

CLIFTON NEIGHBORHOOD PLAN

Approved by Cincinnati City Council
XXX. XX, 2026

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THE CLIFTON NEIGHBORHOOD PLAN IS DEDICATED TO STEVE SCHUCKMAN—a member of the plan's Steering Committee, a steadfast preservationist, a devoted steward of parks and civic spaces, and a man who believed deeply in the power of thoughtful planning to shape stronger communities. After months of dedicated work on this Plan, his passing leaves a profound absence in Clifton and throughout Cincinnati. Yet his voice remains woven through these pages, and his commitment endures in the vision they advance.

Steve's impact on Cincinnati is part of the city's living legacy. Through his leadership and care, treasured public spaces such as Smale Riverfront Park, Theodore M. Berry International Friendship Park, Lytle Park, and Washington Park were not merely improved—they were renewed as places of beauty, gathering, and belonging. His reverence for history also found lasting expression in the restoration of beloved landmarks, including Mt. Storm's Temple of Love, where his stewardship helped reconnect the city with an important piece of its heritage.

There are individuals whose service becomes part of a community's foundation—quiet in manner, yet enduring in influence. Steve was one of those rare public servants. He dedicated himself to protecting the beauty, vitality, and dignity of the places we share, ensuring that neighborhoods could not only endure, but flourish. His work strengthened the physical fabric of Cincinnati, while his generosity, thoughtfulness, and civic spirit enriched the lives of those fortunate enough to know him.

In honoring Steve, we honor a life devoted to the common good and a legacy that will continue to shape Clifton and Cincinnati for generations to come. The parks he nurtured, the places he preserved, and the communities he helped strengthen stand as enduring reminders that one person's dedication can leave a lasting mark on the heart of a city.

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ACKNOWLEDGMENTS

The Clifton Neighborhood Plan was a collaborative project by:

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SPECIAL THANKS TO

Clifton Cultural Arts Center, Clifton Library Branch, and Clifton Recreation Center for being dedicated partners and providing meeting space throughout the planning process. It cannot be overstated how important it is for a community to have spaces to gather and organize, and each of these institutions provides an incredible space for community to happen.

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PLAN PARTNERS

Clifton Area Neighborhood School
Clifton Branch Library
Clifton Business Association
Clifton Community Fund
Clifton Cultural Arts Center
Clifton Historical Society
Cincinnati Preservation
Clifton Recreation Center
Fairview-Clifton German Language School
Gaslight Properties
Green Umbrella
Homebase Cincy
Keep Cincinnati Beautiful
Manifest Drawing Center
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Tri-State Trails

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Photo by Kyle Gibbs

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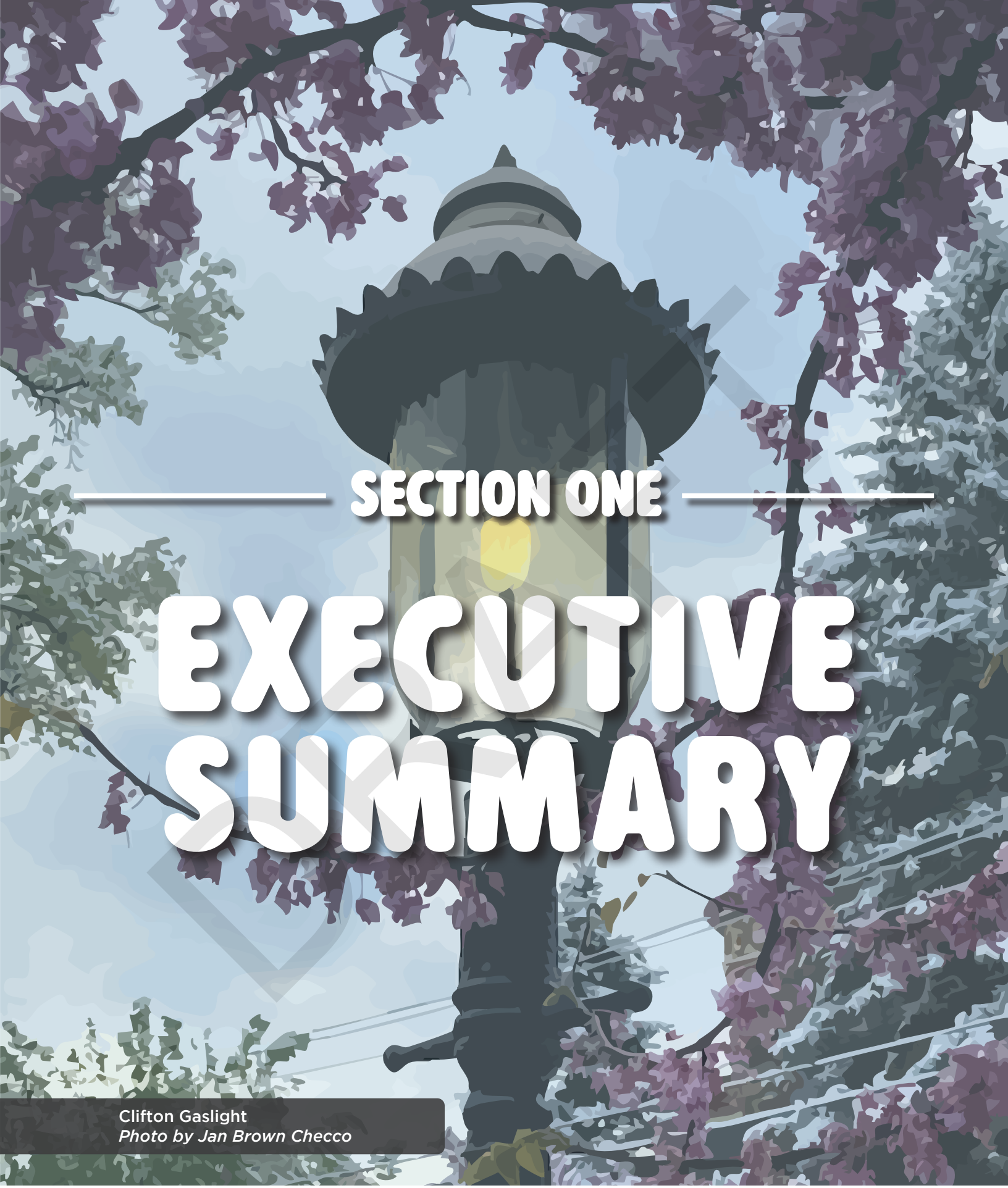
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SECTION ONE

EXECUTIVE SUMMARY

Clifton Gaslight
Photo by Jan Brown Checco

LETTER FROM CLIFTON TOWN MEETING

The previous Clifton Plan was initiated in 1974 and approved in 1982. Since that time, significant changes have occurred locally and globally, as reflected in the original Plan's use of typewritten text and distinctive "zipatone" graphic style. The development of the 2026 Plan commenced in 2020. Like the previous one, it took 6 years to complete, continuing Clifton's longstanding tradition of thoughtful, deliberate planning. However, a considerable portion of this process was delayed due to the global interruption caused by the COVID-19 pandemic.

Despite being put "on hold" during the COVID period, the Plan was always at the forefront of the neighborhood leadership's thoughts, who recognized how crucial it was to have an up-to-date document guiding their decisions. A Plan constitutes a comprehensive evaluation of the neighborhood, reiterates key priorities, defines new ones, refines and clarifies objectives, and establishes a foundation for any subsequent discussions regarding matters impacting the area.

Following the pandemic, the planning process resumed in earnest in 2025, featuring extensive community engagement involving hundreds of residents across more than 30 meetings. This collaborative effort was directed by Kyle Gibbs, City Planner for the City of Cincinnati, in partnership with the Clifton Town Meeting led along the process by Joe Brunner, Gérald Checco, Steve Goodin, and Ben Pantoja. It is also worth noting that, as a neighborhood known for its stability and love of tradition, the advisory group for the 2026 Plan included a member of the advisory group for the 1982 Plan, Mr. Tom Fruth.

Clifton continues to be a neighborhood that honors its heritage while also welcoming the inevitable changes of a dynamic world. These dual themes, preserving history and adapting to change, are woven throughout the 2026 Plan. Examples include safeguarding historic buildings and environmental conservation, representing tradition, whereas targeted development and improved transportation highlight change. Yet the sense of community is the core principle, connecting Clifton's origins in 1850 to its future ahead. Above all else, Clifton stands as a vibrant community with strong civic participation, deeply committed to maintaining an unrivaled quality of life.

Sincerely,

Joe Brunner	***Gérald Checco***	***Steve Goodin***	***Ben Pantoja***
President	*President*	*President*	*President*
2020-2022	*2022-2023*	*2024*	*2025-2026*

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NEIGHBORHOOD VISION

CLIFTON IS A MODEL CINCINNATI NEIGHBORHOOD THAT...

- FOSTERS COLLABORATION AND RELATIONSHIPS
- SHOWCASES ITS CREATIVITY AND VIBRANCY
- ADVANCES ENVIRONMENTAL RESOURCES
- CHAMPIONS MULTIMODAL TRANSPORTATION

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Children's Day at Burnet Woods
Photo by Rama Kasturi

COMMUNITY GOALS

GOAL 1

CLIFTON IS A GREAT PLACE TO WORK, STUDY, LIVE, RAISE A FAMILY, AND AGE IN PLACE.

GOAL 2

CLIFTON HAS A STRONG SENSE OF COMMUNITY AND ENGAGED RESIDENTS.

GOAL 3

CLIFTON IS SAFE, CLEAN, AND ATTRACTIVE.

GOAL 4

CLIFTON SCHOOLS ARE ACCESSIBLE, HIGH-QUALITY, AND THRIVING.

GOAL 5

CLIFTON'S ART COMMUNITY CONTRIBUTES TO A HEALTHY, VIBRANT NEIGHBORHOOD.

RECOMMENDATIONS

1. ENSURE THAT CLIFTON TOWN MEETING REPRESENTS ALL NEIGHBORHOOD AREAS AND INTERESTS.
2. BOOST PLACEMAKING AND WAYFINDING ELEMENTS IN THE CLIFTON BUSINESS DISTRICT.
3. SUPPORT NEIGHBORHOOD BEAUTIFICATION PROGRAMS.
4. IMPROVE ELECTRIC GASLIGHTS AND ENGAGE RESIDENTS ON HOW BEST TO CONSERVE GASLIGHTS.
5. IMPROVE CLIFTON'S ACCESS TO PUBLIC SERVICES.

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DEVELOPMENT GOALS

GOAL 1

CLIFTON'S BUSINESS DISTRICT IS A VIBRANT AND ATTRACTIVE DESTINATION, HOME TO LOCALLY OWNED BUSINESSES OFFERING A RANGE OF GOODS AND SERVICES.

GOAL 2

DEVELOPMENT IS STRATEGIC AND CONSISTENT WITH THE NEIGHBORHOOD CHARACTER.

GOAL 3

HISTORIC STRUCTURES ARE CELEBRATED AND PRESERVED.

GOAL 4

HOUSING IS ACCESSIBLE TO ALL HOUSEHOLD TYPES.

GOAL 5

CLIFTON HAS MORE HOME OWNERSHIP OPPORTUNITIES.

RECOMMENDATIONS

1. IMPROVE CLIFTON TOWN MEETING'S INTERNAL DEVELOPMENT REVIEW PROCESS.
2. STRENGTHEN HISTORIC DESIGNATION IN CLIFTON.
3. EXPLORE A CLIFTON-SPECIFIC COMMUNITY DEVELOPMENT CORPORATION.
4. ENHANCE THE CLIFTON BUSINESS DISTRICT.

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ENVIRONMENT GOALS

GOAL 1

HILLSIDES ARE PROTECTED AND STABLE.

GOAL 2

A HEALTHY, THRIVING TREE CANOPY IS PRESERVED AND EXPANDED.

GOAL 3

GREEN SPACES ARE CONSERVED AND WELL MAINTAINED.

GOAL 4

PARKS ARE ACCESSIBLE, FUNCTIONAL, ENGAGING, SAFE, CLEAN, AND ATTRACTIVE FOR PEOPLE OF ALL AGES AND ABILITIES.

GOAL 5

SUSTAINABLE PRACTICES TO HELP MITIGATE THE IMPACTS OF CLIMATE CHANGE ARE INTEGRATED THROUGHOUT CLIFTON.

RECOMMENDATIONS

1. PLAN FOR THE STABILITY AND LONGEVITY OF CLIFTON'S HILLSIDES.
2. SUSTAIN AND EXPAND CLIFTON'S VIBRANT TREE COVERAGE AND LANDSCAPING.
3. ASSESS AND IMPROVE CLIFTON-AREA PARKS.
4. ASSESS AND IMPROVE CLIFTON'S HYDROLOGY AND STORMWATER INFRASTRUCTURE.

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TRANSPORTATION GOALS

GOAL 1

CLIFTON IS A WALKABLE NEIGHBORHOOD.

GOAL 2

BIKING THROUGHOUT CLIFTON IS COMFORTABLE AND SAFE.

GOAL 3

PUBLIC TRANSPORTATION PLAYS A SIGNIFICANT ROLE IN CONNECTING PEOPLE FROM AND TO CLIFTON.

GOAL 4

TRAFFIC IS CALM AND FUNCTIONAL.

GOAL 5

RESIDENTS AND BUSINESSES HAVE ADEQUATE PARKING.

RECOMMENDATIONS

1. PLAN FOR CLIFTON'S MOBILITY SYSTEM, PRIORITIZING THE IMPLEMENTATION OF "COMPLETE STREETS" AND "VISION ZERO" STRATEGIES.
2. ENHANCE BICYCLE INFRASTRUCTURE.
3. STRENGTHEN PUBLIC TRANSPORTATION INFRASTRUCTURE AND ACCESS.

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QUICK WIN ACTIONS

Below are the actions identified during the planning process as "Quick Win Actions," or those that can be accomplished soon after the plan is approved, with the proper coordination between City Administration, the lead agencies, and the neighborhood.

RECRUIT TRUSTEE CANDIDATES WITH DIVERSE EXPERIENCE

(COMMUNITY ACTION #1.2)

LEAD AGENCY: Clifton Town Meeting

TIMEFRAME: 0-3 years

UPDATE EXISTING ELECTRIC GASLIGHTS IN THE CLIFTON BUSINESS DISTRICT

(COMMUNITY ACTION #4.1)

LEAD AGENCY: Department of Transportation and Engineering

TIMEFRAME: 0-3 years

DEVELOP AND IMPLEMENT A CLIFTON HOME SIGN PROGRAM

(DEVELOPMENT ACTION #2.1)

LEAD AGENCY: Clifton Town Meeting

TIMEFRAME: 0-3 years

STUDY GAPS IN STREET TREE CANOPY AND PLANT NEW TREES TO FILL CANOPY

(ENVIRONMENT ACTION #2.1)

LEAD AGENCY: Cincinnati Parks

TIMEFRAME: 0-3 years

DEVELOP AND POST PARK RULES IN CLIFTON-AREA PARKS

(ENVIRONMENT ACTION #3.2)

LEAD AGENCY: Cincinnati Parks

TIMEFRAME: 0-3 years

EXPLORE NEW CROSSWALKS WHERE PEDESTRIAN SAFETY IS A CONCERN

(TRANSPORTATION ACTION #1.1)

LEAD AGENCY: Department of Transportation and Engineering

TIMEFRAME: 0-3 years

EXPLORE GAPS IN BICYCLE PARKING AND NEED FOR REPAIR STATIONS

(TRANSPORTATION ACTION #2.2)

LEAD AGENCY: Department of Transportation and Engineering

TIMEFRAME: 0-3 years

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HIGH-PRIORITY ACTIONS

The actions below were identified during the planning process as "High-Priority Actions," or those that the neighborhood is most passionate about accomplishing during the plan's lifetime. Many of these actions will take considerable coordination, research, and funding to achieve.

CREATE NEW SHARED AREA FOR BURNET WOODS WITH CORRYVILLE AND CUF

(COMMUNITY ACTION #1.3)

LEAD AGENCY: Clifton Town Meeting

TIMEFRAME: 0-3 years

DESIGN AND CONSTRUCT NEW NEIGHBORHOOD GATEWAYS

(COMMUNITY ACTION #2.1)

LEAD AGENCY: Department of Transportation and Engineering

TIMEFRAME: 3-6 years

EXPLORE A LOCAL HISTORIC DISTRICT

(DEVELOPMENT ACTION #2.2-4)

LEAD AGENCY: Cincinnati Preservation, Clifton Town Meeting

TIMEFRAME: 0-3 years

REQUEST A STUDY OF THE HILLSIDES ALONG CENTRAL PARKWAY AND I-75

(ENVIRONMENT ACTION #1.1)

LEAD AGENCY: Clifton Town Meeting

TIMEFRAME: 0-3 years

STUDY INTERSECTION IMPROVEMENTS IN IDENTIFIED AREAS

(TRANSPORTATION ACTION #1.2)

LEAD AGENCY: Department of Transportation and Engineering

TIMEFRAME: 3-6 years

EXPLORE TRAFFIC CALMING TREATMENTS ON LUDLOW AVENUE IN THE CLIFTON BUSINESS DISTRICT, ALONG VINE STREET, AND ALONG CENTRAL PARKWAY

(TRANSPORTATION ACTION #1.3)

LEAD AGENCY: Department of Transportation and Engineering

TIMEFRAME: 3-6 years

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SECTION TWO

PLAN OVERVIEW

Clifton Fountain at Burnet Woods
Photo by Jeff Smith

NEIGHBORHOOD PLANNING

A neighborhood plan is a City document approved by the City Planning Commission and City Council. Establishing the vision, goals, strategies, and land use recommendations for the long-term physical, social, and economic development of a neighborhood, these plans are important for addressing the concerns of the community, paving a path forward to achieve community goals, guiding development decisions, setting budget priorities, and building a strong community network. Residents, neighborhood associations, city staff and administration, and developers can use neighborhood plans to spark inspiration and make informed decisions.

The City of Cincinnati began creating neighborhood plans in the early 1970s. A neighborhood plan is initiated by the neighborhood's representative body, often a community council, and supported by the City administration. They are currently being developed and produced by the Department of City Planning and Engagement, in collaboration with the neighborhood. Plans are guided by a series of public engagements designed to listen and receive feedback from the community. Additionally, a steering committee comprising residents, business owners, and community stakeholders oversees and provides direction throughout the planning process. The planning process typically takes two years from kick-off to approval. Details for the Clifton Neighborhood Plan's process are summarized in ***Planning Process & Engagement (p. 24)***.

Neighborhood planning is a collaborative effort among community stakeholders, including residents, property and business owners, neighborhood associations such as community councils, public agencies, and the City government. An effective plan strikes a balance between the perspectives and positions of the various stakeholders who represent the neighborhood and reflects its values. A neighborhood plan requires approval from the community council, the City Planning Commission, and the City Council.

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PLAN AREA

The Clifton Neighborhood Plan uses the City of Cincinnati's Community Council Jurisdictions (CCJ) boundary for Clifton. City Council originally approved this boundary in the 1960s and generally aligns with both the Village of Clifton's municipal boundary before annexation in 1896, and the boundary used in the most recent Clifton Community Plan approved in 1982.

Clifton's neighborhood boundary has remained a point of discussion since 1983, when the Clifton Town Meeting (CTM) amended its bylaws to remove an area along Vine Street near North Avondale and add a shared area encompassing portions of Burnet Woods and Bishop Street within the neighboring communities of Corryville and CUF. Although CTM has made several attempts to formalize these changes, the updates have not been approved.

The issue of neighborhood boundaries was discussed extensively throughout the planning process, with some participants expressing concern about using the CCJ boundary rather than the boundary identified in CTM's bylaws. As a result, two Focus Group meetings were organized by Clifton Town Meeting to discuss the boundaries and shared areas with community council members and residents of Clifton, Corryville, and CUF. CTM voted in November 2025 to reincorporate the Vine Street area into its bylaw boundary. Despite additional outreach and discussion, one of the affected community councils remains opposed to modifying the shared-area boundary.

