investment on catalytic sites and corridors that can generate long-term community benefits.
- **Deliver implementation through strong partnerships** by establishing clear leadership and project responsibilities, maintaining transparent communication, coordinating among public and private partners, and tracking progress on priority projects to ensure the plan leads to measurable action.







Section 4 | Roselawn Tomorrow



In This Section

- Neighborhood Plan Themes
  - Theme 1: Strengthen and Grow the Business District
  - Theme 2: Improve Housing and Strengthen Neighborhood Stability
  - Theme 3: Improve Safety, Health, and Everyday Quality of Life
  - Theme 4: Focus on Action, Partnerships, and Follow-Through
- Future Vision Concept Renderings

Neighborhood Plan Themes

The Roselawn Neighborhood Plan's goals are an extension of previous planning efforts and have been updated to reflect the ongoing changes within the neighborhood to create four main themes that guide Roselawn's future. Combined with the insights gained from community engagement and with data and spatial analysis, these actions helped set the framework of the plan. These themes were the focus of the Working Group Sessions where initial findings were discussed and adapted to reflect what was heard from attendees.

Plan Themes at a Glance

Theme 1: Strengthen and Grow the Business District

Make Reading Road a lively, welcoming place where local businesses can succeed and residents want to spend time.

Goal 1.1: Make the Business District a Walkable, Active Place

Goal 1.2: Create a Strong Identity and Positive Image for Roselawn

Goal 1.3: Support Local Businesses and Job Opportunities

Goal 1.4: Improve Gateways and Key Properties

Goal 1.5: Use Bus Rapid Transit to Support Equitable Growth

Theme 2: Improve Housing and Strengthen Neighborhood Stability

Improve housing conditions, address problem properties, and protect long-time residents.

Goal 2.1: Improve Housing Conditions

Goal 2.2: Address Problem Properties and Absentee Landlords

Goal 2.3: Focus on Areas Facing the Greatest Challenges

Goal 2.4: Protect Strong Blocks and Prevent Displacement

Theme 3: Improve Safety, Health, and Everyday Quality of Life

Create a neighborhood where people feel safe, healthy, and connected.

Goal 3.1: Make Streets Safer and Easier to Get Around

Goal 3.2: Expand Access to Parks and Community Spaces

Goal 3.3: Strengthen Community Safety

Goal 3.4: Support Youth and Workforce Opportunities

Theme 4: Focus on Action, Partnerships, and Follow-Through

Make sure this plan leads to real change, not just another document.

Goal 4.1: Support Community-Led Action

Goal 4.2: Clarify Leadership and Roles

Goal 4.3: Align Partnerships and Funding

Goal 4.4: Turn Ideas into Funded Projects

Theme 1: Strengthen & Grow the Business District

The **Strengthen and Grow the Business District** theme's goals focus on the improvement of existing businesses and community assets and the effective use of new development to re-activate the neighborhood's business district and enhance the experience for residents and visitors.

These goals emphasize mixed-use development and adaptive reuse, enhancing the look and feel of Roselawn's business district through streetscape improvements and public art interventions, and better defining a neighborhood identity through gateway and wayfinding upgrades. Recommendations include facade improvement programs, encouraging arts, cultural, and community-serving uses in existing and new spaces, evaluating NBD boundaries for a more cohesive and manageable area for investment, developing a new town center, and supporting infill on the vacant Port of Cincinnati-owned lots along Reading Road.

Map Legend

1.1 **New Mixed-Use Opportunity**

1.2 **New Residential Infill Opportunity**
Promote housing above businesses to bring more people and activity to the area.

1.3 **Improve Buildings and Incentivize New Business**
Rehabilitate vacant or under-utilized commercial buildings to bring them back into use and support local needs.

1.4 **Develop a New Future Town Center**
Redevelopment opportunity into a residential / mixed-use / public space and neighborhood access.

1.5 **Proposed BRT Station**
End-of-line station for the METRO BRT (Bus Rapid Transit) that presents a significant opportunity to support redevelopment in the NBD.

1.6 **Streetscape Improvements**
Enhance the streetscape along Reading Road with repairs, landscaping, wayfinding, and design standards to bolster the NBD.

1.7 **New Mixed-Use Development**
Design and construct mixed-use nodes at the main intersections of Reading Road in Roselawn. Implement pedestrian safety improvements.

Gateway Intersection Improvements
Design gateways at two major intersections entering the NBD. The intersection at Summit Road is planned. Implement safety improvements and a monumental, placemaking element.

Corridor Improvements
Create streetscape guidelines so future improvements such as lighting, sidewalks, and street furniture, feel consistent and reflect the neighborhood's identity.

Projects Not Mapped

Develop Guidelines for New Development
Ensure new development along the Reading Road corridor, and adjacent sub-areas support residents and businesses and reinforce neighborhood character. The last plan urban design plan for the business district was the 1981 Roselawn NBD Urban Design Plan.

Launch a Façade Improvement Program

Pilot Block
Test a "Pilot Block" between Section Road and the BRT stop to show what improvements could look like and build momentum

Theme 1 Map



Develop a New Future Town Center



Launch a Façade Improvement Program



Roselawn Business District Marketing and Events Program



Gateway Improvement Projects

Theme 2: Housing & Neighborhood Safety

The **Housing and Neighborhood Safety** theme focuses on strengthening residential stability by addressing problem properties, expanding access to home repair resources, and supporting responsible ownership. The goals and strategies emphasize improving conditions within targeted reinvestment areas, reducing vacancies, and promoting effective tools for property maintenance, code compliance, and vacant property stabilization through existing City programs and resources.

The theme also emphasizes housing education, community engagement, and partnerships among City departments, including Buildings and Inspections (B&I), community organizations, and neighborhood stakeholders to coordinate property interventions and connect residents with available resources. Advancing these strategies is essential for creating safer residential environments and ensuring that Roselawn's housing stock remains strong, resilient, and accessible for current and future residents.

Map Legend

2.x Target Improvement Areas
Utilize the Community Emergency Response Team (CERT), inspections/complaints program, and other opportunities to address problem properties and areas to identify focus areas and prioritize high-need properties that can help guide where resources and efforts should be concentrated.

- **2.1 Residential Target Improvement Areas**
- **2.2 Commercial Target Improvement Areas**

Projects Not Mapped

Rental Rehab Program
Identify areas that could benefit from the rental rehab program offered through the City of Cincinnati.

Longtime Resident Stability and Anti-Displacement Resource Program
Help longtime homeowners, seniors, renters, and cost-burdened households connect with resources that support housing stability as reinvestment occurs.

Create a Problem Property Action Plan
Track, escalate, and resolve repeat issues, especially in priority areas.

Expand Access to Home Repair Programs
Increase awareness of available funding and help residents navigate the application process.

Address Vacant and Abandoned Properties
Prioritize key sites and work with partners to stabilize and return them to use. Utilize B&I's existing vacant building programs.

Coordinate Neighborhood Cleanup
Focus on priority "target improvement areas" through volunteer opportunities or coordinating City services like street sweeping and trash removal.

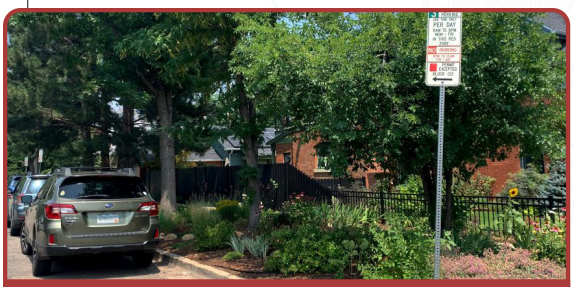
Build a Partnership & Volunteer Program
Explore opportunities to work with institutions, churches, and resident volunteers to help support exterior repairs, cleanups, and other neighborhood improvements.

Launch a Housing Education & Outreach Campaign
Share information about available programs, resources, tools, and homeowner responsibilities

Map Key

 # Improvements to Existing

Theme 2 Map



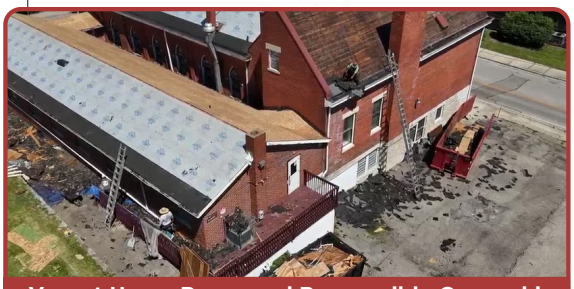
Prioritize Parking Enforcement



Community Engagement & Volunteer Work



Homeownership & Responsible Ownership Pathways Initiative



Vacant Home Reuse and Responsible Ownership

Theme 3: Safety, Health, & Quality of Life

The **Safety, Health, and Quality of Life** theme's goals focus on increasing pedestrian safety, expanding access to parks and community assets, and enhancing the streetscape of the neighborhoods key corridors. The theme highlights opportunities to connect the neighborhood to the Mill Creek Triangle Trail, create and improve existing greenspaces, and redesign major routes to support safer conditions for all modes of transportation. Using the lessons learned in these goals recommend using targeted improvement initiatives such as safer crossings, improved intersection designs, and strategic investments into community facilities to create a more walkable, connected, and welcoming neighborhood with accessible amenities and attractive public spaces for all.

Map Legend

3.1 **Connect to the Mill Creek Triangle Trail**

3.2 **Expand Community Green Space**
Look at under-utilized greenspace throughout Roselawn for future park opportunities.

3.3 **Improve Existing Park Space**
Provide new programming amenities and wayfinding to existing park spaces.

3.4 **Enhance School Recreation Space**
Program existing, under-utilized greenspace adjacent to schools.

3.5 **Main Corridor Streetscape Improvements**
Construct streetscape design improvements that introduce lighting, wayfinding, street trees, landscaping, and potentially grass medians in the R-O-W as part of roadway plans.

3.6 **Restored Pedestrian Connection over I-75 by ODOT**

3.7 **Preserve Existing Mature Treeline**

3.8 **New Community or Recreation Center Opportunity**

3.9 **Neighborhood Pedestrian Safety Improvements**
Repair sidewalks, crosswalks, and provide street lighting and ADA/accessibility where necessary.

Gateway Intersection Improvements
Design neighborhood gateways along Reading Road with artful signage, landscaping, and safer sidewalks.

Neighborhood Intersection Improvements
Implement pedestrian safety elements at key intersections. Identify the intersections and issues that need to be addressed.

Mill Creek Triangle Trail

Corridor Improvements

Pedestrian Safety Improvements

Projects Not Mapped

Activate Key Opportunity Sites
Implement temporary uses such as pop-up parks or gathering spaces at locations like Section & Reading while long-term development plans are explored.

Develop a Greenspace & Connectivity Plan
Identify priority park, trail, and streetscape improvements to guide how they are connected into a cohesive network across Roselawn and surrounding neighborhoods.

