

KENMORE NEIGHBORHOOD PLAN

JANUARY 2019

MKSK



DANIEL HERRIGAN, MAYOR



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SPECIAL THANKS

Huntington Akron Foundation
The Knight Foundation

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KENMORE NEIGHBORHOOD PLAN

EXECUTIVE SUMMARY

The **City of Akron** has recognized the need to invest in planning and community development to accelerate public and private reinvestment and to attract residents back to its core neighborhoods. At the same time, **Kenmore Neighborhood Alliance** (KNA) has been hard at work engaging residents, business owners and community stakeholders in district marketing, tactical urbanism and placemaking efforts. To maximize both the City's and KNA's efforts, the **Huntington Akron Foundation** funded the creation of this **Kenmore Neighborhood Vision Plan** to create a shared vision for the future of Kenmore. This financial support enabled a holistic planning process. Over the past eight months, a team of planners from MKSK and KM Date Community Planning have worked together with the Kenmore Neighborhood Alliance and the City's Office of Integrated Development on a neighborhood planning effort that aims to achieve the following five goals:

1. **Create a culture of cross-sector collaborative planning that develops a stronger working relationship between the city, residents, leaders, community groups, businesses and property owners.**

2. **Initiate a shared vision for development in Kenmore that elevates the image of the neighborhood.**
3. **Make Kenmore a more walkable, bikeable, livable neighborhood.**
4. **Provide a platform for economic development and attract neighborhood-friendly businesses and jobs to Kenmore.**
5. **Create a blueprint for both immediate and long-term improvements.**

The neighborhood planning process was guided by a community-based Steering Committee, with input from more than three dozen stakeholders, public feedback from three community events, and multiple online surveys. These robust community discussions helped to shape this strategic look at the state of Kenmore and directly informed the recommendations for enhancements and improvements.

The Kenmore Neighborhood Plan's recommendations are divided into two primary sections. One looks comprehensively at the entire neighborhood, with recommendations for

improvements for roads, parks and open spaces, pedestrian connections, bike infrastructure and reuse of vacant buildings and lots. The second focuses in on Kenmore Boulevard, with recommendations that will enable this burgeoning business district to once again become the economic heart of the community. Recognizing that a healthy, vibrant Kenmore Boulevard will be the key to revitalizing the neighborhood, the plan identifies the quick wins, needed investments, community connections and leveraged opportunities that are needed for success.

With the planning complete, attention now turns to implementation. While this will require additional diligence, patience and commitment, this plan has identified the collaborators, partners and community leaders that will work together to create sustained and transformative change for Kenmore.



**STREETSCAPE
IMPROVEMENTS**



PROTECTED BIKE LANE



SUMMIT LAKE IMPROVEMENTS



COZZOLI'S PLAZA

995 KENMORE BLVD.

LIVE MUSIC NOW!

992 KENMORE BLVD.

BEER GARDEN



BRAND THE BOULEVARD



SECTION 1

BACKGROUND + COMMUNITY INPUT

The Kenmore Neighborhood Plan builds on existing and ongoing efforts by the City of Akron, Kenmore Neighborhood Alliance, and many other community partners. Throughout the planning process, neighborhood leaders and the planning team have worked with the City of Akron Department of Planning and Urban Development to ensure a common vision that aligns with the neighborhood's wants and needs. To accomplish this, the planning team engaged the community using a variety of methods, including stakeholder interviews, public engagement at neighborhood events, and online surveys. This process also builds on previous grassroots efforts and community engagement, starting in the Summer of 2017 with Better Block, aimed at establishing better planning practices in Kenmore and leading to positive change and reinvestment in the neighborhood.

Outreach methods:

- Better Block
- Stakeholder Interviews
- Jane's Walk
- Busk Until Dusk
- Boulevard Bikes & Brews
- Online Engagement
- Neighborhood Survey
- Great Streets Survey

PROCESS

TASK 1

UNDERSTANDING

MONTHS 1 + 2

- + Neighborhood Tour
- + Existing Conditions Analysis and Plan Review
- + Steering Committee Meeting
- + Stakeholder Interviews (April 16th and 17th)

Community Activity #1:
Jane's Walk + Gathering Session (May 4)

TASK 2

DEVELOPING +
TESTING IDEAS

MONTHS 3 + 4

- + Conceptual Plans and Draft Strategy Development
- + Idea testing with Core Team and Steering Committee

Community Activity #2:
Highlighting Components of the plan (August 3)

TASK 3

DECIDING

MONTHS 5 + 6

- + Draft final plan with recommendations, implementation steps and action items
- + Support final Steering Committee and Community meetings

Community Activity #3:
Plan "Hand-Off" (September 22)



BETTER BLOCK

LAYING THE GROUNDWORK

In 2017, Kenmore Neighborhood Alliance, the Knight Foundation, and the City of Akron embarked on a project to help reinvigorate and activate the neighborhood and to inspire residents and business owners. The project, known as Better Block, addressed both sides of Kenmore Boulevard between 16th Street and 13th Street. The area was chosen due to a number of factors: its potential for partnerships with local businesses, lack of street level parking lots (a huge benefit to the continuity of the block), vacant buildings that could be used to house pop-ups, an empty lot that could be converted into public space, and the two bus stops located on Kenmore Boulevard. Project leaders gathered community input to gauge the issues within this area and the types of improvements community members wanted. This led to a focus on increased safety, reduced motor traffic speeds, and economic development.

Over the course of two days, more than 3,000 people participated in the Better Block activities. Although temporary, Better Block has inspired more permanent improvements to the neighborhood. This Neighborhood Plan seeks to build on that momentum and create a blueprint for short- and long-term neighborhood development.



SIDEWALK EXTENSIONS/PARKLETS

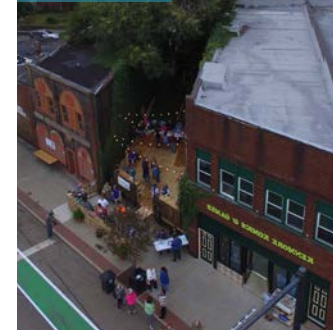


CROSSWALKS & BUMPOUTS

BUS STOP & BIKE SHARE DROP OFF



BEER GARDEN



POP-UP SHOPS & FOOD TRUCKS



THE DATA

Which elements would you like to continue?

1 BENCHES	3 CAFE SEATING	5 FLOWER PLANTERS	7 POP-UP SHOPS	8 BEER GARDEN
2 MUSIC/ACTIVITY	4 PROTECTED BIKE LANES	6 MEDIAN LANDSCAPE	9 STREET NARROWING	10 MIDDLE-LANE PKG
				11 BUS STOPS

COMMUNITY INPUT

STAKEHOLDER INTERVIEWS

At the beginning of this planning process the planning team convened a series of stakeholder interviews. Groups included the City of Akron, property owners, civic groups, First Glance volunteers and students, business owners, and music and art professionals. Stakeholders and steering committee members communicated that the Neighborhood Plan should capitalize on the increasingly positive momentum in Kenmore. Throughout discussions, consistent themes emerged regarding the issues and topics the Neighborhood Plan must address, including:

KENMORE BOULEVARD

There was overwhelming support of the Better Block idea testing and results. People wanted to see slower traffic, bike infrastructure, and street activation (community events) permanently implemented in Kenmore. Stakeholders also wanted to see the boulevard become a destination and focus on business recruitment to add a coffee shop and restaurants since today eating and drinking options are limited.

NEIGHBORHOOD IMAGE AND IDENTITY

Despite a very positive perception that the community is turning around, there is still stigma to overcome. While some new residents are moving in, most are long-term residents. Newcomers chose the neighborhood mostly because it is affordable. On the other hand, it can be difficult for property owners to make a return on investment due to the neighborhood's affordability.



CONNECTIVITY

Given its location in between interstate and railroad infrastructure, many recognized a need to address connectivity issues. Visibility could be improved by enhancing gateways to the community/boulevard. Walkability and bikeability within the community, to surrounding neighborhoods, and to the MetroParks system needs to be enhanced.

STREETSCAPE & PUBLIC REALM

Overall, participants agreed that there is a disinvestment in the public realm and community assets. There is a lack of lighting, seating, safety, wayfinding, etc. along many neighborhood streets, especially Kenmore Blvd.

PARKING & ALLEYS

There is some level of concern with parking even though there is on-street parking available along the boulevard and additional parking is provided in public lots off the boulevard's parallel alleys that run behind the businesses. Alleys were pointed to as an asset that needs to be taken advantage of.

WAYFINDING AND SIGNAGE

Wayfinding and signage are important to inform visitors and residents how to navigate getting to the neighborhood and between destinations.

ACTIVITIES, EVENTS & COMMUNICATION

Activities and events surfaced as the primary way to bring the community together, promote community interaction, and strengthen the neighborhood identity. There is already a yearly calendar of community events that should be promoted and expanded.

PARKS & RECREATION

Participants acknowledge that existing parks either don't offer enough or are not well maintained. School properties are often used as playgrounds. In that sense, there is a need to broaden outdoor options that are inexpensive and will bring the different demographics together and keep the youth engaged.

SAFETY

Despite all the good work the Kenmore Neighborhood Alliance has been doing, the perception of safety is currently an issue in the community. There is not a lot of foot traffic or police presence along the boulevard. Participants reported minor incidents that can be an impediment for visitors.

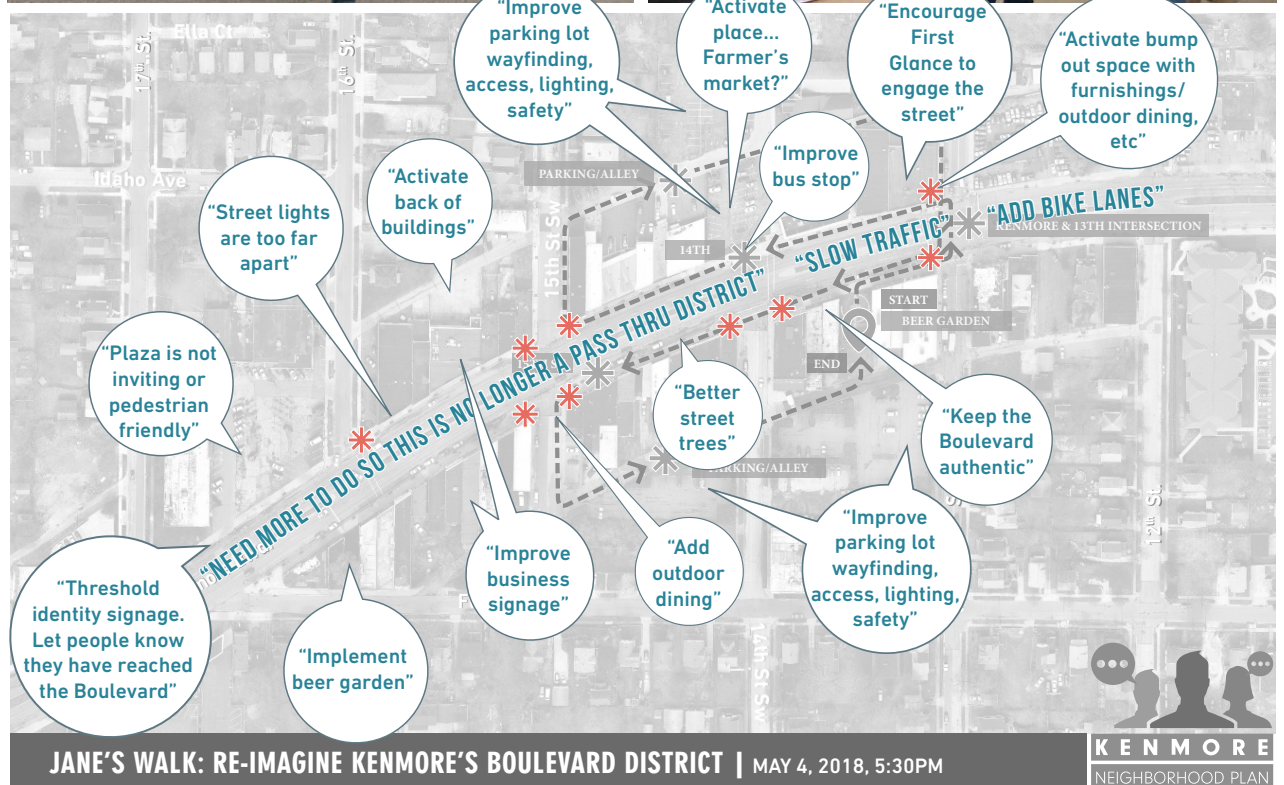
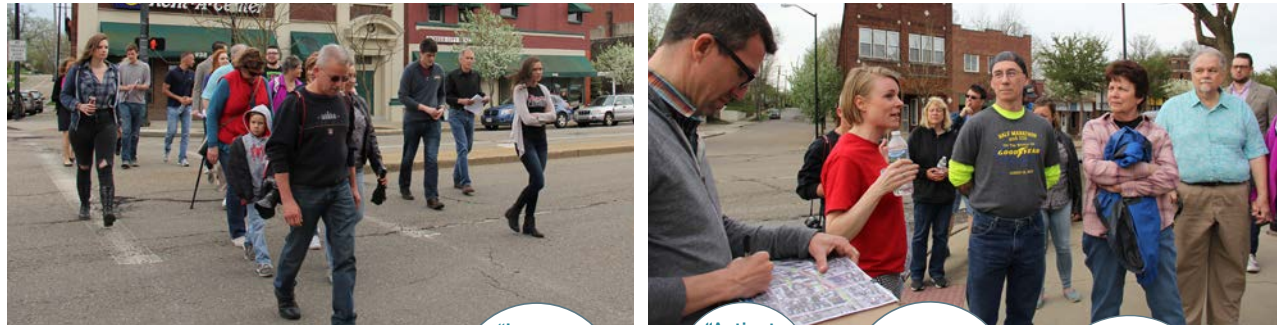
HISTORIC PRESERVATION

Property owners brought up how beneficial a historic designation, and therefore access to historic tax credits, could be for building maintenance and renovation.

COMMUNITY INPUT

JANE'S WALK

On Friday, May 4th, prior to the first public event at Busk Until Dusk, the planning team hosted a Jane's Walk. This citizen-led walking tour allowed residents to provide a personal take on the local culture, social history, and issues faced by the community. Between 5:30 p.m. and 6:30 p.m., approximately 30 community members walked Kenmore Boulevard between 13th and 15th St., pointing out challenges and opportunities along the way. Since this was a walking exercise, a lot of the feedback from participants focused on pedestrian and streetscape improvements, such as improving street furnishings, adding more wayfinding, and enhancing building façades.



JANE'S WALK: RE-IMAGINE KENMORE'S BOULEVARD DISTRICT | MAY 4, 2018, 5:30PM

KENMORE
NEIGHBORHOOD PLAN

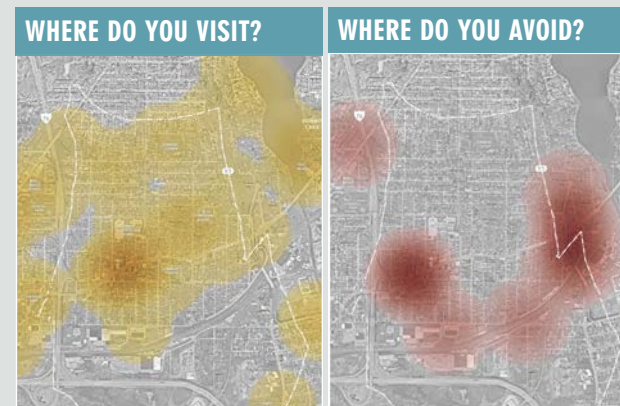
BUSK UNTIL DUSK #1

The planning team gathered community input at the well-attended Busk Until Dusk events on May 4th and August 3rd. The first event included interactive mapping exercises, a vision exercise, and several survey questions. More than 100 people participated in the planning exercises.

The planning exercises included dot mapping activities. Participants were asked to identify places where they visit and avoid. Kenmore Boulevard between 11th Street and 17th Street was the identified as the most visited place in the neighborhood, followed by the Summit Lake/ Towpath area. There were not many places in the neighborhood that participants avoid, with the exception of the corner of Kenmore and 17th Street and the Manchester Bypass area.

Participants were also asked to share their vision for Kenmore, which revealed the following themes:

- Become a place of choice. Build on the neighborhood's people and sense of community. Become a diverse, walkable, family friendly place.
- Become a destination. The neighborhood needs an identity to strengthen its vibrancy. Offer a combination of arts, entertainment, and businesses that will draw residents, visitors, and workers to spend time.



COMMUNITY PREFERRED RECONFIGURATION FOR KENMORE BOULEVARD



WHAT IS YOUR VISION FOR KENMORE?



COMMUNITY INPUT

BUSK UNTIL DUSK #2

The second event on August 3rd featured draft planning concepts and three questions to gauge the community's thoughts on the concepts. More than 50 people participated in the planning exercises at the second event.

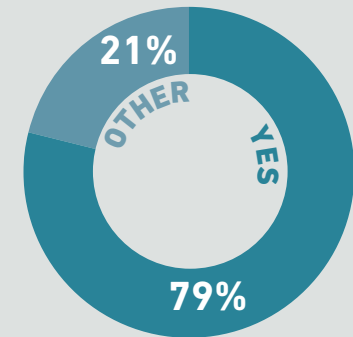
About 80% of participants at the second community event agreed that the draft concepts presented would encourage them to spend more time on Kenmore Boulevard. About 65% of participants agreed that the draft concepts would encourage them to use active transportation between neighborhood destinations.

While participants were broadly in favor of the concepts presented, they also provided their thoughts on additional opportunities that the plan should consider, which are summarized in the following themes:

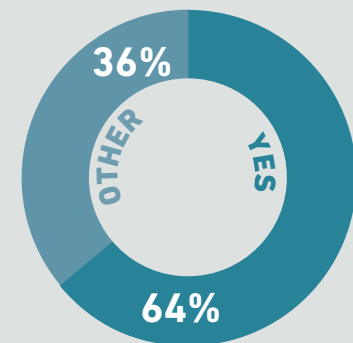
- Additional commercial/retail and more neighborhood amenities
- Improved connectivity, mobility, and wayfinding
- Preserve Kenmore's character and add more placemaking elements
- Improved safety and visibility



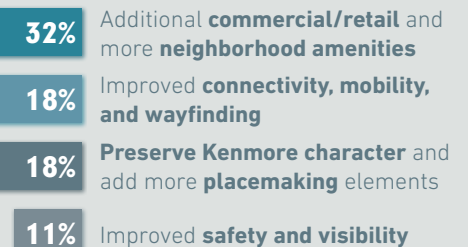
WOULD THESE IMPROVEMENTS ENCOURAGE YOU TO SPEND MORE TIME ON KENMORE BOULEVARD?



WOULD THESE IMPROVEMENTS ENCOURAGE YOU TO BIKE OR WALK BETWEEN NEIGHBORHOOD DESTINATIONS?



ARE THERE OTHER OPPORTUNITIES OR IMPROVEMENTS THAT THIS PLAN SHOULD CONSIDER?



COMMUNITY INPUT

BOULEVARD BIKES + BREWS

On September 22, the planning team unveiled the Kenmore Neighborhood Plan to the community at an open house held during the Boulevard Bikes + Brews event. The event included local food, drinks, and vendors and participants were encouraged to ride their bike to the event on the resurfaced Kenmore Boulevard or take advantage of the bike share to test out the new protected bike lane. Overall, the response from the community regarding the Kenmore Neighborhood Plan was positive.

ONLINE ENGAGEMENT

In order to reach as many Kenmore community members as possible, the planning team made all meeting materials available to the public through a project website hosted by Kenmore Neighborhood Alliance at betterkenmore.org. There, web users could find relevant information about the planning process and how they could get involved. After each of the two community events, an online survey was promoted on the project website to gather the feedback of people who did not or could not attend the community events. Combined, 82 respondents filled out the online surveys.