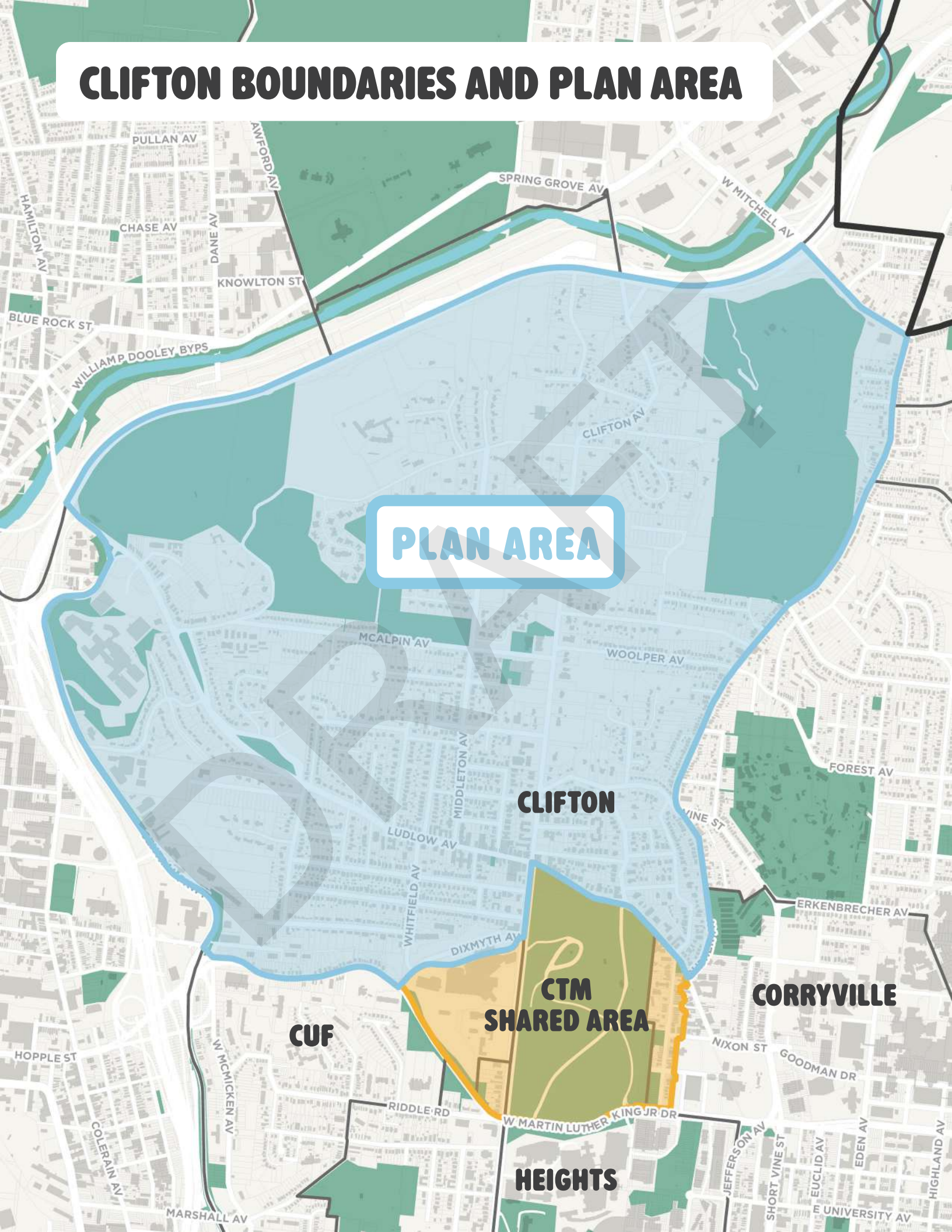
As a result, the Clifton Neighborhood Plan uses the City-recognized CCJ boundary while recommending continued collaboration among the involved community councils to discuss further and resolve outstanding boundary issues.***The map illustrates the areas identified by the CCJ and the Clifton Town Meeting's bylaws.***

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Areas included in the Community Council Jurisdictions and the Clifton Town Meeting's Bylaws

Areas only included in the Clifton Town Meeting's (CTM) Bylaws

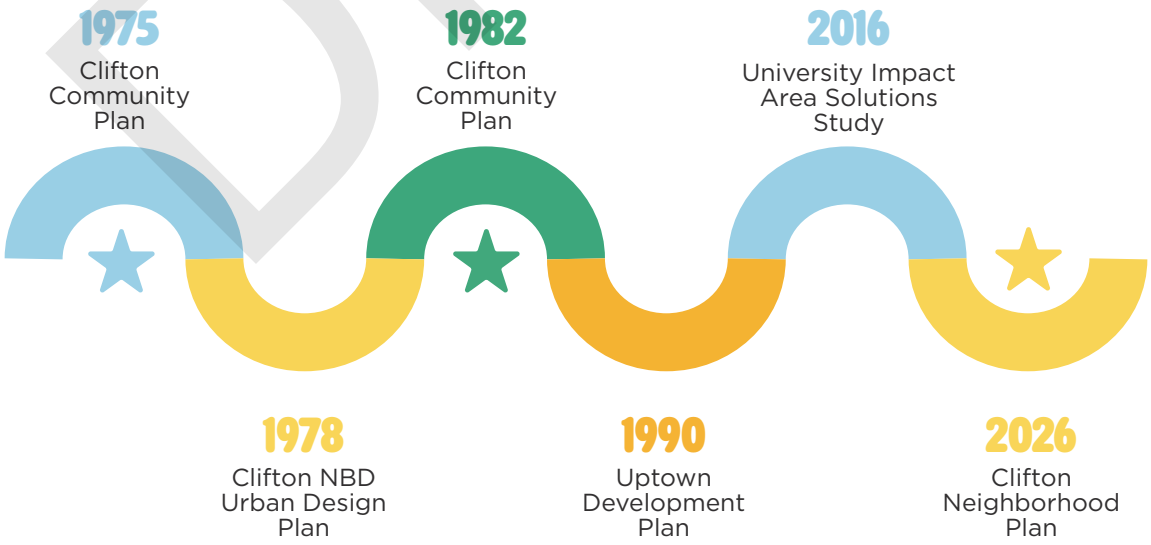
CLIFTON BOUNDARIES AND PLAN AREA



CLIFTON PLANNING HISTORY

Clifton has a long history of neighborhood planning in partnership with the City of Cincinnati, dating back to 1975 with the release of the original Clifton Community Plan Goals and Objectives. The document addressed a wide range of topics, including housing, parks, environmental quality, business and commercial areas, transportation, education, and community services. Shortly thereafter, Clifton collaborated with the City to prepare a Neighborhood Business District (NBD) Urban Design Plan focused on the Ludlow Avenue and Clifton Avenue corridors near Burnet Woods. The plan provided recommendations related to commercial and residential land uses, vehicular circulation, parking, urban design, public amenities, and multi-family housing development. In 1982, the City approved the Clifton Community Plan, which expanded upon the earlier goals and objectives by providing additional analysis and recommendations related to zoning, land use, and potential neighborhood projects. For more than four decades, the 1982 plan served as Clifton's guiding neighborhood planning document until the approval of the 2026 Clifton Neighborhood Plan. ***A comparative analysis of these plans is provided on the next page.***

In addition to Clifton-specific planning efforts, the neighborhood was also included in two broader regional planning initiatives: the Uptown Comprehensive Plan (1990) and the University Impact Area Solutions Study (2016). The Uptown Plan established recommendations related to housing, economic development, institutional growth, greenways, community development, and accessibility across the Uptown neighborhoods, including Clifton, Avondale, Corryville, CUF, Mt. Auburn, and Walnut Hills. The University Impact Area Solutions Study focused more specifically on the neighborhoods surrounding the University of Cincinnati, including Clifton, Corryville, CUF, and Mt. Auburn. Organized around five initiative areas—zoning, housing, quality of life, connectivity, and parking—the study outlined goals and strategies intended to address shared challenges and opportunities within the district. Together, these plans helped shape coordination and collaboration across the broader Uptown area while addressing neighborhood and institutional issues at multiple scales.



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In 2012, the City of Cincinnati adopted Plan Cincinnati. A citywide comprehensive plan that has helped guide the City in decision-making, policies, and community and economic development. The plan has a variety of elements, including policy principles, geographic principles, and five initiative areas: Compete, Connect, Live, Sustain, and Collaborate. Neighborhood planning efforts throughout Cincinnati are intended to supplement and build upon the vision established in Plan Cincinnati, ensuring that neighborhood-scale recommendations align with broader citywide goals and priorities while responding to the unique needs and character of individual communities. ***A comparative analysis of these plans is provided below.***

Building upon this foundation, the 2026 Clifton Neighborhood Plan provided an opportunity for Clifton to focus inward, establishing a community-driven vision, goals, and recommendations grounded in extensive public engagement and neighborhood input.

2026 CLIFTON NEIGHBORHOOD PLAN KEY SIMILARITIES TO:

1982 CLIFTON COMMUNITY PLAN

- Maintain high density near the Ludlow Business District.
- Consider high quality low-rise apartments as acceptable. Condominium ownership should be encouraged.
- Encourage new development in business districts to be consistent with the surrounding environment.
- Maintain and improve the business district.
- A secondary business district should be maintained on Vine Street near Woolper.
- Provide for safe pedestrian and non-motorized vehicular traffic.
- Increase the number of bike trails and lanes.
- Provide adequate parking.
- Protect open space parks.
- Clifton area parks should be well maintained.
- Encourage tree planting programs.
- Retain substantial areas of the parks in natural cover

2012 PLAN CINCINNATI

COMPETE INITIATIVE AREA

- Target investment to geographic areas where there is already economic activity.
- Strategically select areas for new growth.

CONNECT INITIATIVE AREA

- Develop an efficient multi-modal transportation system.
- Expand options for non-vehicular travel.
- Maintain a connected street network that accommodates the needs of all land uses and users.

LIVE INITIATIVE AREA

- Develop and maintain inviting and engaging public spaces.
- Create a welcoming civic atmosphere.
- Become more walkable.
- Increase mixed-use, compact walkable development.
- Provide quality healthy housing for all income levels.
- Offer housing of varied sizes and types for residents at all stages of life.

SUSTAIN INITIATIVE AREA

- Protect our natural resources.
- Preserve our built history.

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PLANNING PROCESS AND ENGAGEMENT

The planning process for the 2026 Clifton Neighborhood Plan officially began in January 2025. An earlier planning effort was initiated in 2020 but paused in 2021 due to the COVID-19 pandemic and challenges with public engagement during that time. After more than three years, stakeholders determined that restarting the process with a new steering committee and updated engagement strategy would provide the best opportunity to establish a shared neighborhood vision, goals, and recommendations reflective of current community priorities.

The planning process included approximately seven months of community and stakeholder engagement focused on gathering input, identifying priorities, and shaping the plan's goals and strategies. This was followed by an additional three months dedicated to discussions surrounding land use, development patterns, and key focus areas throughout the neighborhood. In November 2025, two open house events were held to present draft concepts and engagement findings before preparing the full plan document.

During the winter months, the planning process paused for approximately three months before plan drafting resumed in March 2026. By the end of August, the draft plan was released for public review and feedback, serving as the focus of additional engagement opportunities throughout September before the approval phase began in October.

01

KICK OFF

JAN. - FEB. 2025

- Presentation at Clifton Town Meeting (CTM)
- 2 Steering Committee Meetings
- Demographic Analysis
- Existing Conditions Analysis

IDEAS & GOALS

MAR. - JUL. 2025

- 2 Public Engagements
- 13 Focus Group Meetings
- Vision Statement
- Draft Goals and Strategies

02

03

LAND USE

AUG. - OCT. 2025

- 2 Public Engagements
- 4 Steering Committee Meetings
- 4 Focus Group Meetings
- Revised Draft Goals and Strategies
- Draft Future Land Use Recommendations





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40 TOTAL NEIGHBORHOOD MEETINGS

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NOV. 2025 & MAR. - AUG. 2026

- 4 Public Engagements
- 1 Steering Committee Meeting
- 5 Focus Group Meetings
- Complete First Draft
- Revise & Finalize Plan

04

05

APPROVAL

SEP. - OCT. 2026

- 2 Public Engagements
- 1 Steering Committee Meeting
- Interdepartmental Review
- CTM Review & Approval
- City Planning Commission Review & Approval
- City Council Review & Approval

PLAN ENGAGED AT:

- Clifton Memorial Day Picnic
- Back to School Bash
- CliftonFest (x2)

10 PUBLIC ENGAGEMENTS

8 STEERING COMMITTEE MEETINGS

22 FOCUS GROUP MEETINGS

FOCUS GROUPS

- Arts and Culture
- Community
- Clifton Town Meeting
- Development
- Environment
- Gaslights
- Hillsides
- History
- Shared Areas
- Transportation



660 TOTAL PEOPLE ENGAGED

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PLAN STRUCTURE

The Clifton Neighborhood Plan documents the neighborhood's residents, history, physical character, and community vision for the future.

The next three sections provide the background information that informed the planning process and guided decision-making throughout the plan's development. ***Section Three (Clifton Overview, p. 28)*** introduces the neighborhood, including its residents, assets, institutions, programming, and demographic trends. ***Section Four (Clifton History, p. 50)***, prepared by the Clifton Historical Society, traces the neighborhood's evolution from the founding of the Village of Clifton through annexation to the present day. This section also highlights the community's interest in establishing a Local Historic District and explains the importance of historic preservation within Clifton. ***Section Five (Existing Conditions, p. 58)*** provides a snapshot of the neighborhood's physical and built environment, including land use, housing, transportation, infrastructure, and environmental conditions. Together, these sections establish a comprehensive understanding of Clifton before presenting the plan's recommendations.

The final three sections present the plan's recommendations and implementation framework. ***Section Six (Goals and Strategies, p. 74)*** outlines the plan's goals, principles, recommendations, and actions across four topic areas: Community, Development, Environment, and Transportation. ***Section Seven (Future Land Use, p. 108)*** illustrates the community's vision for future development in Clifton and identifies seven Focus Areas where growth, reinvestment, and change are anticipated and encouraged. Finally, ***Section Eight (Action Plan, p. 130)*** organizes all 46 actions into a coordinated timeline to guide implementation over the plan's first decade. Together, these sections form the core of the plan, providing a framework for decision-making, advancing community priorities, and guiding future projects and investments.

PLAN APPLICATION

The Clifton Neighborhood Plan is intended to serve anyone interested in contributing to a thriving Clifton community, including residents, neighborhood organizations, City staff, property owners, and developers. For residents and neighborhood organizations, the plan serves as a resource for identifying projects, initiatives, and opportunities for involvement and advocacy. City staff may use the plan to help guide recommendations, policy decisions, capital improvements, and the allocation of public funding. Developers and property owners can use the plan to better understand community priorities and expectations, helping inform projects that align with the neighborhood's vision and character.

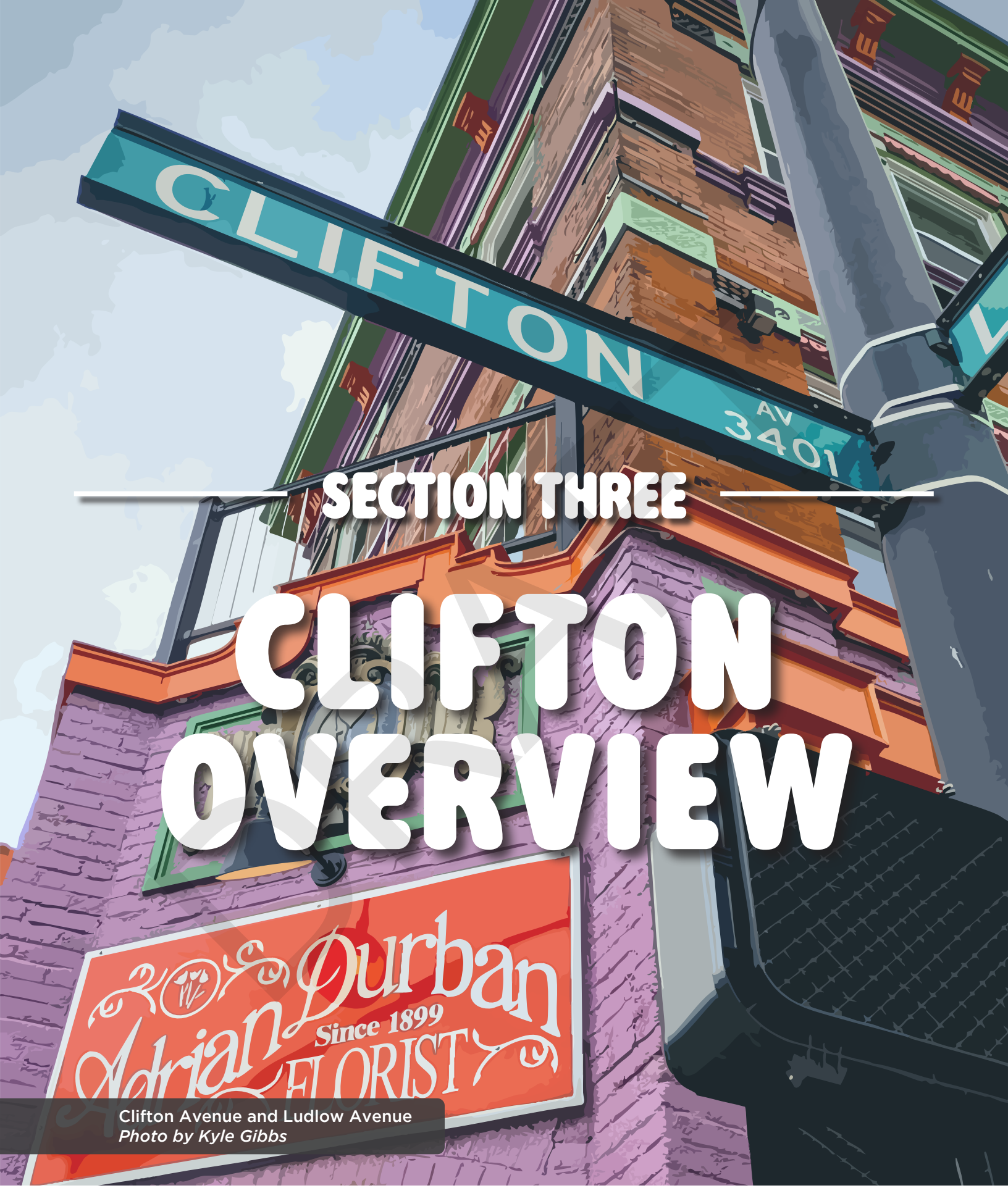
Clifton's community council, the Clifton Town Meeting, is committed to providing annual updates on the plan's implementation progress during its November annual meeting. The following framework is intended to guide that progress report. Clifton Town Meeting should reach out to external reporting agencies to gather update information. The framework will require annual updates to remain relevant.

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PROGRESS FRAMEWORK

Topic	Reporting Agency	Update	Status (Completed, On-going, or Not Started)
Number of Clifton Town Meeting members added	CTM		
Update on Clifton Town Meeting's Development Review and Scorecard	CTM		
Update on Local Historic District designations	CTM		
New shared areas added	CTM		
New businesses added	CTM/CBA		
Update on flowerpot program	CTM/CBA		
Update on clean-up and litter programs	CTM/CBA		
Number of property maintenance and zoning violations reported	CTM		
Number of public art, murals, and placemaking elements installed	CTM		
Number of acres added to a land conservation	CTM/ Hillside Trust		
Update on Hillside studies	CTM		
Number of street trees planted	Parks		
Number of trees planted through Cincinnati's ReLeaf program	Parks		
Number of Park Rule signs posted	Parks		
Update on street gutter and drainage along Clifton Avenue	SMU		
Update on inland flooding and stormwater management	SMU		
Update on Clifton-area sewers	MSD		
Number of Resilience Hubs added	OES		
Number of electric gaslights updated	DOTE		
Number of bicycle parking and repair stations installed	DOTE		
Number of crosswalks added	DOTE		
Number of bike sharing docks installed	Red Bike		
Update on public transportation routes and infrastructure	Metro		
Update on the proposed Bus Rapid Transit	Metro		

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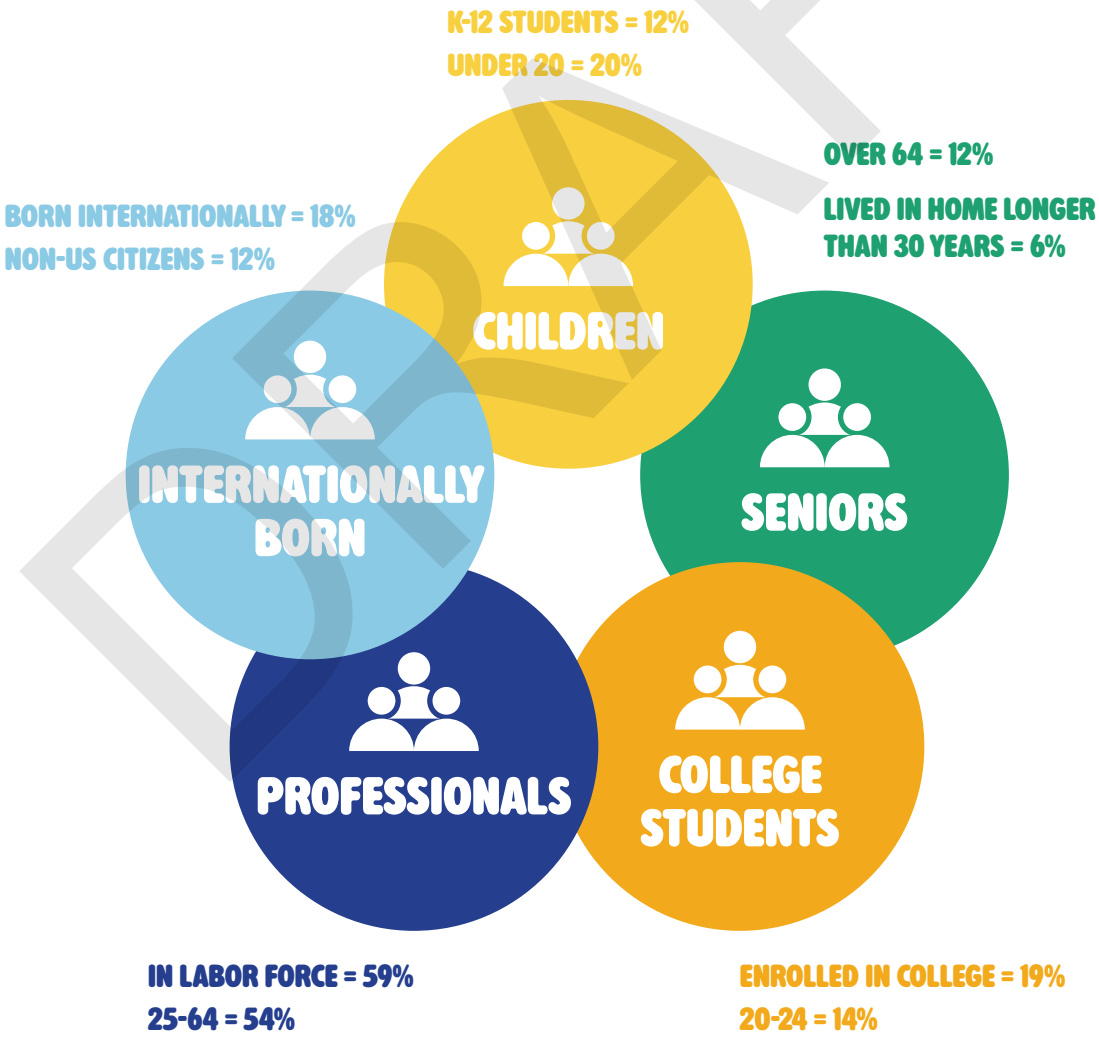
Clifton Avenue and Ludlow Avenue
Photo by Kyle Gibbs

