



ACTIVATING COMMUNITY SPACE a HOW-TO guide

SPOTLIGHT ON IMPROVING **DEMPSEY PARK**

WHAT'S IN THE GUIDE?

This “How-To Guide” is designed to help you and your local community spark positive transformation within your neighborhood’s business district, park, or any public gathering space. Successful revitalization efforts begin with in-depth knowledge of the area, forward-thinking vision, and the effort and teamwork to make it happen. This guide puts you on the right path, by teaching you how to gather key observations and ask the right questions. Once you get going, it’s all about thinking creatively and seeing what new activities or amenities could work on your site. Finally, it takes cooperation with key community stakeholders to get your projects funded and running.

This guide showcases Dempsey Park, located at the center of East Price Hill, Cincinnati, OH. The proposed improvements illustrated in this guide seek to bring more activity the park and adjacent business district, in turn creating a vibrant community gathering space that benefits the wellbeing of all.

ACTIVATING YOUR COMMUNITY SPACE IS AS EASY AS 1, 2, 3

1. UNDERSTAND THE SITE
2. ENVISION POSSIBILITIES
3. MAKE IT HAPPEN

DOWNTOWN CINCY

INCLINE OVERLOOK



PRICE HILL

BUSINESS DISTRICT

LOCAL CONTEXT

East Price Hill is a primarily residential neighborhood located less than 2 miles west of downtown Cincinnati. Well established as a moderate income, and family-oriented neighborhood, recent developments surrounding the incline overlook district have brought in investment and new residents. Some of these changes are a result of shifting demographics, as young people and empty-nesters seek housing closer to downtown and its attractions. Price Hill Will (a local community development non-profit), along with other community advocates, are hoping to build upon this momentum to revitalize their local business district. Dempsey park is located right at the center of the community, making it the perfect place to bring people together and spark activity. The hope is that improvements to the area will improve the quality of life for local residents, while also attracting more business opportunity and socially responsible development.

what's going ON in Price Hill?



LIBRARY RENOVATION



INCLINE DISTRICT



VERACRUZ
RESTAURANT



MASONIC LODGE



HOLY FAMILY CHURCH & SCHOOL



IDENTIFY LOCAL ASSETS

[The BLUE area denotes an **Active Corridor** of existing and potential development]

STEP 01

UNDERSTAND THE SITE



CINCINNATI

**E. PRICE
HILL**

HAWTHORNE

PRICE

WARSAW

PURCELL

THIS IS OUR SITE.
LOCATE YOURS.

Uncover the challenges.

WHAT IS YOUR
COMMUNITY SPACE LIKE?

IS IT EASILY ACCESSIBLE?

DO YOU FEEL SAFE THERE?

ARE THERE LOTS OF THINGS TO DO?

IS IT CLEAN AND WELL LIT?

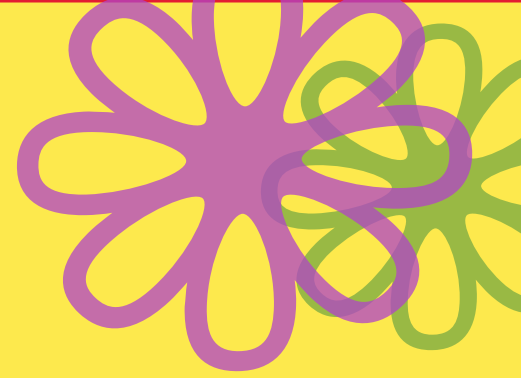
DOES EVERYONE FEEL WELCOME?