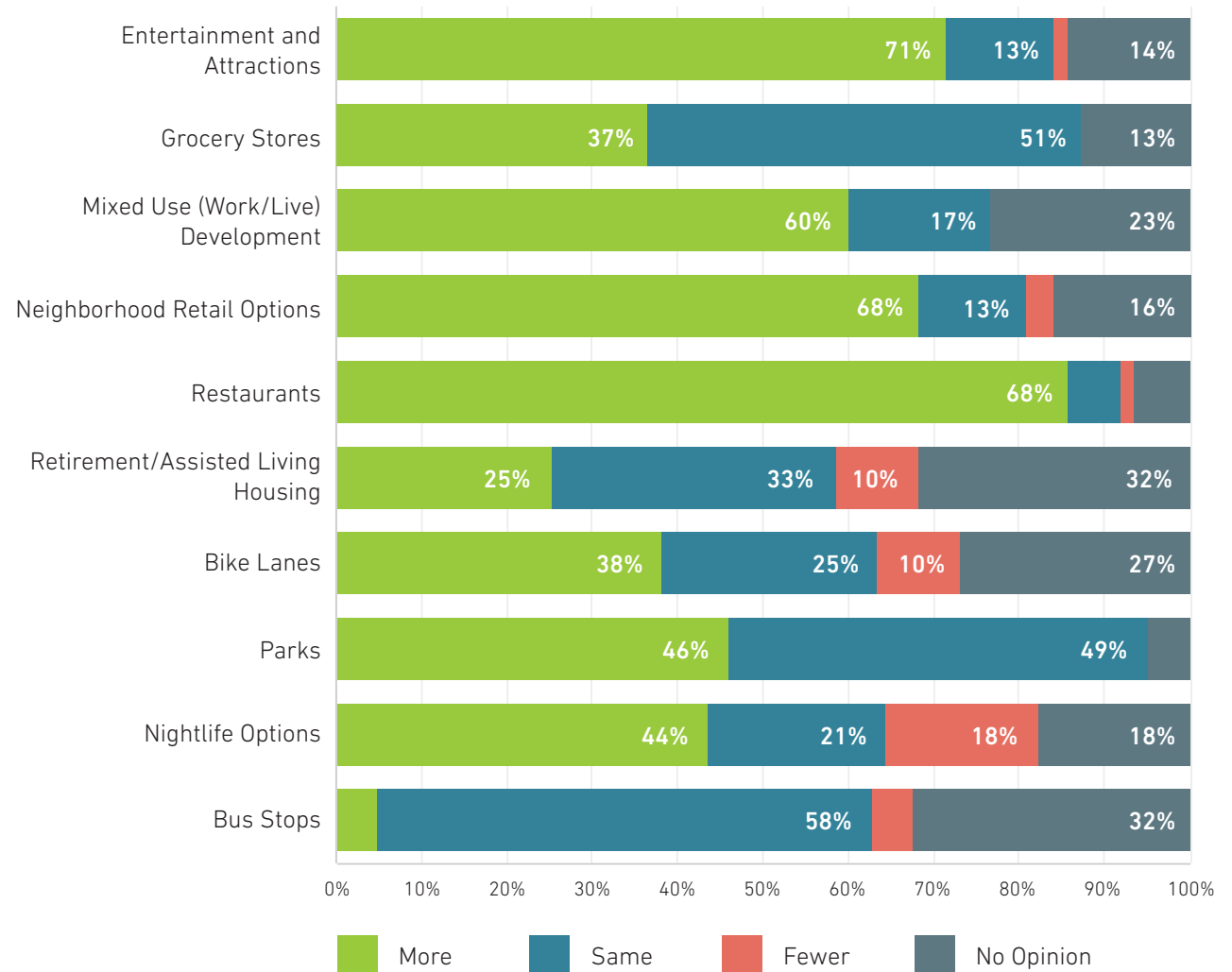
COMMUNITY INPUT

NEIGHBORHOOD SURVEY

The City of Akron Department of Planning and Urban Development collected a total of 63 survey responses from the community to determine planning priorities around Kenmore. The survey questions were designed to understand what community members want to see in Kenmore and what the neighborhood currently delivers. These responses are directly tied to the recommendations in Section 3: Neighborhood Framework and Section 4: Reimagine the Boulevard. The following are key takeaways from the survey:

- Over half of respondents are dissatisfied with the appearance of the neighborhood and the majority of respondents had mixed feelings or were dissatisfied with the appearance of commercial buildings, specifically
- 70% of respondents are dissatisfied or strongly dissatisfied with the current level of crime in the neighborhood
- About 86% of respondents would like to see more food options in the neighborhood and on Kenmore Boulevard; most respondents agreed that they would utilize those food options
- 68% of respondents would also like to see increased retail options in the neighborhood and on Kenmore Boulevard; 89% of respondents agreed that they would utilize those increased options

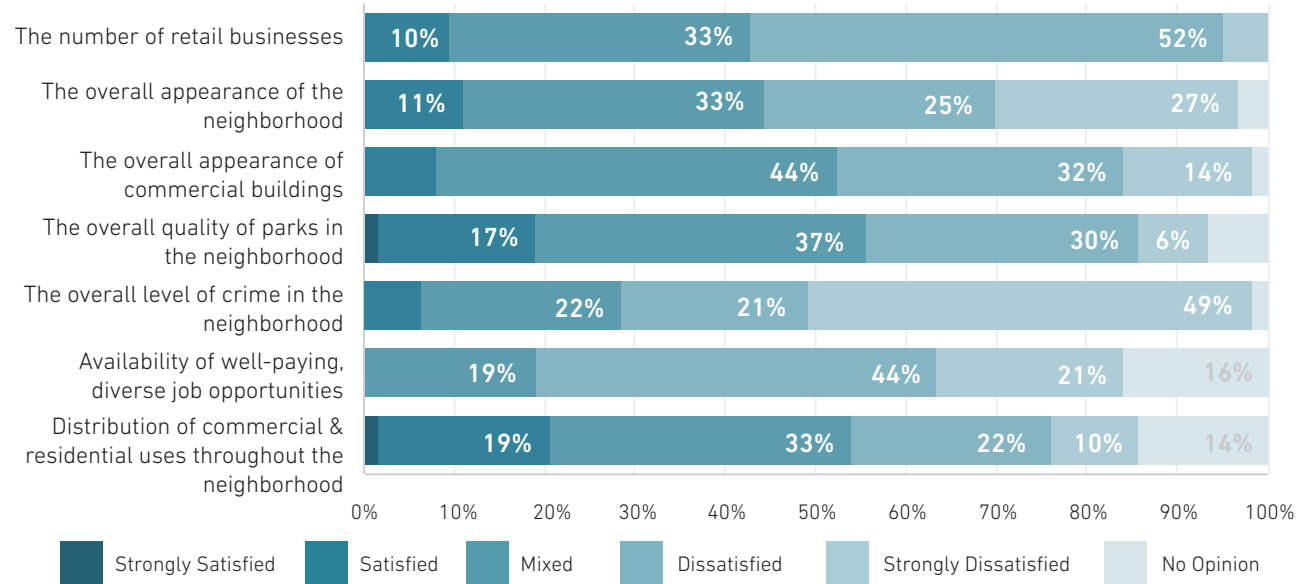
What do you want to see more of in Kenmore?



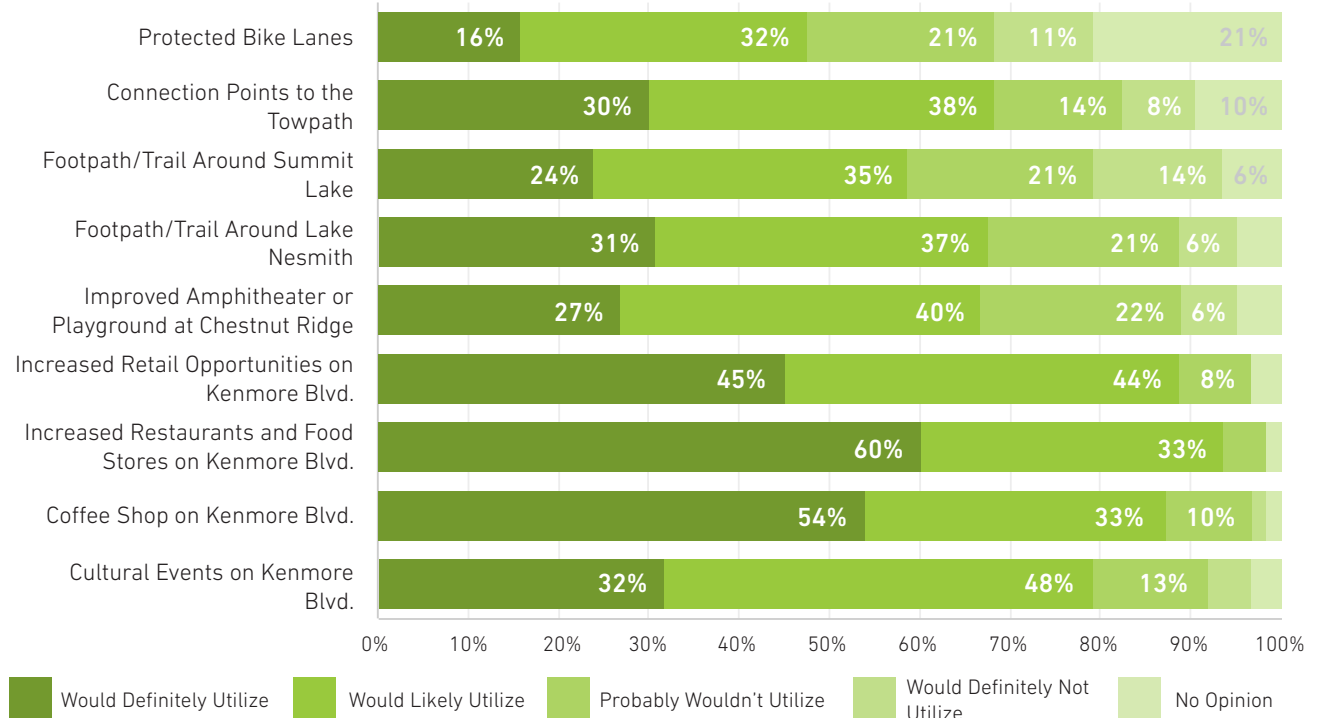
- 38% of respondents want to see more bike lanes in Kenmore and 48% of respondents said they would utilize protected bike lanes if implemented in the neighborhood
- Additionally, about two-thirds of respondents would utilize connections to the Towpath Trail
- Almost 60% of respondents said they would utilize a footpath/trail around Summit Lake and 68% said they would utilize a trail around Lake Nesmith
- The current aspects of Kenmore that respondents were most satisfied with are: the quality of parks in the neighborhood, with about 17% of respondents satisfied; and the current distribution of commercial and residential land uses throughout the neighborhood, with about 19% of respondents satisfied

These findings suggest that neighborhood and City leaders should work to leverage and improve existing neighborhood assets and incentivize new development to improve the quality of life for current residents.

Presently, how satisfied or dissatisfied are you with the following aspects of Kenmore?



If improved, developed, or otherwise changed, would you be more likely or less likely to visit or utilize the following items within Kenmore?



SECTION 2

EXISTING CONDITIONS + ANALYSIS

To fully understand the Kenmore neighborhood, the planning team completed existing conditions, data, and opportunity analyses. This included a document review, a neighborhood tour, demographics, retail market analysis, and asset identification. These findings, presented in the following section, form a solid analytical foundation for the planning framework and recommendations.

- Plan Review
- Study Area
- Community Assets
- Neighborhood Demographics
- Kenmore Boulevard
- Retail Market Analysis

EXISTING CONDITIONS

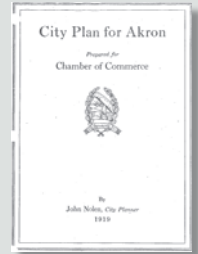
PLAN REVIEW

The planning team reviewed current and past policies, plans, and initiatives to the right to inform this neighborhood plan. The planning team also reviewed other relevant sources of information, such as the Akron Zoning Code, the Form-based Code Urban Overlay Area, articles about Kenmore from Strong Towns, the Akron Connects report, and information about the creation of historic districts in Akron.

KENMORE PLANNING TIMELINE

1919

City Plan for Akron, John Nolan for the Akron Chamber of Commerce



2001

Kenmore Long Range Plan, Poggemeyer Design Group, Danter Company

2001

Kenmore II Development Area Renewal Plan



2016

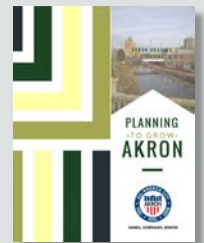
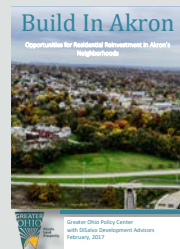
Bike Plan, AMATS

2017

Build in Akron, Opportunities for Residential Reinvestment in Akron's Neighborhoods, Greater Ohio Policy Center with DiSalvo Development Advisors

2017

Planning to Grow, City of Akron



2017

Market Value Analysis, The Reinvestment Fund

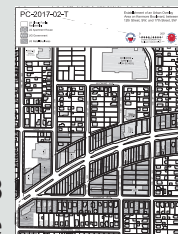


2018

Great Streets Program

2018

Akron Connects Bicycle Network Strategy, Copenhagenize



2018

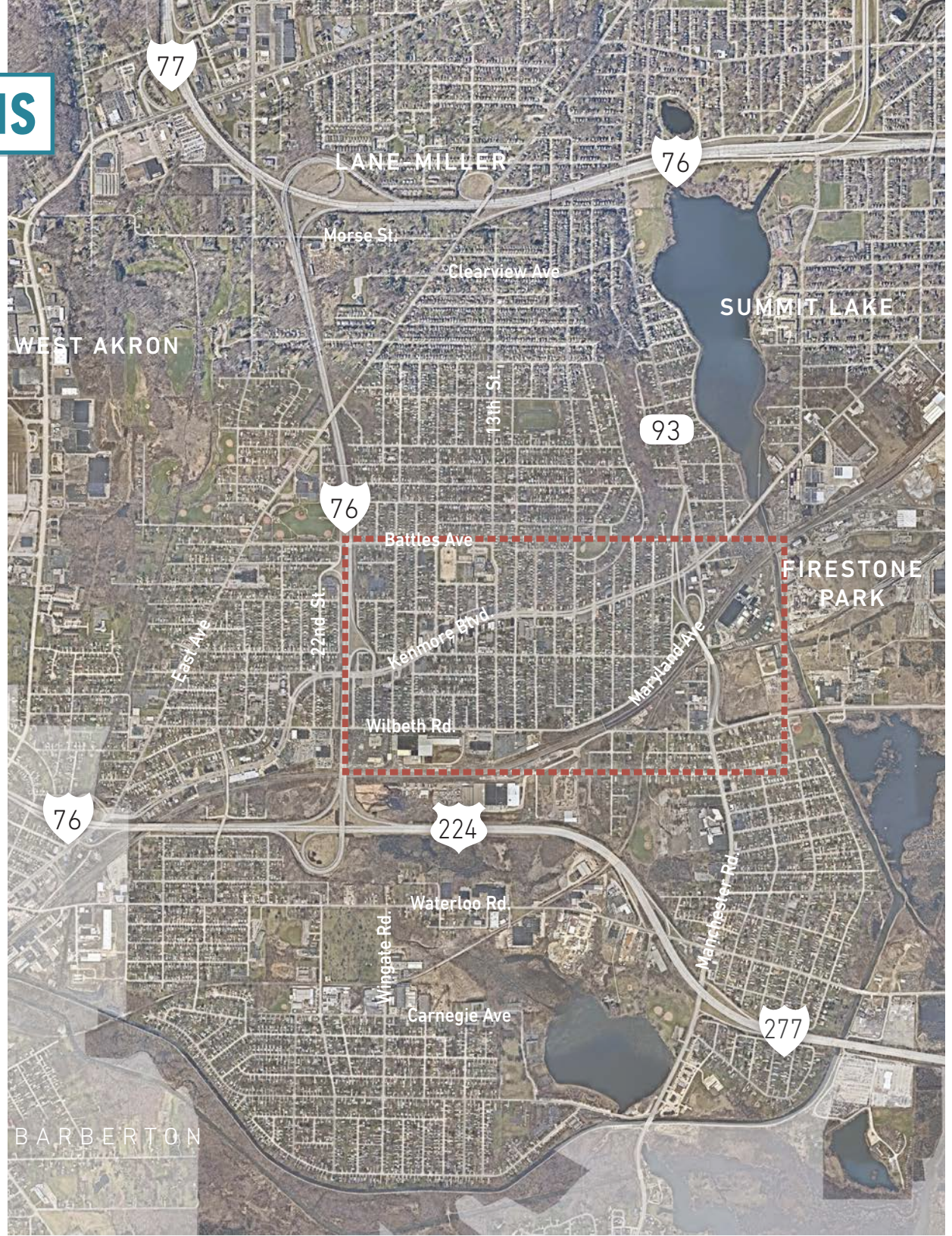
Form-based Code



EXISTING CONDITIONS

STUDY AREA

Located southwest of Downtown Akron, Kenmore is a neighborhood of about 17,926 people (2018 estimate). Kenmore is adjacent to the Summit Lake and Firestone Park neighborhoods to the east, Lane-Miller and West Akron to the north, and Barberton to the southwest. Kenmore is bisected by I-277 and US Route 224 from east to west and by I-76 from north to south. Kenmore Boulevard is a major east-west corridor in the neighborhood and the blocks along the boulevard between 10th Street and 24th Street serve as the core of Kenmore. This is the primary focus area of this Neighborhood Plan and it is the main retail district in the neighborhood, featuring many small businesses that occupy historic buildings.



EXISTING CONDITIONS

COMMUNITY ASSETS

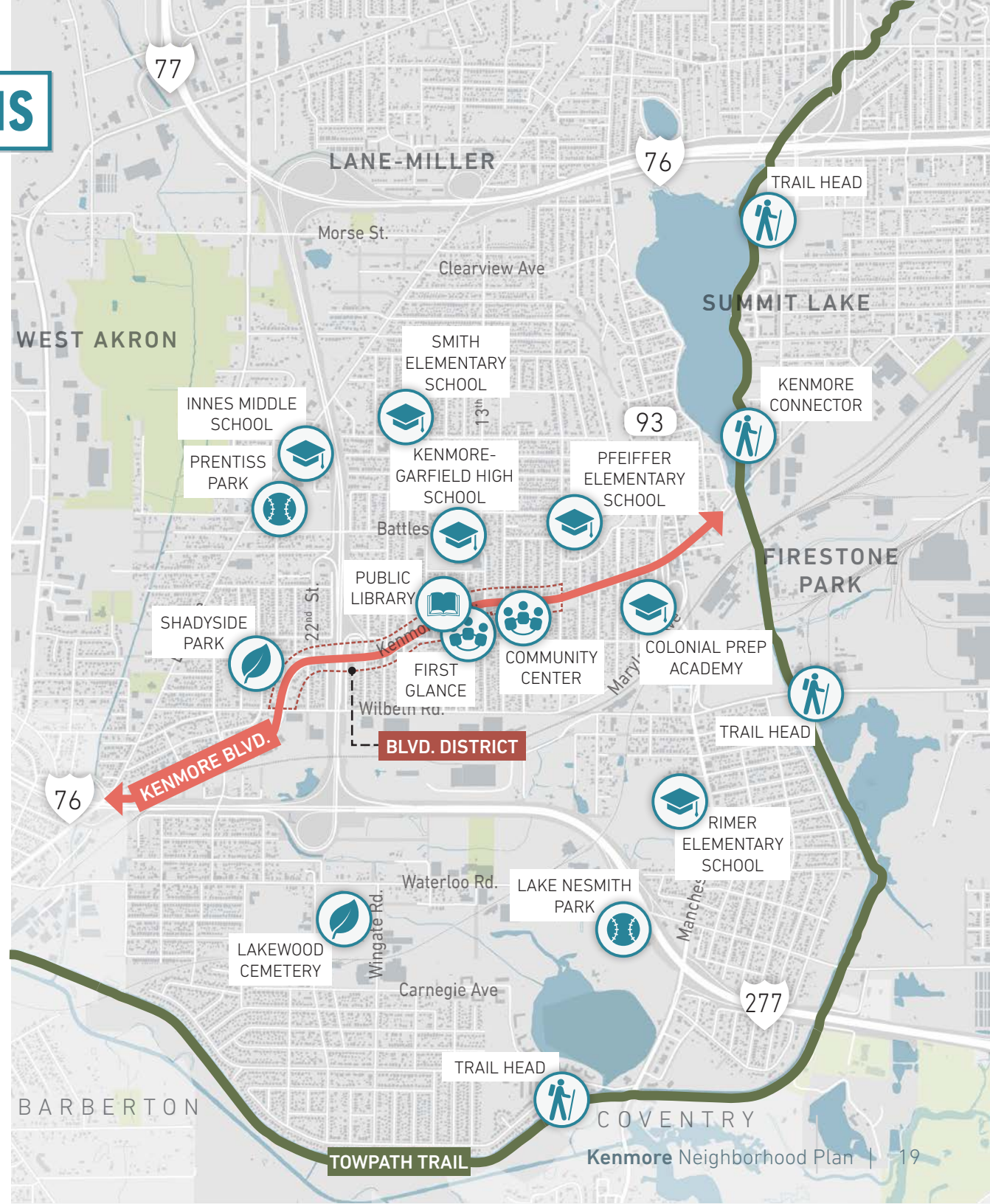
Kenmore is composed of many residential neighborhood blocks of medium-density single-family housing, totaling 8,648 housing units. Community assets can be found throughout the neighborhood, with many concentrated on, or near, Kenmore Boulevard.

