

To our neighbors on Kessler Avenue, Wuest Street, and Kessler Place

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1. Develop a strategic infill strategy for the Kessler Avenue area

The triangle of land between Mitchell Avenue, I-75, Vine Street and Saint John Cemetery has a mix of owner occupied and rental properties. There are a number of vacant properties that could be developed with infill housing.

- Develop a catalogue of pre-reviewed housing types (townhouses, duplexes, and triplexes) that fit on the lot sizes in this neighborhood;
- Work with CDCs, the Port, existing property owners, and other partners to acquire parcels to develop as affordable homeownership.



To our neighbors on Kessler Avenue, Wuest Street, and Kessler Place:

Please take a few minutes to review the City's [Revive Cincinnati Plan](https://engagetheteam.com/stakeholder-review-draft) for the Mitchell Avenue area:

<https://engagetheteam.com/stakeholder-review-draft>

The plan is intended to serve as a shared vision between the City and area residents for how this part of the neighborhood should develop over time. While no funding is being committed at this stage, the plan is expected to help guide future public investments, policy decisions, and private development proposals.

One item that may be of particular interest is the proposed zoning changes. Currently, Wuest Street is zoned **Residential Mixed (RMX)**, while Kessler Avenue and Kessler Place are zoned **SF-4 (Single-Family Residential, 4,000-square-foot minimum lots)**.

The draft plan recommends encouraging new housing, including townhomes, duplexes, and triplexes, on vacant properties to increase housing opportunities and affordability in the area.

Whether you support these ideas or have concerns, please take the opportunity to share your thoughts directly in the draft plan. Public feedback will help shape the final document and the future vision for the Mitchell Avenue area.

Reginald Crutcher

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