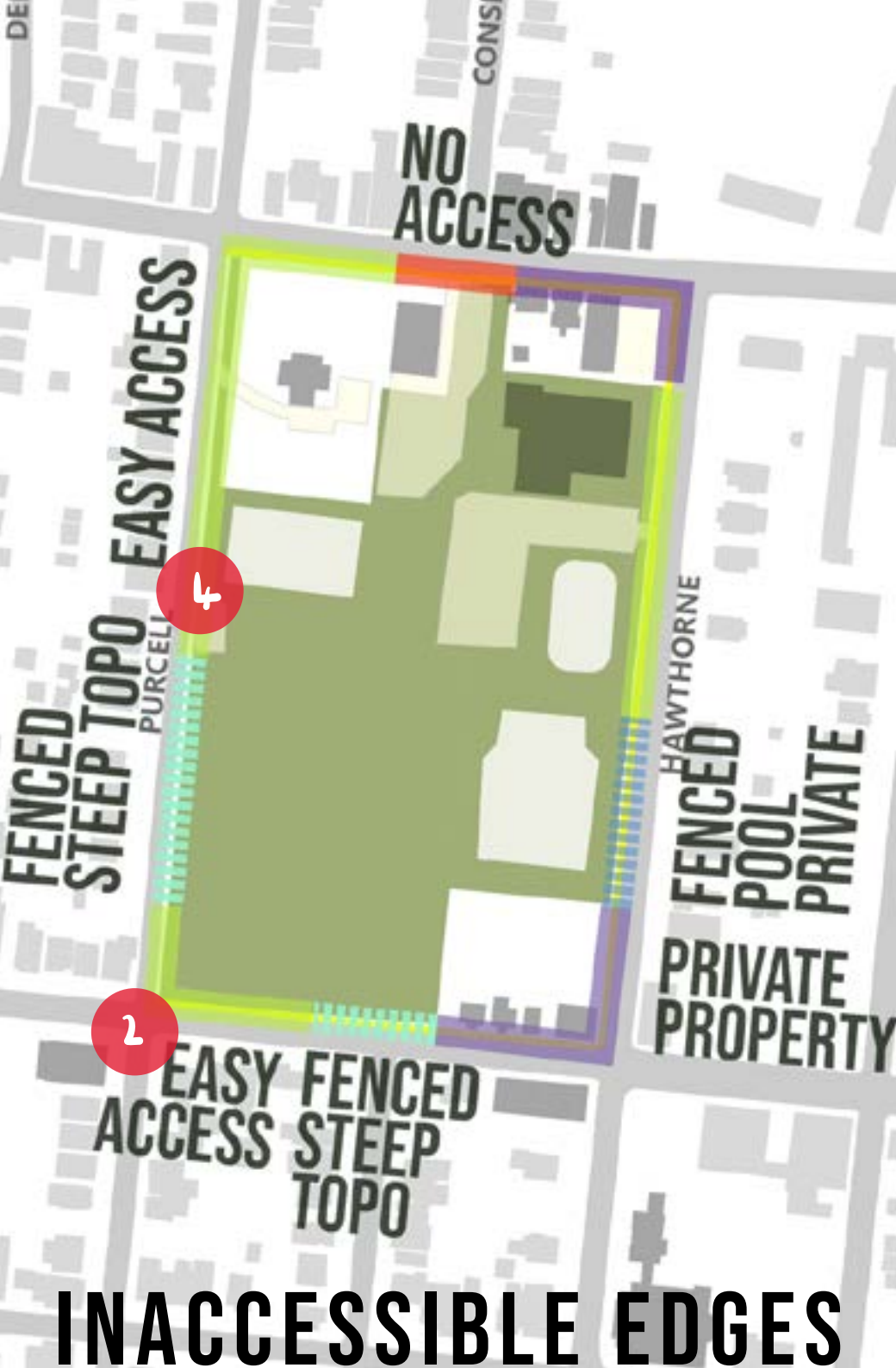
THESE ARE
OURS.

DEMPSEY PARK'S CHALLENGES

- Poor pedestrian access
- Underused areas
- Disconnected amenities
- Unsafe area
- High speed car traffic
- Lack of signage or directions
- Lack of events or programming

THIS CAN BE DUE TO
LACK OF LIGHTING OR
SPACES HIDDEN FROM
SIGHT





HILLY TERRAIN

GATHER FEEDBACK!

- ☐ WALK AROUND THE SITE
- ☐ ATTEND COMMUNITY MEETINGS
- ☐ SURVEY (ONLINE & PAPER)

Use Images to SHOW ideas: they grab attention, communicate more, and appeal to all audiences, especially kids. Paper flyers can also be placed on pin boards at businesses, churches, or parks.

OUR FEEDBACK FROM PRICE HILL

WHAT LOCALS LIKE ABOUT THE AREA...

- Excitement for the Library's new expansion
- They love the pool!
- The Rec Center is great for kids to hang out

WHAT THEY WANT TO SEE NEXT...

- A Farmers market was a favorite
- Everyone wanted more walking paths
- Most were open to adding soccer

Get the Community Involved



IN PRICE HILL, COMMUNITY MEMBERS ARE WILLING TO ROLL UP THEIR SLEEVES. THIS SHOWS THE PRIDE AND WORK ETHIC NEEDED TO SPARK ACTION.



