

Welcome to AVONDALE



Neighborhood History

Most of the land that became Avondale was sold to Samuel Robinson by John Cleves Symmes in 1795. Robinson later subdivided his land selling tracts to other men John Hardin and William McMillan. These first landowners of Avondale held the lands they owned for speculation and farming. In 1833, Luke Kendall purchased a small amount of land from James A. Cory and built a substantial brick home on the Lebanon Turnpike. Along with Kendall, his partner David B. Bassett also made his permanent residence in the Avondale area. These men were the first to make their homes in Avondale while doing their business in Cincinnati. The first subdivision in the Avondale area was a division of the estate of Jonathan Dayton, by his estate administrator Jonathan Bartlett in 1846. It was designated on the records as, "Plat of house lots at Clinton, three miles from Cincinnati."



Early on the area was called Clintonville, but in 1853, Mrs. S.H. Burton who saw a resemblance between a stream in the area and the Avon River in England, began calling the area Avondale. When The Cincinnati and Chicago Railroad bought most of the Clinton and Locust Grove subdivisions the company surveyor, H.C. Freeman, identified the land as Avondale. When the area incorporated as a village in 1864 it was named the Village of Avondale. In 1903 when streetcar lines were laid into Avondale it made access to the area possible for less affluent Greek American and Eastern European Jewish families who had settled originally in the West End neighborhoods. The more affluent Jewish community had been moving into the more upscale North Avondale since the 1890's, while less affluent and second generation Jews settled in south Avondale. In the early 20th century Avondale was mostly a Jewish community and it remained that way until the end of WWII. After the Second World War many younger Jewish families moved to newer suburbs following the post war suburbanization trend. Eager to fill in the gaps left by the departing Jews, middle income African American families followed their departure. The black families were willing to pay the relatively high real estate prices of the area because it was one of the few decent places that they were allowed to move to, as it was considered an extension of the old east Walnut Hill enclave. As more African Americans migrated to Avondale, white homeowners began to flee the area, further increasing the concentration of African Americans. Many of them came from the West End, where they had been displaced by urban renewal of the 1948 plan.

The 1960 plan called for the demolition of all slums to make way for industrial and low-density residential redevelopment projects in the inner-city and an expressway system, each of which would displace thousands of people, especially blacks, as well as many institutions and businesses. The writers of the 1948 plan intended to handle the relocation issue as part of their larger effort to promote citywide social stability and civic pride.

By the mid-1950s the displacement of black families from the West End and the continued migration of blacks to the city had created a second ghetto that took shape around an old black enclave in east Walnut hills, and spread west into Avondale and Corvillie. This migration threatened to engulf the nearby white and middle-to-upper class neighborhoods of Clinton and North Avondale and several of the city's most valuable assets, including UC, the Uptown hospitals, Burnet Woods, and the Zoo. The combination of these factors suggested the possibility of containing the second ghetto at the borders of North Avondale and Clinton while preventing the blighting of Avondale and Corvillie by developing for them a neighborhood conservation and rehabilitation program. Avondale, one of the most densely populated of the city's neighborhoods is located near the center of the City of Cincinnati. It lies in proximity to the region's second largest employment center that is comprised of five prominent institutions: the University of Cincinnati (UC) and four healthcare facilities that make up Southwest Ohio's primary healthcare cluster. This cluster is comprised of University Hospital, Children's Hospital, United Healthcare, and Tri-Health (hospitals) have the potential to aid Avondale in its efforts to improve its residents lives through education, meaningful employment, and quality healthcare. The potential for Avondale to improve the quality of life for all its residents is encouraging. With active leadership and community groups already working towards these goals, Avondale has a framework for progress. But there is much to be done. The demographic makeup of the Avondale Community is in many ways one representative of inner-city communities across the nation. It is relatively homogeneous, with an extremely high concentration of African Americans. Of the more than 16,000 residents of Avondale, 92 percent or almost 15,000 are black. Of the nearly 6,900 households in the neighborhood, about 3,400 are comprised of families. 2,100 of these families live in female-headed households, meaning nearly 2/3 of the family households in Avondale have no husband present. Another striking demographic characteristic of this neighborhood is the median household income. At \$17,000 per year, it ranks well below both citywide and nationwide income statistics. Nearly 40 percent of families in Avondale earn wages below the poverty line. Communities that suffer from such wide-spread poverty will most likely experience the high crime rates and low owner-occupancy experienced in Avondale today.