SECTION THREE

CLIFTON OVERVIEW

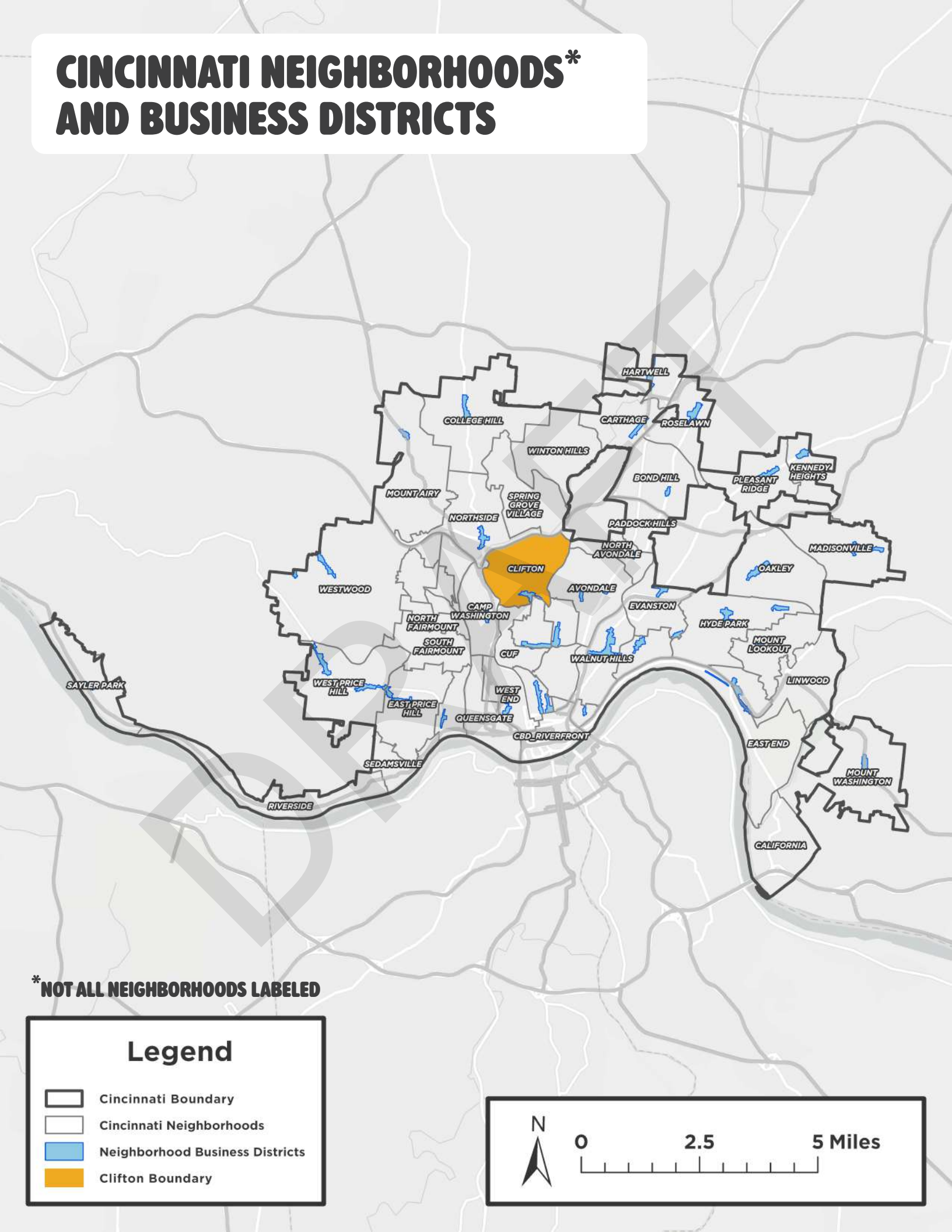
RESIDENT SPOTLIGHT

Clifton is a thriving neighborhood shaped by the residents who call it home and the visitors who also come to create, learn, play, and work. Its vibrancy and energy stem from a diverse population and a strong culture of gathering, collaboration, and exchange across race, ethnicity, gender, sexual orientation, religion, income, occupation, age, and ability. Several key resident groups help illustrate the community's human composition, including children, seniors, college students, professionals, and internationally born residents. The planning process considered the needs and experiences of all residents, and these groups received additional focus to help guide strategies that ensure Clifton remains a welcoming, inclusive, and supportive community where people of all backgrounds and interests can thrive.



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CINCINNATI NEIGHBORHOODS* AND BUSINESS DISTRICTS



*NOT ALL NEIGHBORHOODS LABELED

Legend

- Cincinnati Boundary
- Cincinnati Neighborhoods
- Neighborhood Business Districts
- Clifton Boundary

N

0 2.5 5 Miles

CITY CONTEXT

Clifton is at the center of Cincinnati. Its central location in the region has attracted residents, businesses, and institutions since the days when the neighborhood was a thriving village in the 1800s. With a population of 8,476 residents, Clifton is Cincinnati's 14th-ranked neighborhood by population size. With forty established neighborhood business districts in Cincinnati across 33 neighborhoods, Clifton's business district along Ludlow and Clifton Avenues remains one of the city's most vibrant and visited districts.

TABLE 1: CINCINNATI POPULATION BY NEIGHBORHOOD (2020)
● - Neighborhoods with Business Districts

	Pop.	Rank
Westwood ●	33,774	1
CUF ●	20,385	2
West Price Hill ●	19,960	3
Madisonville ●	17,898	4
College Hill ●	16,039	5
Mt. Washington ●	15,357	6
East Price Hill ●	15,241	7
Hyde Park ●	14,193	8
Oakley ●	11,761	9
Avondale ●	11,345	10
Mt. Airy ●	9,210	11
Pleasant Ridge ●	8,895	12
Evanston ●	8,838	13
Clifton ●	8,476	14
Northside ●	8,096	15
Roselawn ●	7,039	16
Bond Hill ●	7,002	17
West End ●	6,824	18
Walnut Hills ●	6,344	19
Downtown	5,835	20
Hartwell ●	5,806	21
Winton Hills	5,684	22
Over-the-Rhine ●	5,622	23
Mt. Lookout ●	5,173	24
Kennedy Heights ●	5,166	25
Mt. Auburn	5,070	26
Corryville ●	4,373	27
East Walnut Hills ●	4,103	28
North Avondale ●	3,405	29
Sayler Park ●	2,825	30
Carthage ●	2,781	31
East Westwood	2,458	32
South Fairmont	2,181	33
Millvale	1,965	34
Roll Hill	1,918	35
Spring Grove Village	1,916	36
North Fairmont	1,590	37
Mt. Adams ●	1,578	38
Columbia Tusculum ●	1,523	39
East End ●	1,476	40
Riverside	1,257	41
Sedamsville	1,256	42
Camp Washington ●	1,234	43
Pendleton	1,088	44
LPH/Queensgate ●	1,070	45
Paddock Hills	1,038	46
California	944	47
Linwood	705	48
South Cumminsville	702	49

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CLIFTON-AREA ASSETS

Clifton is home to a wide range of institutions, parks, and public spaces that contribute to the neighborhood's identity and quality of life. More than 40 community assets were identified through the planning process, each playing an important role in supporting a healthy, connected, and vibrant neighborhood. These assets include community and cultural institutions, schools, parks and public spaces, and religious institutions that provide opportunities for learning, recreation, gathering, and service. Residents consistently recognized the importance of these places to Clifton's character and long-term vitality, and this plan seeks to support their continued sustainability, accessibility, and success.

COMMUNITY & CULTURAL INSTITUTIONS

1. Clifton Cultural Arts Center
2. Clifton Branch Library
3. Clifton Recreation Center
4. Ludlow Garage
5. Off Ludlow Gallery
6. Manifest Drawing Center
7. Clifton Meadows
8. Cincinnati Woman's Club
9. Good Samaritan Hospital
10. Cincinnati Zoo
11. EPA
12. Healthcare Campus
13. American Sign Museum

RELIGIOUS INSTITUTIONS

- a. Clifton United Methodist
- b. Immanuel Presbyterian
- c. Annunciation
- d. St. John Unitarian
- e. Clifton Mosque
- f. Every Nation
- g. Calvary Episcopal
- h. Seventh Day Adventist
- i. Clifton Church of Christ
- j. House of Joy
- k. Zion Bethel Christian Fellowship
- l. Clifton United Jewish Cemetery

SCHOOLS

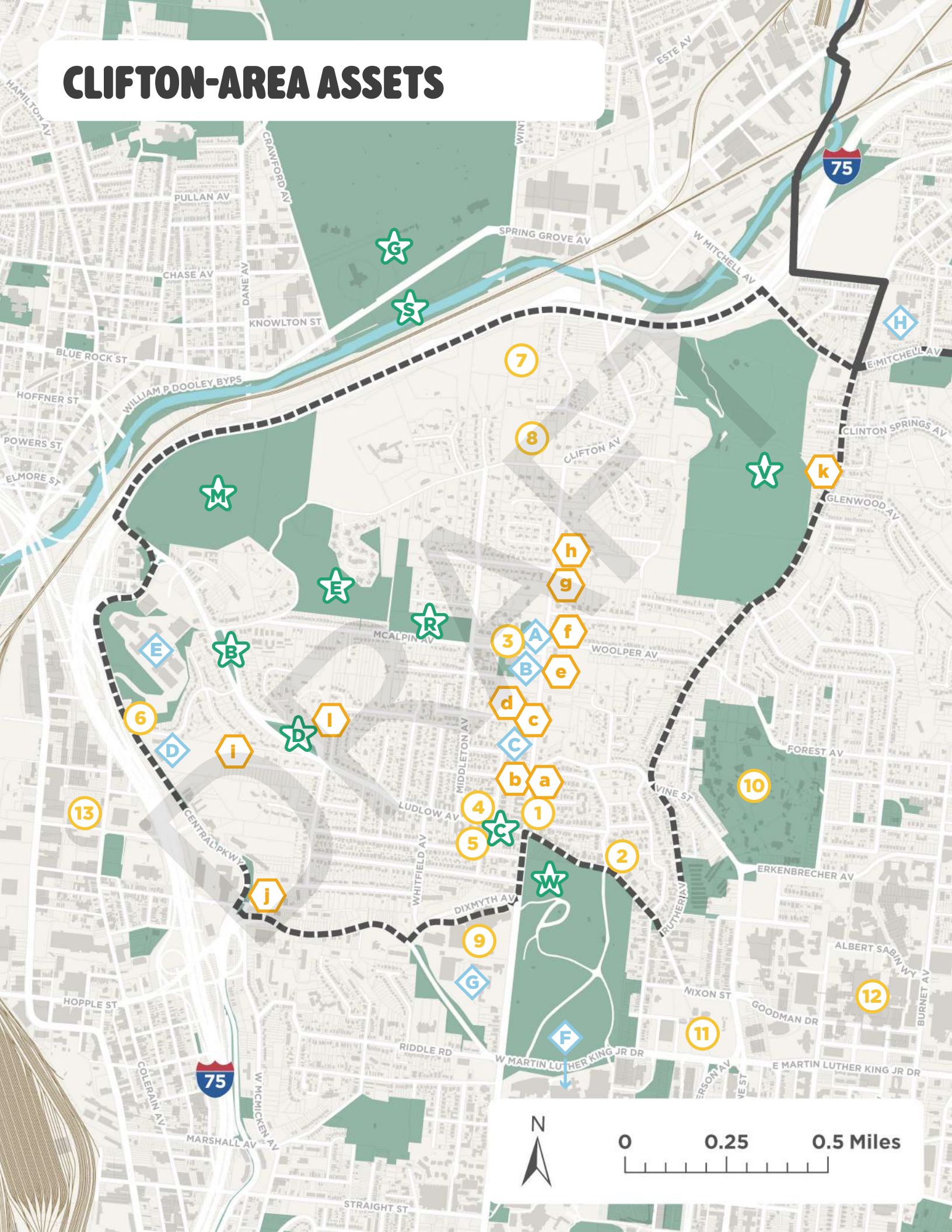
- A. Clifton Area Neighborhood School
- B. Fairview-Clifton German Language
- C. Romero Academy
- D. DePaul Cristo Rey High School
- E. Cincinnati State College
- F. University of Cincinnati
- G. Hebrew Union College
- H. Roger Bacon High School

PARKS & PUBLIC SPACE

- B. Bowdle Park
- C. Clifton Plaza
- D. Dunore Park
- E. Edgewood Grove Park
- G. Spring Grove Cemetery
- M. Mt. Storm Park
- R. Rawson Woods
- S. Salway Park
- V. Vine Street Hill German Cemetery
- W. Burnet Woods

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CLIFTON-AREA ASSETS



CLIFTON PROGRAMMING

Clifton benefits from a wide range of community programming that contributes to the neighborhood's social vibrancy and sense of connection. To illustrate this strength, the plan highlights key events and programs that took place during the 2025 planning process (events were not organized or connected to the plan). In total, 15 community events were held throughout the year, while 9 neighborhood establishments hosted recurring, year-round programming. Together, these events and programs create opportunities for residents to gather, build relationships, celebrate local culture, and strengthen community identity. Recognizing their importance to neighborhood life, the plan encourages continued support for and investment in community programming as an ongoing priority for Clifton's future.

2025 COMMUNITY EVENTS

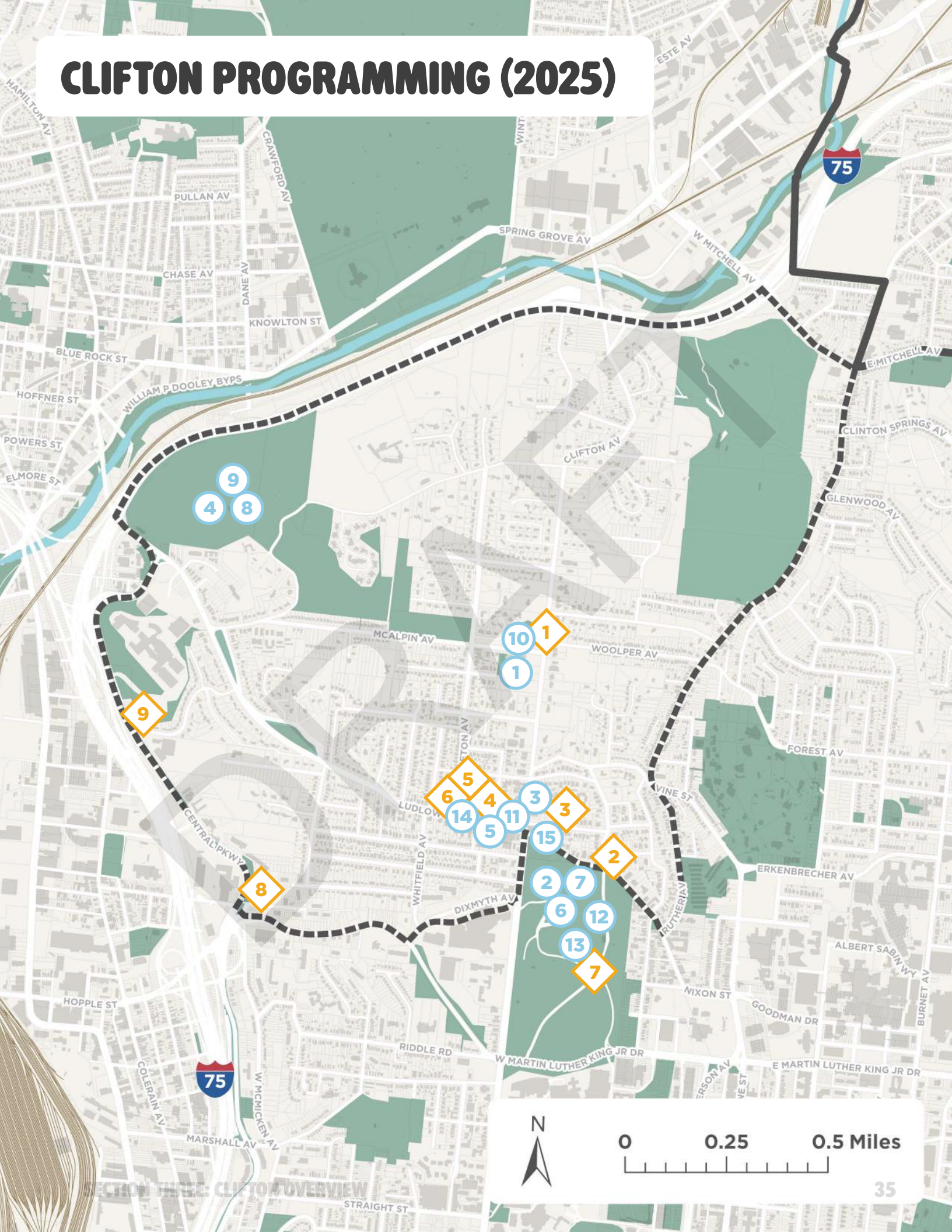
1. Fasching Carnival
   Fairview-Clifton German Language School
2. Spring Fest
   Burnet Woods
3. Mother's Day House & Garden Tour
   Clifton Cultural Arts Center
4. Memorial Day Parade & Picnic
   Mt. Storm Park
5. Live Music on Clifton Plaza (Fridays, May-Sept.)
   Clifton Plaza
6. Wednesdays in the Woods (Live Music, June-Aug.)
   Burnet Woods
7. VegFest
   Burnet Woods
8. Father's Day Car Show
   Mt. Storm Park
9. Shakespeare in the Park
   Mt. Storm Park
10. Back to School Bash
    Clifton Recreation Center
11. CliftonFest
    Ludlow Avenue
12. FallFest
    Burnet Woods
13. Cincinnati International Children's Day
    Burnet Woods
14. Ludloween
    Ludlow Avenue
15. Holidays on Ludlow
    Ludlow Avenue

2025 PROGRAMS & ENTERTAINMENT

1. Classes, Camps, and Special Events
   Clifton Recreation Center
2. Classes and Special Events
   Clifton Branch Library
3. Exhibitions, Classes, Camps, and Special Events
   Clifton Cultural Arts Center
4. Movie Screenings
   Esquire Theater
5. Live Music Performances
   Ludlow Garage
6. Performances and Classes
   Clifton Comedy Theater
7. Camps, Classes, and Special Events
   Trailside Nature Center
8. Classes and Special Events
   Garden of Joy
9. Classes and Special Events
   Manifest Drawing Center

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CLIFTON PROGRAMMING (2025)



NEIGHBORHOOD DEMOGRAPHICS

The data in this section is from the U.S. Census Bureau, primarily the Decennial Census surveys from 1970, 2000, and 2020. The decision to begin with 1970 was made to track how the demographics and housing in Clifton have changed since the neighborhood's last plan was approved in 1982. That plan included an existing conditions analysis performed in 1978 using the 1970 Census. This would allow at least one data marker between the most recent Census and the last plan to monitor the difference in trends from the previous 20 and 50 years. While the U.S. Census Bureau has released estimate surveys since 2020, the most recent in 2023, the margin of error included in the data was too high to include in the analysis.

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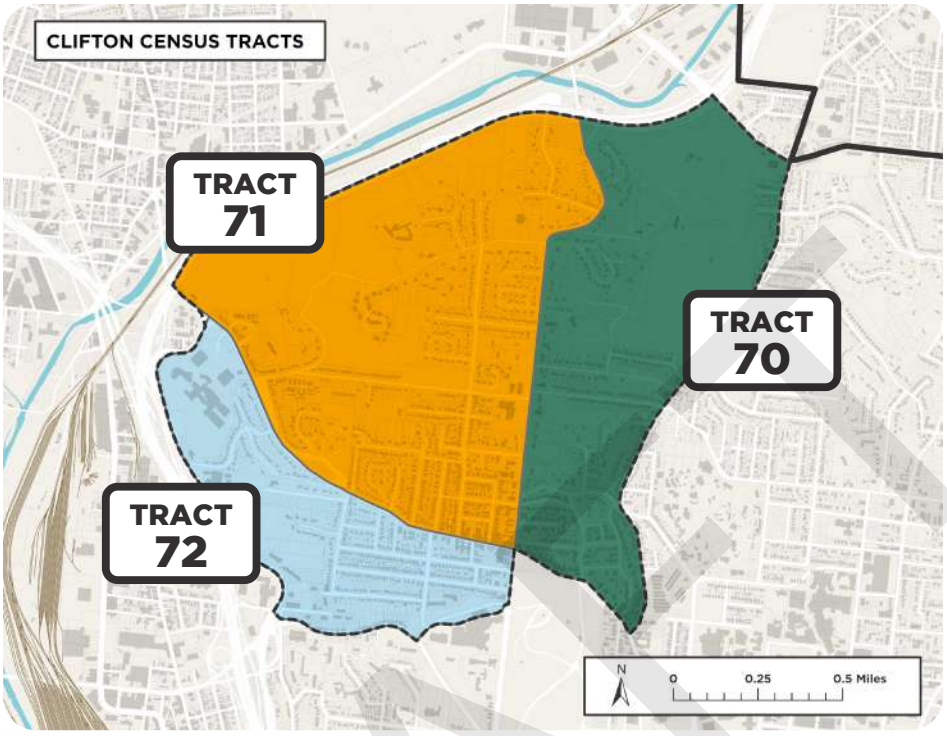






TOP LEFT/RIGHT; *PHOTO BY CLIFTON BRANCH LIBRARY*

BOTTOM LEFT; *PHOTO BY CLIFTON CULTURAL ARTS CENTER*



	TRACT 72	TRACT 71	TRACT 70
Total Population :	2,214	3,695	2,499
Median Age :	30.3	42.5	31.9
Race, White :	1,317 (59%)	2,596 (70%)	1,337 (53%)
Race, Black :	324 (15%)	397 (11%)	624 (25%)
Race, Hispanic :	101 (5%)	132 (4%)	106 (4%)
Race, Asian :	346 (16%)	405 (11%)	319 (13%)
Race, Other :	126 (5%)	165 (4%)	113 (5%)
Median Household Income :	$41,784	$76,765	$70,417
Four-Year Degree or Higher :	55%	72%	77%
Employment Rate :	76%	66%	74%
Housing Units :	1,339	2,031	1,283
Occupied Housing Units :	1,241	1,898	1,158
Vacant Housing Units :	98	133	125
Homeownership Rate :	18%	47%	41%
Rental Rate :	82%	53%	59%
Median Home Value :	$343,900	$428,200	$506,600
Median Rent :	$891	$934	$1,501

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POPULATION TREND

Clifton's population in 1970 (10,736) was the largest in the neighborhood's history. The City of Cincinnati had been declining due to suburbanization since the 1960s. Still, urban decline did not fully impact Clifton until the 1980s, when it experienced its largest population deficit, losing nearly 1,500 residents. While the population decline through the decades can be alarming, Clifton retained its population at a higher rate than what was being lost City-wide. The 2020 Census brought good news for a region looking to attract residents back when the City and County both recorded an increase of 4%, the first recorded growth for the City since 1950 and the first for the County since 1970. In that time, Clifton also experienced a net gain of 172 residents.