Expand Urban Forestry Efforts
Plant more trees to increase canopy coverage, improve aesthetics, and create a cohesive network of shaded, greener streets and public spaces throughout the neighborhood. Coordinate with DOTE sidewalks for siting, planning tree installation.

Conduct a Community Facility Feasibility Study
Evaluate options for a recreation center or shared community space, including location, partners, and funding.

Leverage Funding Districts & Partnerships
Align TIF resources, future grants through DORS, and Port partnerships to support priority projects.

Map Key

\# **New Build/Construction**

\# **Improvements to Existing**

Theme 3 Map



New Park Project



Neighborhood Pedestrian Safety Improvements



Community Facility Feasibility Study



Greenspace and Connectivity Program



Theme 4: Focus on Action, Partnerships, and Follow-Through

The **Action, Partnerships, and Follow-Through** theme's goals focus on moving this plan from vision to implementation by creating a clear path for action. The theme emphasizes supporting community-led efforts, clarifying leadership roles, strengthening partnerships, and aligning projects with available funding opportunities. Together, these goals help build the relationships, coordination, and organizational structure needed to advance community priorities over time. Using the lessons learned throughout this planning process, these goals recommend fostering collaboration, identifying project champions, and strategically pursuing funding so that community ideas can become funded projects and lasting improvements.

Projects Not Mapped

Roselawn Working Group Team
Establish a regular implementation group to help coordinate priority projects, clarify roles, identify project champions, and keep the plan moving after adoption.

Project Champions and Partner Roles Matrix
Identify lead partners, supporting partners, resident champions, City contacts, and potential funders for priority projects.

Community Updates and Annual Progress Review
Share plan progress through regular updates, project check-ins, and an annual review of completed actions, active projects, barriers, and next-year priorities.

Community Engagement and Volunteer Network
Give residents clear ways to stay involved in implementation through project meetings, volunteer opportunities, cleanups, pop-up input sessions, committees, and neighborhood events.

Partnership and Funding Alignment Strategy
Identify potential funding sources, partner roles, and shared implementation opportunities for priority projects.

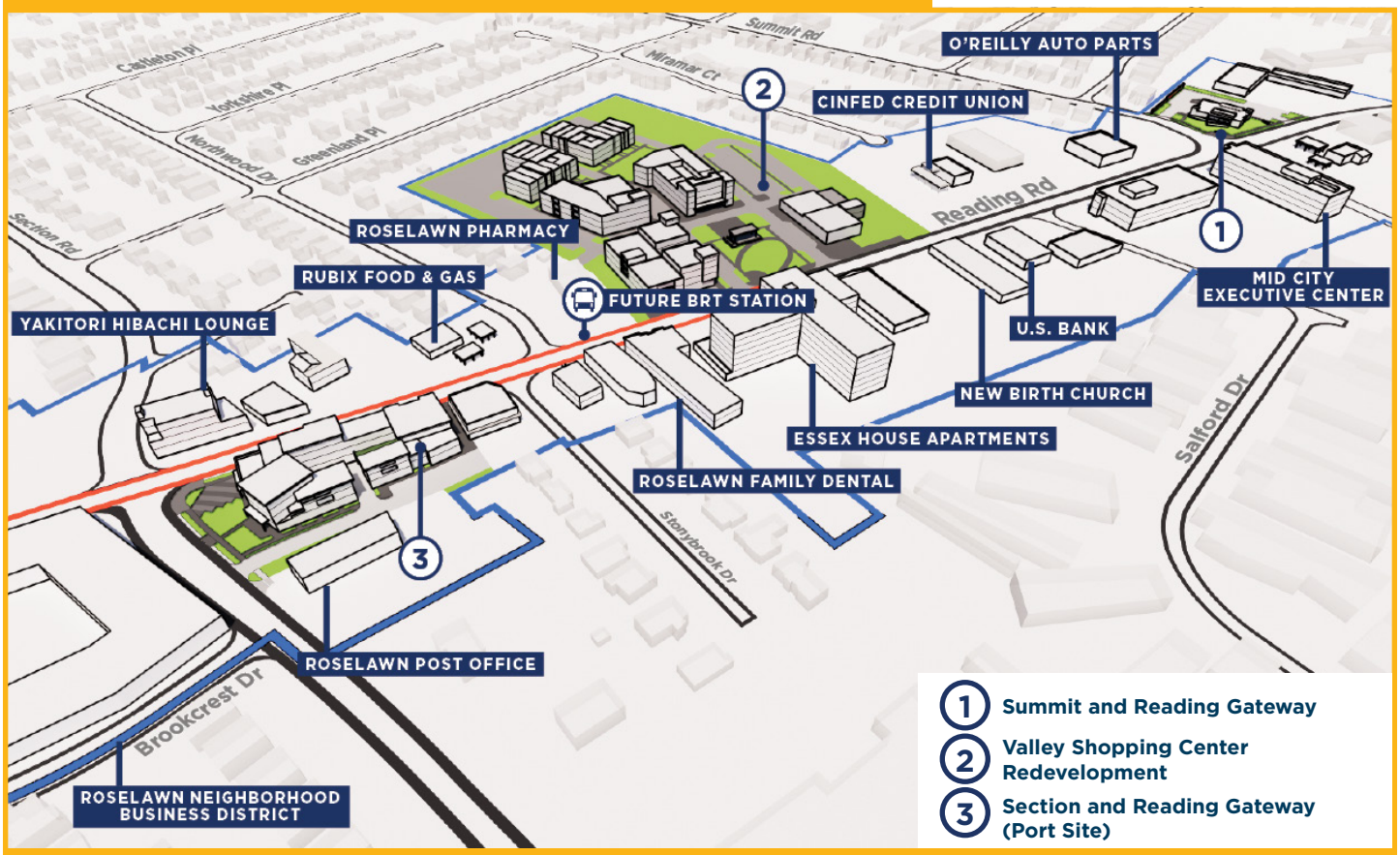
Future Vision Concept Renderings and Land Use

To help the neighborhood build momentum following the completion of this plan, several concepts were developed for the business district to illustrate potential improvements and investment opportunities. These concepts demonstrate how community priorities can be translated into tangible projects that support local businesses, enhance the district's identity, and improve the overall experience for residents and visitors.

While not intended as final designs, these conceptual renderings and the Future Land Use Map are a starting point for future planning, partnership building, and funding pursuits that can help advance implementation in the near term.