STEP 02

ENVISION POSSIBILITIES

FARMER'S MARKET

Pop-up markets are a great option because they can be quickly set up on adaptable surfaces, such as a parking lot, field or street. They can bring the community together, support the local economy, and encourage wellness. In addition to farmers, vendors may also artisans, artists, and food trucks. By providing live music and play space for kids, a diverse group of visitors is invited in.



WARSAW AVE

PURCELL AVE



GRASS LAWNS ARE
ABLE TO SUPPORT
TEMPORARY TENTS



LIVE MUSIC CAN BE
SET UP JUST ABOUT
ANYWHERE



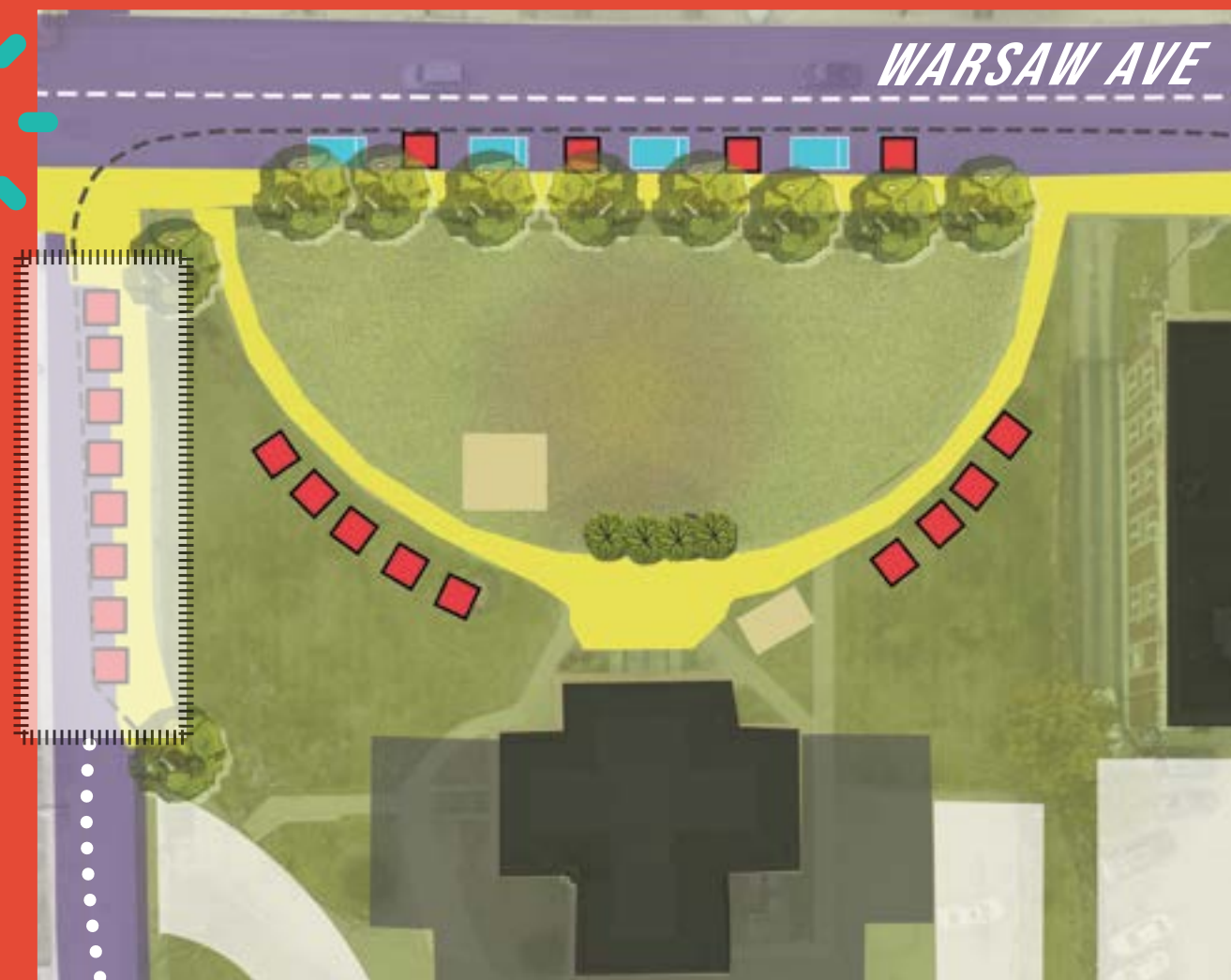
HOW IT
WORKS...