Some of the existing open space assets include Shadyside Park, Prentiss Park, Lakewood Cemetery, and Lake Nesmith Park. The Towpath Trail, which runs along the southern and eastern borders of the neighborhood connects to the nearby Summit Lake and Barberton. Multiple trail heads are located along the Towpath Trail and a Kenmore Connector is planned to connect the neighborhood with the regional trail system.

Existing amenities are also important to the neighborhood and include the new Kenmore branch of the Akron-Summit County Public Library, the Kenmore Community Center, and First Glance youth center. Several schools and school buildings are also located in the neighborhood: Innes Middle School, Colonial Prep Academy, Rimer Elementary, Pfeiffer Elementary, Sam Salem Elementary, Kenmore-Garfield High School (which has been slated for relocation), and the vacant Smith Elementary School building.

Multiple places of worship are also dispersed throughout the neighborhood.

Most of the existing retail assets are the small and local businesses found along Kenmore Boulevard within the core focus area.



EXISTING CONDITIONS

DEMOGRAPHICS

KENMORE

AKRON

SUMMIT COUNTY

POPULATION



HOUSING UNITS



MEDIAN AGE

38.3

37

41.5

MEDIAN HOUSEHOLD INCOME

\$38k

\$38k

\$54k

OWNERSHIP RATE

47.7%

43.1%

58.2%

MEDIAN HOME VALUE

\$74k

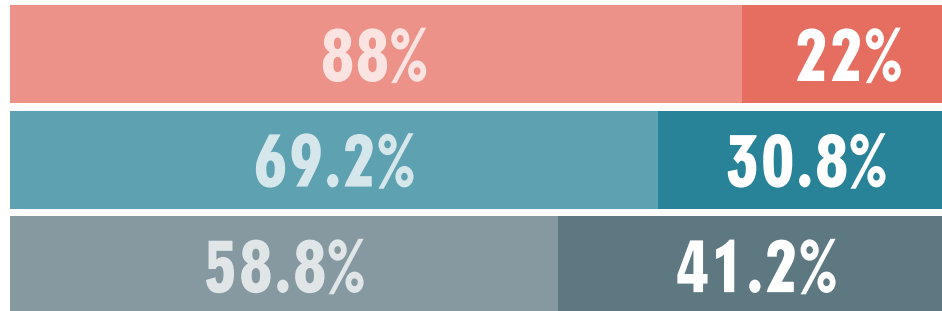
\$88k

\$152k

EDUCATIONAL ATTAINMENT

HIGH SCHOOL OR LESS

ASSOCIATE'S DEGREE OR HIGHER



KENMORE

AKRON

SUMMIT COUNTY

KEY TAKEAWAYS

Kenmore's population has decreased almost 10% since 2000...



...and households in Kenmore have decreased by 9.6% since 2000, resulting in a higher vacancy rate compared to 2000

Homeownership in Kenmore is slightly higher than Akron, but less than Summit County



Median household income in Kenmore is equal to that of Akron, but about \$16k less than Summit County

Only 22% of Kenmore's population has a college degree, which is 9% less than Akron and 19% less than Summit County



EXISTING CONDITIONS

KENMORE BOULEVARD

The core focus area of Kenmore Boulevard between 12th Street and 17th Street and the immediate blocks, contains many of the community's key retail assets. Several of the local businesses on the boulevard are music-related and include The Guitar Department, Lay's Guitar Shop, Live Music Now!, and the Rialto Theater. These assets and complementary programming like Busk Until Dusk contribute to the identity of Kenmore as a regional music destination. Kenmore is also known as a hub for hobby-based shopping with businesses like Kenmore Comics & Games, Magic City Sports Cards, and E&S Train & Hobby Shop.

In the past, this part of Kenmore Boulevard was challenging for vehicular, bicycle, and pedestrian traffic due to the poor road conditions, vehicular speeds, and lack of pedestrian or bike amenities. Kenmore Boulevard has an annual average daily traffic (AADT) of about 10,000 vehicles. Parking is ample along the boulevard, with 62 on-street and 177 off-street parking spaces between 12th Street and 17th Street. Since the kick-off of the Neighborhood Plan, Kenmore Boulevard has undergone a road resurfacing and reconfiguration project to better meet the needs of the community and create a safer boulevard for all users. This reconfiguration includes the addition of on-street bike lanes buffered by parked cars and bollards and reduction from four vehicular travel lanes to two. The City has continued to monitor speeds and have found that speeds have decreased since these changes have been implemented.



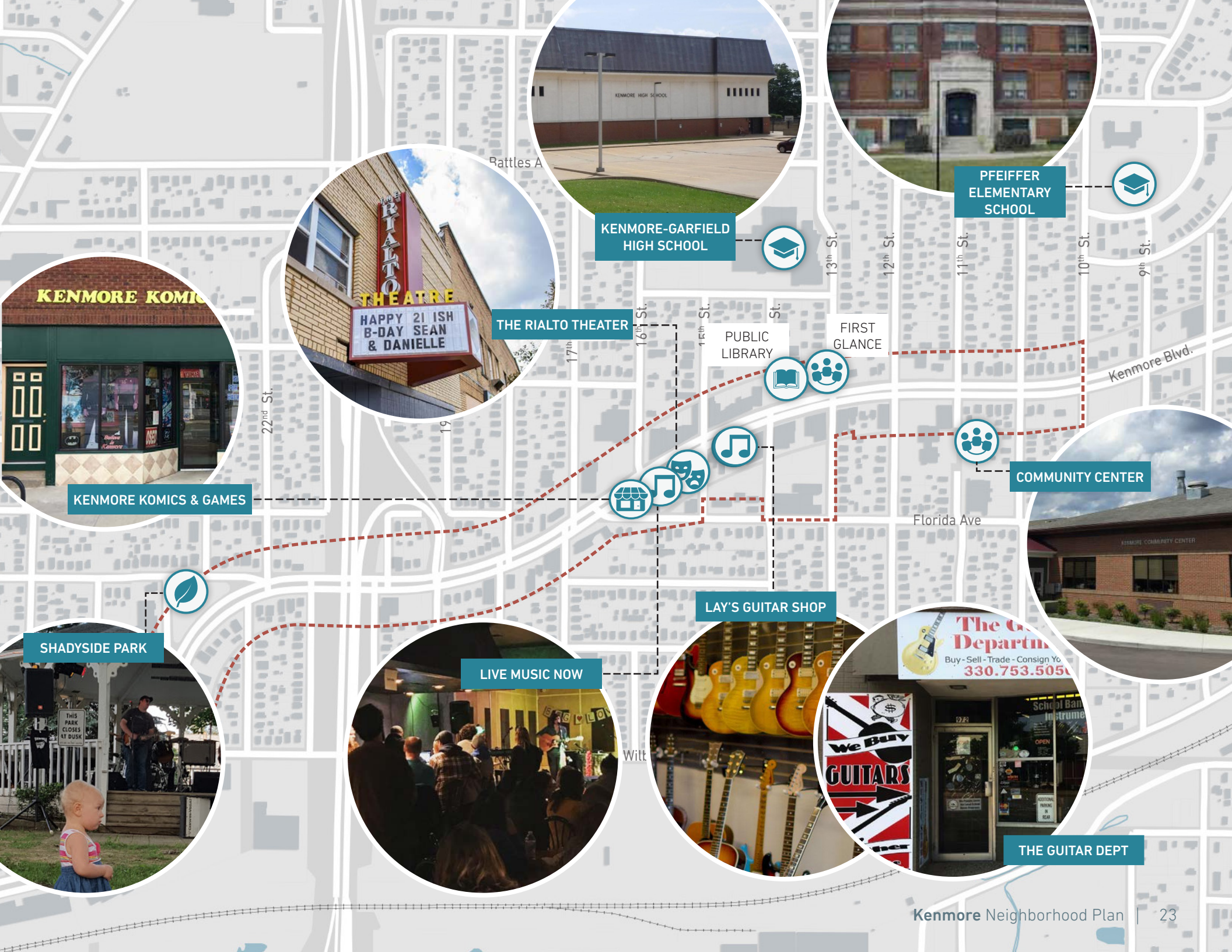
Kenmore Boulevard prior to resurfacing



Kenmore Boulevard after resurfacing



Storefronts along Kenmore Boulevard



KENMORE KOMICS

KENMORE KOMICS & GAMES

SHADYSIDE PARK

LIVE MUSIC NOW

LAY'S GUITAR SHOP

THE GUITAR DEPT

THE RIALTO THEATER

KENMORE-GARFIELD
HIGH SCHOOL

PFEIFFER
ELEMENTARY
SCHOOL

COMMUNITY CENTER

PUBLIC
LIBRARY

FIRST
GLANCE

Florida Ave

Kenmore Blvd.

ANALYSIS

RETAIL MARKET

To better understand the retail market conditions and opportunities on Kenmore Boulevard, KM Date Community Planning conducted a retail market analysis coincident with the neighborhood planning effort. The findings of this analysis helped to shape planning recommendation for improvements to Kenmore Boulevard, especially as it relates to public realm enhancements that would improve the retail environment along the corridor.

The study area for the retail market analysis is defined as the Kenmore Boulevard Primary Local Market Area (PLMA). This market area was initially found through gravity competitor analysis and confirmed against neighborhood perception of actual use boundaries. This boundary roughly fits a 5-minute drive time from the boulevard's center at 1017 Kenmore Boulevard. About 21,000 people living in 8,600 households live within the PLMA boundary, with a total present annual buying power of \$392 million. Additionally, there are up to 90,000 workers within a ten-minute drive time of the boulevard. An analysis of existing neighborhood merchants found that 86% of their walk-in customers came to the boulevard from outside the PLMA and from across Northeast Ohio and the lower Great Lakes region.

Currently, Kenmore Boulevard has multiple retail and community anchors, including a new branch of the Akron-Summit County Library, First Glance youth center, and Cozzoli Plaza. Two primary existing retail clusters exist on the boulevard:

local music cluster and hobby/entertainment cluster. The former includes musical instrument sales and repair, lessons, recording studios, and evening performance venues, while the latter includes cards, comics, games, trains, and models.

Kenmore Boulevard features a traditional main street building line, which is largely intact within the five-block core of the neighborhood. The buildings are mostly two- and three-story buildings with historic character that exhibit quality commercial construction. The buildings have well defined plinths with transparent storefront windows and traditional high ceilings. This five-block core has 159,000 first-floor square feet of retail space, with 17% vacancy.

A retail demand analysis was conducted for dining, local retail goods, and consumer services.

Retail analysis key findings:

- There is net demand for 7 full-service restaurants (occupying about 23,000 square feet) within the neighborhood PLMA
- Additional categories of net demand in the PLMA include clothing and shoes, general merchandise, home furnishings, other retail, health/beauty, and sporting goods
- Categories of net oversupply include most consumer services, gas stations/convenience, grocery, and computer/electronics/phone
- Toy/craft/hobby and musical instruments are also technically in oversupply, but are unique given their existing substantial regional draw

These findings point to Kenmore being well-positioned to meet the demand for full-service restaurants as well as to draw an expanding crowd of music and hobby enthusiasts.

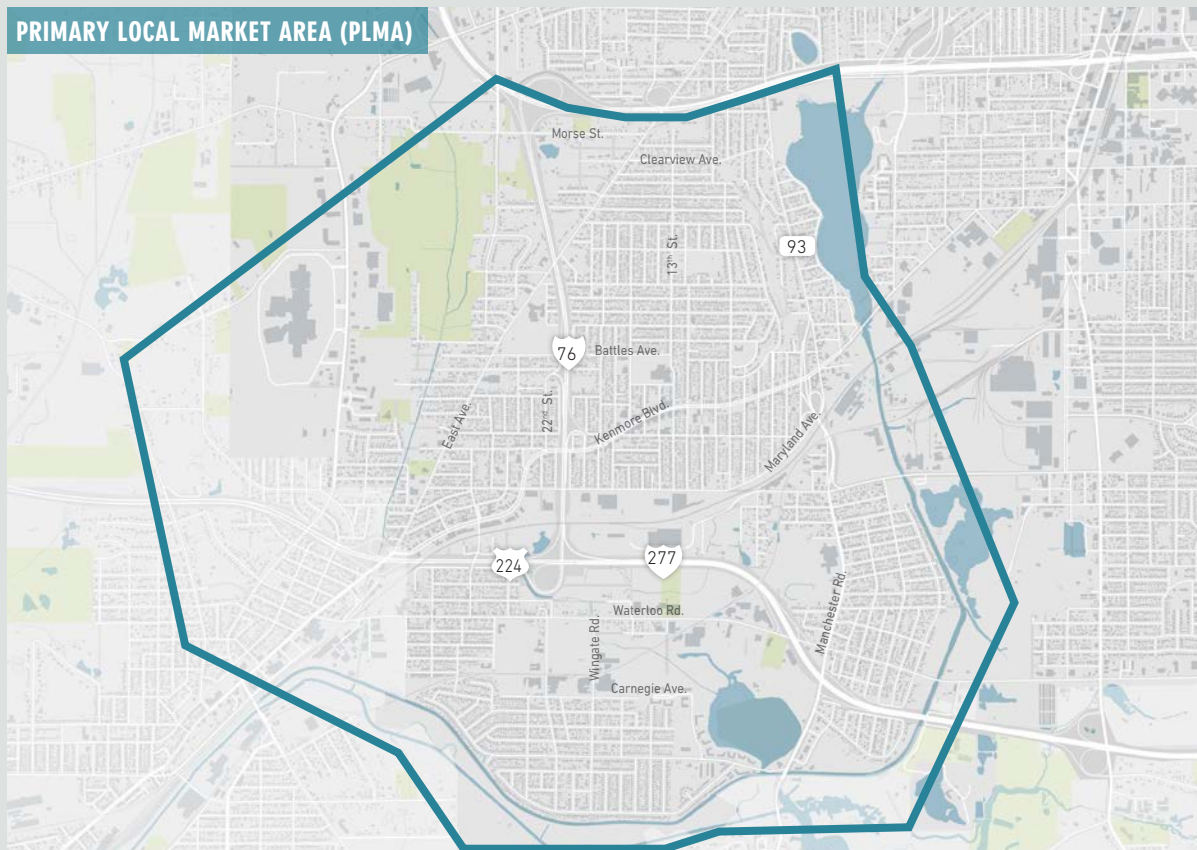
90,000
WORKERS WITHIN A
10-MINUTE DRIVE TIME AREA

17%
RETAIL VACANCY IN THE
5-BLOCK KENMORE CORE

7
NEW FULL-SERVICE
RESTAURANTS THAT KENMORE
CAN SUPPORT

86%
WALK-IN CUSTOMERS FROM
OUTSIDE NEIGHBORHOOD

PRIMARY LOCAL MARKET AREA (PLMA)



STRENGTHS & OPPORTUNITIES

STRENGTHS

- Excellent freeway connections
- Excellent parking availability within Kenmore's core
- Proximity to downtown Akron
- Strong existing retail base with regional and interstate draw
- Good quality architecture and character, street frontage continuity
- Existing anchors: Cozzoli's, Library, First Glance, Community Center that play a key role as magnets, attracting patrons to Kenmore Boulevard
- Existing music and hobby/entertainment clusters
- Strong neighborhood identity and resident/expatriot loyalty
- General lack of chains and predatory businesses

CHALLENGES

- Storefront vacancies
- Fast driving speed on Kenmore Boulevard
- Perception of lack of safety
- Need for signage/wayfinding from freeways
- Need for upgrade of street environment, including façades, street lighting, seating
- Lack of "third places" and dining
- Need for intensive upgrades to a few buildings
- Need for upgrades to rear parking area, including lighting and signage
- Lack of connectivity of anchors to each other and to the street

	TOTAL GAP IN SF NEEDED (40% CAPTURE)	TOTAL NO. OF STORES NEEDED	SF LEAKAGE (100% OF RESIDENTS)	ASSUMED SUPPORTED DOLLARS CURRENTLY LEAVING KENMORE
Restaurants - Full Service	15,610	6.8	23,209	\$3,902,565
Catering	1,617	1.6	4,042	\$323,343
Restaurants - Limited Service	(2,265)	-1.0	3,070	\$(792,873)
Bars/Taverns	(13,605)	-7.6	(11,626)	\$(2,721,218)
TOTAL/NET	1,356	—	18,695	—
Full Service + Limited Service	13,345	—	—	\$3,109,692

SECTION 3

NEIGHBORHOOD FRAMEWORK

Through the hundreds of public comments and ideas gained during the stakeholder and community input process and from the existing conditions and market analysis, the planning team has developed a thorough understanding of the opportunities present in the Kenmore neighborhood.

This section examines five neighborhood-wide issues and areas of needed focus.