CLIFTON'S POPULATION HAS DECLINED BY 21% SINCE 1970 WITH AN AVERAGE LOSS OF 45 RESIDENTS PER YEAR OVER THAT TIME.

FIGURE 1: CLIFTON POPULATION (1970-2020)

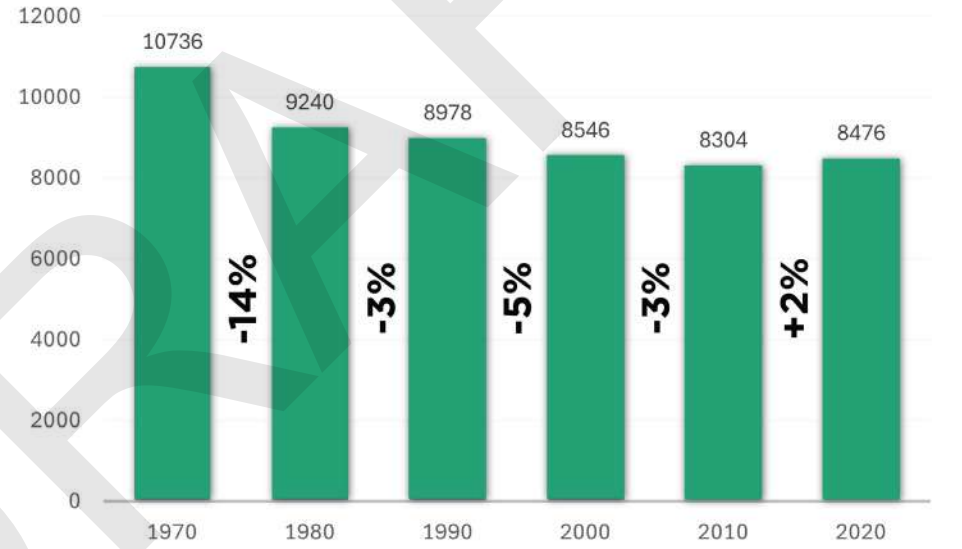


TABLE 2: CLIFTON & REGIONAL POPULATION (1970-2020)

	1970	1980	1990	2000	2010	2020	Change 1970-2020
Clifton	10,736	9,240 (-14%)	8,978 (-3%)	8,546 (-5%)	8,304 (-3%)	8,476 (+2%)	-2,260 (-21%)
City of Cincinnati	452,525	385,460 (-15%)	364,040 (-6%)	331,285 (-9%)	296,943 (-10%)	309,317 (+4%)	-143,208 (-32%)
Hamilton County	924,018	873,224 (-5%)	866,228 (-1%)	845,303 (-2%)	802,374 (-5%)	830,639 (+4%)	-93,379 (-10%)

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AGE BREAKDOWN

Clifton's largest age group is Early Career (20-39), making up 42% of the neighborhood. This was not always the case; in 1970, the Late Career age group (40-64) was the largest, but it has since been cut by almost half. Late Career is the only age group over the last 20 years that has significantly declined. Since 2000, Youth and Adolescence and Early Career both have seen a steady growth of 18%, signifying that young families are choosing to stay and move into Clifton. During this same time, the neighborhood retained a similar Senior population size.

FIGURE 2: CLIFTON POPULATION PYRAMID (2020)

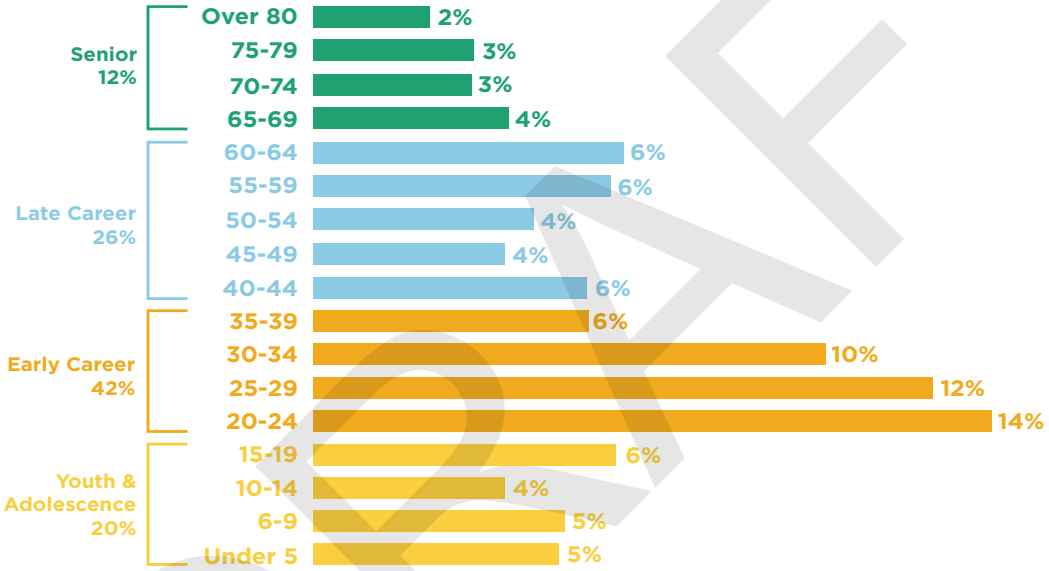


TABLE 3: CLIFTON AGE BREAKDOWN (1970-2020)

	1970	2000	2020	Change 1970-2020
Senior (Over 65)	1,610	1,076 (-33%)	1,070 (-1%)	-540 (-34%)
Late Career (40-64)	4,080	3,059 (-25%)	2,192 (-28%)	-1,888 (-46%)
Early Career (20-39)	2,577	2,983 (+16%)	3,534 (+18%)	+957 (+37%)
Youth and Adolescence (Under 20)	2,469	1,428 (-42%)	1,680 (+18%)	-789 (-32%)

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RACIAL BREAKDOWN

Clifton has become more racially diverse over the last 50 years. Since 1970, the White population has gone from making up 89% of the neighborhood to 62%. The racial group that has seen the largest increase is the Asian population, which added over 1,000 new residents.

FIGURE 3: CLIFTON RACIAL BREAKDOWN (2020)

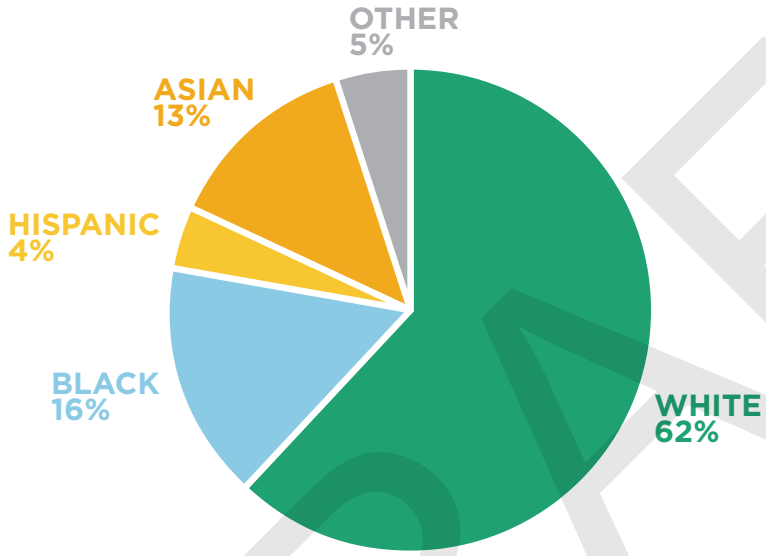


TABLE 4: CLIFTON RACIAL BREAKDOWN (1970-2020)

	1970	2000	2020	Change 1970-2020
White	9,593	6,425 (-33%)	5,269 (-18%)	-4,324 (-45%)
Black	939	1,283 (+37%)	1,345 (+5%)	+406 (+43%)
Hispanic	-	193	339 (+76%)	+339
Asian	-	596	1,070 (+80%)	+1,070
Other	204	49 (-76%)	453 (+824%)	+249 (+122%)

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EDUCATION

Clifton has a highly educated population, partly because of its proximity to Cincinnati State College, the University of Cincinnati, and medical institutions. Nearly a third of Clifton's population is actively enrolled in school, with 19% enrolled in college. The 74% of Clifton's adult residents earning a four-year degree or better far exceeds the City's rate of 45%. Lastly, Clifton has continued to see a decline in its population over 25 without a high school diploma, from 29% to 3% since 1970, an 85% reduction.

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STUDENTS ENROLLED IN SCHOOL (2020):

K-12: 1,020 students >>> (12% of Overall Population)

College: 1,641 students >>> (19% of Overall Population)

FIGURE 4: CLIFTON EDUCATIONAL ATTAINMENT (2020)



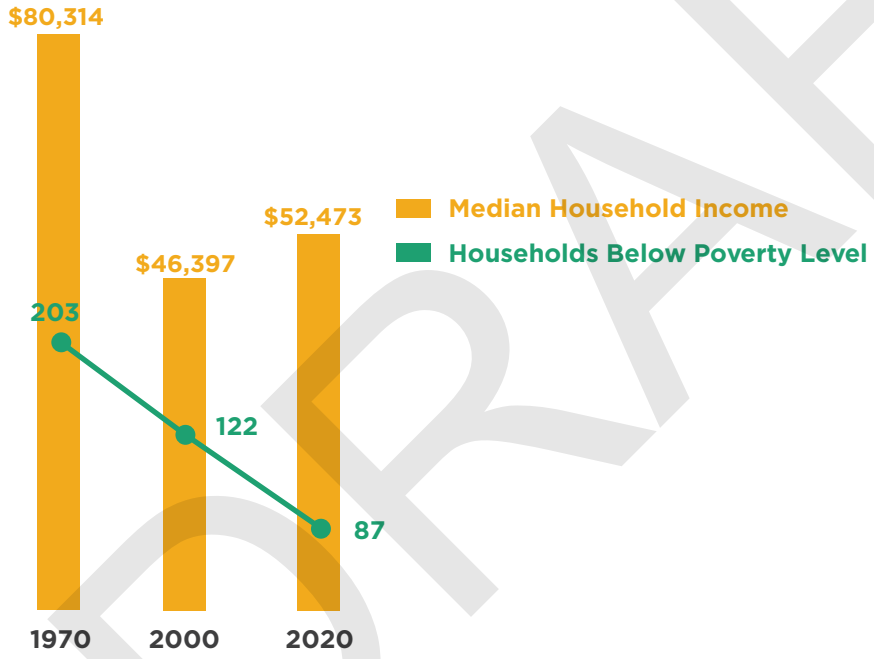
TABLE 5: CLIFTON EDUCATION ATTAINMENT (1970-2020)

	1970	2000	2020	Change 1970-2020
Persons 25 or older w/o High School Diploma	1,831	556 (-70%)	274 (-51%)	-1,557 (-85%)
Person 25 or older with High School Diploma	1,247	1,491 (+20%)	1,108 (-26%)	-139 (-11%)
Persons 25 or older with College Degree	2,382	4,051 (+70%)	3,961 (-2%)	+1,579 (+66%)

INCOME BREAKDOWN

Clifton is an economically diverse neighborhood with households spanning various income groups. The median household income of Clifton was $52,473 in 2020, the 20th highest in Cincinnati out of 49 statistical neighborhoods. Nearly a third of the neighborhood's households earn over $100k, while 25% earn less than $25k. Since 1970, the median household income has decreased by more than $27k, though between 2000 and 2020 the median household income increased by around $6k, or 13%. During the same time, households below the poverty level were reduced by more than half.

FIGURE 5: CLIFTON MEDIAN HOUSEHOLD INCOME AND HOUSEHOLDS BELOW POVERTY LEVEL (1970-2020) (ADJUSTED FOR INFLATION IN 2020 DOLLARS)



Clifton's median income has decreased since 1970, but rose between 2000 and 2020 by around $6k, or 13%

TABLE 6: CLIFTON MEDIAN HOUSEHOLD INCOME AND HOUSEHOLDS BELOW POVERTY LEVEL (1970-2020) (ADJUSTED FOR INFLATION IN 2020 DOLLARS)

	1970	2000	2020	Change 1970-2020
Median Household Income	$80,314	$46,397 (-42%)	$52,473 (+13%)	-$27,841 (-35%)
Households Below Poverty Level	203	122 (-40%)	87 (-29%)	-116 (-57%)

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FIGURE 6: CLIFTON MEDIAN HOUSEHOLD INCOME BY INCOME GROUPS (2020)

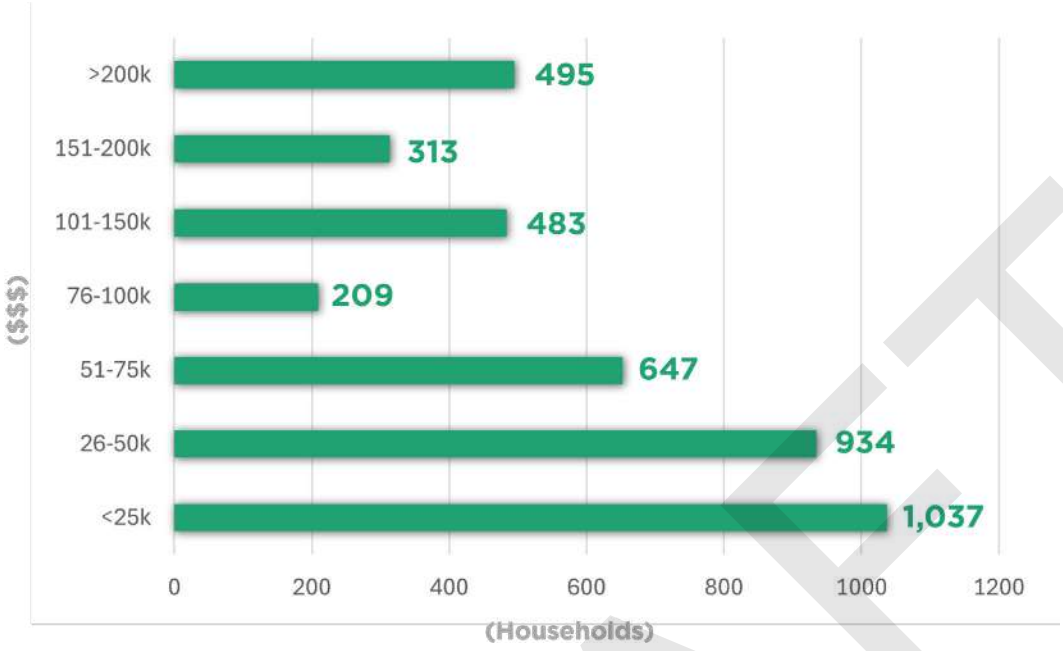


TABLE 7: CINCINNATI MEDIAN HOUSEHOLD INCOME BY NEIGHBORHOOD (2020)

	MHI	Rank		MHI	Rank		MHI	Rank
Mt. Lookout	$129,922	1	Northside	$56,169	18	North Fairmont	$33,882	34
Columbia Tusculum	$113,194	2	Kennedy Heights	$52,991	19	CUF	$33,511	35
California	$112,875	3	Clifton	$52,473	20	South Cumminsville	$31,288	36
Hyde Park	$109,890	4	Hartwell	$52,396	21	Walnut Hills	$30,259	37
Mt. Adams	$99,125	5	College Hill	$48,284	22	East Price Hill	$30,112	38
Downtown	$90,027	6	Riverside	$45,714	23	Mt. Airy	$27,920	39
East End	$84,542	7	Sedamsville	$45,568	24	Corryville	$24,929	40
Oakley	$76,568	8	West Price Hill	$44,664	25	Roselawn	$24,575	41
Madisonville	$74,910	9	Evanston	$44,621	26	Avondale	$24,250	42
East Walnut Hills	$67,407	10	Mt. Auburn	$42,959	27	East Westwood	$20,929	43
Pendleton	$66,786	11	Citywide	$42,663		West End	$19,499	44
OTR	$64,695	12	Bondhill	$39,637	28	South Fairmont	$19,343	45
Linwood	$64,444	13	North Avondale	$39,455	29	Winton Hills	$17,949	46
Mt. Washington	$62,463	14	Carthage	$37,389	30	Lower Price Hill	$15,987	47
Pleasant Ridge	$62,150	15	Spring Grove Village	$36,964	31	English Woods	$14,309	48
Camp Washington	$57,500	16	Westwood	$36,546	32	Millvale	$12,272	49
Sayler Park	$56,918	17	Paddock Hills	$34,079	33			

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COMMUTING TO WORK

Clifton is a well-connected neighborhood in Cincinnati, as seen in its commuting to work patterns. While Clifton has a robust network of roadways, it also boasts one of the most walkable neighborhood business districts and has access to six public transportation routes. Clifton residents drive to work nearly 10% less than the rest of the City. After driving and working from home, walking and public transportation are the most popular transportation modes, totaling more than 17%, compared to 12% Citywide.

DAILY MODE OF TRANSPORTATION TO WORK (2020):



DRIVE:
3,535 (70%)
Cincinnati - 79%



PUBLIC TRANSPORTATION:
380 (7%)
Cincinnati - 7%



BIKES:
37 (0.7%)
Cincinnati - 0.3%



WALKS:
498 (10%)
Cincinnati - 5%



WORKS FROM HOME:
602 (12%)
Cincinnati - 7%

Nearly one out of five Clifton residents use an alternative mode of transportation to get to work.

TABLE 8: CLIFTON COMMUTE TO WORK (1970-2020)

	1970	2000	2020	Change 1970-2020
Commute to Work, Drives	3,845	3,855 (0%)	3,535 (-8%)	-310 (-8%)
Commute to Work, Public Transportation	661	342 (-48%)	380 (+11%)	-281 (-43%)
Commute to Work, Bikes	96	46 (-52%)	37 (-20%)	-59 (-61%)
Commute to Work, Walks	421	464 (+10%)	498 (+7%)	+77 (+18%)
Commute to Work, Works from Home	144	154 (+7%)	602 (+291%)	+458 (+318%)

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HOUSEHOLDS AND FAMILIES

Clifton had 4,474 housing units in 2020, with an occupancy rate of 92%. Of the occupied units, 40% identified as a family household with at least one child present. This means there are more non-family households in Clifton, which makes sense due to the neighborhood's large number of college students and empty-nester-aged adults (55+). Clifton has experienced changes in its household units and family types over the last 50 years. Compared to 1970, there are 427 fewer housing units today, and the number of family households has decreased by nearly a third.