EXAMPLE:

Northside Farmer's Market
Pittsburgh, PA

20 vendors set up on the grass of a
local park, Fridays from 3-7 p.m.
(May to November)



ROOM FOR EXPANSION
WITH MORE VENDORS
ON PURCELL AVE



The Library front lawn was selected to house the pop-up market because of its highly visible location along the Warsaw Ave commercial corridor, in hopes that the market will benefit nearby businesses. Also, placing vendors along the perimeter allows for seamless pedestrian movement, and the center lawn offers an insulated play and picnic space for families with kids. Lastly, the library's new parking lot will provide convenient car access.

PATHWAYS

"MAKE NEW CONNECTIONS"

Pathways are vital for encouraging people to walk and bike, both within the site as well as to & from the park. The proposed pathway network works to connect amenities within the site (e.i. Library to Rec Center), and also allow for leisurely walks.



NOTICE HOW PATHWAYS ARE INTENTIONALLY SHAPED TO THE HILLY TERRAIN TO ENSURE THAT ALL RAMPED PATHS ARE ADA ACCESSIBLE.

RAMPED PATHS

STANDARD PATHS

ARTISTIC NATURE PATHS

BOARDWALK

For Price Hill

We propose:

- ADA accesible ramps connecting the library + Rec center.
- Regular pathways lined with trees & seating for leisurely walks
- Artsy pathways to engage community creativity

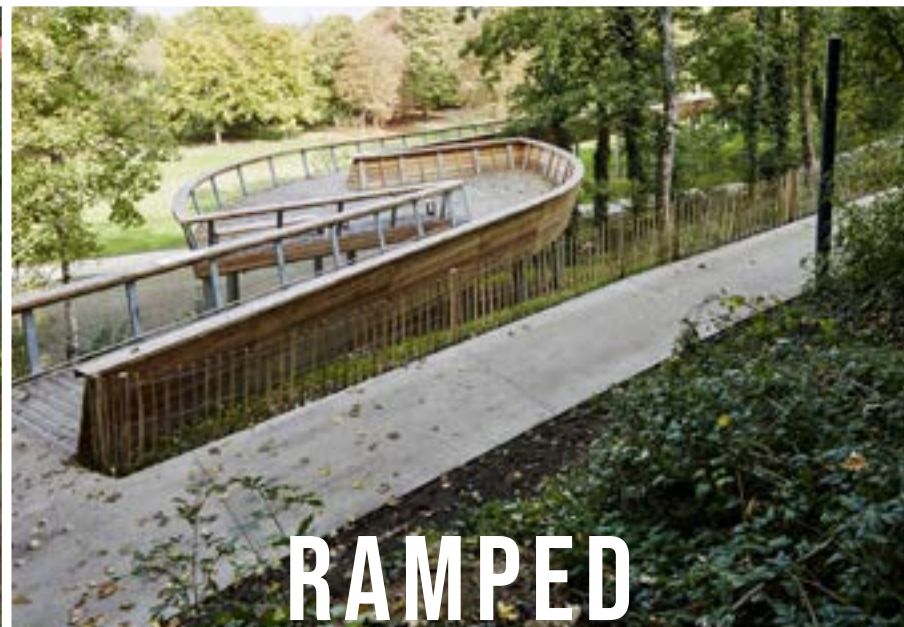
What do your pathways connect?

What space and resources are available to you?

Sometimes they connect two places. Sometimes they meander for leisurely walks. And sometimes they can become vibrant spaces on their own!