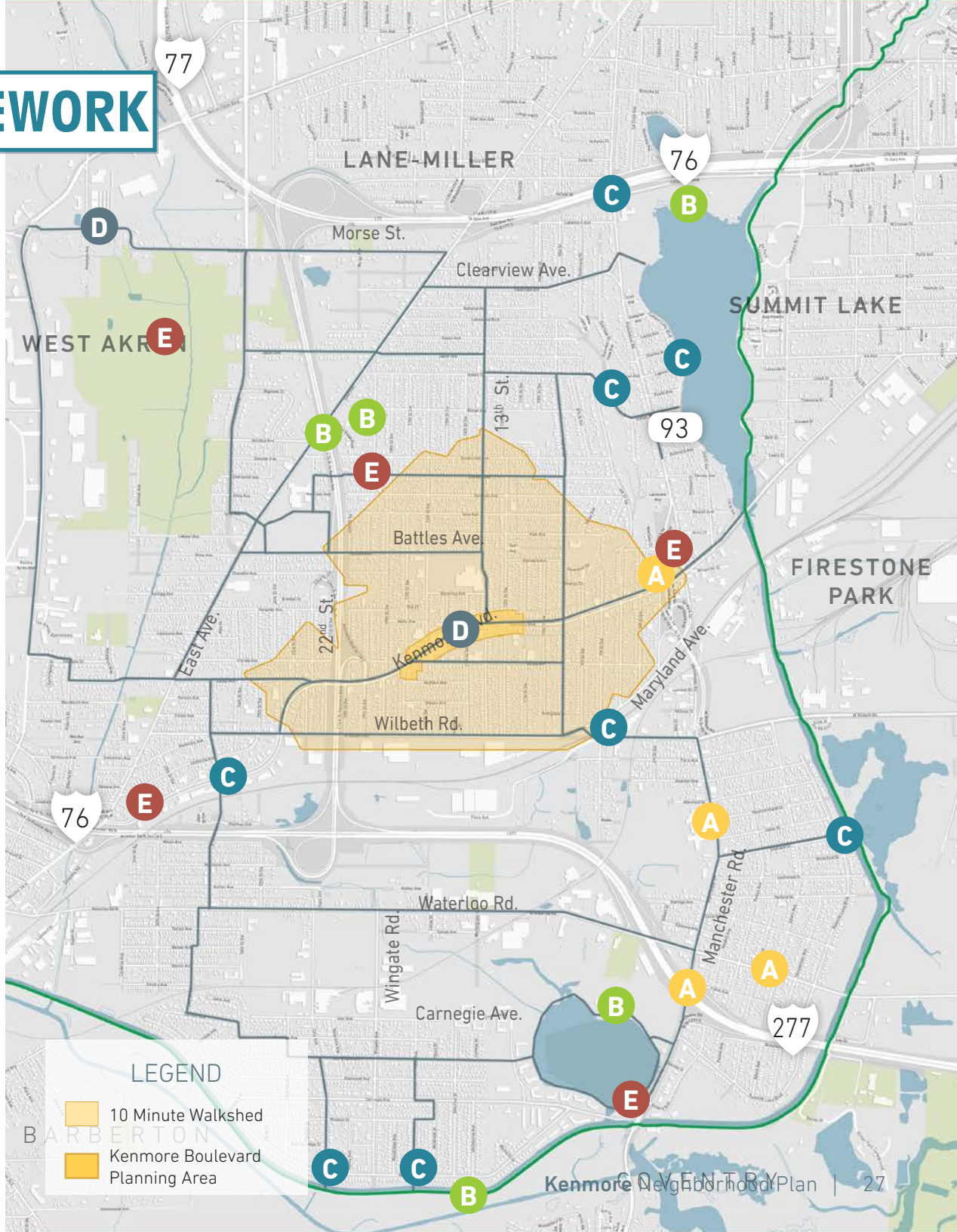
- **Road Improvements:** Roadway design along a number of corridors encourages drivers to exceed speed limits and is incompatible with neighborhood revitalization.
- **Parks and Open Spaces:** Many park spaces are outdated and lack amenities to increase neighborhood usage.
- **Pedestrian Connections:** Many parts of the neighborhood are cut off from each other and access to Kenmore Boulevard, the Towpath and Summit Lake could be improved.

- **On-Street Bike Network:** Residents showed a desire for increased non-motorized access to neighborhood amenities and a need for bicycle infrastructure.
- **Adaptive Reuse and Improved Assets:** There is a need to leverage and improve existing neighborhood assets and improve the quality of life for current residents—from the addition of housing, retail and restaurants.



Each issue is explored in greater detail on the following pages, with place-specific recommendations to be studied and implemented with the community over the next 10 years.

NEIGHBORHOOD FRAMEWORK

- A** ROAD IMPROVEMENTS
- B** PARKS AND OPEN SPACES
- C** PEDESTRIAN CONNECTIONS
- D** POTENTIAL ON-STREET BIKE NETWORK
- E** ADAPTIVE REUSE & IMPROVED ASSETS



LEGEND

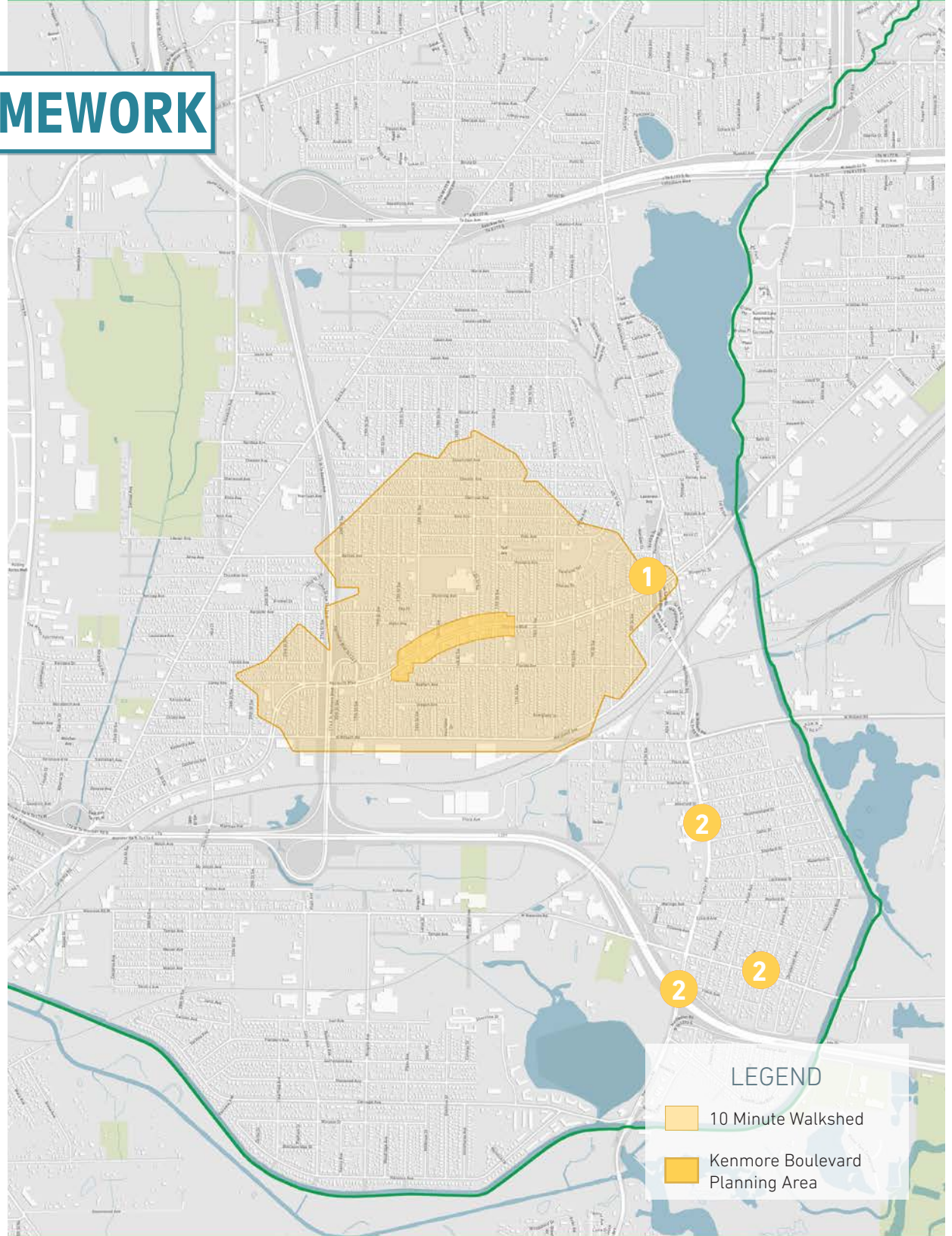
-  10 Minute Walkshed
-  Kenmore Boulevard Planning Area

NEIGHBORHOOD FRAMEWORK

ROAD IMPROVEMENTS

The feedback received from the public highlighted the need for more pedestrian friendly streets throughout the neighborhood. This includes traffic calming and adequate street trees, lighting and furnishings. This diagram identifies the location where the following road improvements are proposed:

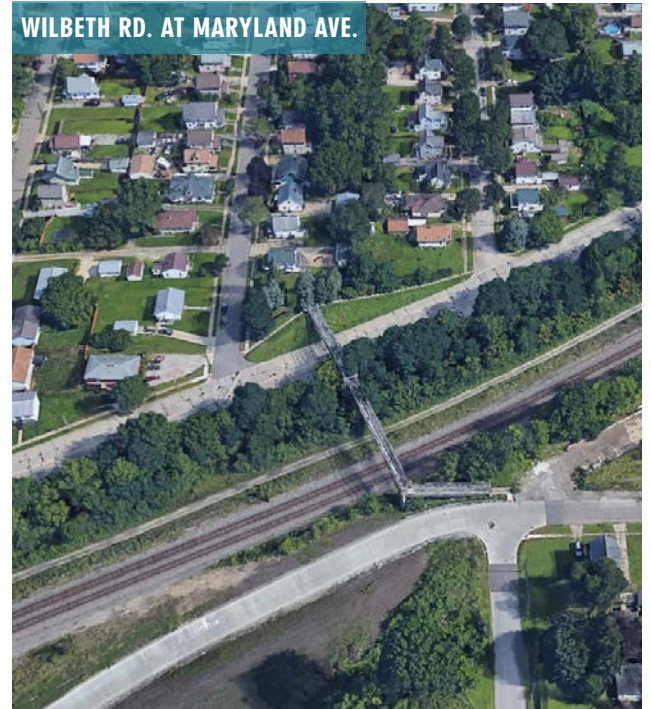
- 1 Explore Manchester Rd. bypass removal
- 2 Investigate potential for traffic calming at Carnegie Ave. and Manchester Rd., Waterloo Rd. near Conrad Ave. and Edwin Ave., along Manchester Rd. near Stanford St.



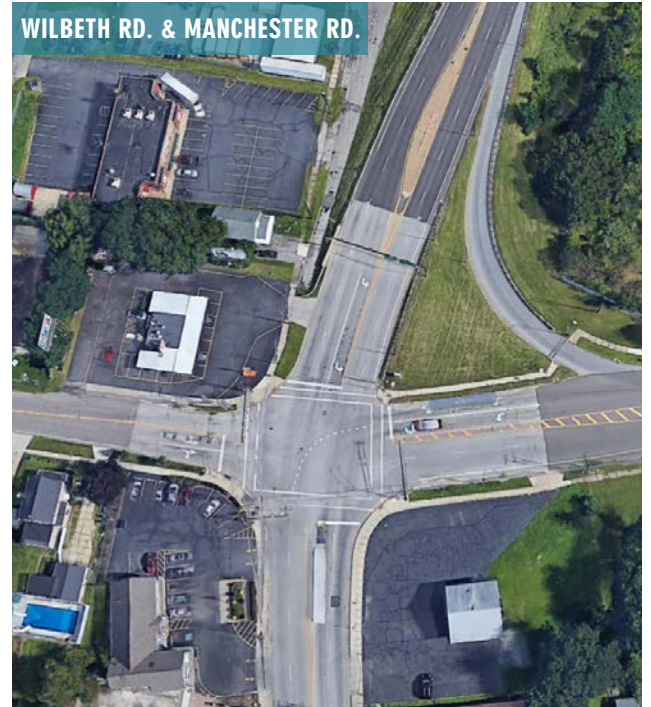
MANCHESTER RD. BYPASS



WILBETH RD. AT MARYLAND AVE.



WILBETH RD. & MANCHESTER RD.



NEIGHBORHOOD FRAMEWORK

ROAD IMPROVEMENTS

When maintenance is required for existing streets, they should be evaluated for traffic calming and/or restriping to meet the demands of existing traffic. In many instances, the streets are now striped to provide more lanes than are necessary for automobile traffic. This tends to increase speeds and reduce the attractiveness of the street. Traffic calming reduces the lanes of the street used for automobile traffic freeing up more space for bike lanes, shared center turn lanes, etc. Boulevards can also be considered for wider streets.

Crosswalk treatment and bumpouts also contribute to a more pedestrian friendly environment. The crosswalk treatment makes drivers aware and prioritize the pedestrian whereas the bumpouts helps to reduce the distance between the two sides of the road.

In specific areas, the existing street layout restricts easy access in getting around. Improved signage would help and, in some instances, new streets or realigning streets should be considered.





BEST PRACTICES

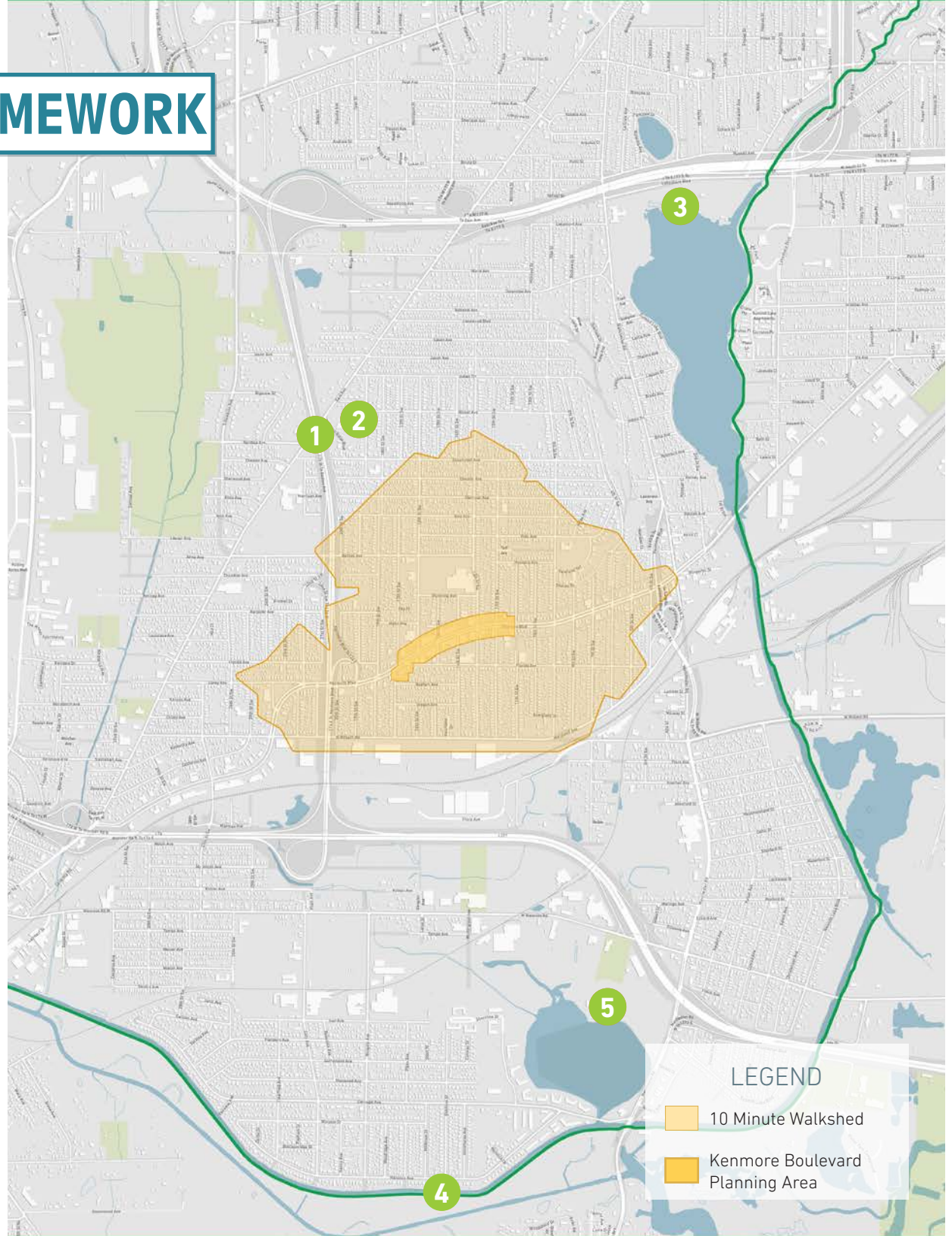
- 1 Brick crosswalk
- 2 Landscaped bumpouts to help slow traffic
- 3 Landscaped median to help slow traffic
- 4 Bumpouts on either side of crosswalk to create shorter crossing distance
- 5 Clearly marked striping for crosswalk
- 6 Clear signage for crosswalk to alert vehicles

NEIGHBORHOOD FRAMEWORK

PARKS & OPEN SPACE

The following recommendations intend to strengthen the park and open space system in Akron that directly affects the Kenmore neighborhood. Such improvements vary in scope and scale and will contribute not only to residents daily leisure activities but to connect with the larger network:

- 1 Sound barrier for Chestnut Ridge Park
- 2 Chestnut Ridge Akron Park Challenge Winner
- 3 Summit Lake Vision Plan
- 4 Potential to work with MetroParks to create park/trail at City Nursery
- 5 Increase inter-generational active, passive, and aquatic recreational opportunities at Lake Nesmith Park



CHESTNUT RIDGE PARK



SUMMIT LAKE PARK



LAKE NESMITH PARK



NEIGHBORHOOD FRAMEWORK

PARKS & OPEN SPACE

There are 161 parks covering over 3,800 acres within Akron's corporation limits and can be classified into 9 categories. They include city-wide facilities, community parks, community learning centers, neighborhood parks, ballfield sites, playgrounds, open space, natural/unmaintained areas, and linear parks and greenways. Approximately 350 acres of park land is located within the Kenmore neighborhood boundary area.





BEST PRACTICES

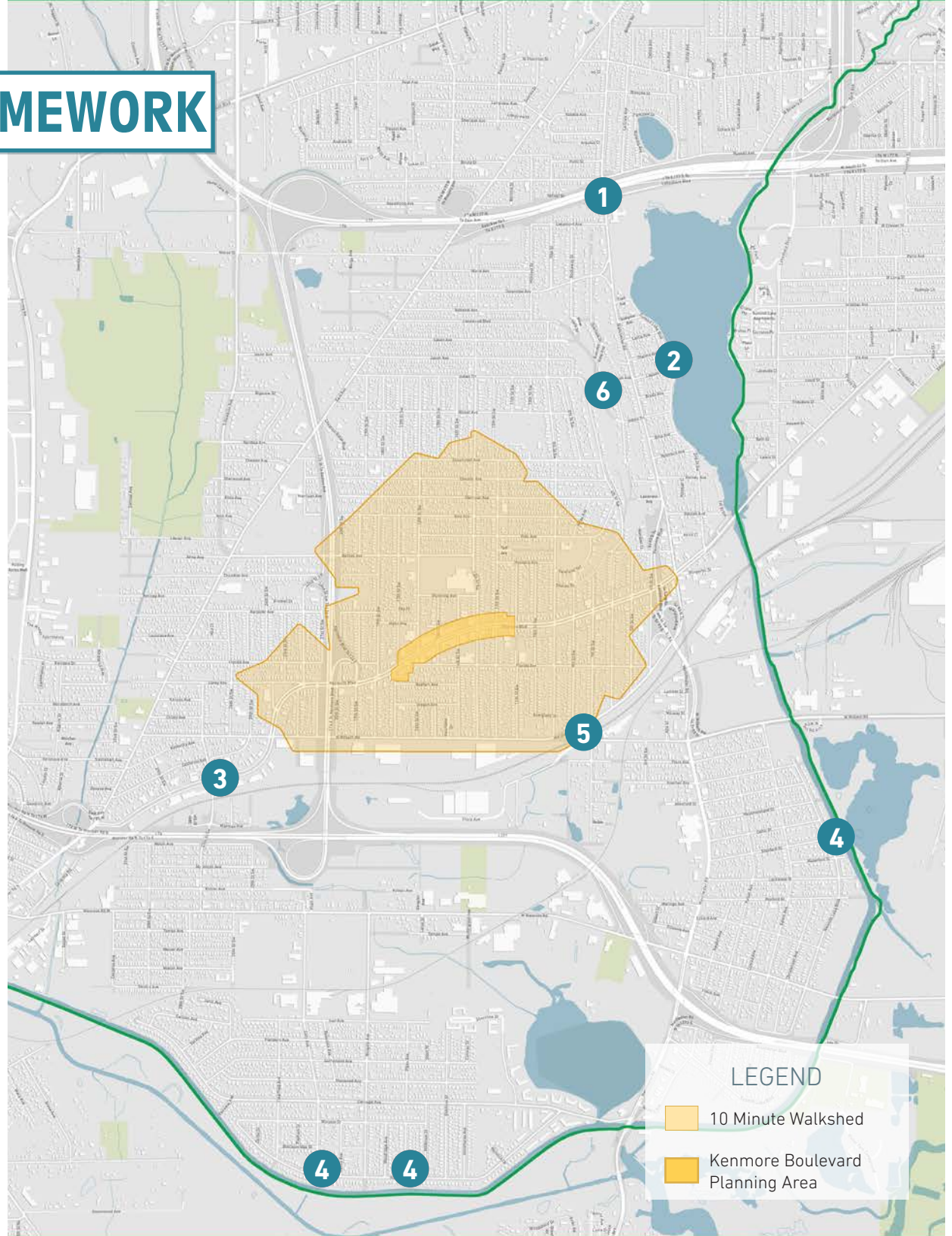
- 1 Incorporation of public art
- 2 Connected bike trail
- 3 Trail signage and wayfinding
- 4 Pedestrian crossings
- 5 Right size amphitheater stage that serves different scale of events
- 6 Ample informal seating
- 7 Amphitheater seating
- 8 Large shade trees
- 9 Adequate electrical services to support events and lighting needs