FIGURE 7: CLIFTON HOUSEHOLDS AND FAMILIES (2020)

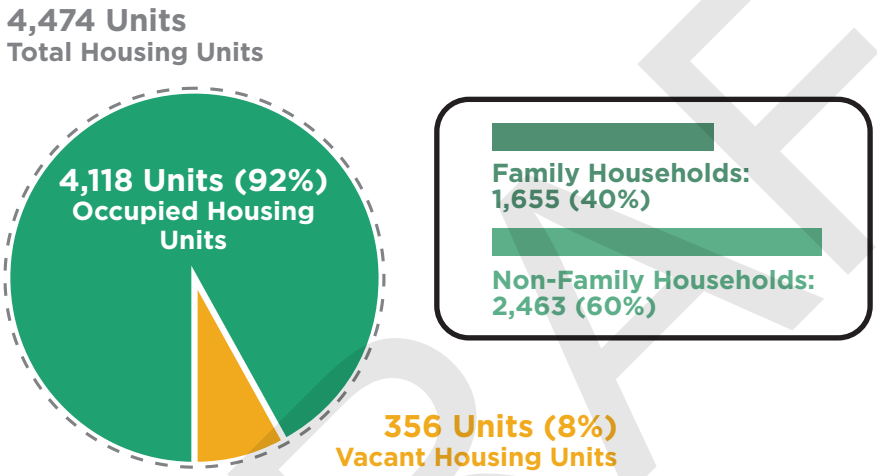


TABLE 9: CLIFTON HOUSEHOLDS AND FAMILIES (1970-2020)

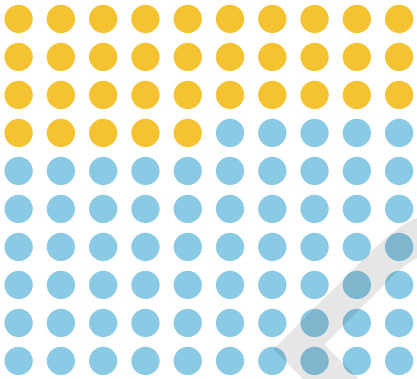
	1970	2000	2020	Change 1970-2020
Total Households	4,901	4,930 (+1%)	4,474 (-9%)	-427 (-9%)
Occupied Households	4,546	4,552 (0%)	4,118 (-10%)	-428 (-9%)
Vacant Households	355	378 (+6%)	356 (-6%)	+1 (0%)
Family Households	2,455	1,692 (-31%)	1,655 (-2%)	-800 (-33%)
Non-Family Households	2,091	2,860 (+37%)	2,463 (-14%)	+372 (+18%)
Average Household Size	2.29	1.88 (-18%)	2.06 (+10%)	-0.23 (-10%)

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HOUSING OCCUPANCY STATUS AND FINANCES

As far back as 1970, Clifton has been a neighborhood primarily rented. In 2020, there were nearly twice as many renters as homeowners. The ratio of owner-occupied and renter-occupied has gotten tighter over the last 50 years, not due to the increase in home ownership but because there are 424 fewer rental units on the market. During this time, median home values in Clifton have increased by 160%, while the median gross rent increased by 42%. Clifton has the 9th highest home values among Cincinnati neighborhoods and the 25th highest median rent, making it an affordable neighborhood to rent relative to the property values.

FIGURE 8: CLIFTON OWNER- V. RENTER-OCCUPANCY, HOME VALUE, AND MEDIAN RENT (2020)



Owner Occupied:
35% (1,427)

Renter Occupied:
65% (2,691)

Median Home Value:
$337.2k

Median Rent:
$795

TABLE 10: CLIFTON OWNER V. RENTER OCCUPANCY, HOME VALUE, AND MEDIAN RENT (1970-2020) (ADJUSTED FOR INFLATION IN 2020 DOLLARS)

	1970	2000	2020	Change 1970-2020
Owner-Occupied Households	1,431	1,509 (+5%)	1,427 (-5%)	-4 (0%)
Renter-Occupied Households	3,115	3,043 (-2%)	2,691 (-12%)	-424 (-14%)
Median Home Value	$129,806	$294,126 (+127%)	$337,203 (+15%)	+$207,397 (+160%)
Median Gross Rent	$558	$701 (+26%)	$795 (+13%)	+$273 (+42%)

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HOUSING STRUCTURES

Clifton's housing stock is older and has a diversity of unit types. Around half of the housing units are in medium- or large-scale apartment buildings, and nearly a third of the housing is single-family homes. This variety allows owners and renters, young and old, and students and professionals to co-exist in the neighborhood. This housing variety can be attributed to most of Clifton's housing units being built before 1940 (55%) and blanketed single-family zoning, with less than 20% being built since 1970. Over the last 50 years, Clifton has retained 88% of its pre-1940 housing stock.

DETACHED SINGLE FAMILY HOMES



1,452 UNITS (32%)

TWO-FOUR FAMILY HOMES



798 UNITS (17%)

MEDIUM-SCALE APARTMENTS (5-49 UNITS)



1,870 UNITS (41%)

LARGE-SCALE APARTMENTS (50+ UNITS)



469 UNITS (10%)

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FIGURE 9: CLIFTON UNITS BUILT YEAR (2020)

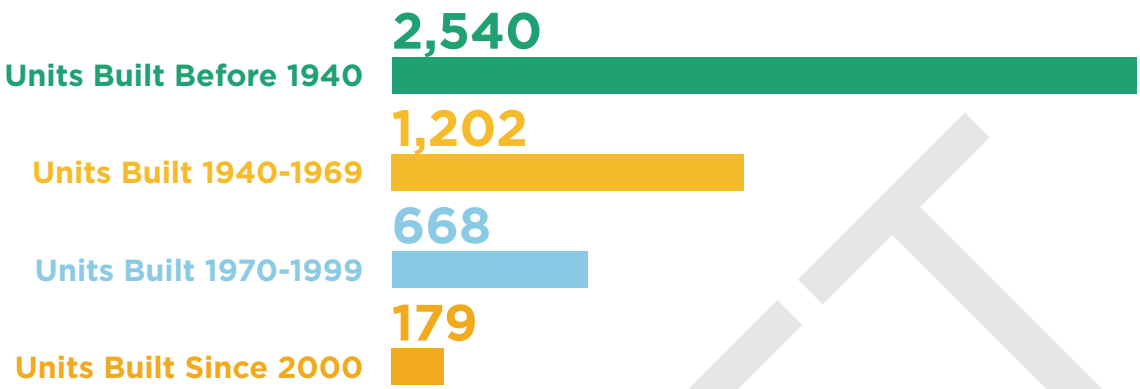


TABLE 11: CLIFTON HOUSING UNITS BY STRUCTURE TYPE AND BUILT YEAR (1970-2020)

	1970	2020	Change 1970-2020
Units, Detached Single Family Homes	1,381	1,452	+71 (+5%)
Units, 2-4 Family Homes	1,006	798	-208 (-21%)
Units, Medium-scale Apartments (5-49 units)	2,031	1,870	-161 (-8%)
Units, Large-scale Apartments (50+ units)	552	469	-83 (-15%)
Units Built Before 1940	2,877	2,540	-337 (-12%)
Units Built 1940-1969	2,030	1,202	-828 (-41%)
Units Built 1970-1999	-	668	+668
Units Build Since 2000	-	179	+179

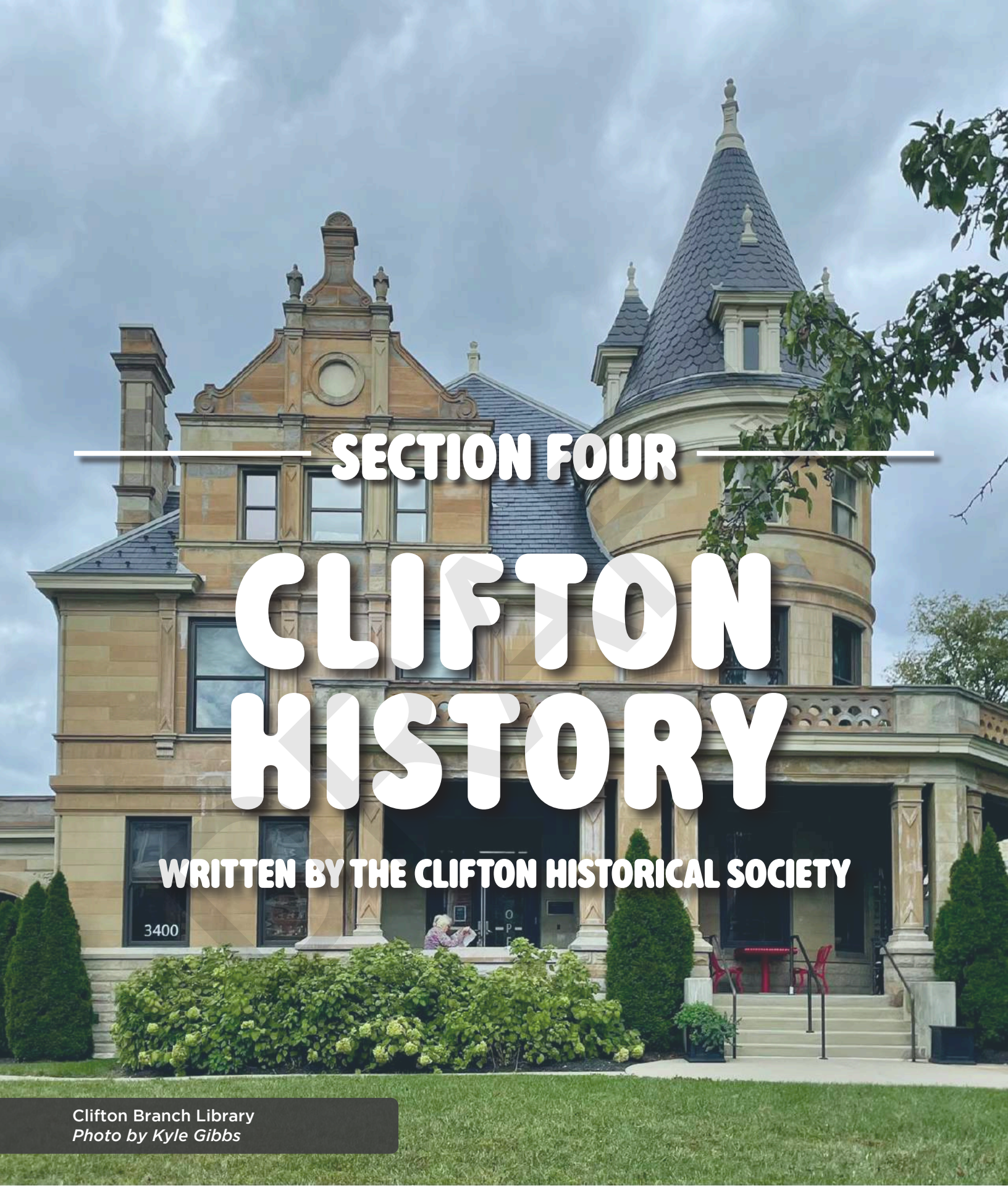
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KEY DEMOGRAPHIC TRENDS

The top trends to take away from the demographic and housing data is:

1. Clifton saw a slight increase of 172 residents (+2%) in the 2020 Census, its first population gain since 1970.
2. Since 2000, Youth and Adolescence (0-19) and Early Career (20-39) age groups both saw a steady growth of 18%, signifying that young families are choosing to stay and move into Clifton.
3. Residents who identify as Hispanic, Asian, and Other Race have more than doubled since 2000 in Clifton, increasing from 838 residents to 1,862.
4. Clifton is a highly educated population, 74% of adult residents have a four-year college degree or better compared to 5% having not earned a high school diploma.
5. The median household income in Clifton has decreased by around $28k since 1970, though income increased by about $6k (13%) since 2000, while households below the poverty level have been reduced by more than half.
6. Nearly 500 Clifton residents (10%) walk to work, twice the rate as the rest of Cincinnati.
7. The number of households in Clifton has decreased by 9% since 2000, a loss of 456 households.
8. Non-family Households comprise 60% of Clifton, an 18% increase since 1970. During that time, Family Households decreased by a third.
9. The 2020 Census revealed that there are nearly twice as many renters in Clifton as homeowners. However, owner-occupied units have slowly increased their neighborhood share, making up 35% of housing units in 2020 compared to 33% in 2000 and 31% in 1970.
10. Since 1970, the median home values in Clifton have increased by 160%, while the median gross rent has increased by 42%.
11. Clifton has retained 88% of its pre-1940 housing stock.
12. One hundred seventy-nine (179) housing units have been built since 2000, making up 4% of the total housing stock.

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SECTION FOUR

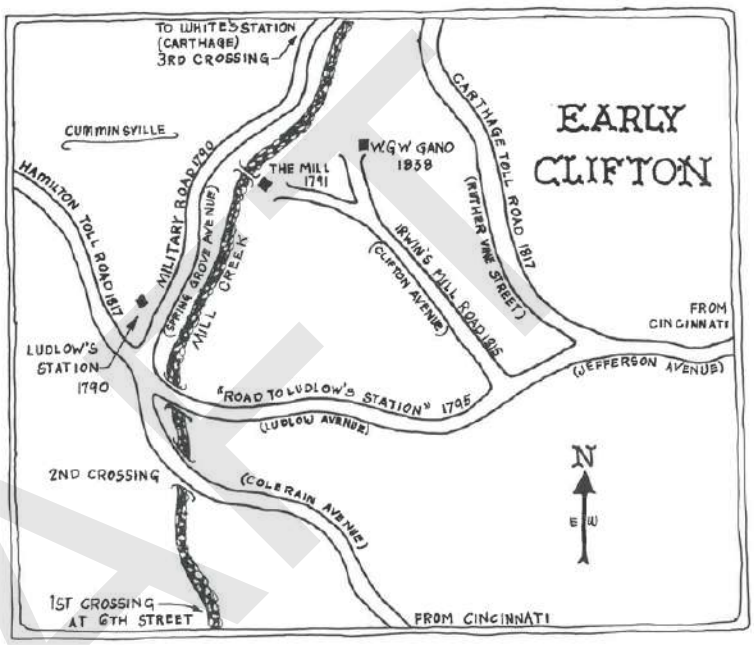
CLIFTON HISTORY

WRITTEN BY THE CLIFTON HISTORICAL SOCIETY

Clifton Branch Library
Photo by Kyle Gibbs

FOUNDATION AND EARLY RESIDENTS

Clifton's topography was shaped by glacial activity during the Pleistocene Epoch. Around 700,000 years ago, the Licking River flowed north through what is now known as the Mill Creek valley, joining the ancient Teays River system further north. After passing Clifton to the west, it turned northeast, merging with the flow from the Vine Street ravine, establishing Clifton's northern boundary and starting the formation of its eastern boundary. The Miami and Erie Canal, a significant transportation corridor, ran along this border from 1825 to 1913. The southern boundary consists of the steep Dixmyth ravine, which rises from the western Mill Creek valley to meet Burnet Woods. On a topographical map, Clifton appears as an "island" surrounded by rivers and valleys with a relief of 100 feet or more, forming the physical setting.



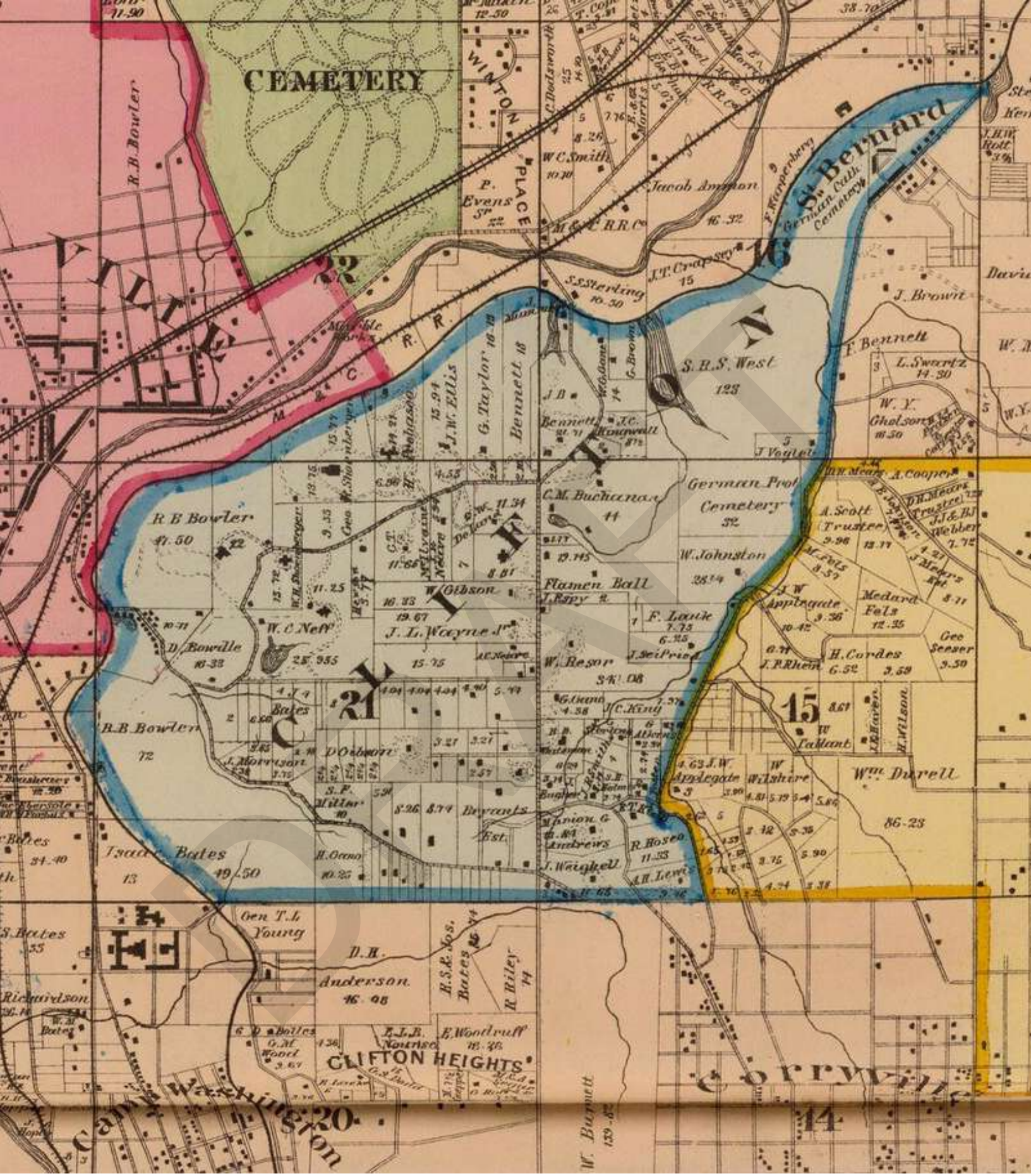
EARLY CLIFTON MAP; *CLIFTON COMMUNITY PLAN, 1975*

The Clifton neighborhood, and surrounding Cincinnati area, is built on the native homelands of Indigenous tribes, including the Delaware, Myaamia, and Shawnee peoples. These tribes were forced to relinquish their land following the Battles of Wabash and Fallen Timbers in the late 1700s, which led to the Treaty of Greenville (1795).

In 1837, Charles Clarkson, a pork merchant, purchased land on the west side of Irwin's Mill Road (later Clifton Avenue in 1850) and named it Clifton Farm, which he primarily used for grazing. The name Clifton is derived from Old English words meaning a settlement (ton) on a cliff, describing the hilltop location. On the east side of Irwin's Mill Road, Nicholas Longworth owned most of the land and rented it to farmers and gardeners. Most of the area's population resided on Longworth's tract. Due to business difficulties, Clarkson transferred his assets to Lafayette Bank, his main creditor, which then began selling the former farm piece by piece.

The completion of the Cincinnati-Hamilton-Dayton railroad increased the area's appeal for residential development. Originally belonging to Millcreek Township, Clifton became an independent village on March 23, 1850. The boundaries of the village followed the roads built along the waterways described above with Millcreek Parkway (now Central Parkway) and Carthage Turnpike (now Vine-Ruther Streets), but its southern boundary was the centerline of Howell Avenue, which extended eastward and intersected with Jefferson Avenue. The only part of (now) Burnet Woods in the original Village of Clifton was the northwest triangle owned privately, which became part of Burnet Woods a few years after annexation.

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THE VILLAGE OF CLIFTON *FROM THE CINCINNATI AND HAMILTON CO. ATLAS, 1869*

At that time, there were scattered houses and several farms. Some houses from this period of the 1850s and 60s still exist, including Neave-Sabin House (1859) on Lafayette Avenue, built for industrialist Alexander Neave. The latter part of the nineteenth century saw the development of large estates north of McAlpin (then known as Central Avenue) featuring gardens, parkland, and woodlands. Prominent businesspeople moved to Clifton to escape downtown pollution and health hazards, including Henry Probasco, Robert Buchanan, Salmon P. Chase, George Schoenberger, Alexander McDonald, Robert Bowler, Rueben and William Resor, William Neff, and later, several households and generations of the Rawson family. Landscape architect Adolph Strauch designed the grounds of many estates, including Mount Storm Park, home of Robert Bowler, and eventually became the first superintendent of Cincinnati's parks, designing Burnet Woods and Eden Park as well.

BUSINESSES & INSTITUTIONS

The southern part of Clifton was more densely settled, including a business district along Cumminsville Pike (now Ludlow Avenue), concentrated at its intersection with Clifton Avenue. Businesses started here at the end of the 19th century and consolidated through the 1920s, thanks to the arrival of streetcars from the city basin beginning in the 1890s. Architectural styles included Victorian, Queen Anne, Four Square, and eclectic designs. The teens and 1920s saw the construction of Tudor-style houses and Bungalows. Many majestic apartment buildings were constructed, providing homes for professionals working at the University of Cincinnati and thousands of commuters working downtown. The northwest portion of (now) Burnet Woods (acquired by Cincinnati in 1872, when Clifton was still an independent village) was then privately owned land in the village of Clifton, with horse stables that created an equestrian hub. That land was later donated, expanding the existing public park. Scouts from the community of Clifton erected a Christmas Tree there for many years.

Clifton was always intended to be residential rather than a place to work. Central Avenue was Clifton's first publicly funded street, designed specifically for residential use. Workplaces were located down the hill in the basin. Workers were connected by roads located along village edges but not running directly through it. The intersection of Clifton and Central avenues was the village's first nucleus, establishing the centers of civic life - a school (The Resor Academy), a public hall, a firehouse, and the municipal pound.

Clifton was developed with the intention of providing a high quality of life, starting with public education. Prior to Clifton's incorporation in 1844, a quarter-acre lot was acquired at Clifton and Lafayette Circle, where a log school measuring ten by thirteen feet was constructed just after incorporation in 1850. Buchanan, Salmon P. Chase (who served as Senator of Ohio, Governor, Secretary of the Treasury, and later Supreme Court Justice), and William Resor acquired land at Clifton and Central to establish the Resor Academy. The neighborhood school remains at this original location to this day.