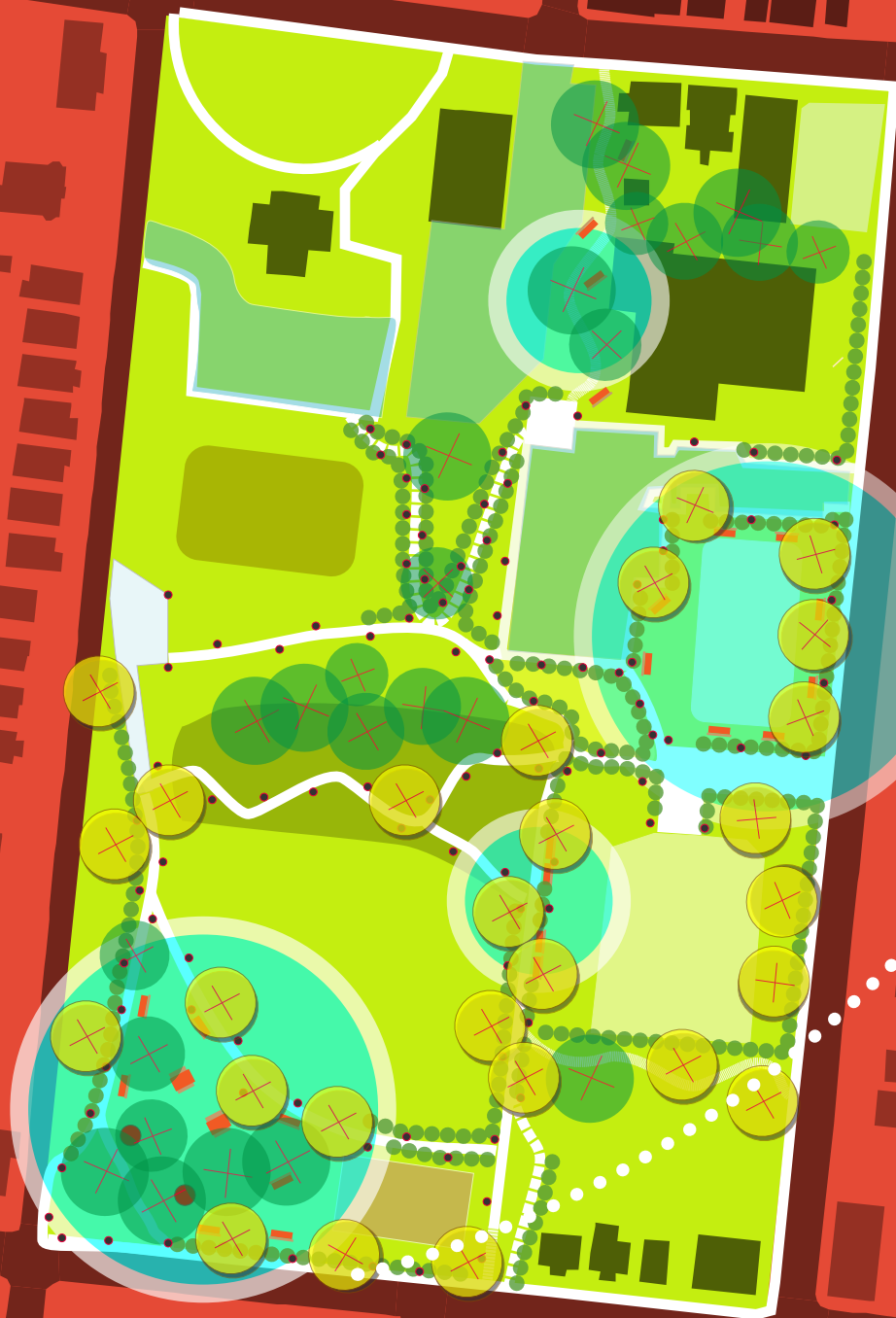
**STANDARD
PATHWAYS**



**RAMPED
PATHWAYS**



**ARTSY
PATHWAYS**



Create pockets of seating areas!

Seating in the right location can boost how well a space is used. Place your seating along shaded paths with plenty of lighting and watch as more people enjoy the space!

GREENING & SEATING PLAN

Grow trees and landscape your community areas!

Benefits of Trees

- shade
- beautiful and calming
- stormwater management
- prevents soil erosion



Seating and lighting are placed along the pathways to provide a sense of safety and encourage people to stay a while, enjoy nature and perhaps socialize with neighbors.

OPEN SPACES

Look for Adaptable & Flexible solutions!

mini- soccer goals can
be wheeled in and out
of field. No big in-
vestment required!



TEST OUT YOUR SPACE!

- Outdoor movies
- Dog socializing
- Pick-up games
- Outdoor fitness

FOR PRICE HILL

Underutilized open fields can be improved by making the space adaptable for multiple activities. For Dempsey Park, the underused baseball field could also house a mini soccer field, which could appeal more to Latin American immigrants living in the neighborhood.