NEIGHBORHOOD FRAMEWORK

PEDESTRIAN CONNECTIONS

To overcome the barriers to pedestrian connections observed by community members through this process the following improvements are proposed:

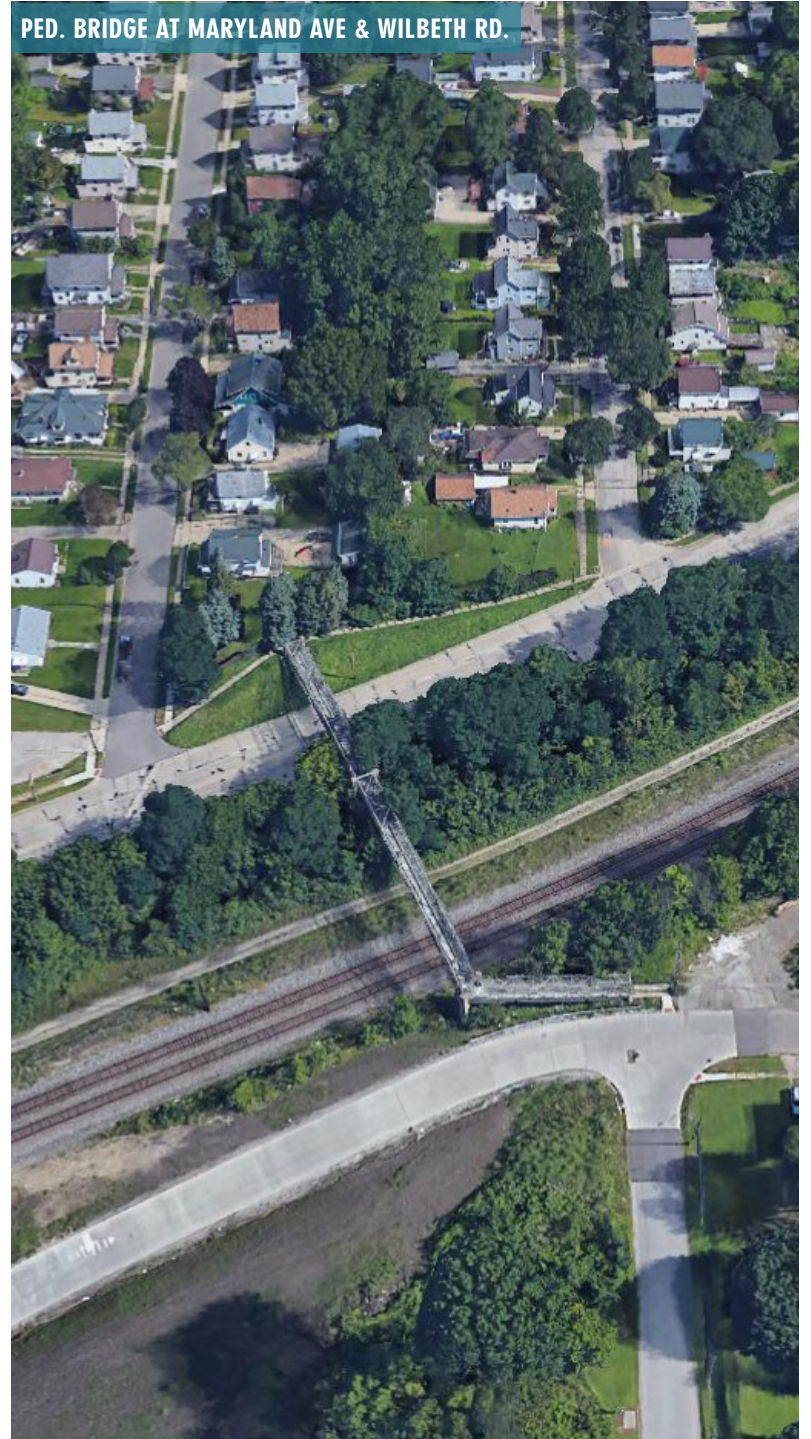
- 1 Improve pedestrian crossings near Summit Lake on Manchester Rd.
- 2 Pedestrian loop path near Summit Lake Blvd. and Lagoon Ave.
- 3 Explore the possibility of a stairway directly from 27th St. bridge down to Blvd.
- 4 Evaluate possibility of footbridge: to Towpath at Corey, at Pike Ave., and at Stanford St.
- 5 Improve pedestrian footbridge at Maryland Ave. and Wilbeth Rd.
- 6 Explore foot/bike path near Indian Trail and Summit View Ave.



BRIDGE AT 27TH ST. & KENMORE BLVD.



PED. BRIDGE AT MARYLAND AVE & WILBETH RD.



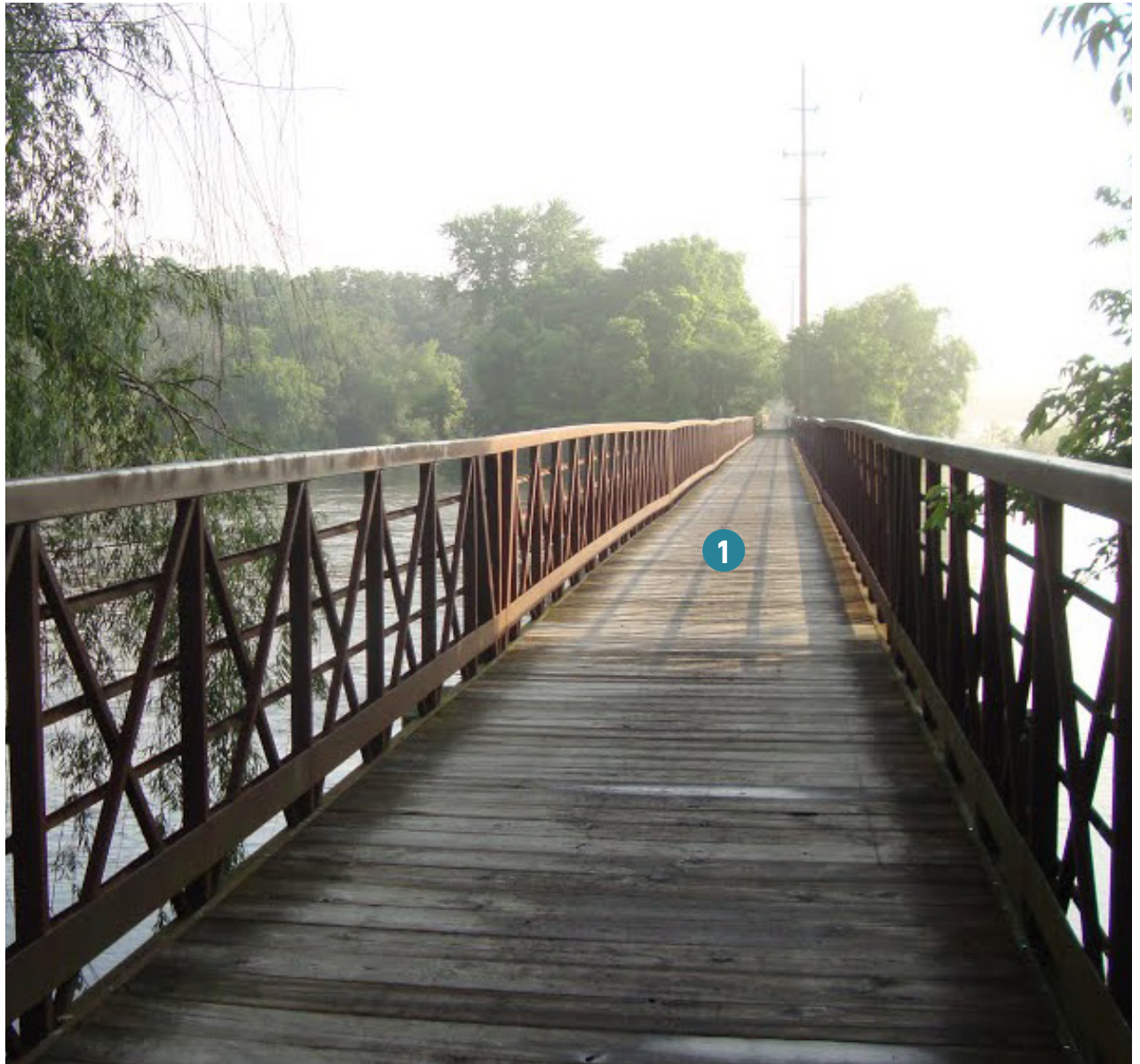
NEIGHBORHOOD FRAMEWORK

PEDESTRIAN CONNECTIONS

The Kenmore neighborhood continues to be one of the most walkable districts in the City of Akron. Historically, the town center was a short streetcar ride from downtown Akron. Dense development was built adjacent to Kenmore Boulevard and the neighborhood today is perfectly situated to support pedestrian and other non-motorized transportation. In order to continue to make Kenmore an attractive place for pedestrians, the following recommendations will help to support the neighborhood.

In a joint effort by the Akron Civic Commons, Summit Metro Parks, and the City of Akron, a loop trail around Summit Lake is planned to be tested in 2019. The loop trail would connect the west side of Summit Lake to the east side as well as the Towpath Trail. With additional connections from the Kenmore neighborhood, pedestrian crosswalks at key intersections along Manchester Road are critical for pedestrian safety.

Another potential connection point is along Indian Trail. Currently, there are two separated segments of this street; the upper portion is in the Kenmore Heights area and the lower portion is along the Manchester Road Corridor near Summit Lake. Utilization of the paper street that connects both segments of Indian Trail would create a valuable connection between the neighborhood and Summit Lake that does not currently exist in a form that is accessible to all users.



The Ohio and Erie Canal Towpath Trail is recognized as an important asset for non-motorized transportation as well as for general recreational purposes. However, neighborhood access to the trail is limited to three trailheads (Summit Lake, Wilbeth Road, and Manchester Road), with future access via the protected bike lanes along Kenmore Boulevard. Despite being across the canal from the trail, residents must travel as far as one mile, in some places, to access the trail. There are several potential locations for access bridges over the canal. Potential locations include footbridges at Corey Avenue, Pike avenue, and Sanford Street. By improving the ease of access to the Towpath Trail, the neighborhood is better situated for connections outside of Kenmore.

In addition to connecting Kenmore's pedestrian network with the Towpath Trail, the neighborhood can be better connected to itself. Two key connection points within the neighborhood are the Wilbeth Road Connector Bridge and the 27th Street SW Bridge. The bridge at Wilbeth Road connects the Boulevard District to the Manchester Road Corridor and is currently in less than optimal condition. The bridge itself is unattractive and appears to be underutilized. The bridge at 27th Street SW connects the residents of the Hancock/Carnegie District to the Boulevard District, but completely bypasses Kenmore Boulevard below the bridge. The recommendation to connect the boulevard to the bridge would offer pedestrians the ability to directly access Kenmore Boulevard without having to traverse a roundabout detour.



BEST PRACTICES

- 1 Pedestrian and bike connection
- 2 Accessible entrance to bridge crossing
- 3 Staircase to bridge

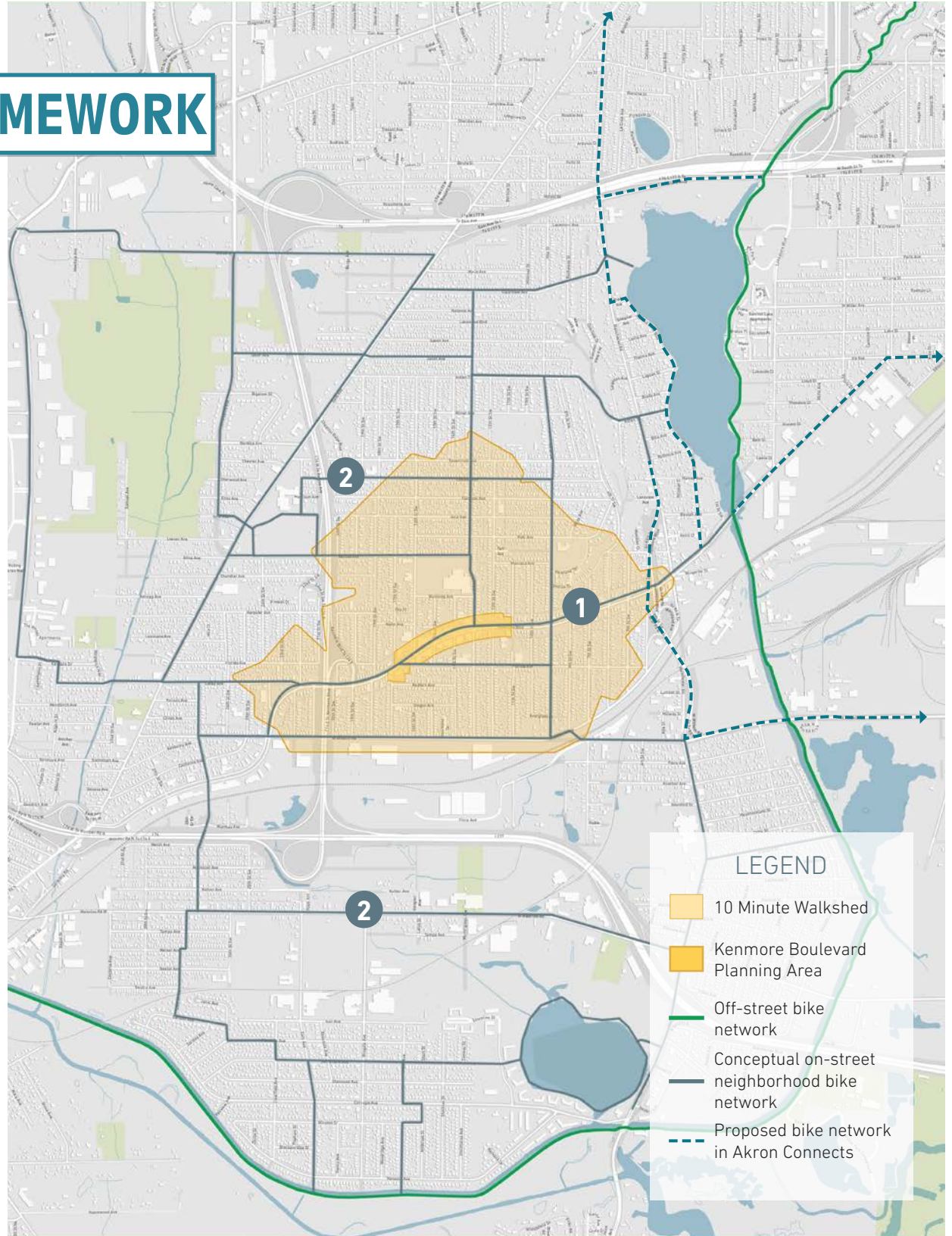


NEIGHBORHOOD FRAMEWORK

ON-STREET BIKE NETWORK

Bike infrastructure was among the number one issue to be addressed from all the engagement input. Creating a neighborhood bike network foster healthy habits and contribute to the vitality of pedestrian friendly streets. The bike network is conceptual at this time and should follow an all ages and abilities approach, in accordance with the Akron Connects Bike Network Strategy. The following recommendations begin to form a neighborhood wide network:

- 1 Protected bike lanes along Kenmore Blvd.
- 2 Conceptual Kenmore bike/pedestrian network



KENMORE BOULEVARD



9TH STREET



BATTLES AVENUE



NEIGHBORHOOD FRAMEWORK

ON-STREET BIKE NETWORK

Neighborhood feedback from the Kenmore Better Block, surveys, and various events all have helped to provide direction for the newly striped bike lane along Kenmore Boulevard. This has reconfigured Kenmore Boulevard from four lanes (two eastbound and two westbound) to one lane in each direction with a protected bike lane from 20th Street to 2nd Street.

In addition to calming traffic, this change has provided additional mobility options along Kenmore Boulevard. This new connection links the neighborhood to other parts of the City of Akron and the greater region through the Ohio and Erie Canal Towpath Trail. For example, this linkage gives residents another way to travel the approximately four miles from Kenmore to downtown Akron. Improved bicycle connections between the neighborhood and a large employment and activity center like downtown is essential to the vitality and livability of Kenmore.

The Kenmore Boulevard bike lane will serve as the spine to a potential neighborhood network of bicycle infrastructure. Radiating outward from the boulevard, there are plenty of quiet neighborhood streets that are viable options to connect residents to the protected bike lanes. The conceptual neighborhood bicycle network would be laid out in a typical grid fashion and would offer connection points every few blocks.

Proper signage will be necessary to encourage use of this network while also keeping motorists aware that they may encounter cyclists in the street. In addition to creating safe bicycle access to the boulevard and other employment areas, users of the bicycle networks will be able to access local parks, schools, places of worship, and other community assets.