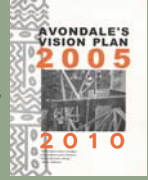
Avondale has more than fifty churches serving the community.



Avondale's vision is to be a safe, healthy, attractive, educated, caring, community with a sense of pride and respect which will provide an opportunity to build strong individuals and families, and strong organized leadership that will assure political and economic empowerment for all its residents.

Vision Plan 2005 - 10

The Avondale 2005 Vision Plan was produced in 1995 by the Avondale Vision Planning Task Force, in order to provide a vision to the community and to give the Avondale Community Council a mission "for the community council to act on." Core values and beliefs of the community include quality education for all, equal opportunity and access to employment, affordable and safe housing, public safety, quality health care, respect, and participation in the community. The plan was a 10-year strategic level vision that addressed seven key areas:



- Economic Development**

Four overall economic development goals were developed: (1) to redevelop the three key business districts in the community; The Burnet Avenue district, The Town Square development and the Reading Road district; (2) Increase net worth and family income in Avondale; (3) Develop partnerships to generate employment, business and investment; (4) Create an Avondale business development philosophy.
 - Housing**

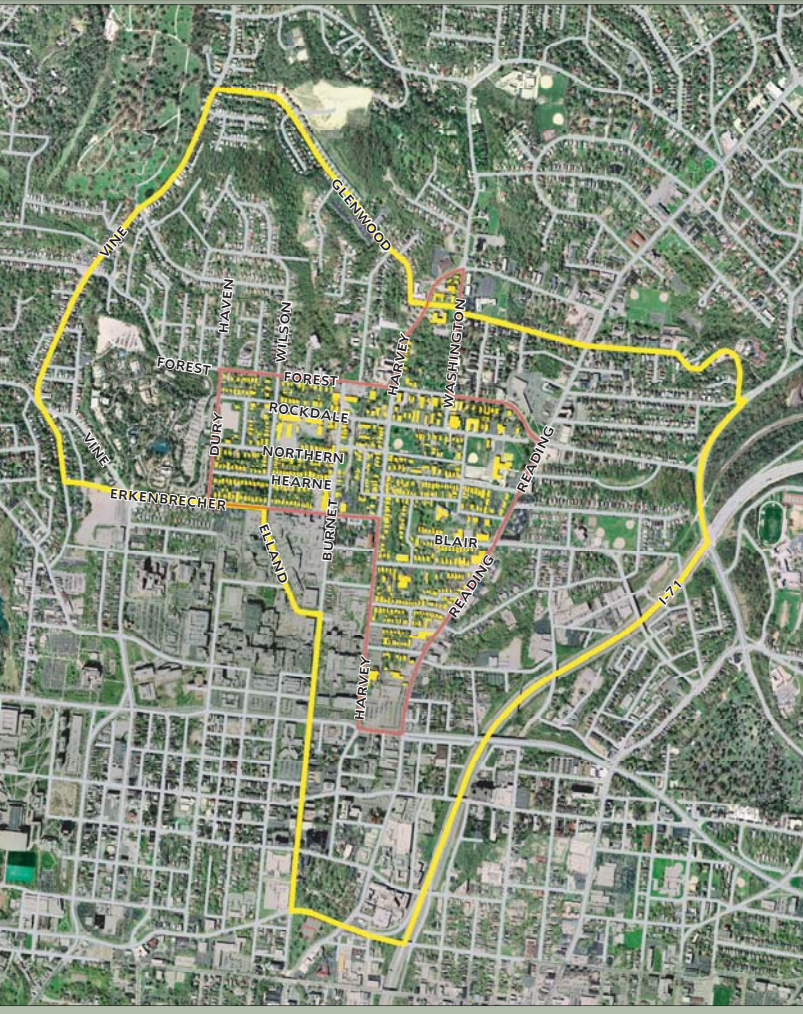
Again four goals were created: (1) Ensure all properties meet all safety codes and community standards; (2) Increase homeownership to national average; (3) Eliminate vacant buildings and lots; (4) Implement a special housing needs plan.
 - Human Services**

The five goals were: (1) Create working plan for all social and human services; (2) Develop an accessible and affordable health care system; (3) Create employment opportunities for all; (4) Provide leadership for social/human services; (5) Assure a collaborative quality neighborhood school education.
 - Land Use/Zoning**