MINI SOCCER



PAINTED PLAY SURFACES

UNIQUE PROBLEMS?

tailor your solutions



Our peculiar challenge is a low-lying baseball field that gets soggy and unusable.

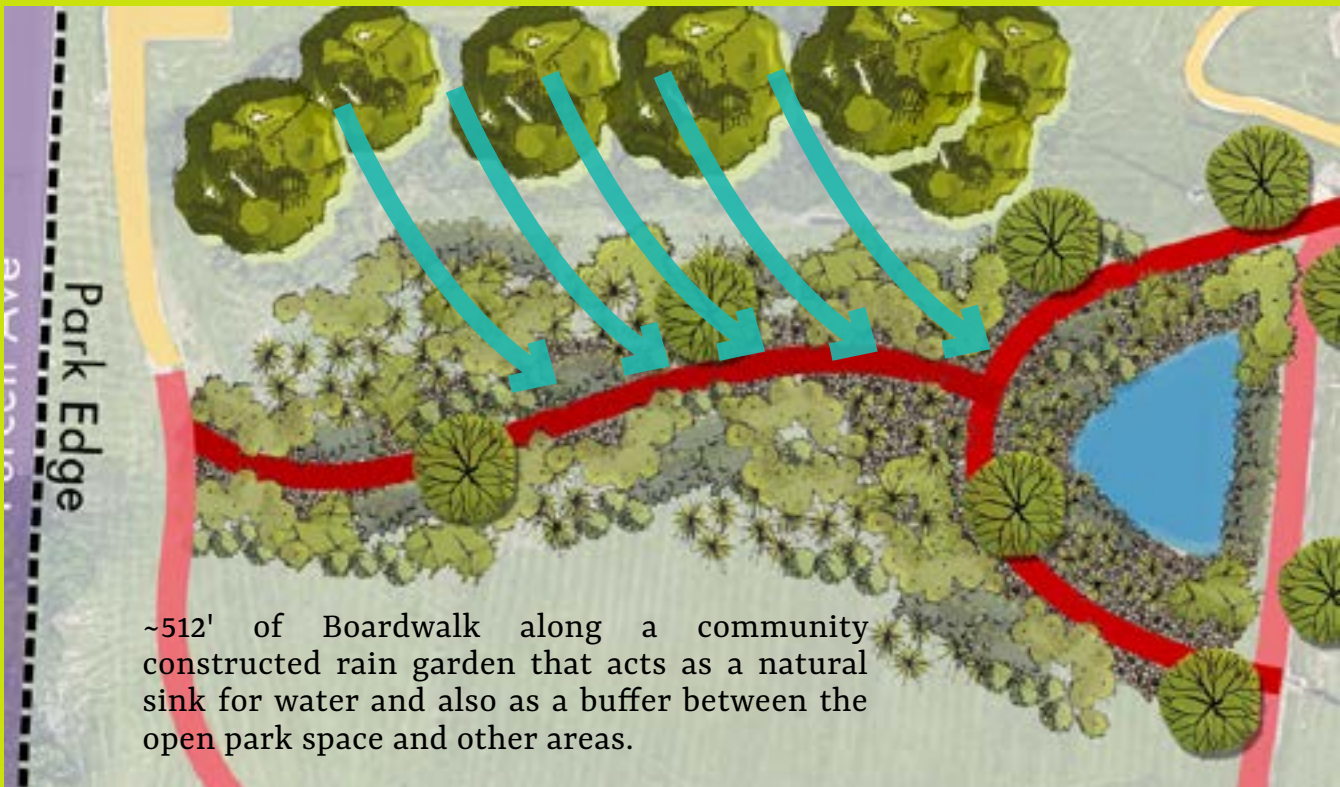
Our solution is a rain garden to help manage water drainage and create a pleasant space.



RAISED WOODEN BOARDWALKS LET PEOPLE ENJOY THE RAIN GARDEN EVEN WHEN FULL OF WATER.



Rain gardens are positioned in low-lying floodable areas and serve the dual purpose of housing stormwater and beautifying a space. For Dempsey Park, the infield area is an ideal location, if the community agrees to relocate baseball to other fields nearby in the future.



HOUSING DEVELOPMENT

WHY?