NEIGHBORHOOD BUSINESS DISTRICT



NEIGHBORHOOD BUSINESS DISTRICT CONCEPT



READING ROAD & SECTION ROAD 3



READING ROAD & SECTION ROAD 3



READING ROAD & SUMMIT ROAD 1



READING ROAD & SUMMIT ROAD 1

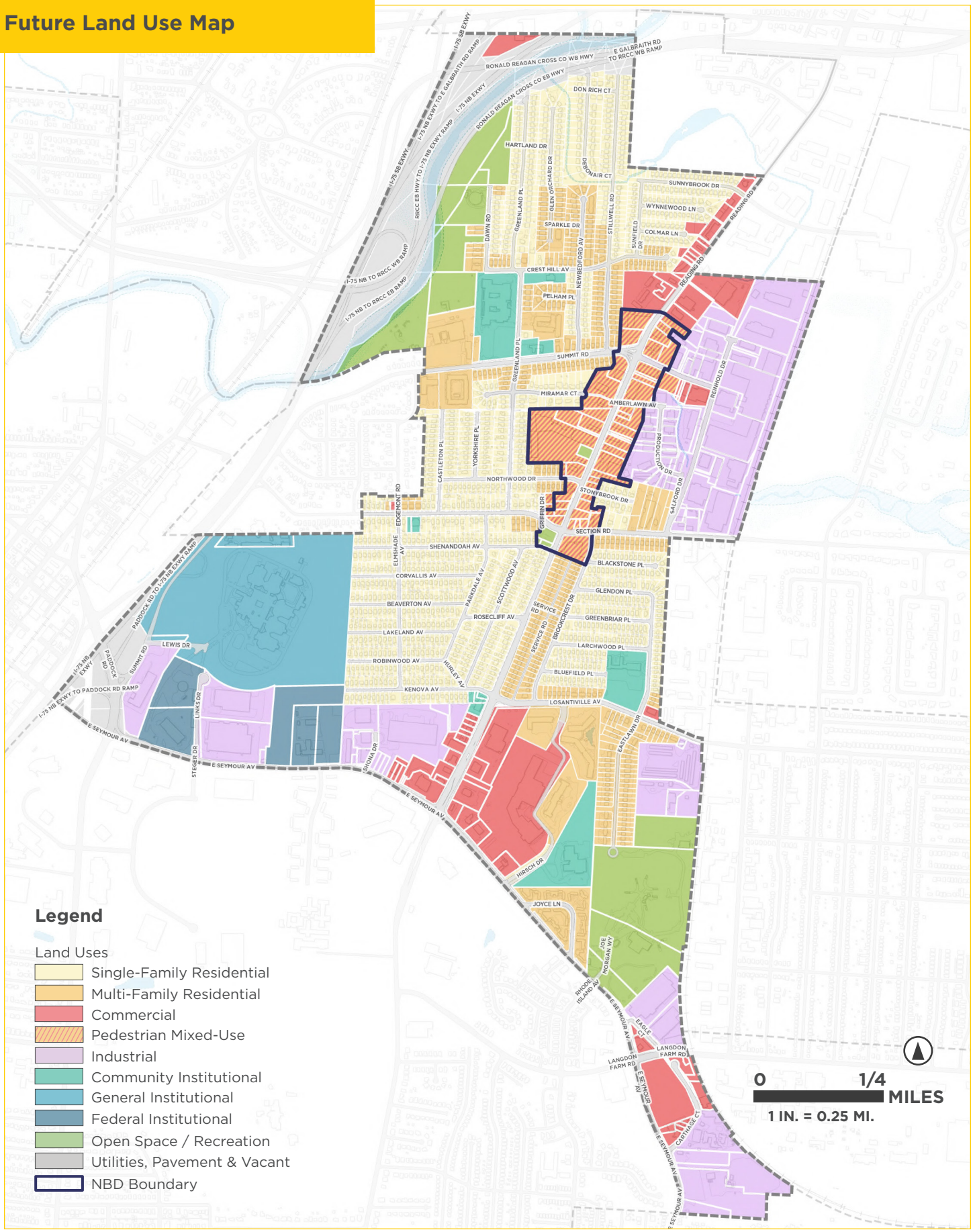


VALLEY SHOPPING CENTER (TOWN CENTER) 2

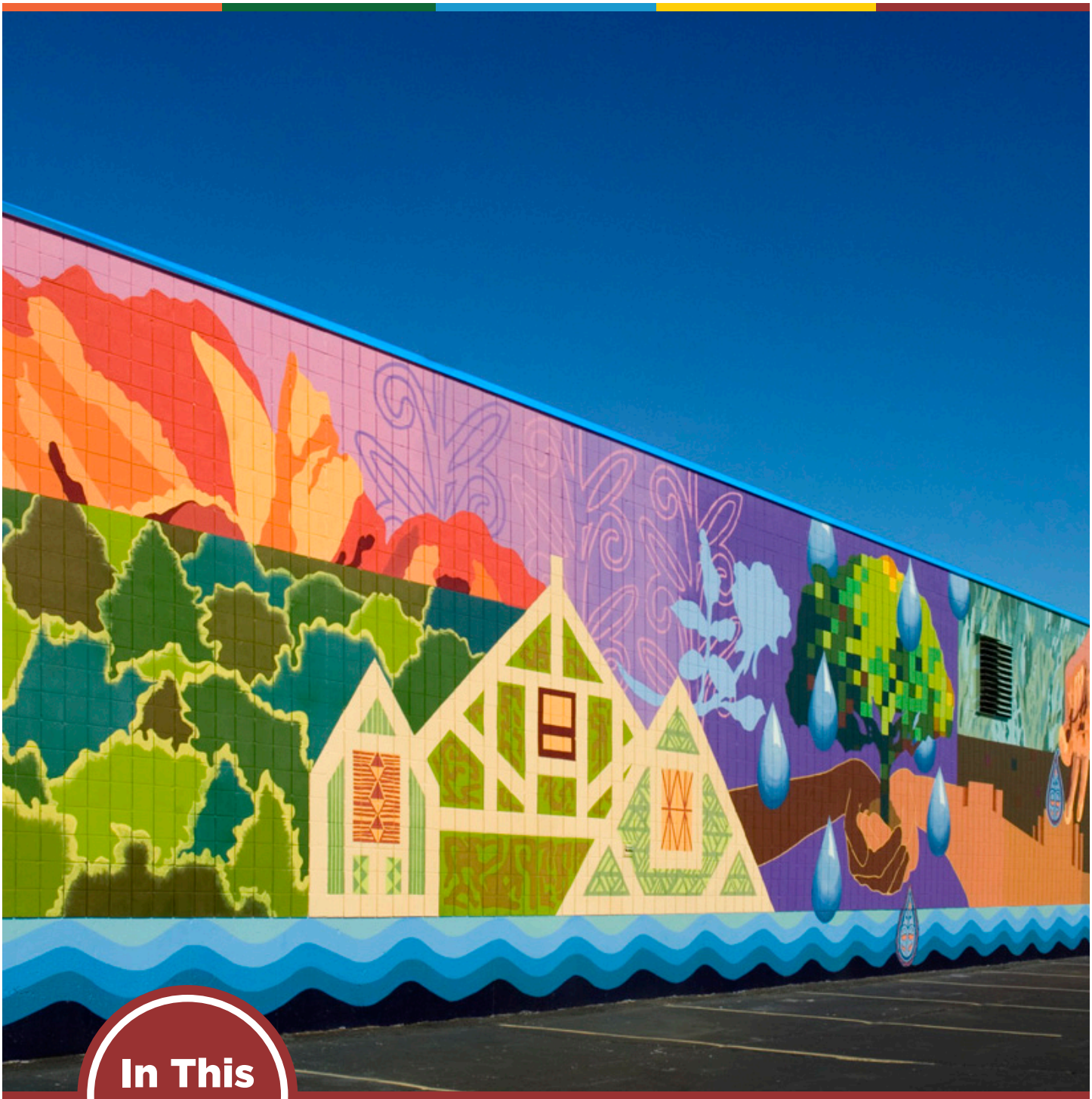


VALLEY SHOPPING CENTER (TOWN CENTER) 2

Future Land Use Map



Section 5 | Implementation Framework



In This Section

- Implementation Overview
- Efforts in Progress
- Partnerships & Funding Opportunities
- Implementation Plan

Implementation Overview

The projects in this section reflect what Roselawn residents, businesses, and community organizations identified as their priorities through the planning process. They range from things that can begin right away to longer-term investments that will take time, resources, and the right partners to make happen. Each project includes a brief description, a timeframe, and the organizations most likely to play a role in moving it forward.

The projects are organized by Theme and given one of the following time frames for execution:

- Immediate projects are those that can begin within the first year using existing relationships and resources.
- Short-term projects are realistic within one to three years once working relationships and City coordination are in place.
- Mid-term and long-term projects require capital funding, site control, feasibility work, or depend on earlier projects being completed first.

Time frames are meant to reflect current conditions in Roselawn — volunteer-led neighborhood organizations, moderate City engagement, and no dedicated implementation staff. Although most projects include all three neighborhood organizations (RCC, RBA, and ROCURC), no single organization is expected to carry all of them. Roles and responsibilities should be confirmed through a dedicated working group once it is established.

This project list is a starting point and should be updated annually as projects are completed and community focus shifts.

Efforts in Progress

- **Street Sweeping** – ROCURC, City Services, CPD, and CRC coordinated a highly organized street sweeping pilot on Eastlawn Drive, resulting in dramatically improved appearance of the block after months of preparation and door to door outreach. Permanent street sweeping signage is being pursued to ensure predictable car removal and consistent, effective maintenance.
- **Quality of Life Committee** – The Quality of Life Committee leads neighborhood betterment and safety initiatives, including a 2026 community cleanup that collected 25+ bags of trash and hosting health focused gatherings to guide future wellness efforts in Roselawn. Recent events such as the Health & Wellness Fair and the 30+ Mix & Mingle continue building connection, engagement, and resident well being.

Partnerships & Funding

- **City Programs –** In addition to City Budget Requests, City departments can provide critical support through funding tools, technical assistance, and project coordination, including programs for business district revitalization, housing repair, vacant building revitalization, streetscape improvements, transportation safety, and neighborhood beautification.
- **Federal & State Funding –** Grant opportunities from agencies such as the U.S. EPA, HUD, OKI Regional Council of Governments, and the Ohio Department of Development can support major projects including brownfield remediation, transportation enhancements, housing stabilization, greenspace expansion, and community facility development.
- **Local Nonprofits –** Organizations like Keep Cincinnati Beautiful, Home Ownership Center, LISC, and philanthropic partners can assist with volunteer mobilization, grants, home repair and financial counseling resources, and support for community programming and small business development.
- **Community Institutions –** Schools, faith organizations, and service providers play an essential role in advancing wellness, youth programs, public space activation, safety partnerships, and long-term stewardship of neighborhood improvements.

Implementation Plan

THEME 1: STRENGTHEN & GROW THE BUSINESS DISTRICT				
Goals Addressed	**Project Recommendations**	**Time Frame**	**Neighborhood Driver(s)**	**Key Partners**
1.1, 1.3, 1.4	**Reading Road Storefront and Façade Improvement Program** Improve storefronts, façades, signs, windows, entrances, lighting, and building exteriors along Reading Road to create a more attractive and welcoming business district.	Mid-Term	RBA, ROCURC, RCC	OSG, Homebase, Individual businesses, property owners
1.1, 1.2, 1.4	**Reading Road Streetscape Design Guidelines** Prepare design guidelines for sidewalks, crossings, lighting, street trees, landscaping, benches, trash cans, bus stops, signage, and public art along Reading Road.	Mid-Term	RBA, ROCURC, RCC	Urban Forestry, DOTE, OSG, Public Utilities
1.1, 1.4, 1.5	**Reading Road Pilot Block Streetscape Project** Complete a targeted streetscape improvement project between the future BRT station area and the southern entrance to the neighborhood business district.	Short-Term	RBA, ROCURC	METRO SORTA, DOTE, OSG
1.1, 1.4, 1.5	**Reading Road BRT Station Area and Development Framework** Guide future development, public space, pedestrian access, and business district improvements around planned BRT station areas.	Immediate	RBA, ROCURC, RCC	OSG, DOTE, DCPE, METRO SORTA, Port Authority, Property Owner(s)
1.1, 1.2, 1.3	**Business District Temporary Activation and Public Life Program** Bring more activity to the business district through temporary improvements, small events, outdoor gathering spaces, pop-ups, art, and seasonal programming.	Mid-Term	RBA, ROCURC	CRC, Urban Forestry, Port Authority
1.1, 1.3	**Business District Market Study** Evaluate the economic health, retail potential, and real estate dynamics of the Business District.	Mid-Term	RBA	Port Authority, DOTE, OSG, DORS
1.1, 1.2, 1.4	**Roselawn Gateway Improvements Project** Improve key entrances into the neighborhood business district, including locations near Reading and Section Roads and Reading and Summit Roads. *Gateway at Summit & Reading is in the planning phase	Short-Term	RBA, ROCURC, RCC	DOTE, DORS

* Denotes a Project In-Progress

THEME 1: STRENGTHEN & GROW THE BUSINESS DISTRICT				
Goals Addressed	**Project Recommendations**	**Time Frame**	**Neighborhood Driver(s)**	**Key Partners**
1.2	**Roselawn Public Art, History, and Storytelling Program** Celebrate Roselawn's history, culture, institutions, community leaders, and neighborhood identity through public art, murals, banners, interpretive signs, and creative projects.	Mid-Term	RBA, ROCURC, RCC	DOTE, DCPE
1.1, 1.2, 1.3	**Roselawn Business District Marketing and Events Program** Promote the neighborhood business district through shared branding, business spotlights, seasonal campaigns, social media, and recurring events.	Short- to Mid-Term	RBA, ROCURC	
1.2, 1.3	**Roselawn Small Business Resource and Support Program** Help existing and aspiring business owners better understand and access available business support, technical assistance, incentives, financing tools, and permitting resources.	Immediate	RBA	DORS
1.1, 1.2, 1.3	**Neighborhood-Serving Business Recruitment Strategy** Attract businesses and services that meet everyday resident needs, such as healthy food, childcare, health services, personal services, restaurants, and small neighborhood-serving retail.	Short-Term	RBA, ROCURC, RCC	DORS, Homebase
1.1, 1.4, 1.5	**Reading Road Key Properties and Redevelopment Toolkit** Identify vacant, outdated, or underused properties along Reading Road and outline potential reuse, redevelopment, ownership, site condition, and implementation considerations.	Mid-Term	RBA, ROCURC	OSG, Port Authority, B&I
1.1, 1.4	**Port-Owned Catalyst Sites Concept Plan** Prepare concept-level redevelopment ideas for the two Port-owned sites identified through the engagement process	Mid-Term	ROCURC, RBA, RCC	Port Authority, OSG, DCPE
1.1, 1.4, 1.5	**Long-Term Roselawn Town Center Vision** Establish a long-term vision for a Roselawn town center with a central green or civic gathering space near future transit and redevelopment opportunities.	Short-Term	ROCURC, RBA, RCC	OSG, DCPE, Developers, METRO SORTA