The three land use goals were: (1) Develop a comprehensive land use plan; (2) Encourage and determine land use development; (3) Create an aesthetically pleasing and environmentally safe community.
 - Public Facilities**

Goals for Public facilities included: (1)&(2) Assure that the communities' recreational facilities' needs are met and funded; (3) Assure recreational needs of Senior Citizens are met; (4) Assure that schools and library needs are met and funded; (5) Preserve and protect community's green and park space; (6) Develop cultural center/theater for the education, entertainment, and enjoyment of all.
 - Public Safety**

The four public safety goals were: (1) eliminate drug sales; (2) Create a safety network; (3) Develop an environmental taskforce to work existing and future issues; (4) Adequate fire and police protection.
- Fund Raising
Identify funding sources in order to implement above goals.



community participation



Multi-Family Housing

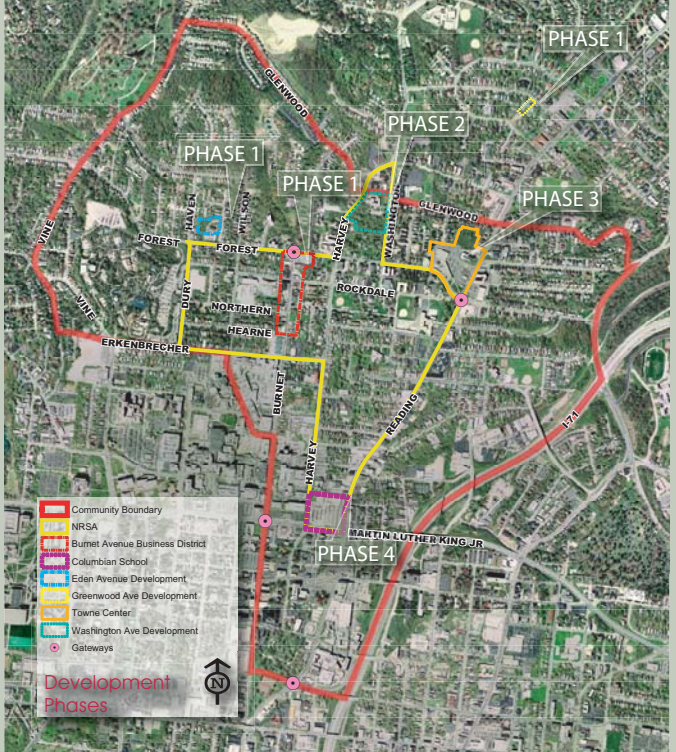
Proposed Development 2005 - 2010

Avondale has several development opportunities. With the new focus from The Avondale Community Council and additional financing being made available to the community from both internal and external resources the community has reached a level of optimism much higher than in recent years. Starting with existing conditions of the area there is a great deal of improvement needed and expected to happen between now and the completion of the next vision plan. The development of Avondale can be broken down into phases shown in the above map. With the help of outside organizations many plans and executive suggestions are being created and offered to the community through the community council; the results of these plans will be seen over the next several months throughout Avondale. The first Phase will consist of three projects: Burnet Avenue business district redevelopment, a new housing development on Eden Avenue and a conversion project on Greenwood Avenue. Three distinct strategic areas are proposed to address: Residential Development opportunities; Economic and Commercial; development opportunities; and Civic and Institutional opportunities

Project Schedule

Avondale 2005-10 Vision Plan Strategic Priorities	POTENTIAL FUNDING SOURCE	City Anthem Funds	CITY CAPITAL DEFICIT PROGRAM	COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS	PRIVATE COMMERCIAL SYNDICATION FINANCING	LISC/ Uptown	POSSIBLE REDEVELOPMENT PARTICIPATION	PROJECT YEAR
1. At-C Business Pride Center (Anchor retail, 5,000 commercial space)								2006-5
2. Single Family detached units								2006-6
3. Town Center								2005
4. Burnet development (improvements Commercial, Residential, health, Acquisition, demolition, etc. development)								2005-4
5. Residential (high rise project)								2005-6
6. Complete the At-C 3 year vision (financing and all documents)								2004-5
7. Sustainability of Community history								2005-8
8. Upgrade Improvement Plan Program (at-C) Burnet Avenue								2005-8
9. Single family Residential rehabilitation/ restoration program								
Total								

Proposed Re-Development Area



Avondale Community Council
Community Design & Development Center
www.avondalecouncil.org
www.cddcinc.org