BEST PRACTICES

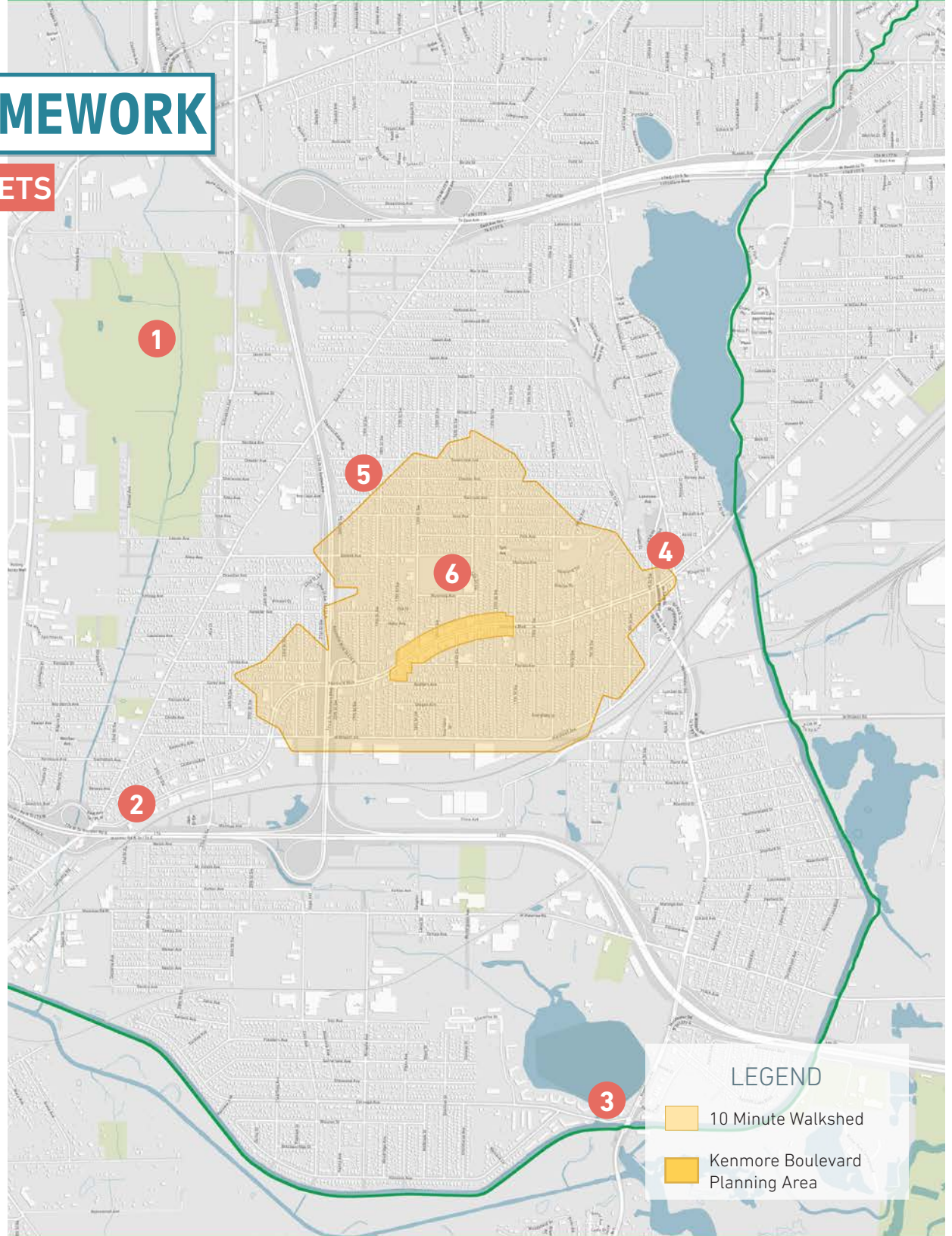
- 1 Signage to identify neighborhood network
- 2 Clearly marked bike crossing at intersection
- 3 On-street parking
- 4 Buffer between bike lane and parking
- 5 Bike lane adjacent to sidewalk

NEIGHBORHOOD FRAMEWORK

ADAPTIVE REUSE & IMPROVED ASSETS

During the engagement process residents were vocal about improving quality of life. The following recommendations will contribute to the livability in Kenmore neighborhood:

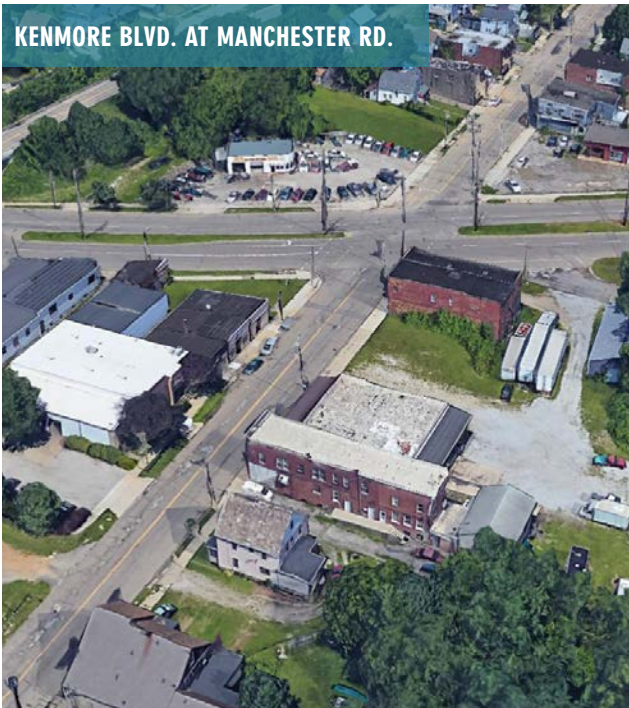
- 1 Explore potential housing opportunities at Mud Run
- 2 Improve center of street parking safety at Kenmore Blvd. south of Wilbeth Rd.
- 3 Former Young's Restaurant site beautification
- 4 Improve commercial area at Kenmore Blvd. and Manchester Rd.
- 5 Explore adaptive reuse at Smith school site
- 6 Continue adaptive reuse discussions relating to the proposed Kenmore Garfield High School relocation



FORMER YOUNG'S RESTAURANT SITE



KENMORE BLVD. AT MANCHESTER RD.



SMITH SCHOOL SITE



NEIGHBORHOOD FRAMEWORK

ADAPTIVE REUSE & IMPROVED ASSETS

Kenmore lacks large tracts of developable space. This makes the re-use of underutilized space and adaptive reuse of vacant or underutilized buildings a priority. Existing assets, such as the shared parking areas along Kenmore Boulevard, should be well striped, signed and lit to provide accessibility and a safe-feeling environment. Vacant lots, such as the former Young's Restaurant site at Lake Nesmith Park should be beautified as part of trail and park improvements.

There is also the potential to consider the adaptive reuse of decommissioned school sites such as Smith School. There are good examples from other communities of reusing these buildings as market rate, affordable senior housing, and office space. In addition to the Smith School, these reuse options should be reviewed as discussions continue about the future of the Kenmore-Garfield High School building, given its planned relocation.





BEST PRACTICES

- 1 Well striped median angled parking on Kenmore Blvd. south of Wilbeth Rd.
- 2 Gateway sign
- 3 Pedestrian lighting
- 4 First School Ave., Columbus, Oh. Reused as office space.
- 5 Michigan Ave. School, Columbus, Oh. Reused as affordable senior housing.
- 6 Former School for Creative and Performing Arts, Cincinnati, Oh. Reused as market rate lofts.

SECTION 4

REIMAGINE THE BOULEVARD

In addition to neighborhood-wide improvements, this plan focuses on Kenmore Boulevard as it is the heart of the neighborhood. Improvements specifically address the core of the business district between 12th and 17th St. By improving the boulevard, the most visible part of Kenmore, confidence will be restored allowing for this new community energy to radiate back into the neighborhood.

The community discussions and market investigations led the planning team to create eight planning principles. Each planning principle builds on the opportunities identified to leverage the community assets into greater possibilities.

While these recommendations will need to be phased in over time, the eventual goal is to infill and reuse the existing structures on Kenmore Boulevard to bring it back to vitality that it once had.

REIMAGINE THE BOULEVARD

CALM THE BOULEVARD



PEDESTRIANIZE THE BOULEVARD



ACTIVATE THE BOULEVARD



ACCESS THE BOULEVARD



BRAND THE BOULEVARD



CONTINUE TO PROGRAM THE BOULEVARD



INFILL THE BOULEVARD



CONNECT THE BOULEVARD



A VISION FOR THE BOULEVARD



REIMAGINE THE BOULEVARD

1 CALM THE BOULEVARD

The recent reconfiguration of Kenmore Boulevard to reduce travel lanes and accommodate bicycle lanes and on-street parking is the first step in transforming the corridor into a neighborhood and regional destination. Reducing vehicle speeds, enabling safer pedestrian crossings and connecting the neighborhood to the Towpath Trail will allow Kenmore Boulevard to become a “to” district as opposed to a “through” district.

Building on the 2017 Better Block effort that tested a similar roadway reconfiguration with the neighborhood, the City of Akron has implemented this traffic calming improvement that will better connect the neighborhood to the business district. The extension of the bike lanes to the Towpath Trail will provide neighborhood access to Summit Lake and the regional trail system. It will also allow the more than 2.5 million users that ride the Towpath Trail annually to access Kenmore Boulevard and visit local businesses and attractions.

As of October 2018, most of these improvements have been completed, contributing to the early implementation of this neighborhood plan and providing momentum for the further revitalization of Kenmore Boulevard. The next most critical step will be to create an obvious Towpath connection by Spring 2019.

IMPLEMENTATION STEPS:

- Implement ideas from Better Block event
- Resurface Kenmore Boulevard
- Reconfigure the boulevard to safely accommodate all modes of transportation, on-street parking, and pedestrian crossings
- Add protected bike lanes
- Connect to Lakeshore Boulevard/Summit Lake area





REIMAGINE THE BOULEVARD

2 PEDESTRIANIZE THE BOULEVARD

While the traffic calming efforts are largely complete on Kenmore Boulevard as of this fall, more needs to be done to pedestrianize this corridor and to truly make it a place where the neighborhood gathers. The streetscape today is devoid of pedestrian comforts that encourage people to spend time and money in the core of the neighborhood. Improving street trees and pedestrian scale lighting, adding furnishings and providing spaces to gather, and curating authentic and artistic amenities will enable the success of existing businesses and attract new ones.

STREET TREES

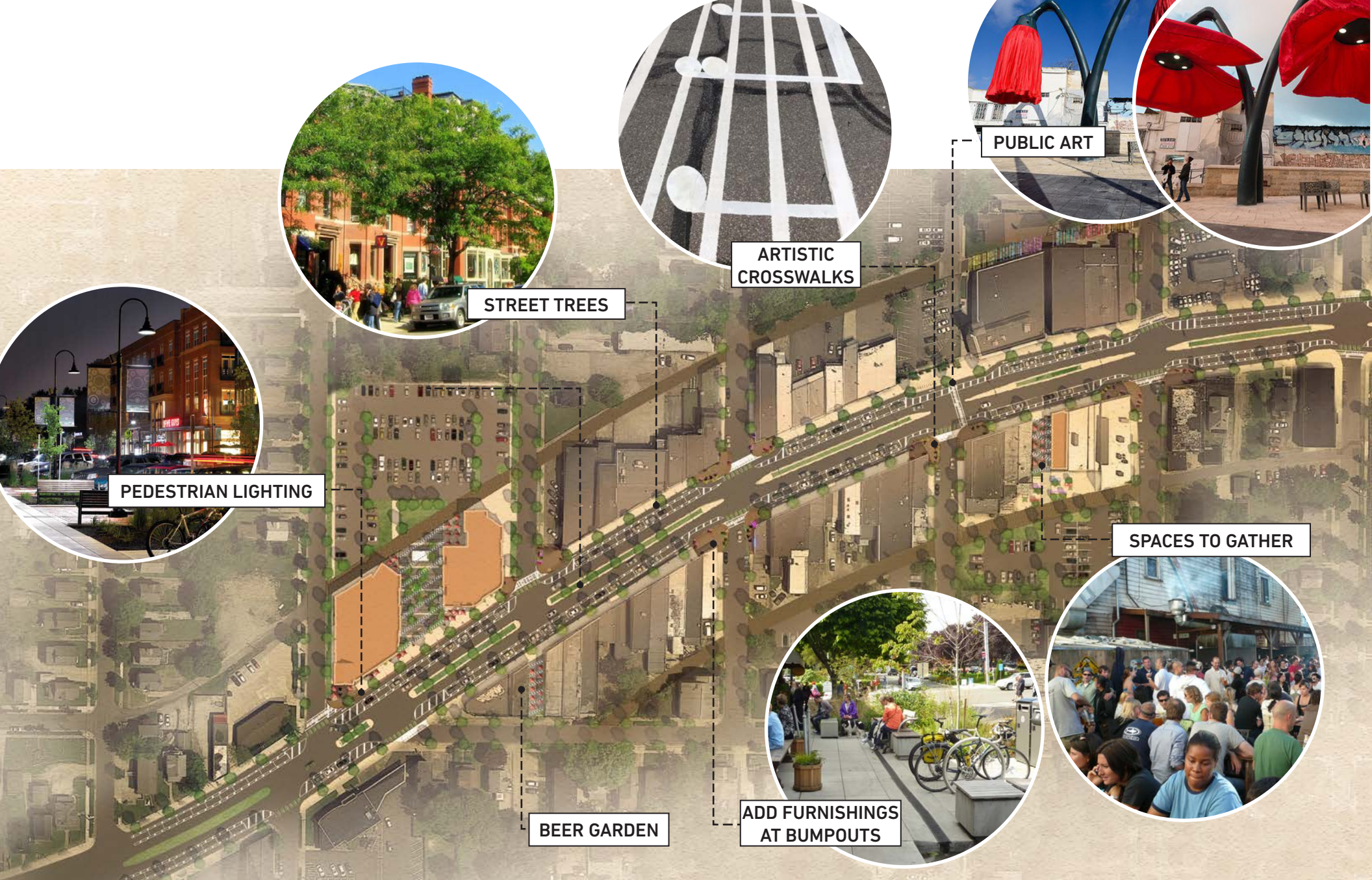
Trees and landscaping in business districts have been shown to have positive effects on consumer behavior. Across multiple studies, consumers are more likely to stay longer, visit more often and spend more money in business districts that feature high quality streetscapes. While Kenmore Boulevard has street trees today, they are not providing the benefits of shade to the pedestrian environment. The species of trees currently on the boulevard are also low-canopy, often blocking storefronts.

New street trees that have a high canopy will not only provide needed shade and comfort for pedestrians, but they will also allow for better visibility of storefronts and signage. New trees should be selected for and planted along the boulevard, with special care taken to ensure they are planted in the quality soils with ample volume to improve longevity and health. They will also need to be properly limbed and maintained to ensure they become high canopy trees.

PEDESTRIAN LIGHTING

Additional pedestrian scale streetlights will improve the feeling of safety and comfort along Kenmore Boulevard. While some pedestrian scale lighting exists along the corridor today, it is primarily located at the street corners. Strategic placement of more lights in between street corners should be considered to increase lighting levels throughout the corridor. Other opportunities could also exist along Kenmore Boulevard to add catenary lights or other artistic lighting to activate public spaces or outdoor dining areas.





STREET TREES



ARTISTIC
CROSSWALKS



PUBLIC ART



PEDESTRIAN LIGHTING



SPACES TO GATHER



ADD FURNISHINGS
AT BUMPOUTS

BEER GARDEN

REIMAGINE THE BOULEVARD

2 PEDESTRIANIZE THE BOULEVARD

FURNISHINGS AND GATHERING SPACES

Today along Kenmore Boulevard there is ample space for street furnishings such as benches, bike racks and trash cans. Some bike racks and trash cans exist, but there is no seating along the entire corridor. Since no permanent amenities exist today, temporary benches, tables, chairs and bike racks are brought out for special community events. There is an opportunity along Kenmore Boulevard, especially at the bump-outs where there is already more space, to add these furnishings. Doing so will send a message that visiting and spending time on Kenmore Boulevard is not just a “special event” but is an “everyday event”. This will further humanize the streetscape and encourage more community activity on a daily basis.



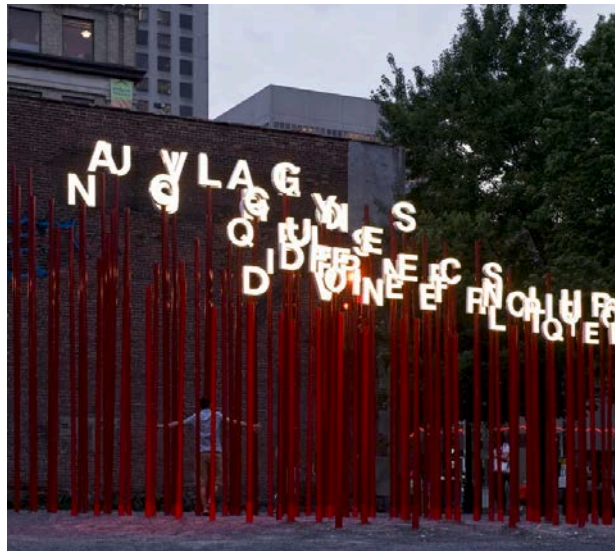
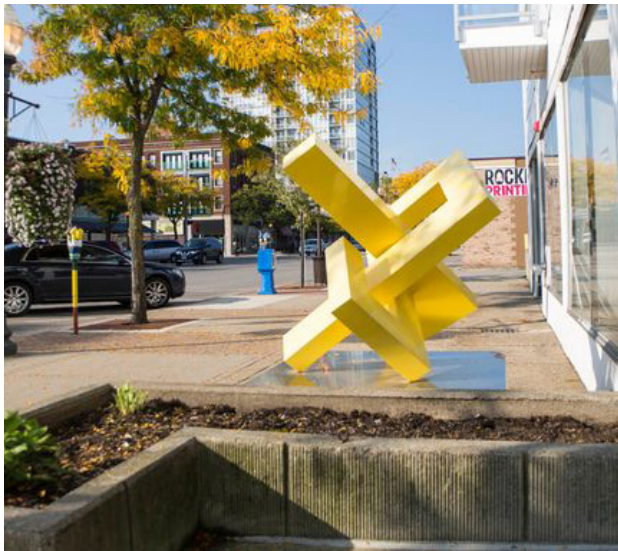


PUBLIC ART OPPORTUNITIES

The identity of Kenmore Boulevard could also be enhanced by the inclusion of locally curated public art. This would not only serve to brand the boulevard as a distinct place, but it would also add to the authenticity of Kenmore. Opportunities could include specialty lighting, artistic crosswalk designs, murals, or sculpture.

IMPLEMENTATION STEPS:

- Enhance the pedestrian environment on Kenmore Boulevard
- Improve street trees
- Improve pedestrian-scale lighting
- Add places to sit, gather, and interact
- Add local art that celebrates the community



REIMAGINE THE BOULEVARD

3 ACTIVATE THE BOULEVARD

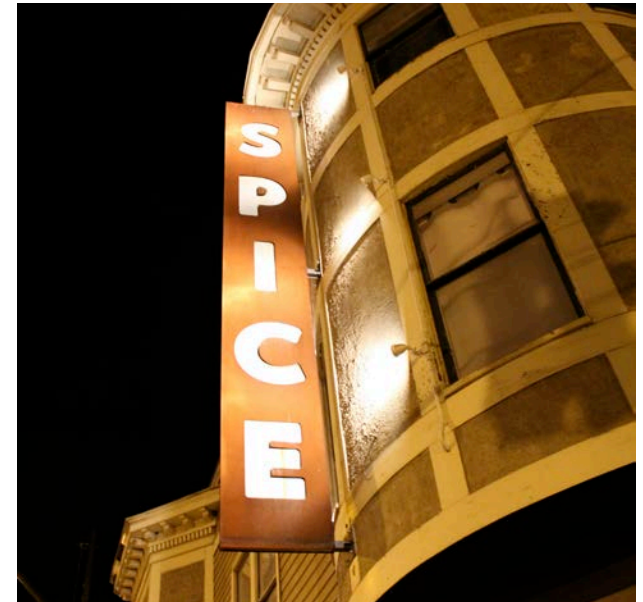
The changes that have already occurred on Kenmore Boulevard, along with streetscape improvements that will improve the pedestrian experience, will directly support existing businesses and attract new ones to fill vacant storefronts. While there are unique and destination businesses along Kenmore Boulevard, the community is looking for additional offerings, from coffee shops to sit-down restaurants. To expand the audience for Kenmore Boulevard, there need to be more places to go before or after a show at the Rialto Theatre or stores to visit while you are waiting for your guitar to be fixed at Lay's Guitar Shop.