THEME 2: HOUSING & NEIGHBORHOOD SAFETY

Goals Addressed	Project Recommendations	Time Frame	Neighborhood Driver(s)	Key Partners
2.1, 2.3	**Neighborhood Improvement Areas Strategy** Define and prioritize small areas where housing conditions, vacancy, safety concerns, infrastructure needs, and disinvestment overlap.	Immediate	ROCURC, RCC	B&I, DORS, CPD, OSG
2.1, 2.2, 2.3	**Annual Priority Property Improvement Program** Identify a small number of priority properties each year and work toward repair, stabilization, sale, reuse, or resolution..	Mid-Term	ROCURC, RCC	B&I
2.1, 2.2, 2.3	**Home Repair and Housing Resource Connection Program** Connect homeowners, landlords, and small rental property owners with information about repair assistance, weatherization, lead abatement, energy-efficiency programs, and other housing resources.	Short- to Mid-Term	ROCURC, RCC	DORS, LISC, WIN, Home Ownership Center, OES
2.1, 2.2, 2.3, 2.4	**Vacant Home Reuse and Responsible Ownership Strategy** Identify long-term vacant homes and explore pathways for rehabilitation, sale, reuse, or transfer to responsible ownership.	Short-Term	ROCURC, RCC	B&I
2.1, 2.2, 2.3, 2.4	**Rental Property Quality and Landlord Engagement Initiative** Improve rental and multi-family property conditions through education, communication, repair resources, and clearer expectations for property maintenance and management.	Short-Term	ROCURC, RCC	B&I
2.2, 2.3, 2.4	**Longtime Resident Stability and Anti-Displacement Resource Program** Help longtime homeowners, seniors, renters, and cost-burdened households connect with resources that support housing stability as reinvestment occurs.	Short-Term	ROCURC, RCC	B&I
2.3, 2.4	**Homeownership and Responsible Ownership Pathways Initiative** Support renters, first-time buyers, and responsible small-scale owners interested in long-term investment and homeownership in Roselawn.	Short-Term	ROCURC, RCC	DORS, WIN, Home Ownership Center

THEME 3: SAFETY, HEALTH, & QUALITY OF LIFE

Goals Addressed	Project Recommendations	Time Frame	Neighborhood Driver(s)	Key Partners
3.1, 3.3	**Roselawn Safe Streets and Crossings Program** Improve priority crossings, sidewalks, lighting, and traffic-calming locations near schools, bus stops, parks, the business district, and major intersections.	Short- to Mid-Term	RCC, ROCURC	DOTE, Public Services
3.1, 3.2	**Roselawn Walkability Improvements and Connectivity Plan** Improve key walking routes that connect residents to the neighborhood business district, schools, bus stops, parks, community facilities, and other everyday destinations..	Short-Term	RCC, ROCURC, RBA	DOTE
3.2, 3.4	**Mill Creek Triangle Trail Connection Project** Advance a long-term connection between Roselawn and the Mill Creek Triangle Trail to improve walking, biking, recreation, and regional trail access.	Short-Term	ROCURC, RCC	Parks, DOTE, RBA, Mill Creek Alliance, Tri-State Trails
3.2, 3.3, 3.4	**New Roselawn Park Project** Identify and advance one or more potential locations for a new public park or neighborhood green space.	Short-Term	RCC, ROCURC	Parks, CRC
3.2, 3.4	**Great Parks Nature Center Awareness and Activation Partnership** Increase neighborhood awareness, access, programming, and use of the Nature Center at The Summit.	Mid-Term	RCC, ROCURC	CRC, Parks
3.2, 3.3, 3.4	**Community Facility Feasibility Study** Evaluate options for a shared community facility in or serving Roselawn, such as a recreation center, youth space, arts and culture space, senior programming space, library partnership, or multi-use neighborhood hub.	Short-Term	ROCURC, RBA, RCC	CRC, OSG
3.2, 3.4	**Public Space Opportunity Sites Inventory and Activation Strategy** Identify vacant lots, underused parcels, institutional properties, private spaces, and other locations that could support public gathering, recreation, events, greening, or temporary public use.	Mid-Term	ROCURC, RCC, RBA	Port Authority

THEME 3: SAFETY, HEALTH, & QUALITY OF LIFE				
Goals Addressed	**Project Recommendations**	**Time Frame**	**Neighborhood Driver(s)**	**Key Partners**
3.2	**Temporary Gathering Spaces and Pop-Up Public Space Program** Create short-term gathering spaces in visible locations to test public space ideas before permanent investment.	Mid-Term	RCC, ROCURC, RBA	Port Authority, DORS, OSG, DOTE, Private Prop. Owners
3.1, 3.3, 3.4	**Clean, Safe, and Welcoming Roselawn Initiative** Coordinate cleanup, dumping response, litter prevention, maintenance, lighting, and safety-related design improvements as a visible neighborhood quality-of-life effort. *RCC Quality of Life Committee held a 2026 cleanup and ROCURC is actively pursing permanent street sweeping signage	Immediate	ROCURC, RBA, RCC	B&I, CPD, DOTE, DORS, Public Services
3.1, 3.3, 3.4	**Roselawn Community Safety Partnership** Bring residents, businesses, churches, schools, police, youth organizations, property owners, and service providers together around shared safety priorities	Mid-Term	RCC, ROCURC, RBA	CPD, CMO-ACT
3.3, 3,4	**Roselawn Youth Recreation and Enrichment Program** Create youth recreation, arts, mentoring, sports, after-school, summer, evening, and weekend activities in Roselawn.	Mid-Term	RCC, ROCURC, RBA	CRC

* Denotes a Project In-Progress

THEME 4: FOCUS ON ACTION, PARTNERSHIPS, AND FOLLOW-THROUGH				
Goals Addressed	**Project Recommendations**	**Time Frame**	**Neighborhood Driver(s)**	**Key Partners**
3.3, 3.4	**Roselawn Youth Career and Leadership Pathways Program** Connect young people to job training, internships, apprenticeships, job-shadowing, civic leadership, local hiring, and work experience.	Short- to Mid-Term	RBA, ROCURC	Career Pathways Initiative, CMO
4.1, 4.4	**Roselawn Working Group Team** Establish a regular implementation group to help coordinate priority projects, clarify roles, identify project champions, and keep the plan moving after adoption.	Immediate	RCC, ROCURC, RBA	DCPE, OSG, DOTE
4.1, 4.2, 4.3, 4.4	**Project Champions and Partner Roles Matrix** Identify lead partners, supporting partners, resident champions, City contacts, and potential funders for priority projects.	Immediate	RCC, ROCURC, RBA	Mesivta Cincinnati
4.1, 4.3, 4.4	**Community Updates and Annual Progress Review** Share plan progress through regular updates, project check-ins, and an annual review of completed actions, active projects, barriers, and next-year priorities.	Long-Term	RCC	ROCURC, RBA
4.1, 4.3, 4.4	**Community Engagement and Volunteer Network** Give residents clear ways to stay involved in implementation through project meetings, volunteer opportunities, cleanups, pop-up input sessions, committees, and neighborhood events.	Long-Term	RCC, ROCURC, RBA	
4.1, 4.3, 4.4	**Partnership and Funding Alignment Strategy** Identify potential funding sources, partner roles, and shared implementation opportunities for priority projects.	Long-Term	RCC, ROCURC, RBA	

Appendix

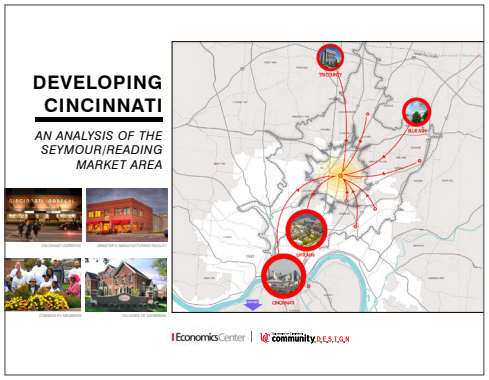


In This Section

- **Supporting Planning Documents**
- **Community Engagement Summary**
- **POI Inventory**
- **Neighborhood Analysis Map**

Supporting Planning Documents

The following plans were not approved separately as an official neighborhood plan, however, they were incorporated into this planning effort.



2014 Developing Cincinnati: An Analysis of the Seymour-Reading Market Area

The purpose of this study was to evaluate and guide future growth in an area with significant yet under-served consumer buying power, strategic regional accessibility, and increasing public and private investment.



2016 Reading Road Corridor Study

The 2016 study was written by a long-time City of Cincinnati Economic Development Officer, Barry Strum. The study had many ambitious objectives for the neighborhood of Roselawn. The report sought to implement a community-driven model of economic development, such as College Hill (CHCURC) or Price Hill (Price Hill Will).



2022 Reading Road Corridor Plan

The purpose of this plan was to analyze the Reading Corridor and set up a list of action items for next steps in progress.

Working Group Visioning Session

January 20TH, 2026 | 5:00pm - 6:30pm
First Financial Bank - 7152 Reading Road, Cincinnati, OH 45237



The Roselawn Working Group Visioning Session focused on translating previous community visioning into actionable steps. Participants reviewed draft goals, refined neighborhood priorities, and discussed strategies to advance key initiatives. Facilitators began by summarizing work completed to date and revisiting key takeaways from the Kick-Off meeting. Discussion emphasized the transition from broad visioning to implementation planning, ensuring that the next phase focuses on achievable, community-driven outcomes.

Attendees reviewed the draft framework of themes, goals, and objectives derived from past neighborhood and city plans. A brief prioritization activity allowed participants to highlight their top two or three goals for Roselawn's future. This activity set the foundation for upcoming project planning, distinguishing between near-term "quick wins" and longer-term initiatives. **A summary of the prioritization exercise results is presented in the table on the following page.**

Participants were invited to review Engagement Boards summarizing existing conditions, input from earlier sessions, and emerging project ideas. This interactive segment provided a chance for informal feedback and reflection.

Participants engaged in small-group discussions focused on actionable next steps. Groups explored questions such as:

- **What can we do now to build momentum?**
- **Which past projects should be revisited?**
- **What new initiatives or partnerships could help advance community goals?**

Each group identified potential "signature projects," partnerships, and resource needs to support Roselawn's long-term success. Feedback from this workshop helped refine the draft plan and guide the identification of priority projects for early implementation. The results reflect strong community interest in revitalizing Roselawn's business district, creating youth opportunities, and strengthening collaboration among local partners.