HISTORIC RESOR ACADEMY (NOW THE CLIFTON NEIGHBORHOOD SCHOOL)

PHOTO BY WARREN LeMAY

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In 1868, resident Henry Probasco urged the village council to encourage a pedestrian lifestyle by installing limestone sidewalks for health benefits and improved aesthetics. At the time of Clifton's annexation to Cincinnati, Clifton's last mayor, Sir Alfred T. Goshorn, entreated the city to uphold and complete the vision of Clifton's founders to transform Clifton and McAlpin avenues into parkways. He also urged a commitment to plow all sidewalks after each snow event and to assign two police officers in Clifton during daytime hours and four officers at night. Also high on the wish list was a new Firehouse and a new School. Both of those had become antiquated in their original location and needed to be replaced. The City of Cincinnati built a Firehouse and Clifton School in 1906.

ANNEXATION TO TODAY

In the late nineteenth century, Cincinnati sought to annex several westward, eastward, and northward villages. It became painfully clear that Clifton's independence would come to an end. Most Clifton residents strongly opposed annexation and did everything possible to salvage the "quality of life" villagers had established for themselves. After many votes that had allowed Cliftonites to reject annexation, an Ohio state law was changed by the lobbying efforts of "Boss" George B. Cox, and annexation was forced in 1896. Ballots were counted citywide, replacing the previous method that allowed the neighborhoods to be annexed to vote against annexation. Just months later, Cox and his wife moved into their new Hannaford-designed manor in Clifton - "Parkview" - now the location of the public branch library.

As one of Cincinnati's 52 neighborhoods, Clifton has maintained its spirit of independence and strong quality of life, and it remains a cultural center, in part due to its ethnic diversity. Among our residents, Clifton has the highest percentage of citizens in the region born outside the US, as well as artists, professors, physicians, executives, professionals, public servants, and intellectuals. A high level of education underpins the community's reputed "maverick" streak. Several resident-led campaigns have successfully saved or repurposed establishments and services like the Esquire Theater, Diggs Plaza, Clifton Plaza, the Clifton Market, the old branch library, and the Ludlow Garage. At the same time, Clifton has embraced the needs for the future together, supporting the creation of an essential new neighborhood school and a contemporary, LEED-certified, tailor-made Clifton Cultural Arts Center.





LEFT- ESQUIRE THEATER IN 1983; *PHOTO BY CINCINNATI REFINED*
RIGHT- ESQUIRE THEATER IN 2019; *PHOTO BY PHIL ARMSTRONG*

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“CLIFTON – IT’S A PLACE THAT’S ALWAYS BEEN SHAPED AND CONSERVED BY ITS RESIDENTS, BUSINESSES, AND INSTITUTIONS, WHO TOGETHER HAVE MANAGED, THROUGH DEBATE AND COMPROMISE, TO FIND BALANCE WITHIN OUR DUAL PRESERVATIONIST AND FUTURIST TENDENCIES. WHILE NOT ALWAYS WROUGHT IN HARMONY, THE PROCESS IS WHAT MAKES THIS PLACE UNFORGETTABLE, BELOVED, AND VIBRANT.”

- STEVE SCHUCKMAN

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LOCAL HISTORIC DISTRICT DESIGNATION

Clifton is a historic neighborhood that has largely retained its architectural integrity. It has a remarkably intact stock of residential buildings that date from the middle of the 19th Century to 1930. This collection of buildings gives Clifton its charm and attraction and is deserving of recognition and protection. Interest in new development in Clifton could replace some of the neighborhood's historic buildings, as recent rezoning allows higher-density construction. One or more local historic districts would protect the neighborhood's significant historic structures and ensure compatible redevelopment within the district.

Local Historic District designations would afford the neighborhood protection from demolition and establish standards to guide exterior building changes without prescribing regulations that overly restrict property owners from making personal and necessary updates. Historic Designation and related Conservation Guidelines ensure that changes and new construction are generally appropriate and architecturally compatible with the building's historic character. Local Historic Districts are a zoning overlay approved by the City Council following prior actions by the Historic Conservation Board and the City Planning Commission, with public hearings at each step of the process.

A working group was established in 2025 to determine the appropriate boundaries for one or more local districts and draft new guidelines for building and site changes within the district(s). This neighborhood plan supports these efforts. The establishment of the local historic designation in Clifton will be conducted through a process of wide dissemination of information about the designation and its impacts, ensuring that property owners are informed and have opportunities to comment, lend support, and participate in the process and decision-making.

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HISTORIC ARCHITECTURE EXAMPLES:





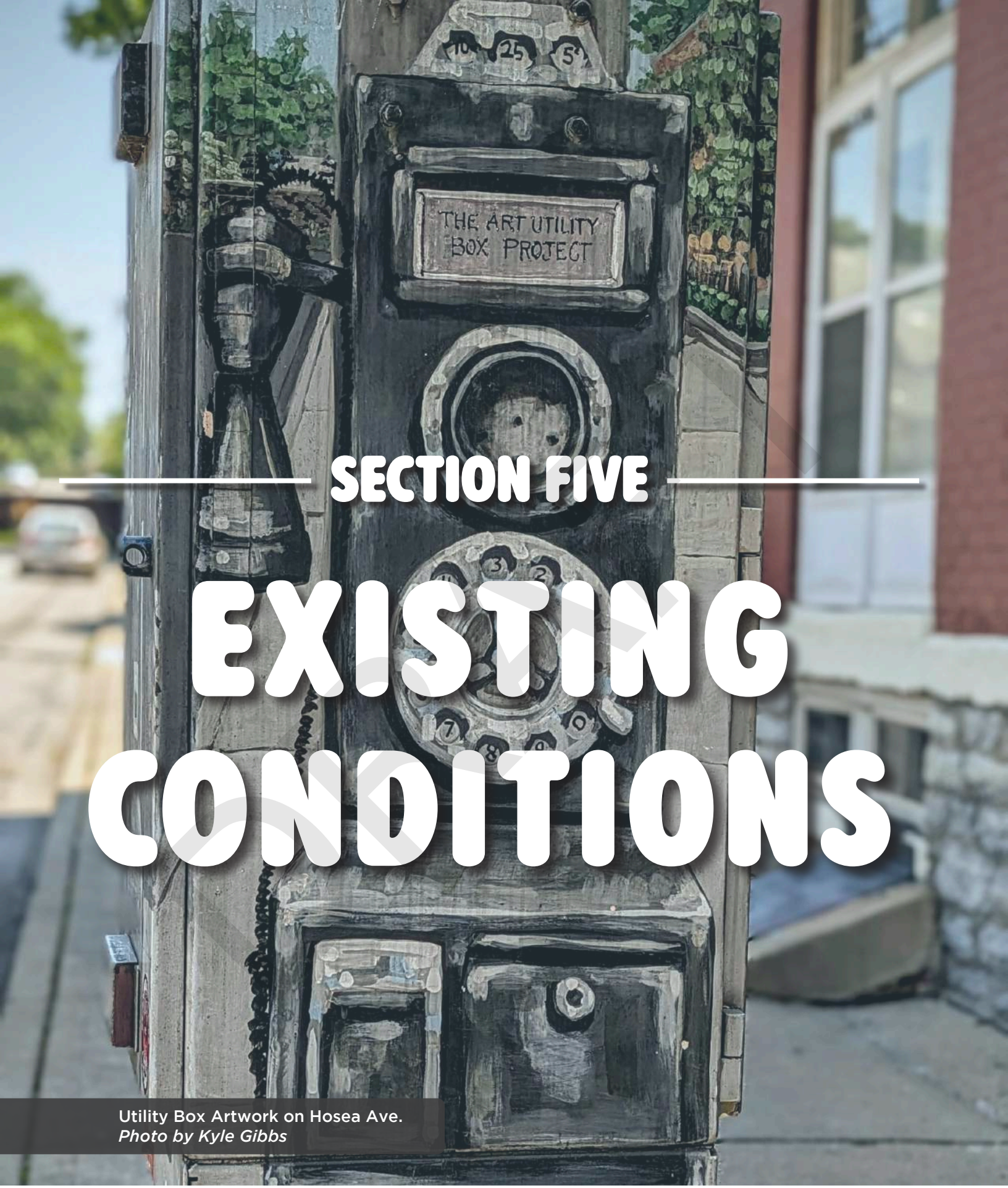








PHOTOS BY KYLE GIBBS



SECTION FIVE

EXISTING CONDITIONS

Utility Box Artwork on Hosea Ave.
Photo by Kyle Gibbs

BACKGROUND

The Existing Conditions section provides a snapshot of the neighborhood as it functions today, establishing an understanding of the physical, social, and economic context that shapes daily life in Clifton. It draws on data analysis, field observations, and community input to document current trends, assets, and challenges. This foundation helps ensure that future goals and recommendations are grounded in reality and responsive to local needs.

This section examines key topic areas, including land use and development patterns, topography, hydrology, parks and open space, cultural and historic resources, business district amenities, community facilities, and transportation networks. Together, these elements illustrate how the neighborhood has evolved and how it operates today.

In addition to identifying needs and constraints, the Existing Conditions analysis highlights the neighborhood's strengths—such as stable residential areas, active business districts, historic character, or access to natural features—that can be reinforced and built upon. By clearly documenting where things stand today, this section establishes a baseline for measuring change and progress over time and directly informs the plan's goals, principles, and recommendations.

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ZONING

Clifton's development is regulated by the Cincinnati Zoning Code, which establishes zoning districts and corresponding standards for the use and form of development on every property. The neighborhood's most prevalent zoning districts include commercial (Commercial Community and Commercial Neighborhood), multi-family residential (RM and RMX), and single-family residential (SF). In addition, a significant portion of Clifton was rezoned in 2024 under the Connected Communities initiative, shown as the crosshatched areas on the map. This zoning designation expanded housing opportunities by permitting two- to four-family homes in many areas and removing off-street parking minimums. ***These zoning districts serve as the primary legal framework for regulating land use and development.***

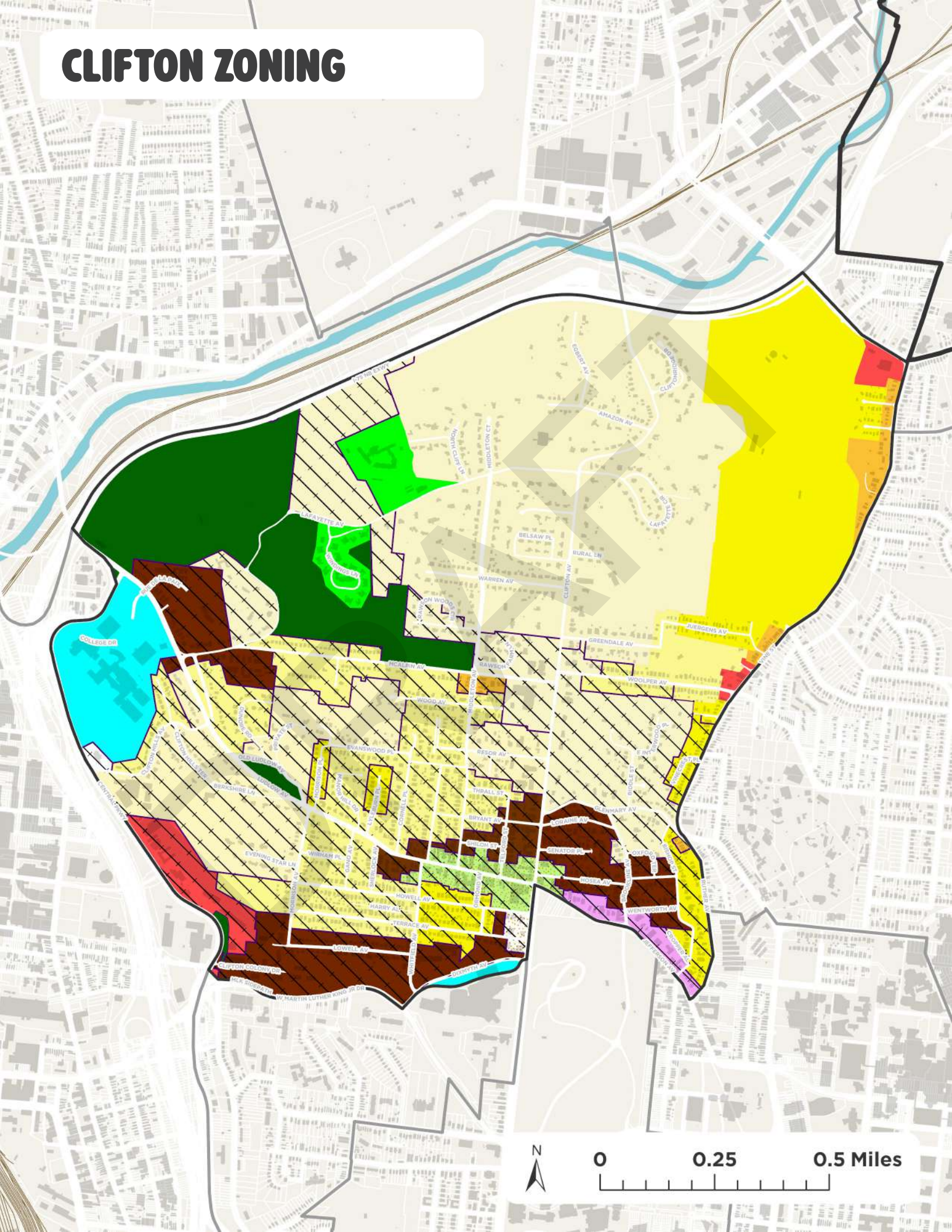
Zoning is different than land use. While zoning establishes what is permitted on a property, land use reflects how that property is currently used. Page 64 illustrates Clifton's Existing Land Use and documents how properties were used at the time the plan was created. In many cases, existing land uses do not align perfectly with zoning designations, making it important to document actual development patterns rather than relying solely on zoning districts.

ZONING DISTRICTS

- CC-A
- CC-A-T
- CC-M
- CN-M-T
- CN-P-T
- IR
- OG-T
- OL-T
- PD
- PR
- RM-0.7-T
- RM-1.2-T
- RMX
- RMX-T
- SF-10-T
- SF-20
- SF-20-T
- SF-4
- SF-4-T
- SF-6
- SF-6-T

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CLIFTON ZONING



EXISTING LAND USE

Clifton is a primarily residential neighborhood, with housing accounting for about 59% of total land area. Of the 721 acres devoted to residential use, roughly two-thirds (67%) are single-family homes and about one-quarter (25%) are multi-family housing, reflecting a diverse range of living options within a largely residential setting. The neighborhood is also strongly defined by its natural and open space resources. More than 25% of Clifton's land area is dedicated to parks or undeveloped green space, contributing to its tree canopy, scenic character, and access to outdoor recreation. These areas play an important role in shaping the neighborhood's identity and quality of life.

Institutional uses—including cultural, educational, religious, club, and public facilities—account for just over 100 acres. These spaces are central to Clifton's social fabric, supporting a wide range of community activities and serving as important gathering places for residents. Clifton's commercial areas, while relatively small in scale, are significant to its everyday vitality and regional appeal. Approximately 3% of the neighborhood (about 32 acres) is used for commercial purposes, complemented by a limited amount of public parking (less than 2%, or roughly 15 acres). Together, these uses support the neighborhood's business districts and local activity centers. Manufacturing is minimally present in Clifton, representing only about one acre of land, consistent with the neighborhood's long-standing focus on residential, institutional, and commercial uses rather than industrial activity.

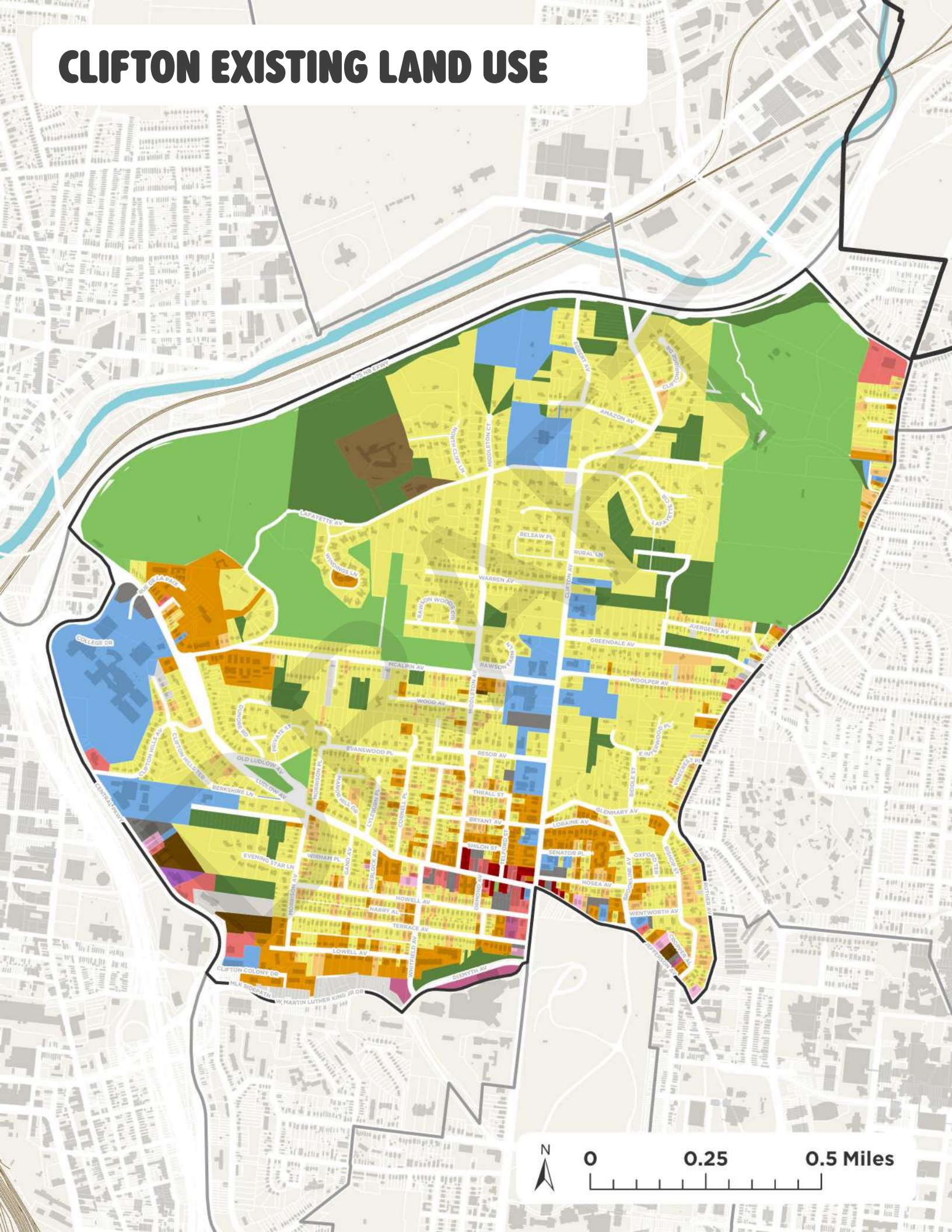
Overall, Clifton's land use pattern reflects a long history of intentional balance—combining a strong residential core with active business districts, valued community institutions, and extensive green spaces that together define its character and livability.

EXISING LAND USE LEGEND

Residential Uses	**721 ac. (59%)**
Residential, Single-family	487 ac. (67%)
Residential, Two-Three Family	41 ac. (6%)
Residential, Multi-family	181 ac. (25%)
Residential, Senior Living	13 ac. (2%)
Parks and Public Space	**236 ac. (19%)**
Undeveloped Land	**104 ac. (9%)**
Institutions *(Clubs, Education, Public, Religion)*	**102 ac. (8%)**
Commercial Uses	**32 ac. (3%)**
Commercial, Retail	15 ac. (47%)
Commercial, Mixed Use Retail	3 ac. (9%)
Commercial, Office	3 ac. (9%)
Commercial, Lodging	7 ac. (21%)
Commercial, Medical	4 ac. (14%)
Vacant Land	**15 ac. (1%)**
Parking	**10 ac. (1%)**
Manufacturing	**1 ac. (>1%)**
	Total = 1222 ac.