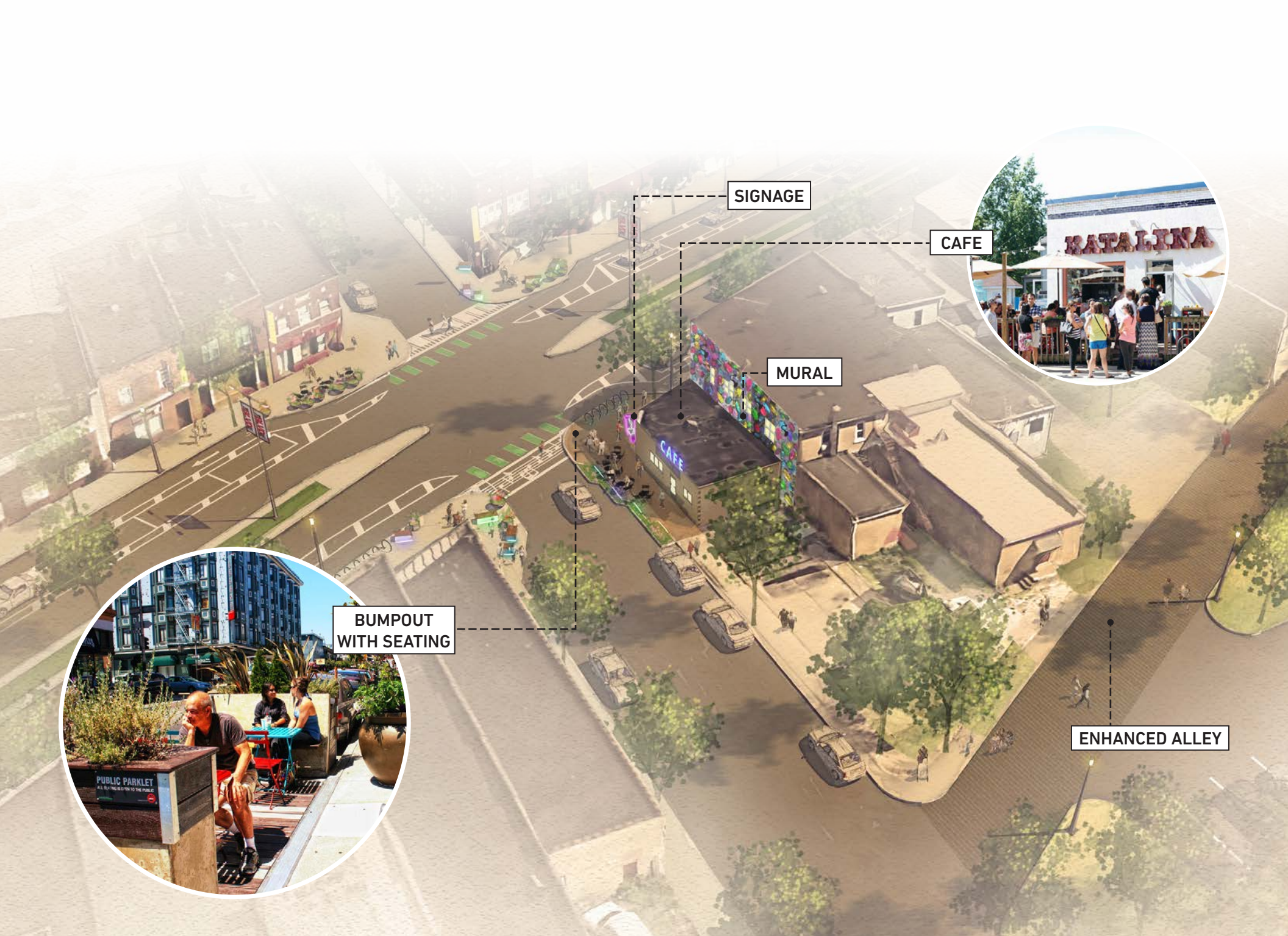
To further enable the reuse of underutilized buildings along Kenmore Boulevard, space should be added for outdoor dining and display areas. Where it is possible, additional curb bumpout spaces should be added at intersecting streets to enable adjacent buildings to have additional space to activate both storefronts and sidewalk space. Such spaces have already been tested out as part of community events and have been popular with residents and visitors alike.

Signage could also be improved to enhance the visibility of existing and new storefronts. Most of the storefront signage today are wall or window signs. Encouraging projecting signs that are creative and interesting will not only better identify businesses, but will also make the boulevard more visually attractive. Façade improvement funds are available that may be able to be used for these types of improvements.

IMPLEMENTATION STEPS:

- Encourage storefront signage that activates building façades
- Support the re-use of existing storefronts by adding space for outdoor dining
- Provide space for storefronts to spill out onto the sidewalk





SIGNAGE

CAFE

MURAL

BUMPOUT
WITH SEATING

ENHANCED ALLEY

REIMAGINE THE BOULEVARD

4 ACCESS THE BOULEVARD

Access is multifaceted and related to the quality of mobility, perception of safety, nearby land uses or activities, and the physical built environment of a place. To create better access to destinations along Kenmore Boulevard, it will be key to improve pedestrian connections between the alleys and parking areas and alleviate concerns and negative perceptions of safety.

The alleys and parking lots should be enhanced with better lighting, landscaping and pavement materials to make them feel as though they are an extension of the boulevard. Connections between the parking areas and the boulevard should also be improved by creating new and enhancing existing connections to Kenmore Boulevard where there is space between buildings. Streetscape improvements planned for Kenmore Boulevard should also turn the corner to provide the same level of quality to the side streets to make them a comfortable pedestrian experience. This, along with better parking signage, will help to make the parking areas and on-street parking on side streets more usable and accessible for visitors to the district.

IMPLEMENTATION STEPS:

- Stripe parking spaces along Kenmore Boulevard and at north-south streets
- Improve the visibility, safety, and usability of existing parking lots
- Create activity that wraps around blocks and improve the streetscape to connect parking to the boulevard
- Enhance alleys as shared streets and extension of building activities





LIVE MUSIC NOW!

PEDESTRIAN CONNECTION

INFILL BUILDING

IMPROVE CONNECTIONS

PARKING

ENHANCE ALLEY

OUTDOOR DINING

REIMAGINE THE BOULEVARD

5 BRAND THE BOULEVARD

Place branding is a powerful tool to tell a community's story, stimulate economic development, and create community pride and identity. Place branding is about discovering what makes a place unique and then sharing that story with residents, businesses, and visitors in interesting ways. Often, place branding manifests in signage and environmental graphics, both of which contribute to a unified brand for a community.

Along Kenmore Boulevard there are several locations that would be well-suited for different types and scales of environmental graphics. Neighborhood gateways are major points of entry into Kenmore, like at the I-76 overpass on Kenmore Boulevard and the intersection of Kenmore Boulevard and the Manchester Bypass. The addition of murals and large signage would be most appropriate in these locations.

District thresholds are the points along Kenmore Boulevard that signify the start or termination of the Boulevard District, like at the intersection of Kenmore Boulevard and Wilbeth Road and the intersection of Kenmore Boulevard and 9th Street. Here, large public art works could be installed that relate to the neighborhood's identity. These thresholds could also help direct vehicular traffic towards the core of the Boulevard District through vehicular wayfinding signage.

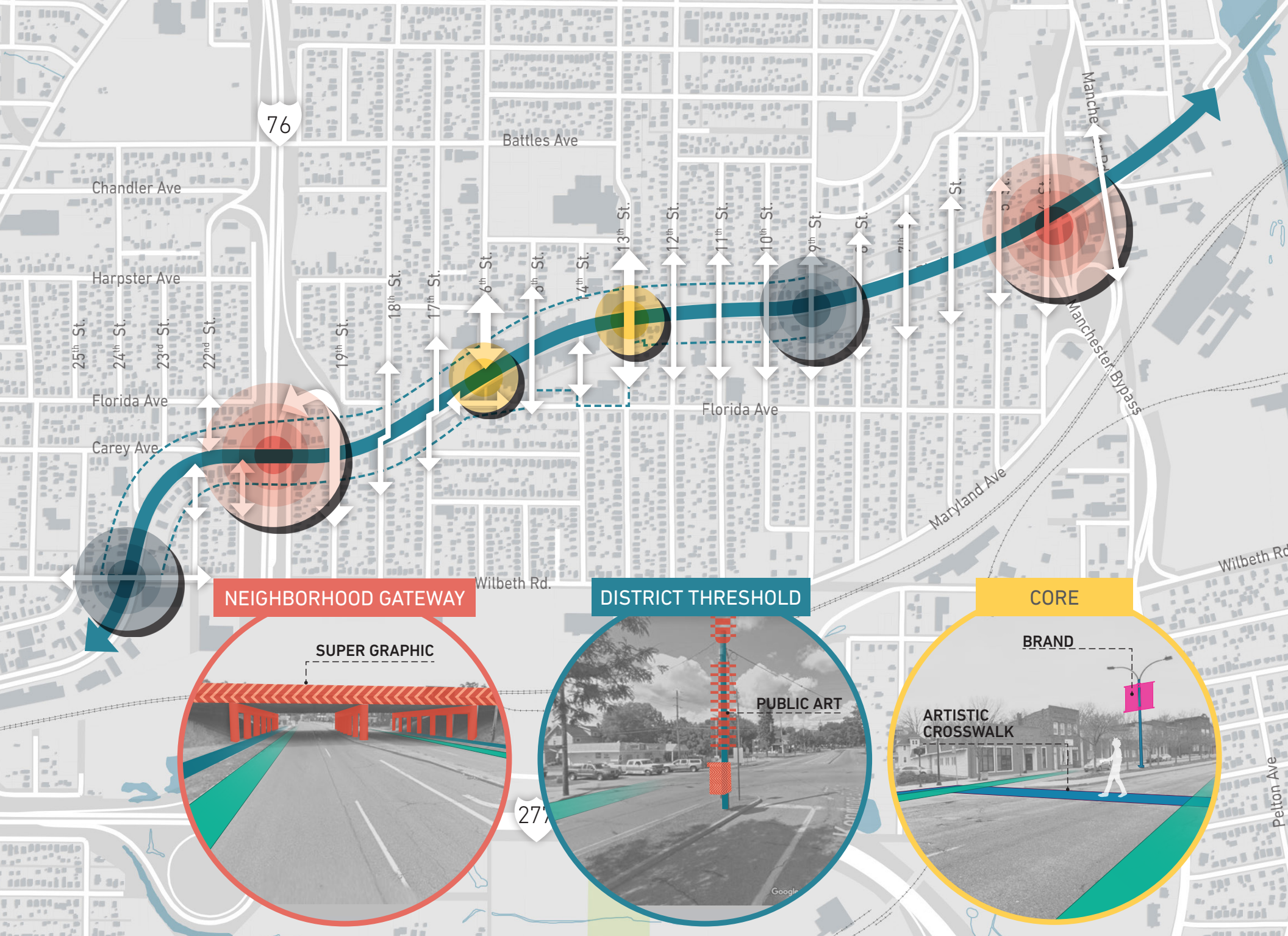
Within the core of Kenmore Boulevard, at the intersections of 6th Street and 13th Street, pedestrian-scale signage and graphics would be most appropriate. The addition of artistic crosswalks, pedestrian wayfinding signage, parking identification, and branded banners would contribute to Kenmore's distinctive identity and create a more interesting pedestrian environment.

Some topics to consider when branding Kenmore include the appropriate symbolism that represents the entire boulevard experience in both the short- and long-term; the mediums through which the identity will be shared; the creation of an identity for the Boulevard District alone or the whole neighborhood; and how to get people from Summit Lake Park and the Towpath Trail to Kenmore Boulevard.

IMPLEMENTATION STEPS:

- Create a Kenmore Boulevard Identity Package
- Celebrate Kenmore and create an authentic identity that brands the neighborhood
- Improve wayfinding to and within the district for residents and visitors, including and particularly at the Towpath Trail





REIMAGINE THE BOULEVARD

6 CONTINUE TO PROGRAM THE BOULEVARD

The Kenmore Neighborhood Alliance and other community partners are already doing a wonderful job with the existing programs and events that take place throughout the neighborhood and on the boulevard. As this neighborhood plan is implemented, it will be important to expand upon existing programming to introduce residents and visitors to the improved spaces along the boulevard and to energize the neighborhood.

Currently underutilized or vacant spaces can be transformed into active temporary or permanent places, like a beer garden, pop up shop, pop up park, food truck pod, and outdoor dining or seating areas. These not only provide needed infill along the boulevard but create spaces that are suitable for a variety of community gathering and programming purposes.

Consistent weekly events like farmers markets draw a large, diverse crowd to the neighborhood. Cozzoli's Plaza is a good location, at least temporarily, for a market because it is large enough to accommodate vendors and the market would, in turn, activate the space. Other regular events, like movie nights, can be held in surface parking lots.

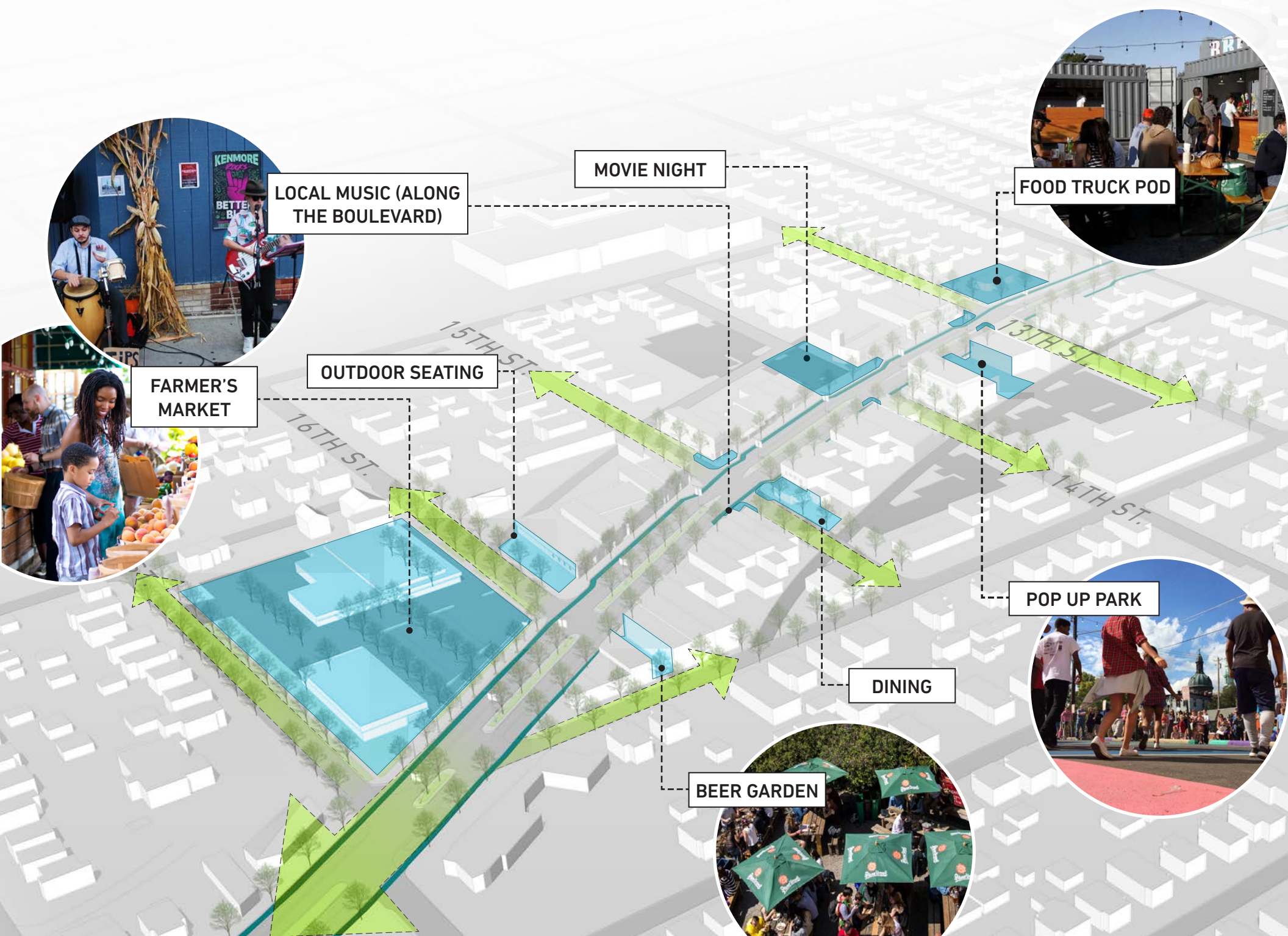
Now that there is a bike lane connection on Kenmore Boulevard to the Towpath Trail, there should be organized rides to highlight the new amenity. Planned seasonally, these rides would help route cyclists to Kenmore Boulevard and offer residents the opportunity to explore the regional trail system.

Kenmore has a strong history as an influential music district and the incorporation of music performances in different spaces throughout the district would help to further this identity. For example, local musicians can perform in the beer garden, outdoor dining and seating areas, and on the sidewalks along the boulevard.

IMPLEMENTATION STEPS:

- Integrate local music as often as possible
- Build on existing programming to energize the neighborhood
- Find new spaces and opportunities for programming, such as farmer's markets and other events that occur on a regular basis





REIMAGINE THE BOULEVARD

7 INFILL THE BOULEVARD

Unlike other neighborhoods in Akron, Kenmore Boulevard has retained much of its original building stock and urban form. The pedestrian scale pattern of two to three story buildings built to the street with ground floor storefronts and office or residential above is largely intact in the core of the business district between 12th and 17th St. At the edges of the district are more auto-oriented uses with buildings that are set back from the street with parking in front. This is where the walkable urban fabric starts to erode and where many community stakeholders pointed to opportunities to bring back a more pedestrian oriented building pattern.

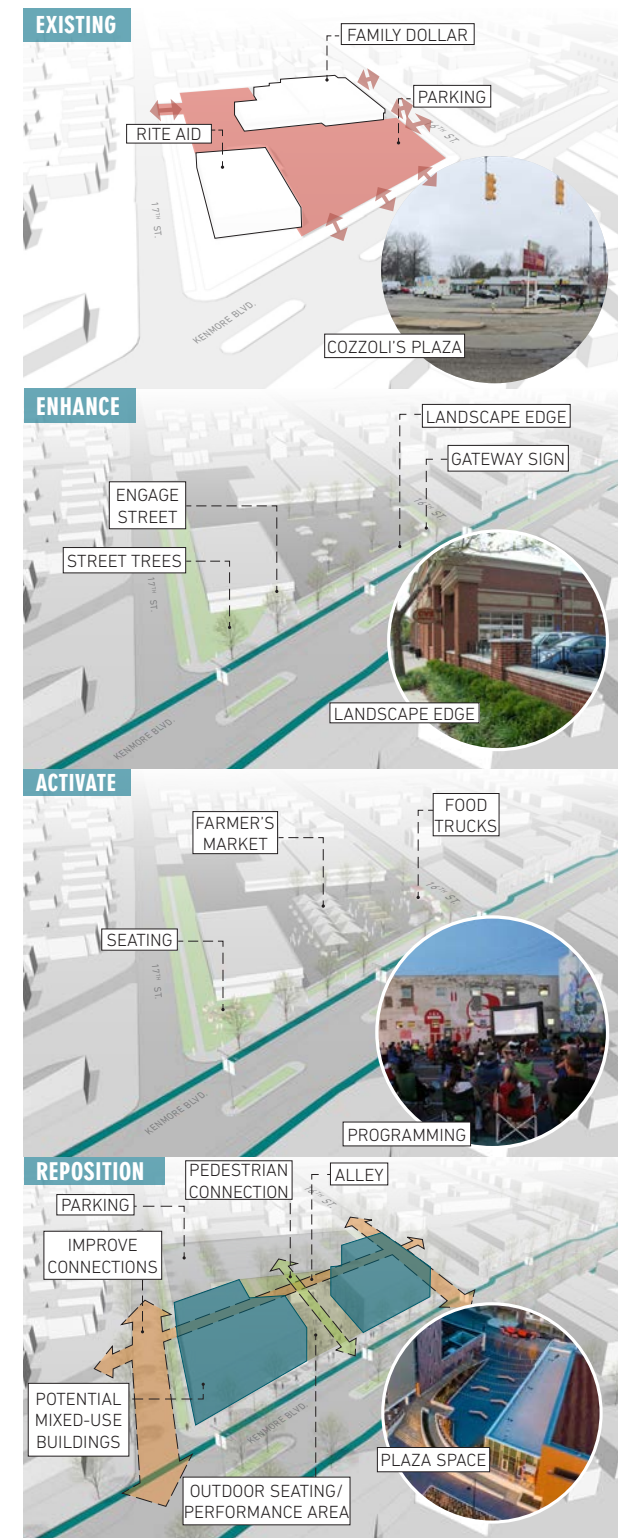
To ensure that new development in neighborhood business districts matches the traditional urban form, the Kenmore Neighborhood Alliance worked with the City of Akron to create an Urban Overlay Area for Kenmore Boulevard between 12th and 17th streets. This puts in place use, parking, setbacks and building design requirements that will ensure a high level of walkability by promoting, preserving, and enhancing the urban character of Kenmore Boulevard.

One such opportunity to re-establish the neighborhood scale and traditional urban form along Kenmore Boulevard exists at Cozzoli's Plaza. Building and site layout here is suburban in nature, with buildings set back from the street with entrances organized around a large surface parking lot instead of being oriented to Kenmore Boulevard. While many of the existing businesses

are serving a need in the neighborhood, there are ways to incrementally enhance this plaza to help it contribute to the boulevard. For example, by simply closing the curb cuts along Kenmore Boulevard, a better pedestrian edge could be created and the parking lot could be screened while not making it more difficult to access the plaza. The parking lot could also play host to a farmer's market or other community event to broaden the plaza's appeal to the neighborhood. As market dynamics mature, it is possible that over time it might be possible to redevelop the site entirely, returning two to three story mixed use buildings to the street edge and restoring the alley block pattern to access rear loaded parking as is done elsewhere along Kenmore Boulevard. These improvements would transform this portion of Kenmore Boulevard.