	Theme	Focus Area / Goal	Votes
Theme 1	**Business District Revitalization** (25 total votes)	Improve business district vitality	**11**
		Attract new development such as a grocery store	**6**
		Expand workforce and job opportunities	**3 (combined)**
		Support existing local business	**2**
		Enhance neighborhood identity and branding	**2**
		Strengthen partnerships among businesses	**1**
Theme 2	**Housing and Neighborhood Quality** (25 total votes)	Improve code enforcement	**3**
		Increase quality and variety of housing options	**2**
		Strengthen safety and crime prevention	**1**
		Address displacement concerns	**1**
		Encourage new multi-family development	**1**
Theme 3	**Parks, Recreation, and Youth Programs** (21 total votes)	Promote youth engagement and leadership	**7**
		Expand parks and open space	**5**
		Enhance community facilities and recreation opportunities	**3 (combined)**
		Advance arts programming and youth activities	**2**
		Support environmental sustainability	**2**
		Improve cleanliness and maintenance	**1**
Theme 4	**Governance, Collaboration, and Equity** (19 total votes)	Strengthen partnerships and cross-sector collaboration	**6**
		Enhance community engagement and communication	**5 (combined)**
		Improve city services and processes	**4**
		Address equity, inclusion, and access to opportunity	**2**
		Review budgeting and funding mechanisms	**2**

Theme 1:

- The prioritization exercise revealed that participants placed the greatest emphasis on **Business District Revitalization**, particularly improving the commercial core, attracting new development such as a grocery store, and creating more workforce and job opportunities.

Theme 2:

- Under **Housing and Neighborhood Quality,** stronger code enforcement and higher-quality housing emerged as leading concerns, followed by attention to safety, displacement, and options for new multi-family housing.

Theme 3:

- In the **Parks, Recreation, and Youth Programs** theme, participants prioritized youth engagement and the expansion of parks and open spaces, along with improved community facilities, arts programming, and sustainability initiatives.

Theme 4:

- Finally, within **Governance, Collaboration, and Equity**, the top priorities focused on strengthening partnerships and collaboration, enhancing community engagement and communication, and improving city services and processes, with continued attention to equity and funding considerations.

Business Owner Forum

January 29TH, 2026 | 6:00pm - 8:00pm
IlMaurii's Place - 7617 Reading Rd, Cincinnati, OH 45237



The planning team hosted an in-person Business Owner Forum to give local business representatives a chance to share their views on the future of the Business District. The discussion focused on current challenges, what is working well, and what improvements would make the biggest difference for businesses and the surrounding neighborhood.

Participants described the district as a work in progress and emphasized the need for steady leadership, stronger coordination, and more visible follow-through. There was strong support for continued investment, but also clear concern that progress has been slow and that trust will depend on accountability, transparency, and consistent communication among the city, the consultant team, business owners, and neighborhood partners.

The forum also highlighted several shared priorities for the district, including a safer and more walkable environment, stronger support for local businesses, more dining and gathering options, and amenities for youth, families, and seniors. Participants pointed to the need for community spaces, small neighborhood-serving businesses, better sidewalks and roads, improved transit access, and a stronger overall sense of place.

Safety and property conditions were a major part of the conversation. Attendees raised concerns about crime, soliciting, unwanted activity around benches and public spaces, and problem properties that continue to affect nearby blocks. At the same time, there was interest in redevelopment opportunities, especially on sites like the former Rite Aid property and Prospect Church, if future projects include beautification, active uses, and services that reflect neighborhood needs.

Overall, the forum reflected a vision for a more vibrant, walkable, and locally rooted business district. Participants supported partnerships with faith-based organizations and the Roselawn Business Alliance (RBA), more youth programming, pop-up events, business mentorship, and flexible spaces for local entrepreneurs. The ideas shared during the forum helped shape the next steps for the Business District and nearby corridors.

The icons below the main themes from the Business Owner Forum discussion and connect them to the broader vision for a more vibrant, walkable, and locally rooted Neighborhood Business District.

 **Business Sentiment**	 **Safety & Neighborhood Concerns**	 **Community Needs and Missing Amenities**
 **Business and Economic Development**	 **Development Opportunities**	 **Infrastructure and Beautification**

Overall Vision

- Create a vibrant, walkable neighborhood built on food, gathering spaces, and small business.
- Foster trust with the city, promote legitimacy and early communication.
- Support a fresh generation of entrepreneurs with flexible pop up or shared use spaces.
- Focus on beautification, community identity, and livability to make people stay.

Public Open House

February 10TH, 2026 | 5:30pm - 7:30pm
Roselawn Condon School - 1594 Summit Road, Cincinnati, OH 45237



The in-person Open House highlighted a strong desire for Roselawn to feel safer, more active, and more welcoming for families and neighbors. Participants raised concerns about crime, loitering, prostitution, speeding, and problem properties, while also emphasizing the need for stronger police presence, clearer communication about changes in the area, and more accountability from property owners and partners.

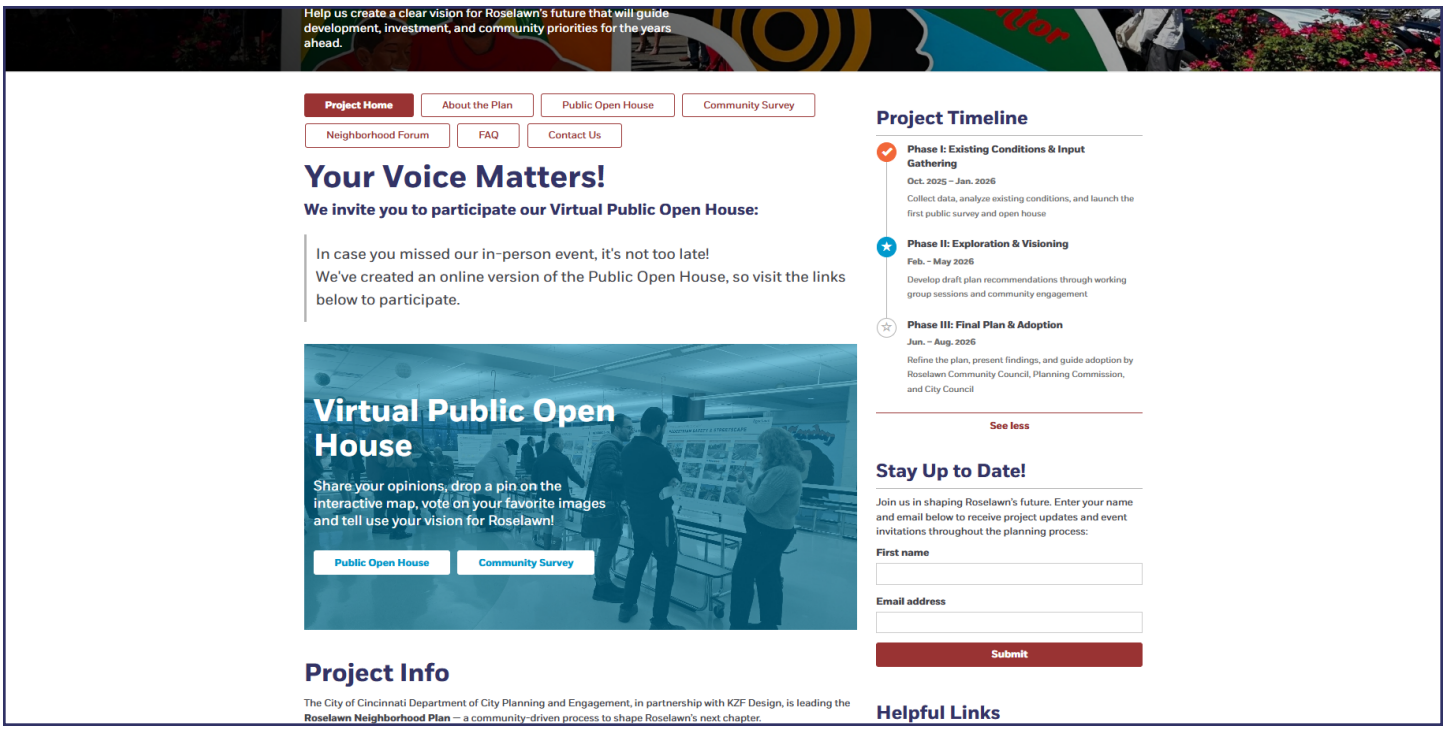
A major theme was the importance of community partnerships and more regular programming. Residents discussed the value of working with churches, recreation partners, and local organizations to support events, clean-up efforts, block parties, and youth activities. There was also interest in building on successful events and creating more opportunities for residents to gather and connect.

Participants identified several needs and opportunities for the area, including more family-friendly amenities, restaurants, a grocery store, a coffee shop, a bookstore, and spaces like a café, arts center, or co-working space. There was also interest in improving the look and feel of key corridors and commercial areas through better landscaping, planters, façade updates, and reuse of vacant or underused sites.

Overall, the open house reflected a vision for a more vibrant neighborhood with stronger community ties, better-maintained public spaces, and a wider range of everyday destinations that support both residents and local character.

Virtual Open House

February 18TH, 2026 - March 10TH, 2026



The Virtual Open House invited community members to weigh in on draft themes and goals for the Roselawn Neighborhood Plan through an interactive online format that included a map, visual survey, and ideas board. The platform focused discussion around four key priorities: strengthening the Business District, improving housing and neighborhood stability, enhancing safety and everyday quality of life, and making sure the plan leads to action through clear partnerships and implementation. Together, these features helped gather input on the future vision for Roselawn while making it easier for residents to participate remotely.

Visitors were able to interact with the following tools:

- Review of the project's **Draft Themes & Goals**
- An **Interactive Map** where the following were able to be placed:
    - Places I Go
    - Places I Avoid
    - Something I Like
    - Improvement Needed
    - Safety Concern
    - Connection Needed
- A **Visual Preference Su**rvey that included Public Spaces & Amenities, Pedestrian Safety & Streetscape, and Neighborhood Character & Gateways.
- **"Big Ideas" Wall** allowing a forum for participants to discuss their vision for the neighborhood

Theme 1 Working Group Session

March 10TH, 2026 | 6:00pm - 7:30pm
Roselawn Condon School - 1594 Summit Road, Cincinnati, OH 45237

Theme 1: Strengthen and Grow the Business District

Make Reading Road a lively, welcoming place where local businesses can succeed and residents want to spend time.

- **Goal 1.1: Make the Business District a Walkable, Active Place**
- **Goal 1.2: Create a Strong Identity and Positive Image for Roselawn**
- **Goal 1.3: Support Local Businesses and Job Opportunities**
- **Goal 1.4: Improve Gateways and Key Properties**
- **Goal 1.5: Use Bus Rapid Transit to Support Equitable Growth**

During the Theme 1 Working Session, the working group focused on the future of the Business District, with particular attention to making it safer and easier to walk, supporting local businesses and jobs, and improving important sites, buildings, and public spaces. The discussion brought together the working group, city staff, and neighborhood partners to share ideas, answer questions, and build on the plan's goals.

Maps, handouts, and precedent images were used to support the conversation, help visualize possibilities, and identify project ideas that could move the area forward. The ideas that came out of the meeting reflect a strong interest in creating a more connected, active, and welcoming business district in Roselawn, along with practical early opportunities such as streetscape improvements, better sidewalk connections, temporary uses, façade upgrades, and new ways to activate vacant spaces.

The project ideas on the pages that follow build on this conversation and show how the neighborhood can turn broad goals into a more focused implementation path.