- > Housing is a great neighbor to parks and community spaces because it ensures more regular use of the area, (I.e. dog walk or morning jog).
- > Development is a revenue generator, which can bring in funds for community space improvements.

1. IS THERE A NEED?

Demographic trends are leading more young people and empty nesters to live in city neighborhoods, creating a need for small and affordable apartments.

For Price Hill, Neighborhood scale apartments are proposed on private land adjacent to the park.



3. RUN THE NUMBERS

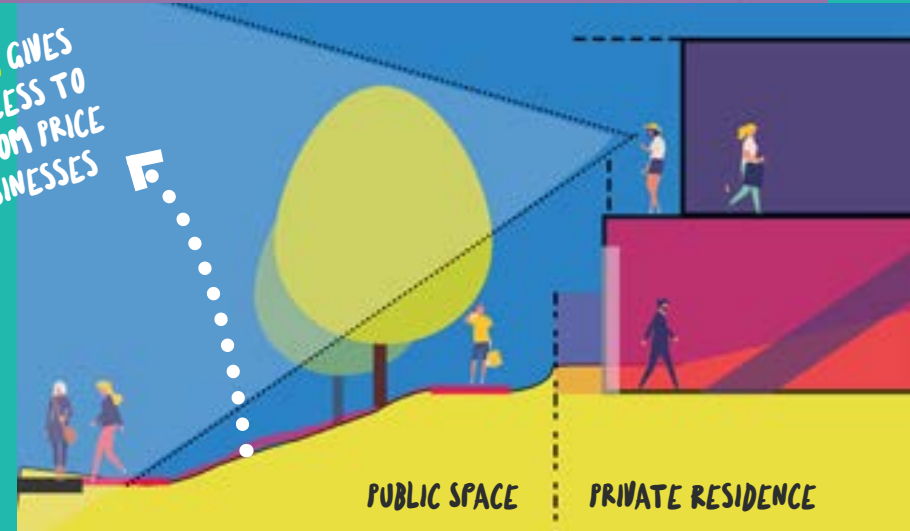
40 UNITS
PATHWAY COST \$35K
INVESTMENT RETURN 6.8%
Monthly rents start at \$850

With balconies facing the park's open field, more eyes are placed on the park, which can greatly increase the sense of communal safety.

2. PLAN IT OUT



SLOPED PATH GIVES
ADA PUBLIC ACCESS TO
OPEN FIELD FROM PRICE
AVE AND BUSINESSES



4. CHOOSE A DEVELOPER



DESIGN EXAMPLES

Entrances FOR WALKERS & BICYCLISTS

Well-designed entrances serve to welcome walkers and bikers into the space. This can encourage more walking around the neighborhood, which is great for nearby businesses.

MAJOR ENTRANCE

ACCESS POINT

WHAT WORKS...

DIRECTION SIGN GUIDES GUESTS TO NEARBY ATTRACTIONS WITH WALKING DISTANCES

NOTICE BOARD INFORMS COMMUNITY ABOUT EVENTS ON THIS PHYSICAL FACEBOOK WALL

LOW SHRUBS ACTS AS NATURAL BOUNDARIES FOR CHILD SAFETY

PAINTED TRASH CANS SHOWS OFF LOCAL ARTS WITH FLARE

BICYCLE RACKS KEEP BIKES SAFE AND ENCOURAGE BIKING AROUND THE COMMUNITY



WIDE PATHWAY INVITES BOTH BICYCLES AND WALKERS WITH ATTRACTIVE BRICK

PAINTED CROSSWALKS KEEP WALKERS SAFE AND BRIGHTENS UP THE STREETS

LARGE SLOPED CURBS WELCOME WHEELCHAIRS AND BICYCLES



BEFORE

DEMPSEY PARK MASTER PLAN



WHAT IT COULD ALL LOOK LIKE!



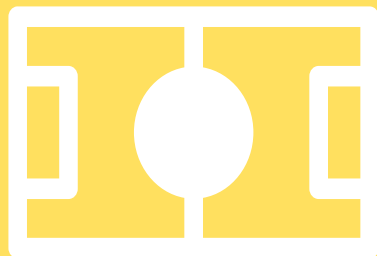
STEP 03

MAKE IT HAPPEN

NOW, IT'S TIME TO CHOOSE WHAT HAPPENS WHEN!

Keep in mind that it's best to start with "Phase 0" pop-up events to invite the community together, build excitement, and attract investment for future projects.