IMPLEMENTATION STEPS:

- Enhance existing plaza by removing unnecessary curb-cuts, orienting building to the street, and screening parking to create a pedestrian edge.
- Allow for temporary activation events to utilize parking lot and draw the community to this part of the boulevard.
- Explore opportunities for new development that responds to the needs of Kenmore and its historic architectural character.
- Over time, phase in these improvements as the market matures.





IMPROVE
CONNECTIONS

PARKING

PEDESTRIAN CONNECTION

ALLEY

OUTDOOR SEATING/
PERFORMANCE AREA

PLAZA SPACE

POTENTIAL MIXED-
USE BUILDINGS

REIMAGINE THE BOULEVARD

8 CONNECT THE BOULEVARD

This is an exciting time for Kenmore Boulevard as bike network improvements have been installed during this neighborhood planning process. With protected bike lanes now present on Kenmore Boulevard that will connect all the way to the Towpath Trail at Lakeshore Boulevard at Lewis Street, there will soon be direct and obvious access to the neighborhood from this popular regional asset. At the same time the neighborhood plan has been underway, Summit County MetroParks has been conducting a planning exercise for the future of Summit Lake. Additional trailhead and bike connections are possible on the west side of the lake that could result in another access point on 2nd Street, enabling riders to not have to cross the overpass to get to the Towpath Trail.

Other opportunities include implementing the proposed Kenmore Loop that would build on the bike infrastructure in place along Kenmore Boulevard to link up to the existing Towpath trailhead on Wilbeth Road, providing another connection for Kenmore to the regional trail network. Within the neighborhood itself, the proposed Kenmore Bike and Pedestrian Network will use low-stress streets to interconnect schools, churches, parks and other destinations. Taken together, these improvements will make the neighborhood, Kenmore Boulevard and the Towpath Trail more interconnected.

IMPLEMENTATION STEPS:

- Establish Kenmore Connector
- Install signage and wayfinding to connect neighborhood to Towpath trail
- Implement the “Kenmore Loop” as a first phase of an overall neighborhood bike network that connects major destinations.





SECTION 5

IMPLEMENTATION

To guide implementation of the Kenmore Neighborhood Plan, the planning team has taken each strategic recommendation and matched it with a corresponding partner, funding source and timeframe.

There are three main categories:

- **Reimagine the Boulevard:** Recommendations and action steps that focus on improvements for the core of the business district.
- **Neighborhood Framework:** Strategic recommendations for neighborhood-wide improvements
- **Retail Market Study:** Recommendations for improving the attractiveness of Kenmore Boulevard to businesses

This set of matrices will be used by the community to establish priorities, guide next steps and build coalitions to complete improvements, leverage incentives and programs, and create supportive policies. It is important to note that this plan has a mix of short-term wins and long-term objectives. Some solutions can be implemented today, and others may not be achievable until five or 10 years from now. Flexibility will also be key, as needs may change over time and other opportunities may arise that enable a project or improvement to move faster than previously expected. Taken together, this set of implementation tools will enable the neighborhood, community leaders, the City of Akron, and funding partners to work together to create sustainable and transformative change for the Kenmore neighborhood.

Implementation efforts are already underway, with the in-progress improvements to Kenmore Blvd. and several grant opportunities being advanced by KNA. The following early action items represent current priorities that will kick-start implementation and start turning this plan into reality.

EARLY ACTION ITEMS

- 1 Complete the full implementation of the Kenmore Boulevard traffic calming and bike infrastructure project, including all pavement and intersections markings and bollards.
- 2 Become a Main Street Affiliate and set in motion the four points approach of economic vitality, design, promotion and organization.
- 3 Develop signage standards to take advantage of Knight Foundation façade improvement grant.
- 4 Manage signage grant program.
- 5 Develop Boulevard District Brand and install banners on light poles.
- 6 Develop plan for improved street trees, pedestrian scale lighting, and permanent streetscape furnishings.
- 7 Acquire property and develop it in keeping with community desires and retail opportunities identified in this plan.

FUNDING SOURCES

GREAT STREETS PROGRAM

Great Streets is a City of Akron program that was launched within 10 targeted neighborhood business districts. The program seeks to empower, connect, and develop Akron neighborhood business district corridors through community engagement and targeted resources.

Kenmore Boulevard was one of the 10 identified business districts. City resources available to eligible business districts are aimed at promoting the pedestrian experience and assistance to business owners to improve their properties:

- Façade improvement grants
- Creation of a revolving loan fund for small businesses
- Community development corporation support funds
- Street trees

AKRON PARKS CHALLENGE GRANT – CHESTNUT RIDGE PARK

The Akron Parks Challenge is a partnership between the City of Akron, the Akron Parks Collaborative, the Akron Civic Commons and the Knight Foundation. The goal is to engage neighborhoods in improvements to their public spaces to increase use and neighborhood vitality.

REIMAGINE THE CIVIC COMMONS

The Ohio and Erie Canalway Coalition received a \$5 million grant through the Reimagine the Civic Commons program to bring people together throughout Akron to share in and reimagine their civic space. Akron Civic Commons is a partnership between the JPB Foundation, the Knight Foundation, the Kresge Foundation and the Rockefeller Foundation.

HISTORIC DISTRICT DESIGNATION

Designation of historic districts will focus attention on these areas that were, and still are, vital to the city. Designation of Kenmore Blvd. with the National Register of Historic Places will allow historic tax credits to be used to assist in revitalization.

SUMMIT COUNTY METROPARKS

Summit Lake is one of the areas in the City chosen to receive attention through the Reimagine Civic Commons funding. Summit County MetroParks is spearheading this effort through investments and programming in the area.

CITY RESIDENTIAL TAX ABATEMENTS


In 2017, the City of Akron initiated residential tax abatements for all new residential construction and significant renovations / improvements to residential properties located within corporation limits. The length of the abatement is 15 years from the date of the improvement(s) to the property.

CITY CIP BUDGET

The City of Akron programs public improvements through the annual Capital Planning budget.

IMPLEMENTATION

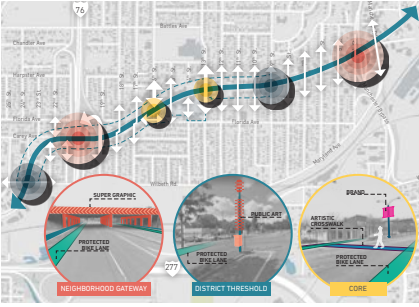
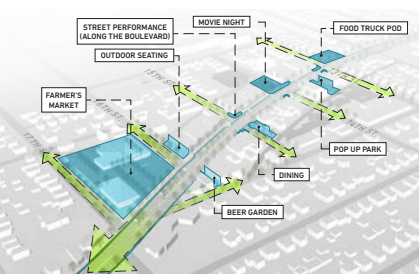
REIMAGINE THE BOULEVARD



		STRATEGIC & RELATED RECOMMENDATIONS	PARTNERS/FUNDING SOURCES	TIMEFRAME			
				IMMEDIATE (0-1 Years)	SHORT (1-3 Years)	MEDIUM (3-5 Years)	LONG (5-10 Years)
	1	Calm the Boulevard					
		Implement ideas from Better Block event	KNA, City of Akron	✓			
		Resurface Kenmore Boulevard	KNA, City of Akron	✓			
		Reconfigure the boulevard to safely accommodate all modes of transportation, on-street parking, and pedestrian crossings	KNA, City of Akron	✓	✓		
		Add protected bike lanes	KNA, City of Akron	✓			
		Connect to Lakeshore Boulevard/Summit Lake area	KNA, City of Akron, Knight Foundation, Akron Civic Commons	✓			
	2	Pedestrianize the Boulevard					
		Enhance the pedestrian environment on Kenmore Boulevard	KNA, Knight Foundation, City of Akron	✓	✓		
		Improve street trees	KNA, City of Akron, Akron Waterways Renewed	✓	✓		
		Improve pedestrian-scale lighting	KNA, City of Akron	✓			
		Add places to sit, gather, and interact	KNA, Knight Foundation, City of Akron	✓	✓		
		Add local art that celebrates the community	KNA, Knight Foundation, PEG'S Foundation	✓	✓		

		STRATEGIC & RELATED RECOMMENDATIONS	PARTNERS/FUNDING SOURCES	TIMEFRAME			
				IMMEDIATE (0-1 Years)	SHORT (1-3 Years)	MEDIUM (3-5 Years)	LONG (5-10 Years)

IMPLEMENTATION

REIMAGINE THE BOULEVARD

		STRATEGIC & RELATED RECOMMENDATIONS	PARTNERS/FUNDING SOURCES	TIMEFRAME			
				IMMEDIATE (0-1 Years)	SHORT (1-3 Years)	MEDIUM (3-5 Years)	LONG (5-10 Years)
	5	Brand the Boulevard					
		Create a Kenmore Boulevard Identity Package	KNA, City of Akron Economic Development, Akron-Summit CVB, Design 4 Good		<input checked="" type="checkbox"/>		
		Celebrate Kenmore and create an authentic brand for the neighborhood	KNA, Design 4 Good		<input checked="" type="checkbox"/>		
		Improve wayfinding to and within the district for residents and visitors, including and particularly at the Towpath Trail	KNA, City of Akron		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	6	Continue to Program the Boulevard					
		Integrate local music as often as possible	KNA, business and property owners	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
		Build on existing programming to energize the neighborhood	KNA, Kenmore Branch Library, Kenmore Community Center, Kenmore Chamber of Commerce, Kenmore Community Council, business and property owners	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
		Find new spaces and opportunities for programming, such as farmer's markets and other events that occur on a regular basis	KNA, business and property owners		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

		STRATEGIC & RELATED RECOMMENDATIONS	PARTNERS/FUNDING SOURCES	TIMEFRAME			
				IMMEDIATE (0-1 Years)	SHORT (1-3 Years)	MEDIUM (3-5 Years)	LONG (5-10 Years)
	7	Infill the Boulevard					
		Enhance existing plaza by removing unnecessary curb-cuts, orienting building to the street, and screening parking to create a pedestrian edge	Property owner, City of Akron		✓		
		Allow for temporary activation events to utilize parking lot and draw the community to this part of the boulevard	KNA, Property owner		✓		
		Explore opportunities for new development that responds to the needs of Kenmore and its historic architectural character	KNA, Property owner, City of Akron		✓	✓	
		Over time, phase in these improvements as the market matures	Property owner		✓	✓	✓
	8	Connect the Boulevard					
		Establish Kenmore Connector	Akron Civic Commons	✓	✓		
		Install signage and wayfinding to connect neighborhood to Towpath trail	KNA, City of Akron, Ohio and Erie Canalway Coalition, Reimagining the Civic Commons	✓	✓		
		Implement the “Kenmore Loop” as a first phase of an overall neighborhood bike network that connects major destinations	KNA, City of Akron		✓		

IMPLEMENTATION

NEIGHBORHOOD FRAMEWORK

	STRATEGIC & RELATED RECOMMENDATIONS	PARTNERS/FUNDING SOURCES	TIMEFRAME			
			IMMEDIATE (0-1 Years)	SHORT (1-3 Years)	MEDIUM (3-5 Years)	LONG (5-10 Years)
1	Road Improvements					
	Explore Manchester Rd. bypass removal	City CIP Budget, OPWC			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Investigate potential for traffic calming at Carnegie Ave. and Manchester Rd., Waterloo Rd. near Conrad Ave. and Edwin Ave., along Manchester Rd. near Stanford St.	City CIP Budget				<input checked="" type="checkbox"/>
2	Parks & Open Spaces					
	Sound barrier for Chestnut Ridge Park	ODOT, City of Akron		<input checked="" type="checkbox"/>		
	Chestnut Ridge Akron Park activation	Akron Parks Challenge Grant, Friends of Chestnut Ridge Park		<input checked="" type="checkbox"/>		
	Summit Lake Vision Plan - Reimagining Civic Commons	Ohio & Erie Canalway, Knight Foundation, City of Akron			<input checked="" type="checkbox"/>	
	Potential to work with MetroParks to create park/trail at City Nursery	City of Akron, MetroParks			<input checked="" type="checkbox"/>	
	Increase intergenerational active, passive, and aquatic recreational opportunities at Lake Nesmith Park	City of Akron				<input checked="" type="checkbox"/>

	STRATEGIC & RELATED RECOMMENDATIONS	PARTNERS/FUNDING SOURCES	TIMEFRAME			
			IMMEDIATE (0-1 Years)	SHORT (1-3 Years)	MEDIUM (3-5 Years)	LONG (5-10 Years)
3	Pedestrian Connections					
	Improve pedestrian crossings near Summit Lake on Manchester Rd.	City CIP Budget, Civic Commons		<input checked="" type="checkbox"/>		
	Pedestrian loop path near Summit Lake Blvd. and Lagoon Ave.	City CIP Budget, Civic Commons		<input checked="" type="checkbox"/>		
	Explore possibility of stairway directly from 27th St. bridge down to Blvd.	City CIP Budget		<input checked="" type="checkbox"/>		
	Evaluate possibility of footbridge to Towpath at Corey Ave., Pike Ave., and at Stanford St.	City CIP Budget			<input checked="" type="checkbox"/>	
	Improve pedestrian footbridge at Maryland Ave. and Wilbeth Rd.	City CIP Budget			<input checked="" type="checkbox"/>	
	Explore foot/bike path near Indian Trail and Summit View Ave.	City CIP Budget				<input checked="" type="checkbox"/>
4	On-Street Bike Network					
	Protected bike lanes along Kenmore Blvd.	City CIP Budget	<input checked="" type="checkbox"/>			
	Conceptual Kenmore bike/pedestrian network	City CIP Budget			<input checked="" type="checkbox"/>	

IMPLEMENTATION

NEIGHBORHOOD FRAMEWORK

	STRATEGIC & RELATED RECOMMENDATIONS	PARTNERS/FUNDING SOURCES	TIMEFRAME			
			IMMEDIATE (0-1 Years)	SHORT (1-3 Years)	MEDIUM (3-5 Years)	LONG (5-10 Years)
5	Other - Adaptive Reuse & Improved Assets					
	Explore potential housing opportunities at Mud Run	Private Developers, KNA, City of Akron		<input checked="" type="checkbox"/>		
	Improve center of street parking safety at Kenmore Blvd. south of Wilbeth Rd.	City of Akron		<input checked="" type="checkbox"/>		
	Former Young's Restaurant site beautification	City of Akron		<input checked="" type="checkbox"/>		
	Improve commercial area at Kenmore Blvd. and Manchester Rd.	City of Akron, Private Developers		<input checked="" type="checkbox"/>		
	Explore adaptive reuse at Smith School site	KNA, City of Akron Public Services		<input checked="" type="checkbox"/>		
	Continue adaptive reuse discussions relating to the proposed Kenmore Garfield High School relocation	KNA, City of Akron Public Services		<input checked="" type="checkbox"/>		

IMPLEMENTATION

RETAIL MARKET

	STRATEGIC & RELATED RECOMMENDATIONS	PARTNERS	TIMEFRAME			
			IMMEDIATE (0-1 Years)	SHORT (1-3 Years)	MEDIUM (3-5 Years)	LONG (5-10 Years)
1	Enhance Demand And Attract New Patrons					
	Refine Kenmore's brand and expand social media marketing	KNA, Interns (CSU, UofA)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Address marketing to residents who don't use social media	KNA, Akron-Summit County Library, First Glance, churches, Financial Empowerment Center, Community Center	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Capitalize on anchors through collaboration, marketing, programming	KNA, First Glance, Akron-Summit County Library, Cozzoli Plaza ownership/merchants, Community Center	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Support housing – work with City and partners to enhance housing quality and reduce vacancy, while maintaining affordable options	KNA, City of Akron, funders, developers, builders, Financial Empowerment Center, nonprofits		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Improve signage and wayfinding from the freeway exits to Kenmore	KNA, City of Akron, ODOT		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Collaborate with merchants on marketing	KNA, merchants		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Improve recreation and trail connections and signage, to towpath trail and downtown	KNA, City of Akron			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Reach out to local employers to seek and encourage collaboration and worker patronage of businesses	KNA, local employers, Kenmore Chamber of Commerce			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	Improve Business And Patron Physical Environment					
	Work with City and partners to improve street environment overall	KNA, City of Akron, merchants, Kenmore Chamber of Commerce		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Improve lighting, signage, quality of rear parking	KNA, City of Akron, merchants		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Improve quality of place at anchors: Cozzoli's Plaza, Library, First Glance (connectivity, seating, design, landscape, street presence, etc)	KNA, City of Akron, First Glance, Akron-Summit County Library, Cozzoli Plaza ownership/merchants, Community Center		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

IMPLEMENTATION

RETAIL MARKET

	STRATEGIC & RELATED RECOMMENDATIONS	PARTNERS	TIMEFRAME			
			IMMEDIATE (0-1 Years)	SHORT (1-3 Years)	MEDIUM (3-5 Years)	LONG (5-10 Years)
3	Enhance Critical Mass And Mix Of Businesses					
	Recruit dining and coffee shops to serve regional and local customers; Kenmore has the potential to be a dining magnet for southwest Akron	KNA, Akron Food Works, Summit Food Coalition, City of Akron Economic Development, commercial realtors, merchants, property owners, Summit County area business associations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Continue to provide Pop-Up and informal storefronts/programming to diversify activity	KNA, local artists, merchants, residents, businesses in Kenmore and Akron, Bounce Innovation Hub	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Encourage merchants to align and extend business hours to provide reliable critical mass at peak times	KNA, local merchants, Kenmore Chamber of Commerce	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Continue to recruit additional evening venues	KNA, City of Akron Economic Development, commercial realtors, merchants, property owners, local residents, music groups and venues in Akron and around the region, Society of NEO Brewers		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Recruit arts/support businesses to complement music industry	KNA, City of Akron Economic Development, commercial realtors, merchants, property owners, local residents, music and art groups and venues in Akron and around the region, ArtsNow		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Recruit additional hobby/entertainment businesses to complement existing cluster	KNA, City of Akron Economic Development, commercial realtors, merchants, property owners, local residents, art and hobby groups and businesses in Akron and around the region		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Recruit youth and family serving businesses	KNA, City of Akron Economic Development, commercial realtors, merchants, property owners, anchors, residents, family oriented businesses and groups in Akron and around the region		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

	STRATEGIC & RELATED RECOMMENDATIONS	PARTNERS	TIMEFRAME			
			IMMEDIATE (0-1 Years)	SHORT (1-3 Years)	MEDIUM (3-5 Years)	LONG (5-10 Years)
4	Support Business Strength					
	Support collaboration among businesses for marketing/programming/customer referrals	KNA, local businesses	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Work with partners to establish capacity for liquor licenses in Kenmore restaurants	KNA, merchants, City of Akron, State of Ohio Liquor Control Board	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Support expansion and retention of existing anchor businesses	KNA, Cozzoli's Plaza owner, local merchants	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Provide networking opportunities for residents, businesses, artists	KNA, local merchants, anchors, residents, artists, musicians, etc., Kenmore Chamber of Commerce		<input checked="" type="checkbox"/>		
	Encourage marketing and business development through City, local banks, Small Business Administration, others	KNA, City of Akron, Small Business Administration, Financial Empowerment Center, nonprofits, SCORE Akron		<input checked="" type="checkbox"/>		
	Reach out to local employers to seek and encourage collaboration	KNA, local employers and businesses		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Work with partners to establish a process for "vetting" potential businesses to match store-ready businesses to available spaces, and to help them develop the business strength and capital necessary to succeed in a bricks-and-mortar environment	KNA, local merchants and businesses, Small Business Administration, Financial Empowerment Center, funders		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Investigate ways to provide "transitional" space and opportunities for new/starter businesses not yet ready for bricks and mortar	KNA, local merchants, property owners, commercial businesses in Akron and surrounding region		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>



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