Streets, Sidewalks, and Neighborhood Feel Projects:

To make Roselawn's streets more comfortable, safe, and inviting, the group discussed:

- **Add more trees and landscaping** to calm traffic, provide shade, and improve the look of the corridor (Parks & DOTE).
- **Create streetscape guidelines** so future improvements such as lighting, sidewalks, and street furniture, feel consistent and reflect the neighborhood's identity (DOTE, Parks / Urban Forestry, Metro).
- **Improve sidewalk connections** between Roselawn's residential areas and the business district to make it easier to walk around.
- **Test a "Pilot Block"** between Section Road and the METRO BRT stop to show what improvements could look like and build momentum.

Local Businesses & Jobs Projects:

Ideas focused on supporting local businesses and bringing more activity to the corridor:

- **Create a vision for a "Town Center**" with a mix of uses and destinations.
- **Develop guidelines for new development** to ensure projects support current residents and businesses.
- **Encourage pop-up shops and temporary uses** to activate vacant storefronts and support new entrepreneurs.
- **Promote housing above businesses** to bring more people and activity to the area.
- **Offer business support programs**, such as classes, mentorship, and financial literacy training.
- **Launch a Façade improvement Program** to improve storefront appearance.
- **Host events and program spaces** to bring people to the corridor.
- **Start an "Adopt-a-Block" Program** where businesses help maintain and improve nearby spaces.

Buildings, Vacant Lots & Neighborhood Entrances Projects:

The group discussed ways to reuse vacant spaces and improve key locations:

- **Rehabilitate vacant or underused commercial buildings** to bring them back into use and support local needs (1–2 year timeframe; potential partners include the Community Council, Business Association, and ROCURC).
- **Activate Reading & Section Road** with temporary uses, events, or community amenities as a quick win.
- **Improve neighborhood entrances** with beautification and possibly a garden or green space hub (RCC).
- **Create a mixed-use "Community Hub"** with restaurants, recreation, and gathering space for all ages (YMCA and partners).
- **Activate the Valley Shopping Center** with pop-ups, services, and new uses.
- **Develop key intersections (Reading & Section / Reading & Summit)** as mixed-use nodes with restaurants, youth programming, and gathering spaces (YMCA, Boys & Girls Club).
- **Organize neighborhood beautification efforts** to improve curb appeal and build community pride (RBA, Community Council, Keep Cincinnati Beautiful, Toolbank).

Theme 2 Working Group Session

April 2ND, 2026 | 6:00pm - 7:30pm
Roselawn Condon School - 1594 Summit Road, Cincinnati, OH 45237



Theme 2: Improve Housing and Strengthen Neighborhood Stability

Improve housing conditions, address problem properties, and protect long-time residents.

- **Goal 2.1: Improve Housing Conditions**
- **Goal 2.2: Address Problem Properties and Absentee Landlords**
- **Goal 2.3: Focus on Areas Facing the Greatest Challenges**
- **Goal 2.4: Protect Strong Blocks and Prevent Displacement**

During the Theme 2 Working Session, the working group discussed several strategies for improving neighborhood conditions and supporting long-term stability. Code enforcement was identified as being largely complaint-driven, which means issues are often addressed reactively rather than through a more proactive approach. The group also emphasized the need for better education around existing city programs that can help homeowners and rental property owners access funding for repairs and property improvements.

Participants pointed to specific areas, including Summit Road, Dawn Road, and Seymour Avenue, where problem properties appear to be concentrated, suggesting that targeted interventions may be needed in these locations. The discussion also highlighted opportunities to strengthen coordination through programs like CERT and shared tracking systems that could help identify repeat problem properties and support more effective responses. In addition, there may be potential to use tools such as a TIF district to help support certain improvements.

The working group also recognized the importance of continued basic service improvements, including efforts by Public Services such as street sweeping. Beyond physical maintenance and enforcement, participants noted that neighborhood programs, activities, and community facilities are also important tools for strengthening safety, stability, and overall quality of life.

Housing & Neighborhood Stability Projects

Most of the discussion focused on improving housing conditions and addressing problem properties. A key theme was the need to focus efforts in a small number of priority areas to make a visible impact. The working group established the following projects:

- **Designate "Target Improvement Areas"** to identify focus areas and prioritize high-need properties that can help guide where resources and efforts should be concentrated
- **Create a Problem Property Action Plan** to track, escalate, and resolve repeat issues, especially in priority areas
- **Expand Access to Home Repair Programs** to increase awareness of available funding and help residents navigate the application process
- **Address Vacant and Abandoned Properties** to prioritize key sites and work with partners to stabilize and return them to use
- **Coordinate a Neighborhood Cleanup in priority** "target improvement areas" through volunteer opportunities or coordinating City services like street sweeping and trash removal
- **Build a Partnership & Volunteer Program** by exploring opportunities to work with institutions, churches, and resident volunteers to help support exterior repairs, cleanups, and other neighborhood improvements
- **Launch a Housing Education & Outreach Campaign** to share information about available programs, resources, tools, and homeowner responsibilities

Theme 3 Working Group Session

April 16TH, 2026 | 6:00pm - 7:30pm
Roselawn Condon School - 1594 Summit Road, Cincinnati, OH 45237



Theme 3: Improve Safety, Health, and Everyday Quality of Life

Create a neighborhood where people feel safe, healthy, and connected.

- **Goal 3.1: Make Streets Safer and Easier to Get Around**
- **Goal 3.2: Expand Access to Parks and Community Spaces**
- **Goal 3.3: Strengthen Community Safety**
- **Goal 3.4: Support Youth and Workforce Opportunities**

During the Theme 3 Working Session, the working group focused on the major investments and partnerships needed to move neighborhood priorities forward. A consistent theme throughout the discussion was funding, which remains a barrier for several efforts, including the ROCURC garden, greenspace improvements, and broader redevelopment projects. Participants noted that a range of tools and partnerships will be needed to turn ideas into action.

The group also emphasized the importance of urban forestry programs and streetscape improvements as visible ways to strengthen neighborhood identity. These kinds of investments can improve aesthetics, expand tree canopy coverage, and help create a stronger sense of place along key corridors and public spaces. In addition, there was clear interest in developing a more comprehensive greenspace and connectivity plan that would bring together pocket parks, trails, and pedestrian improvements in a coordinated way.

Several implementation tools and priority areas were identified during the discussion. TIF districts may offer financing opportunities, but further analysis is needed to understand project costs and feasibility. Other funding sources, including the City's Economic Development funding programs, grants, and partnerships with the Port Authority, were also identified as important to pursue. Brownfield redevelopment, especially along Section Road, remains a key priority, and the group also highlighted the need for targeted investment along corridors such as Summit Road and Reading Road to improve walkability, safety, and connectivity.

The working group also discussed the importance of community amenities, including the possibility of a community center and expanded recreation programming, as part of a broader effort to support neighborhood vitality. Overall, the discussion reinforced the need to focus on high-impact areas, reconnect fragmented parts of the neighborhood, and align local efforts with broader plans and projects such as the Evanston Plan, BRT, DOTE and ODOT initiatives, and potential institutional investments.

Safety. Health, and QoL Project Ideas

The breakout groups generated a strong list of actionable projects, turning ideas into an early roadmap for implementation:

- **Define "Priority Investment Areas"** to focus resources on key corridors and sites where improvements can catalyze broader neighborhood impact
- **Advance "Signature Place-Based Projects"** to establish anchors like the ROCURC garden, expanded greenspaces, and a potential community hub that reinforces neighborhood identity
- **Build a Connected Greenspace Network** to link pocket parks, trails, and tree-lined streets into a cohesive system that improves access, walkability, and environmental benefits
- **Leverage Funding Districts & Incentives** to align TIF resources, grants, and Port partnerships into a coordinated financing strategy for priority projects
- **Target Redevelopment Opportunities** to move forward brownfield and underutilized sites through site readiness, remediation, and partnerships for reinvestment
- **Deliver Corridor-Level Improvements** to address safety, walkability, and streetscape conditions along key routes like Summit and Reading Roads
- **Expand Neighborhood Beautification Efforts** to scale urban forestry, streetscape enhancements, and visible improvements that strengthen curb appeal and sense of place
- **Coordinate Implementation & Partnerships** to align with major plans and projects (BRT, ODOT, institutional investments) while tracking progress and maintaining momentum

Theme 4 Working Group Session

April 30TH, 2026 | 6:00pm - 7:30pm
Roselawn Condon School - 1594 Summit Road, Cincinnati, OH 45237



Theme 4: Focus on Action, Partnerships, and Follow-Through

Make sure this plan leads to real change, not just another document.

- **Goal 4.1: Support Community-Led Action**
- **Goal 4.2: Clarify Leadership and Roles**
- **Goal 4.3: Align Partnerships and Funding**
- **Goal 4.4: Turn Ideas into Funded Projects**

The Theme 4 Working Group Session focused on one of Roselawn's most important long-term needs: ensuring the neighborhood plan leads to real, visible action. Unlike the previous themes, which addressed physical improvements, safety, and housing, Theme 4 concentrated on implementation, clarifying who does what, how progress will be tracked, and how partnerships can be organized to move projects forward. Participants reviewed example projects, discussed conversation starters, and were asked to identify two to three implementation ideas their group believed could make a meaningful difference.

Facilitators opened with an overview of the theme's goals and a reminder that successful implementation requires clear leadership, strong coordination, and transparent communication with the community. Participants were encouraged to think about Roselawn's current organizational capacity, past challenges with follow-through, and new systems needed to ensure momentum over time. The presentation emphasized that Theme 4 is the backbone of the entire Neighborhood Plan, the part that determines whether the community's ideas become funded, built, and sustained.

Implementation, Action, and Partnership Ideas

The breakout groups generated a strong list of actionable projects, turning ideas into an early roadmap for implementation:

- **Define "Priority Investment Areas"** to focus resources on key corridors and sites where improvements can catalyze broader neighborhood impact
- **Clear Leadership & Roles** by forming a Neighborhood Implementation Committee, assigning lead organizations for each priority project, and providing regular community updates to maintain transparency.
- **Stronger Partnerships** through quarterly coordination meetings with City departments, nonprofits, and the Port, along with joint funding applications for major projects.
- **Focused Priorities** by maintaining a short, actionable list of top priority projects and using a public project tracker to monitor progress.
- **Learning from Other Neighborhoods** and successful models like DeSales Corner, Avondale, Madisonville, and Pleasant Ridge as examples of strong anchors and coordinated corridor investment.
- **Local Anchors** like the Post Office was discussed as a potential stabilizing anchor for Roselawn's corridor.
- **RBA–Port Coordination** through a stronger relationship between the Roselawn Business Alliance and the Port to help advance redevelopment.

Participants agreed that successful implementation requires clear responsibilities, stronger coordination, ongoing communication, and aligned funding. The session produced a set of practical tools to help Roselawn move projects forward with measurable progress and sustained community involvement.