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CLIFTON EXISTING LAND USE

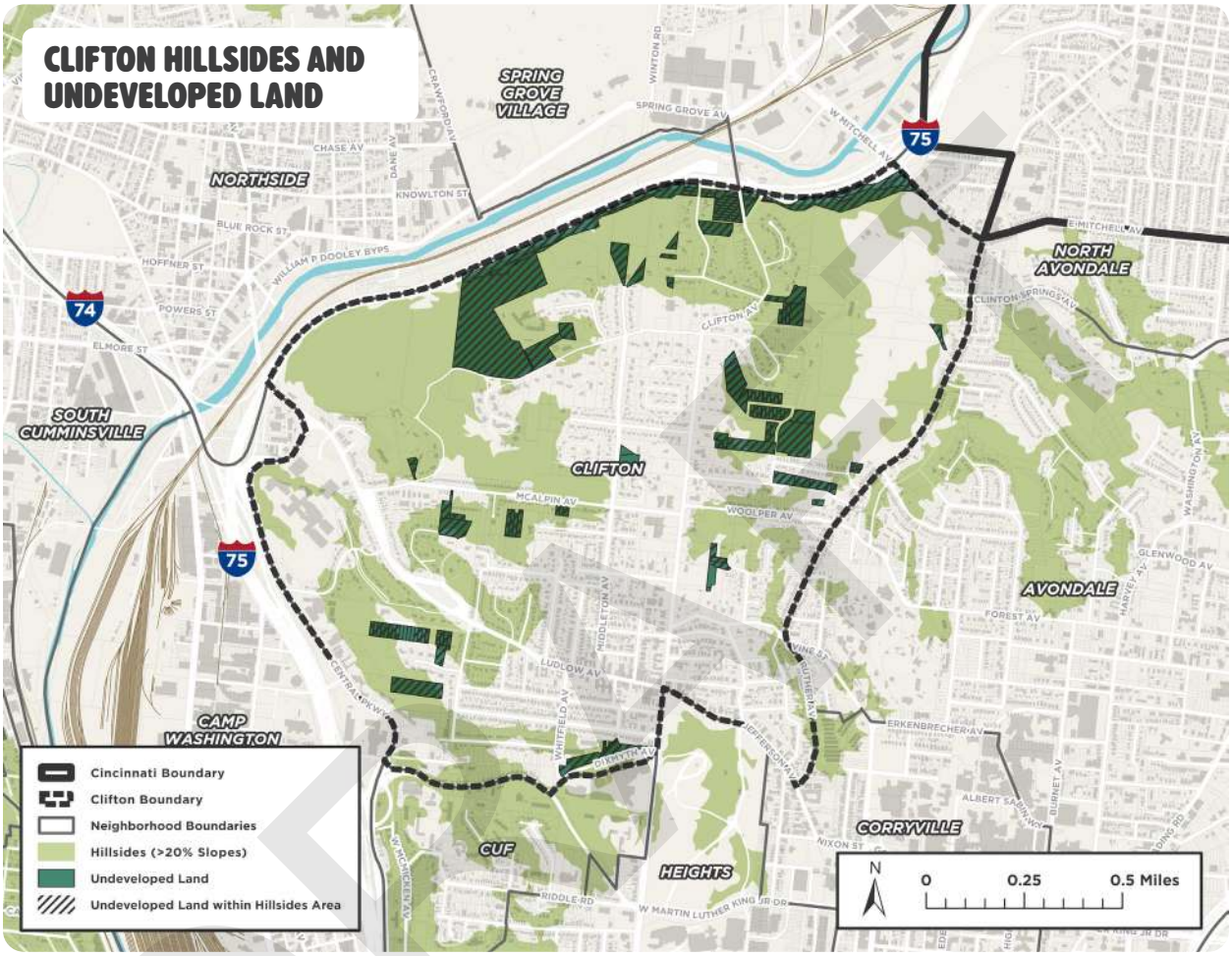


TOPOGRAPHY AND HYDROLOGY

Clifton's hillside landscape is one of its most defining features, with Mt. Storm Park standing as the most recognizable elevation. Of the neighborhood's approximately 1,270 acres, nearly 46% (about 590 acres) consists of slopes greater than 20%, creating a dramatic and varied topography that shapes both its built and natural environments.

Elevation in Clifton ranges from approximately 498 feet above sea level near the W. Mitchell Avenue and I-75 interchange to about 766 feet at the Temple of Love in Mt. Storm Park—an elevation change of roughly 268 feet across the neighborhood. This steep terrain plays an important role in drainage patterns and stormwater movement. Because of its elevation and slope, Clifton is generally less vulnerable to flooding, as most stormwater not captured by the sewer system flows downhill toward the Mill Creek watershed. The streams shown on the ***Topography and Hydrology*** map are primarily intermittent waterways that carry stormwater during rain events.





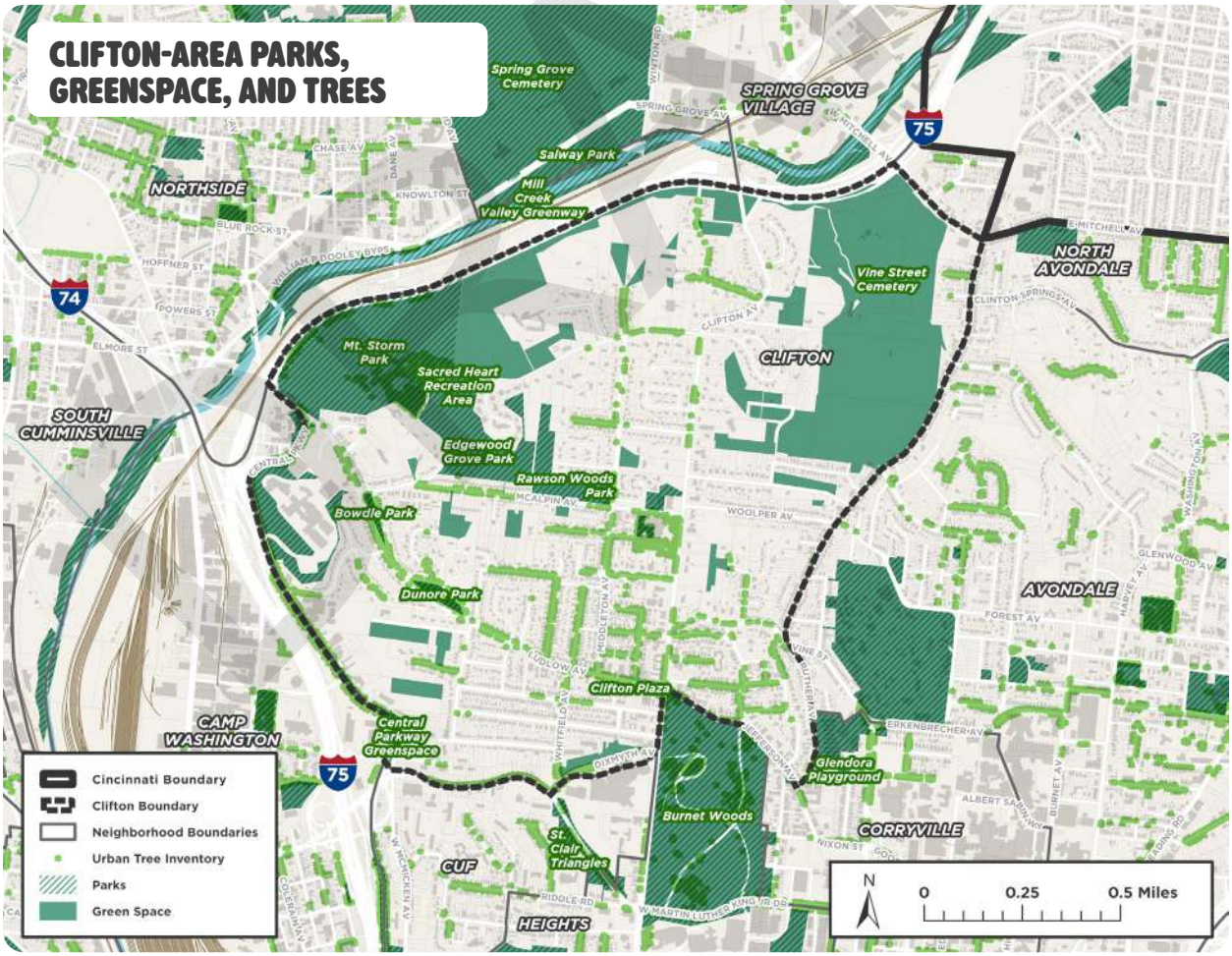
While the hillside terrain contributes significantly to Clifton's scenic character, it also presents constraints for development. Of the approximately 104 acres of undeveloped land in the neighborhood, about 97% (roughly 100.5 acres) is located on steep slopes. To guide responsible development in these areas, the City of Cincinnati adopted zoning regulations that established the Environmental Quality-Hillside Districts in 1976. These zoning regulations were expanded and updated in 2004 and are now known as the Hillside Overlay District. This district regulates development on hillside properties to ensure that new construction is compatible with the natural environment, supports slope stability, and maintains the quality of the surrounding urban landscape.

Development on Cincinnati's hillsides comes with additional costs and technical challenges due to the sensitivity of the landform and, subsequently, the zoning regulations. As a result, Clifton's remaining undeveloped hillsides are more likely to remain in their natural state or experience limited development as opposed to flatter sites.

PARKS, GREENSPACE, AND TREES

Clifton contains approximately 340 acres of natural and programmed green space that contribute significantly to the neighborhood's character, livability, and environmental quality. These spaces are anchored by a network of neighborhood parks, including Mt. Storm, Edgewood Grove, Rawson Woods, Dunore, and Bowdle, each offering distinct recreational, scenic, and ecological value. Although located just outside Clifton's formal boundary, Burnet Woods is an essential part of the neighborhood's broader green infrastructure. It serves as a major regional park for residents—particularly in the southeastern portion of Clifton—and provides a key recreational and open space asset adjacent to the Clifton Business District.

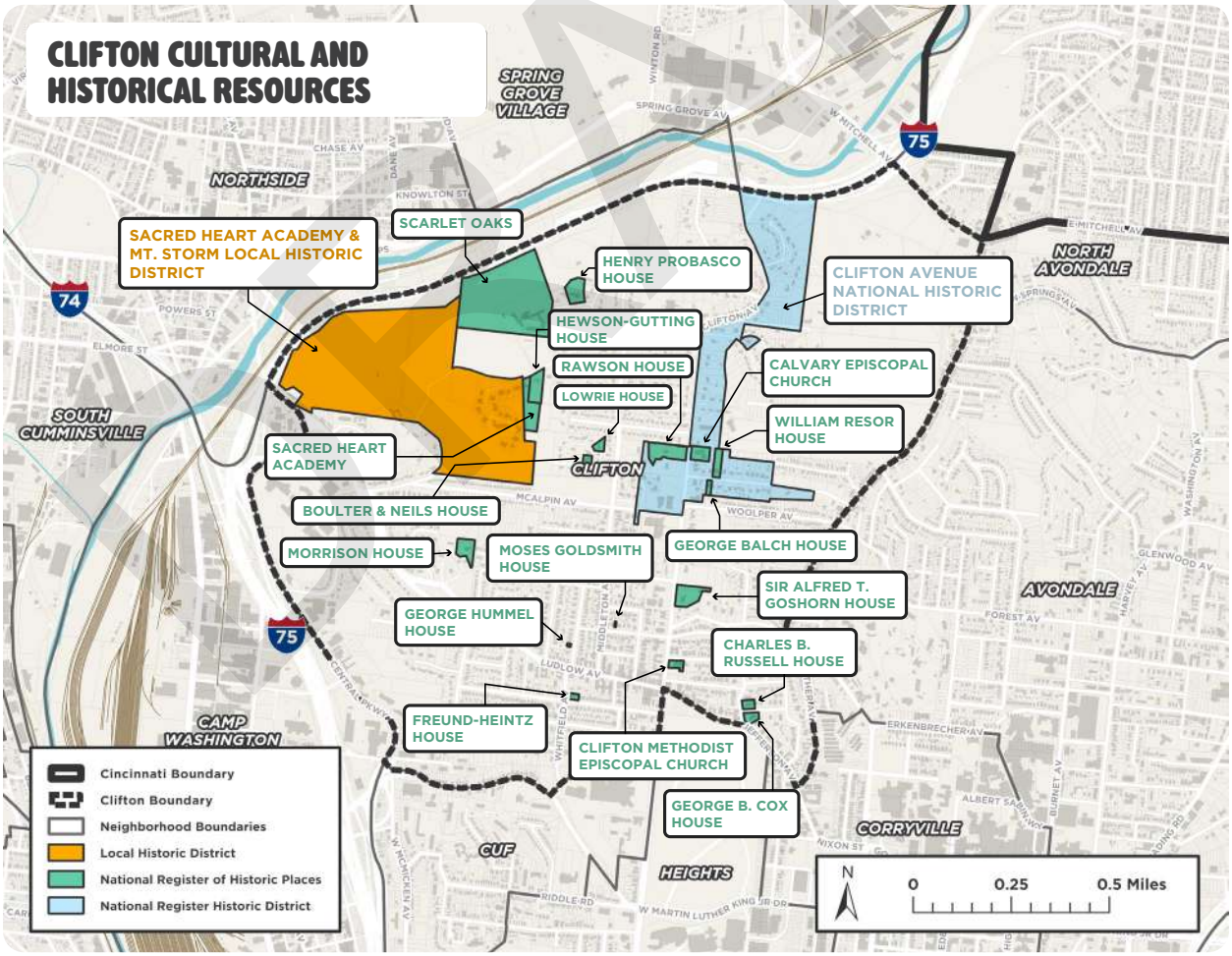
In addition to parks and natural areas, Clifton benefits from a strong urban tree canopy. The City of Cincinnati maintains more than 2,000 street trees within the neighborhood, helping to enhance walkability, support stormwater management, and reinforce Clifton's well-known leafy streetscapes.



CULTURAL AND HISTORIC RESOURCES

Clifton has a strong sense of history, reflected in its rich collection of historic architecture and landmarks that help define the neighborhood's character. This legacy is formally recognized through multiple historic designations that support preservation and stewardship efforts.

The neighborhood includes one local historic district, the Sacred Heart Academy and Mt. Storm Local Historic District. Local designation provides an added layer of protection, meaning that proposed exterior alterations, new construction, and demolition within the district are reviewed under the district's approved conservation guidelines. Clifton is also home to one National Register Historic District, the Clifton Avenue Historic District. The National Register listing provides important benefits, including eligibility for historic tax credits that support the rehabilitation and preservation of historic buildings. In addition to these districts, seventeen individual sites in Clifton are listed in the National Register of Historic Places. These listings are part of a national program that recognizes historically significant properties and encourages coordinated public and private efforts to preserve them for future generations.

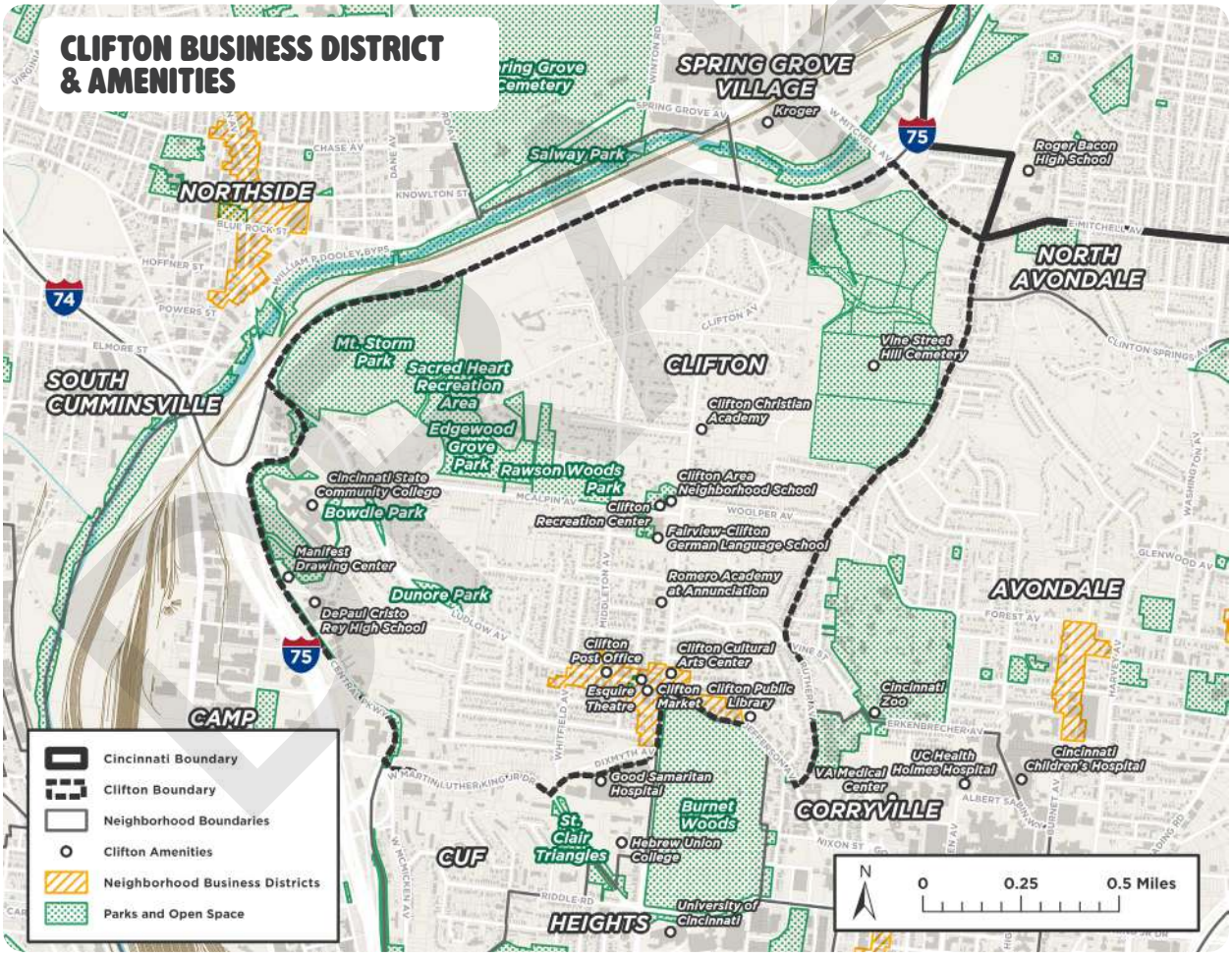


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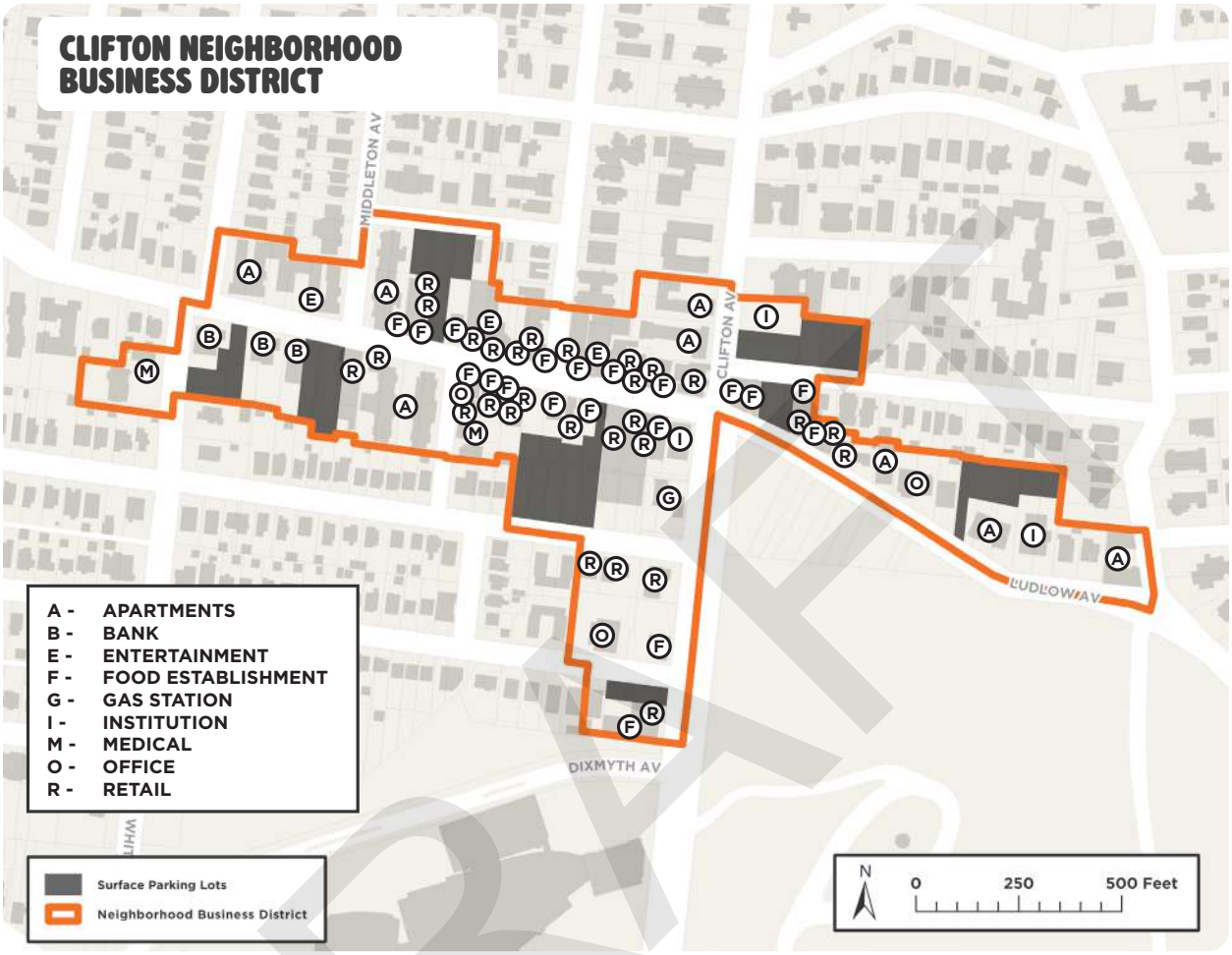
AMENITIES AND BUSINESS DISTRICT

Clifton has a large number of neighborhood and nearby amenities, including:

- K-12 Schools: Clifton Area Neighborhood, Fairview-Clifton German Language, Clifton Christian Academy, Romero Academy at Annunciation, and Roger Bacon High
- Colleges: Cincinnati State, Hebrew Union College, and the University of Cincinnati
- Public Centers: Clifton Recreation Center, Clifton Cultural Arts Center, Clifton Public Library, and Clifton Post Office
- Hospitals: Good Samaritan, VA Medical Center, UC Health, and Cincinnati Children's
- Attractions: Esquire Theatre and Cincinnati Zoo
- Business Districts: Avondale, Clifton, Corryville, Northside



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Clifton's neighborhood business district serves as its primary commercial center and a key hub of activity. Centered along Ludlow and Clifton Avenues, the district includes more than 70 active establishments, ranging from apartments, restaurants, and retail shops to banks, offices, entertainment venues, and institutional uses. The ***Neighborhood Business District*** map above reflects an inventory of businesses and uses at the time of plan preparation.