PHASE YOUR PROJECT.



PLANT FLOWERS...
PAINT CROSSWALKS...
YARN BOMBING...

0 START 'TODAY

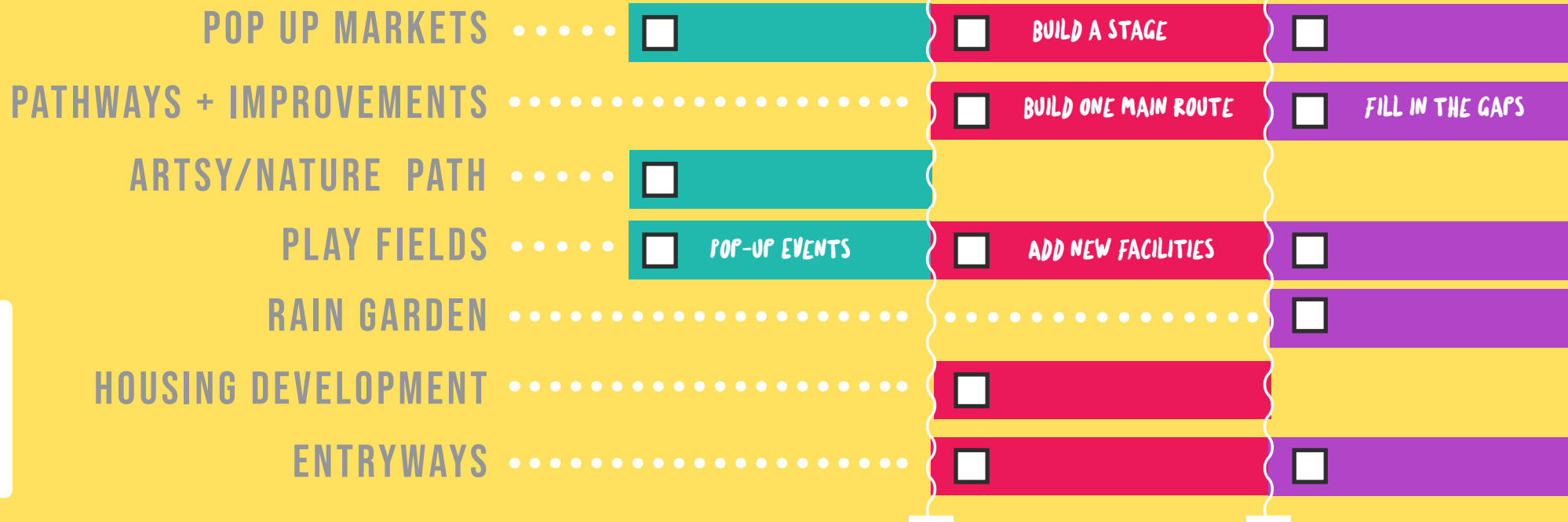
Low-cost, low risk activities that make visual impact from day one.

1 MAKE THE INVESTMENT

Build infrastructure that shows progress.

2 COMPLETE THE VISION

Continue to add amenities and value to the community



FIND YOUR PARTNERS!

COMMUNITY DEVELOPMENT



community development leader

ROLE: quarterback that engages community residents and coordinates among neighborhood and outside stakeholders; Also, Price Hill Will could take the lead on sparking pop-up events

KB Properties

local developer

ROLE: develop housing that engages the park in a positive manner and provide pathway access for residents and the public

PARK FACILITIES



city recreation manager



city parks manager

ROLE: assist with planning, implementing and maintenance of new facilities and any physical alterations to the park

EVENT PROGRAMMING



grassroots arts group



nonprofit engaging teenagers to create public art

ROLE: set up arts-based events and programming at Dempsey Park; (i.e. crosswalk painting and yarn bombing)



major funder for community arts

ROLE: provide funding for arts programming and pop-up events, such as a live music series

FUNDING



philanthropic funder for Cincinnati parks

ROLE: assist with funding for major park improvement projects, like pathways and rain garden



pro soccer club

ROLE: help fund enhancements to the athletic field, specifically the addition a mini soccer field



corporate leader

ROLE: assist in funding with community development grants

start today!

YOU CAN ENJOY EVENTS THROUGHOUT THE WEEK!

art outside



pick-up kickball



farmer's markets



MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

SUNDAY



yoga in the park



designated dog park



live music series



movie nights

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