Public Open House

July 16TH, 2026 | 5:30pm - 7:30pm
ROCURC Lot - 7405 Reading Rd, Cincinnati, OH 45237



The Public Open House invited residents, business owners, and local partners to review the full set of draft recommendations and share final feedback before the plan enters its completion stage.

Large-format boards showcased mixed-use development concepts, Reading Road corridor improvements, proposed streetscape design elements, targeted housing strategies, safety and pedestrian enhancements, park and greenspace opportunities, and potential town center ideas. These boards allowed residents to visualize how Roselawn's future could look and interact directly with design concepts and project descriptions. Throughout the event, participants asked questions, discussed ideas with the project team, and provided input on which concepts felt most important for Roselawn's next chapter.

This Open House served as the community's final opportunity to respond to the plan's recommendations and ensure alignment with resident priorities before the plan moves to final drafting and adoption.

Attendees were asked to vote on which draft recommendations they felt were most important for Roselawn. The following priorities emerged from the ranking activity:

- Streetscape Improvements & Reading Road Pilot Block Project – 4 votes
- Façade Improvement Program – 3 votes
- Targeted Housing Improvement Areas – 3 votes
- New Public Park / Greenspace – 3 votes
- Mixed-Use Developments – 2 votes
- Community Facility Feasibility Study – 2 votes
- Safe Streets & Crossings Program – 2 votes
- Youth Recreation & Enrichment Program – 2 votes
- Gateway Improvements – 1 vote

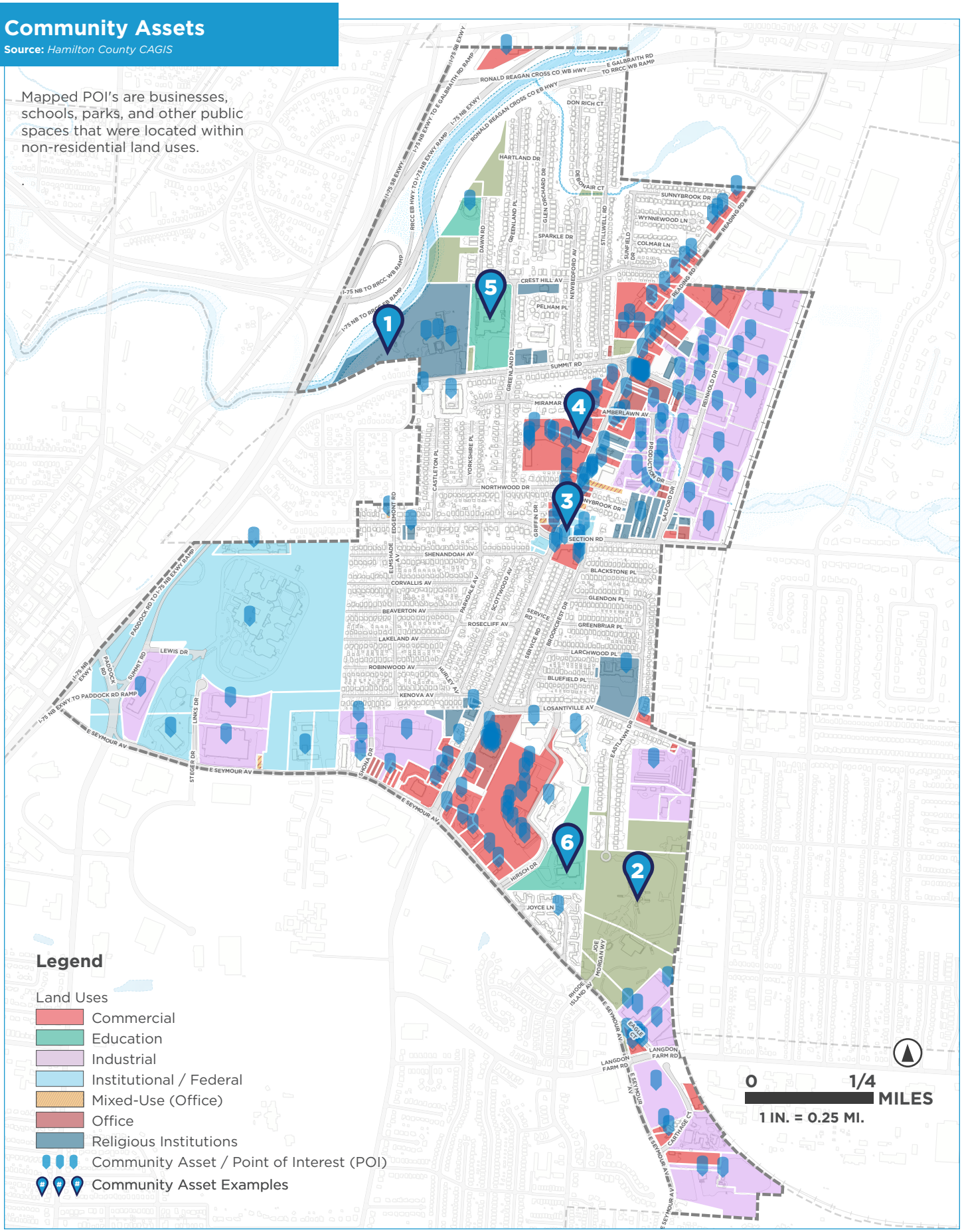
Rankings highlight strong community support for visible corridor improvements, quality-of-life investments, greenspace additions, and programs serving youth and families. They also signal a continued desire to strengthen Roselawn's business environment through mixed-use development and façade improvements.

PAGE INTENTIONALLY LEFT BLANK

Community Assets

Source: *Hamilton County CAGIS*

Mapped POI's are businesses, schools, parks, and other public spaces that were located within non-residential land uses.



Roselawn Points of Interest (POI) Inventory

During the Existing Conditions Analysis phase of the Roselawn Neighborhood Master Plan, an inventory of existing businesses and landmarks were developed, referred to below as Points of Interest (POI's). The following list was developed using a variety of sources, including but not limited to existing Hamilton County GIS data, Google Maps, and neighborhood resources developed in Spring 2026.

This list may not include all businesses and POI's, but provides a clear snapshot of business types located within Roselawn, with additional notes added if the POI is located within the Neighborhood Business District (NBD).

POI Name	Address	Description	In the NBD
3t Learning Academy	7125 Reading Road	Day Care Center	
4 Legendary Kids Early Learning Center	7390 Reading Road	Day Care Center	YES
A&A Speedway New and Used Tires	7750 Reading Road	Auto Repair Shop	YES
A-1 Appliance Service Co.	1840 Amberlawn Avenue	Appliance Repair Services	
Abrams Automotive Inc	7770 Reading Road #2141	Used Car Dealership	
Affinity Rose Lounge	7604 Reading Road	Bar	YES
All Around Auto Care	7821 Reading Road	Used Car Dealership	
AM Shipping Supplies Co.	7736 Reinhold Drive	Packaging Supply Store	
Amati's Fine Instruments Warehouse	7613 Production Drive	Musical Instrument Manufacturer	
Amma's Kitchen	7633 Reading Road	Restaurant	YES
APC Promos	1870 Summit Road	Promotional Products Supplier	
Autopart International	7749 Reinhold Drive	Auto Body Parts Supplier	
AutoZone Auto Parts	1748 E Seymour Avenue	Auto Parts Store	
Bank of America	1894 E Seymour Avenue	Bank	
Beloved Community Church	7855 Dawn Road	Church	
Better Living Medical Supplies	7610 Reading Road #104	Medical Supply Store	YES
Bid Auction Depot	7596 Reinhold Drive	Auction House	
Bladez Barber Shop	1442 Section Road	Barber Shop	
Blessing Home Health Service LLC	1821 Summit Road #203	Home Healthcare	YES
BLT Commercial Storage	2174 E Seymour Avenue	Storage Warehouse	
Blue Hell Studio, LLC	7712 Reinhold Drive Suite 1	Metal Fabricator	
BOGG Express LLC	2300 E Seymour Avenue	Trucking Company	
Boost Mobile	1844 E Seymour Avenue	Cell Phone Store	
Boost Mobile	7666 Reading Road #3	Cell Phone Store	YES

POI Name	Address	Description	In the NBD
bp	2098 E Seymour Avenue	Gas Station	
Brandy's Ultra Sports Lounge	7751 Reading Road	Bar	
CAD Import Inc.	7199 Shona Drive	Food Importer & Distribution	
Cai's Towing & Recovery LLC	2280 E Seymour Avenue	Towing Service	
Cash America Pawn	7901 Reading Road	Pawn Shop	
Catholic Charities Southwestern Ohio	7162 Reading Road #600	Community Non-profit Agency	
Ceva Logistics	1821 Summit Road	Logistics/Freight Services	YES
Chinese Bean Makeup Artistry	1821 Summit Road #300B	Make-up Artist	YES
Cincinnati Dinner Train	2172 E Seymour Avenue	Restaurant	
Cincinnati Support Services LLC	1821 Summit Road #216	Disability Support Services	YES
Cincinnati ToolBank	1682 E Seymour Avenue	Tool Rental Service	
Cincy Blends	7617 Reading Road	Barber Shop	YES
Cincy Liquors	7617 Reading Road #4	Liquor Store	YES
Cinfed Credit Union	7661 Reading Road	Bank	YES
Citi Trends	1838 E Seymour Avenue Suite 2	Clothing Store	
City Gear	1858 E Seymour Avenue	Clothing Store	
Courtyard Apartments	7126 Hirsch Drive	Apartment Complex	
Cregger Company, Inc.	7584 Reinhold Drive	Plumbing Supply Store	
Culinart Inc.	7609 Production Drive	Manufacturing	
Custom Mail Services	7676 Reinhold Drive	Mailing Service	
Dawson Heating & Air Conditioning	7523 Reading Road	HVAC Contractor	YES
Disney-McLane	7737 Reinhold Drive	Manufacturer	
Dollar General	7685 Reading Road	Dollar Store	YES
Dollar Tree	1864 E Seymour Avenue Unit 22	Dollar Store	
Elite Furniture	1834 E Seymour Avenue	Furniture Store	YES
Emerge Manufacturing	2250 E Seymour Avenue	Manufacturing	YES
Emergency Dental Today	7155 Reading Road	Emergency Dental Service	YES
Essence Beauty Supply	7617 Reading Road	Beauty Supply Store	YES
Eurostampa	1440 E Seymour Avenue	Commercial Printer	YES
Evolution Creative Solutions	7107 Shona Drive	Commercial Printer	YES
Express Wings	7625 Reading Road	Restaurant	YES
Family Dollar	1860 E Seymour Avenue	Discount Store	YES
Family Nurturing Center	7162 Reading Road Floor 1	Social Services Organization	YES

POI Name	Address	Description	In the NBD
FedEx Ship Center	7150 Paddock Road	Shipping and Mailing Service	YES
Fifth Third Bank & ATM	1850 E Seymour Avenue	Bank	YES
First Financial Bank	7152 Reading Road	Bank	YES
Five Star Home Services Cincinnati	7374 Reading Road Suite 118	HVAC Contractor	YES
Froikin Chas & Co.	1821 Summit Rd #20	Accounting Office	YES
G A Avril Co.	2108 Eagle Court	Foundry	
Get Right Cuts	7365 Brookcrest Drive	Barber Shop	YES
Great Parks Nature Center at The Summit	1580 Summit Road	Park and Event Space	
Greater Canaan Missionary Baptist	7181 Reading Road	Church	
Greater Cincinnati Islamic Association (GCIA)	7762 Reading Road	Non-Profit Organization	YES
Green Sales Company	2172 E Seymour Avenue	Auto Parts Store	
Gregory Forrest Lester, Inc.	7798 Reading Road Suite E	Landscaping Company	
Hayes Publishing	7624 Reinhold Drive	Educational Supply Store	
Hey Graphics	7666 Production Drive	Graphic Design Services	
Hibbett Sports	1854 E Seymour Avenue	Sports Equipment Store	
Hillcrest Elderly	1829 Losantiville Avenue	Apartment Complex (Senior)	
Humble Hearts Home Care	1821 Summit Road	Senior Care Agency	YES
Hustlin' Hands	7610 Reading Road #103	Nail Salon	YES
James Hunt Construction	1865 Summit Road	Construction Company	
Jet Machine & Manufacturing	7108 Shona Drive	Manufacturing	
Journey Steel	7660 Production Drive	Steel Fabricator and Erector	
Julia Wireless & Beauty Supplies	1848 E Seymour Avenue	Beauty Supply Store	
K&D Home Care	1745 Section Road	Home Healthcare Service	YES
k9 Waves	7637 Production Drive	Animal Clinic	
KNS Graphics, LLC	1821 Summit Road	Custom T-Shirt Supplier	YES
Kota Kreations	7617 Reading Road Suite 160	Beauty Salon	YES
Kramer & Feldman Inc.	7636 Production Drive	General Contractor	
LaRosa's Pizza	7617 Reading Road	Restaurant	YES
LaTouch Cosmetology Institution	7617 Reading Road	Beauty School	YES
Lets In Mental Health & Recovery	7162 Reading Road #720	Mental Health Services	
Logistics Done Right	7616 Production Drive	E-commerce Services	
Losantiville Store & Lock	1949 Losantiville Avenue	Self-Storage Facility	
LW Office Furniture Warehouse	1900 Section Road	Office Furniture Store/Warehouse	

POI Name	Address	Description	In the NBD
Machinex	7654 Production Drive	Laundry Equipment Supplier	
Marathon Gas	7738 Reading Road	Gas Station	YES
Mark's Auto Body	2270 E Seymour Avenue	Auto Body Shop	
Mason Truck Repair	2350 E Seymour Avenue	Truck Repair Shop	
McCluskey Automotive Used Car Superstore (Arlington Heights)	435 E Galbraith Road	Used Car Dealership	
McDonald's	7142 Reading Road	Fast Food	
Meineke Car Care Center	7760 Reading Road	Auto Repair Shop	YES
Metro by T-Mobile	2102 E Seymour Avenue	Cell Phone Store	
Metro by T-Mobile	7666 Reading Road	Cell Phone Store	YES
Miami Hookah & Grill	7532 Reading Road	Hookah Bar	YES
Mid City Executive Center	1821 Summit Road	Commercial Real Estate Agency	YES
Midpointe Tower	7162 Reading Road	Office Tower	
Mr. Reno Barbershop	2100 E Seymour Avenue	Barber Shop	
Municipal & Contractor Sealing Products, Inc.	7740 Reinhold Drive	Septic System Services	
N.O.W. Healthcare Solutions	1821 Summit Road #104	In-home Healthcare Services	YES
National Access Design, LLC	1871 Summit Road	Door Supplier	
Nature Center at the Summit (Great Parks Office)	1580 Summit Road	Parks Office	
New Prospect Baptist Church	1580 Summit Road	Baptist Church	
Next Level Hair Salon	2104 E Seymour Avenue	Hair Salon	
Ohio Department of Transportation (ODOT) Hamilton County Garage	1400 E Seymour Avenue	State Government Office	
Ohio Tax Service, Inc.	7162 Reading Road #105	Tax Preparation Services	
Ohio Valley Supply Co.	7050 Links Drive	Building Materials Supplier	
O'Reilly Auto Parts	7701 Reading Road	Auto Parts Store	YES
Pepsico	7780 Reading Road	Manufacturing	
PlasmaCare Inc. Hillcrest	1828 E Seymour Avenue	Blood Donation Center	
Popeyes Louisiana Kitchen	7131 Reading Road	Fast-Food Restaurant	
Pro Seniors Inc.	7162 Reading Road #1150	Elder Legal Advocacy Company	
PureDrive	7759 Reading Road	Used Car Dealership	
Quantum Chemical Site (Springfield Township)	1265 Section Road	Former Chemical Plant	
Queen City Jewelry & Pawn	7935 Reading Road	Pawn Shop	
Queen City Pallets	7744 Reinhold Drive	Pallet Supplier	
R et Z Fashions	7642 Reading Road	Clothing Store	YES

POI Name	Address	Description	In the NBD
Today's Man	7617 Reading Road	Clothing Store	YES
Trans-States Express	7750 Reinhold Drive	Trucking Company	
Tri-City Services, LLC TSS	1821 Summit Road #316	Staffing Agency	YES
Truth Bar & Grill	7600 Reading Road	Bar	YES
Turning Point Ministries	7245 Eastlawn Drive	Religious Organization	
TW Metals	7640 Reinhold Drive	Metal Supplier	
TyeDye Nails	1709 Section Road	Nail Salon	YES
U.S. Bank Branch	7660 Reading Road	Bank	YES
United States Army Reserve (Morrow USARC)	1600 E Seymour Avenue	Military Base	
United States Postal Service	1730 Section Road	Post Office	YES
Universal Nails & Beauty Supply	7385 Brookcrest Drive	Beauty Supply Store	YES
Valassis, Inc.	7728 Reinhold Drive	Advertising Agency	
Victory Deliverance Ministries Cincinnati	7901 Reading Road	Church	
Vinyl Kraft Inc.	7725 Reinhold Drive	Siding Contractor	
VYBEZ Hookah Bar & Lounge	7825 Reading Road	Bar	
Weddings on The Run	1821 Summit Road	Wedding Service	YES
Welage Corporation	7712 Reinhold Drive Suite 2	Metal Fabricator	
WIC Program	7162 Reading Road #800	Social Services Organization	
Wing Stop	1836 E Seymour Avenue	Fast Food	
Women of Styles Salon & Day Spa	7513 Reading Road	Beauty Salon	YES
World Pac Paper	1821 Summit Road #317	-	YES
Yakitori Hibachi Lounge	7505 Reading Road	Restaurant	YES
Yummi Xpress Jamacian Restaurant	7733 Reading Road	Restaurant	YES
Zee Food Mart	1833 Losantiville Avenue	Convenience Store	

POI Name	Address	Description	In the NBD
Rankin Vocational Services Center	7162 Reading Road #720	Employment Center	
Rat Pack Edition Men's Consignment Store	7357 Brookcrest Drive	Clothing Store	YES
Reading Road Food Mart	7539 Reading Road	Convenience Store	YES
Reliable Home Health Care	1821 Summit Road #118	Home Healthcare	YES
RMS of Ohio	7162 Reading Road #610	-	
Roselawn Family Dental	7540 Reading Road	Dentist	YES
Roselawn Gardens Apartments	1811 Losantiville Avenue	Apartment Complex	
Roselawn Pharmacy	7601 Reading Road	Pharmacy	YES
Roselawn Self Storage	7623 Production Drive	Storage Facility	
Roselawn Village Apartments	1992 E Seymour Avenue	Apartment Complex	
Roses Discount Store	1838 E Seymour Avenue Suite 1	Discount Store	
Rubix Food & Gas	7539 Reading Road	Gas Station	YES
Salon Outlandish	7610 Reading Road #102	Beauty Salon	YES
Salon Samiyyah	7615 Reading Road Floor 1 Rear	Beauty Salon	YES
Save A Lot	1864 E Seymour Avenue	Grocery Store	
See More Smiles Dental	1860 E Seymour Avenue	Dentist	
Shekinah Beauty Center and Day Spa	7837 Reading Road	Salon	
Shell	1900 E Seymour Avenue	Gas Station	
Shop Rite	7911 Reading Road	Convenience Store	
Situations Full Services Salon	7610 Reading Road #105	Beauty Salon	YES
SLM Seacrest Holdings LLC	7162 Reading Road #730	Real Estate Holdings	
SSC Select Specialties Corp.	7649 Production Drive	Corporate Office	
Stepleton Law LLC	7162 Reading Road #250	Legal Services Office	
Stewart Tire & Auto Service	7135 Reading Road	Auto Repair Shop	
Su Casa Hispanic Center	7162 Reading Road #700	Non-profit Organization	
Summit Apartments (Roselawn Permanent Supportive Housing)	1579 Summit Road	Apartment Complex	
Summit East Apartments - Senior Community	1581 Summit Road	Apartment Complex (Senior)	
Taco Bell	1810 E Seymour Avenue	Fast Food	
TB Products	1854 Summit Road	Custom T-Shirt Supplier	
The Dukesters Restaurant & Catering	7733 Reading Road	Restaurant	YES
This Side of Roselawn Food Truck	7733 Reading Road	Restaurant	YES
Titan Auto Insurance (Nationwide)	2094 E Seymour Avenue	Auto Insurance Agency	

LEGEND

Problem Area

1 Crest Hill Ave: Drugs, Trash

2 Reading: Bad

3 Greenland Pl & Summit Rd: Bad, prostitution, murder

4 Eastlawn Dr: Bad lighting, murders

Business Corridor

BRT Turnaround

1 Trying to turn into greenspace

2 Area can possibly turn into apartments

3 Area used to be bad

4 Quiet, residential

5 Lots of potential for Birck & Mortar

6 Truck parking

7 Gateway Commercial

8 Very bad/ vacant

9 Office Suites

10 Dollar General, Bad area

11 Vacancy, fighting, loitering, bad owners

12 Problem property

13 Good story of pharmacy and first financial

14 Port property

15 Problem property

16 Problem property

17 Port property

18 Parking lot

19 For sale, no buyers

20 Pocket Park

21 Dumping, major problem area

22 Boarding school

23 Nice, Gaslight

24 Gaslight, bad lighting

25 Gaslight

26 Caught on fire

27 No one uses this

28 Dumping

29 Apartments

30 Senior Center

31 Shopping Center

32 Senior and Disability support

Neighborhood Analysis Map

Source: *Hamilton County CAGIS*