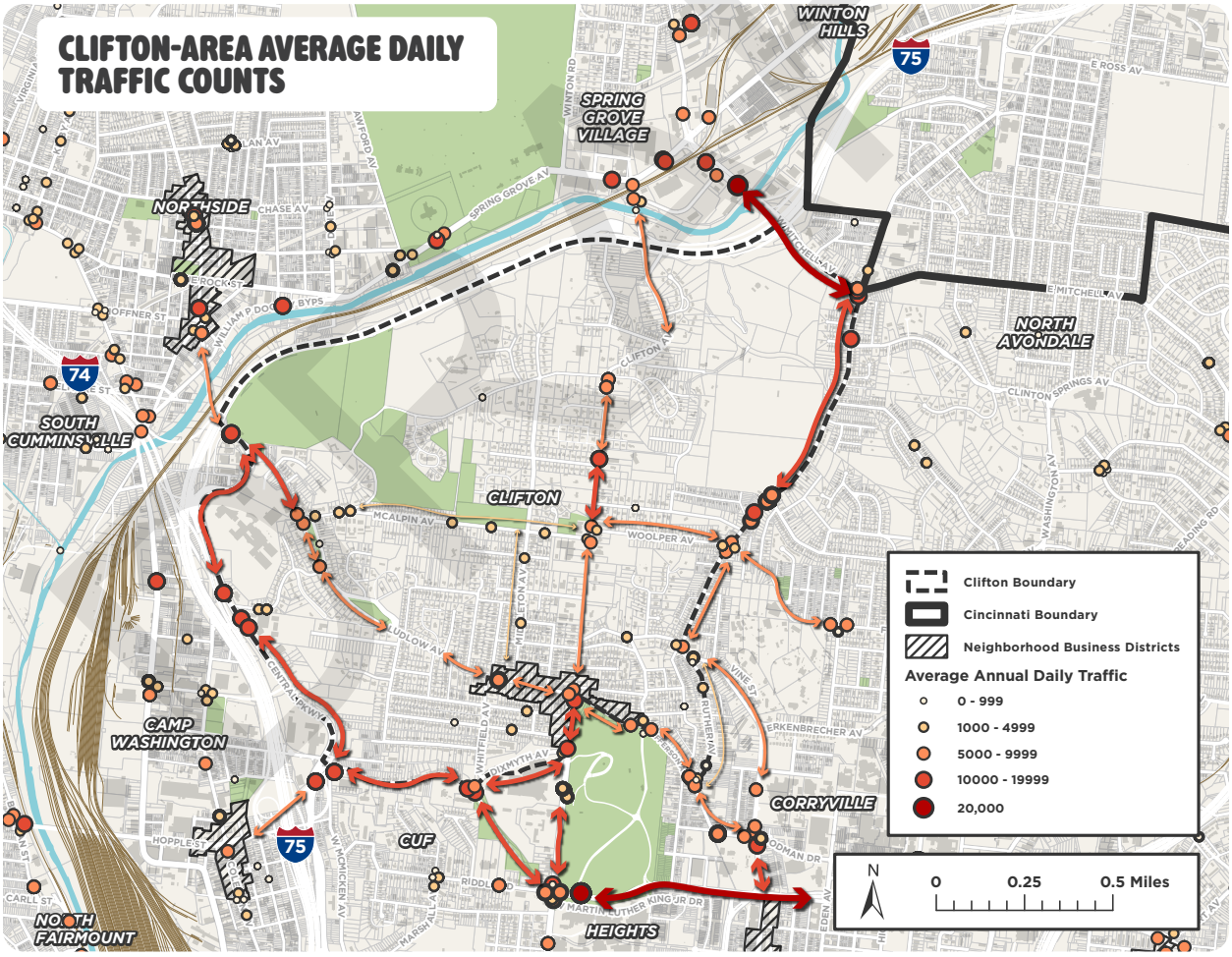
	Number of Establishments
Apartments	8
Banks	3
Entertainment Venues	3
Food/Restaurants	23
Gas Stations	1

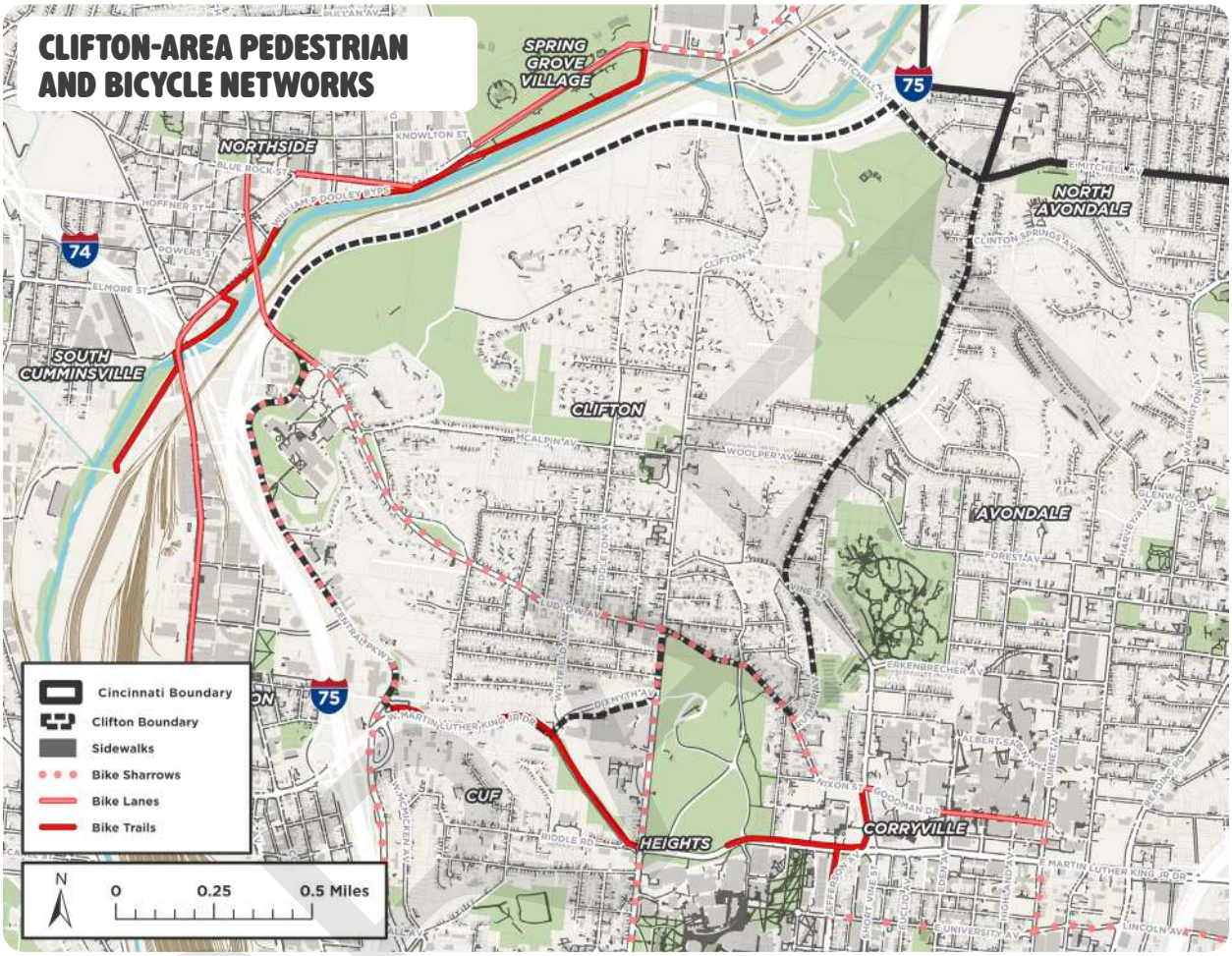
	Number of Establishments
Institutions	3
Medical	2
Offices	3
Retail Stores	26

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CIRCULATION

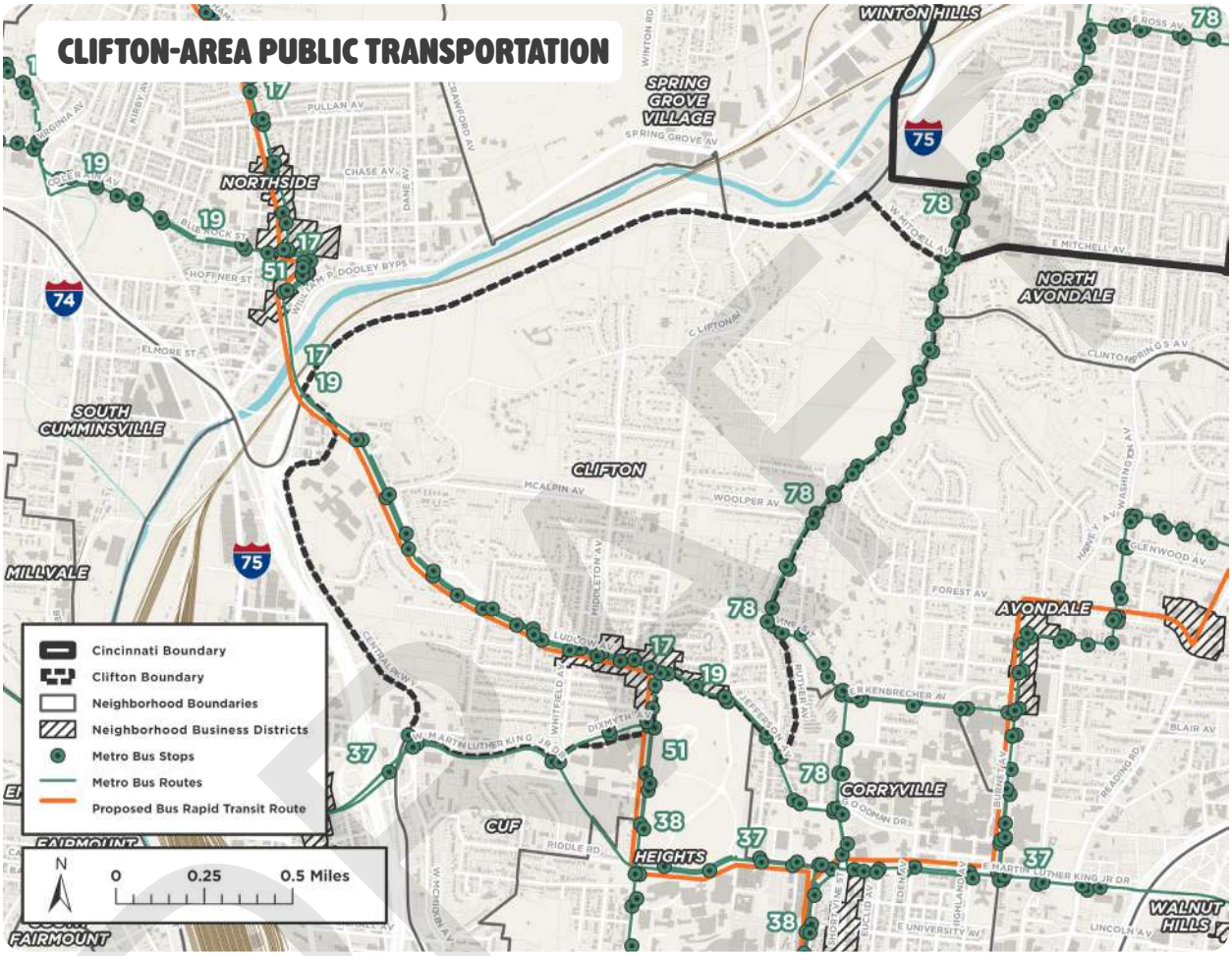
Clifton's highest traffic volumes are concentrated along its edges, particularly on W. Mitchell Avenue, Vine Street, Central Parkway, and Martin Luther King Jr. Drive. MLK serves as a primary entry corridor into the neighborhood, carrying traffic from nearby interstate connections at I-75 and I-71. Within the neighborhood, the busiest areas are along Clifton Avenue in the business district and north of McAlpin Avenue. Outside of these major corridors and activity centers, Clifton generally experiences lower traffic volumes, with most internal streets carrying fewer than 8,000 vehicles per day.





Clifton also benefits from a strong pedestrian network, especially in its southern area and around the business district. This walkable street system is a key asset, supporting safe and convenient access to shops, services, and destinations in the neighborhood's most active area. In contrast, some newer residential areas are more auto-oriented, with more limited sidewalk connectivity and gaps in the pedestrian network.

Bicycle infrastructure in Clifton is more limited. Existing facilities are largely composed of shared lane markings (sharrows) on Ludlow Avenue and dedicated bike lanes on parts of Clifton Avenue and Central Parkway. Along MLK, off-street bike facilities are present, offering a higher level of comfort for cyclists. Overall, the limited bicycle network reflects broader regional car dependence, evolving demand for multimodal transportation, and the challenges posed by Clifton's steep hillside terrain.



Clifton is well served by public transit and benefits from its central location within the city. The neighborhood is currently served by six bus routes and 51 stops, with primary service along Ludlow Avenue, Vine Street, and MLK. Clifton is also included in the proposed Hamilton Avenue Bus Rapid Transit corridor, which would further enhance regional connectivity. However, gaps remain in transit coverage within interior areas north of the business district, where lower densities and more auto-oriented street patterns reduce access to frequent service.

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KEY EXISTING CONDITIONS TAKEAWAYS

The top takeaways from the physical environment analysis are:

1. Clifton is a neighborhood primarily comprised of Residential Uses, which make up 59% of its total land cover.
2. Clifton has a considerable amount of natural and programmed greenspace, with over 25% of Clifton land being Parks or Undeveloped land.
3. A little more than 100 acres are used for Institutions. These spaces help form Clifton's social fabric and provide diverse community gathering space.
4. Of Clifton's 1,270 acres, approximately 46% (590 acres) is classified as hillsides with a slope greater than 20%.
5. Of the 104 undeveloped acres, approximately 97% (100.5 acres) are on hillsides.
6. The City of Cincinnati has planted and maintains more than 2,000 street trees.
7. Clifton is proud of their history and has plenty of historic architecture and places to celebrate. The neighborhood has one established local historic district, one National Register Historic District, and seventeen sites on the National Register of Historic Places.
8. The neighborhood business district has more than 70 active establishments, including apartments, banks, entertainment venues, restaurants, institutions, office space, and retail stores.
9. Clifton's heaviest traffic volumes occur along its boundary's edge on W. Mitchell, Vine, Central Parkway, and MLK. Internally, the heaviest trafficked areas are along Clifton Avenue in the business district and north of McAlpin.
10. Clifton's bicycle network is lacking compared to other modes of transportation. It can be attributed to the city's car dominance, adjusting to the demand for alternative transportation modes, and the neighborhood's hillsides, creating challenges for cyclists.
11. Currently, there are six bus routes and 51 bus stops in Clifton, and the neighborhood is included along the proposed Hamilton Avenue bus rapid transit route.

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SECTION SIX

GOALS AND STRATEGIES

Temple of Love in Mt. Storm Park
Photo by Jeff Smith

BACKGROUND

The goals and strategies outlined in this plan were created through robust community input and by identifying commonalities in demographic data, the existing conditions analysis, and City initiatives to create a clear, actionable path forward for the neighborhood. The planning process revealed a strong desire among residents, stakeholders, and community partners to balance stability with thoughtful change. Key themes that emerged include fostering community inclusion, boosting neighborhood aesthetics, strengthening historic designation, targeting development to strategic areas, protecting hillsides and trees, and improving connectivity and access. These themes form the foundation of the goals presented in this section.

GOALS represent broad outcomes the community seeks to achieve in the years to come. The strategies provide more specific direction, broken down into principles, recommendations, and actions to help move the neighborhood toward these goals. **PRINCIPLES** are supporting language that can help secure funding opportunities, guide decision-making, and more clearly express the neighborhood's values. **RECOMMENDATIONS** provide clear guidance for achieving the plan's goals and are accompanied by specific **ACTIONS**. While some actions can be implemented in the near term, others are longer-term and will require coordination, funding, and sustained commitment.



Importantly, this section is intended to be both aspirational and feasible. Implementation will depend on continued collaboration among residents, local organizations, public agencies, and private partners. Together, these goals and strategies serve as a roadmap to guide decision-making, prioritize investments, and encourage future change to align with the neighborhood's vision and long-term goals. ***See the Action Plan (p. 130) to learn how the recommendations and actions are intended to be sequenced.***

DRAFT

COMMUNITY GOALS AND STRATEGIES

The Community theme focuses on bringing people together and strengthening connections across Clifton. It highlights the importance of inclusive engagement, neighborhood beautification, strong public institutions, and a vibrant arts scene—all of which help make Clifton a welcoming and thriving place to live. This section brings these priorities to life through clear goals, practical recommendations, and guiding principles shaped by the community.

GOAL 1

CLIFTON IS A GREAT PLACE TO WORK, STUDY, LIVE, RAISE A FAMILY, AND AGE IN PLACE.

GOAL 2

CLIFTON HAS A STRONG SENSE OF COMMUNITY AND ENGAGED RESIDENTS.

GOAL 3

CLIFTON IS SAFE, CLEAN, AND ATTRACTIVE.

GOAL 4

CLIFTON SCHOOLS ARE ACCESSIBLE, HIGH-QUALITY, AND THRIVING.

GOAL 5

CLIFTON'S ART COMMUNITY CONTRIBUTES TO A HEALTHY, VIBRANT NEIGHBORHOOD.

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COMMUNITY PRINCIPLES

1. Welcome all people and residents, regardless of race, ethnicity, gender, sexual orientation, religion, income, occupation, age, or ability.

2. Encourage multi-generational programming, educational opportunities, and community events that bring people of all ages and cultures together.

3. Support neighborhood assets and institutions ***(see Clifton-Area Assets, p. 32)***, including Clifton Cultural Arts Center, Clifton Public Library, Clifton Recreation Center, and places of worship.

4. Maintain Clifton-area parks and nearby public spaces, including Clifton Plaza, Burnet Woods, Mt. Storm Park, Dunore Park, and Bowdle Park.

5. Ensure that all Clifton residents have access to green space, recreational opportunities, and a broad program of activities.

6. Provide a strong, effective community council (Clifton Town Meeting) that serves as an organizer and voice for all in the neighborhood.

7. Maintain the presence and protection of public services in the neighborhood, including an effective Police District, Firehouse #34, and Clifton Post Office.

8. Encourage property owners and developers to utilize Crime Protection Through Environmental Design to create safe places for people to live, work, and visit.

9. Provide all Clifton children with access to a range of attainable educational opportunities in the neighborhood.

10. Advocate for effective academic, art, music, and sports programming at Clifton schools.

11. Support well-maintained school buildings and grounds.

12. Reserve neighborhood space for art, including public art such as murals and sculptures, as well as private art spaces such as galleries, studios, and classes.

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COMMUNITY RECOMMENDATIONS

1. ENSURE THAT CLIFTON TOWN MEETING REPRESENTS ALL NEIGHBORHOOD AREAS AND INTERESTS.

ACTION #1.1: Grow residents' involvement with Clifton Town Meeting and other civic associations, such as Clifton Business Association and Clifton Community Fund.

LEAD AGENCY: Clifton Town Meeting

TIMEFRAME: On-going

PARTNERS: Clifton Business Association, Clifton Community Fund

ACTION #1.2: Modify Standing Rules that Clifton Town Meeting's Nominations Committee attempts to recruit trustee candidates with diverse perspectives so that it is as representative of Clifton as possible. For example, contact residents who are renters, students, school faculty members, artists or art administrators, business owners, architects, developers, environmentalists, or residents in less represented areas of the neighborhood.

LEAD AGENCY: Clifton Town Meeting

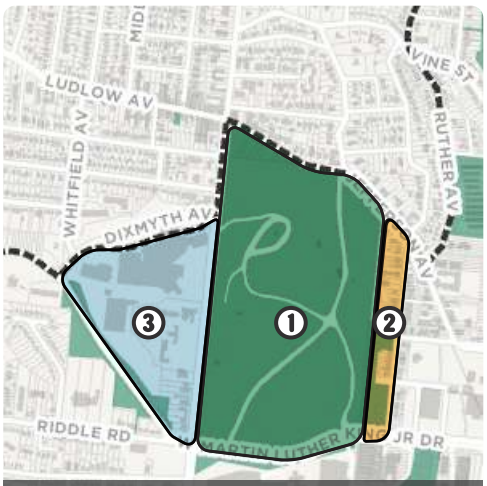
TIMEFRAME: 0-3 year

ACTION #1.3: Collaborate with Corryville and CUF community councils to update the City's Community Council Jurisdictions and create new shared areas, including Burnet Woods ①, Bishop Street ②, the area between Dixmyth Avenue, Martin Luther King Drive, and Clifton Avenue ③.

LEAD AGENCY: Clifton Town Meeting

TIMEFRAME: 0-3 years (Burnet Woods), On-going (other areas)

PARTNERS: Corryville Community Council, CUF Neighborhood Association



Proposed Shared Areas

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2. BOOST PLACEMAKING AND WAYFINDING ELEMENTS IN THE CLIFTON BUSINESS DISTRICT.



Gateway Areas of Interest



Gateway Example



Visitor Map Display

ACTION #2.1: Design and construct new neighborhood gateways at the entrances into the Clifton Business District.

LEAD AGENCY: Department of Transportation and Engineering

TIMEFRAME: 3-6 years

PARTNERS: Clifton Town Meeting, Clifton Business Association, Cincinnati Parks

ACTION #2.2: Update the Clifton visitors map at the corner of Ludlow Avenue and Clifton Avenue to highlight historic places, businesses, parks, institutions, public art, and art galleries. Install additional map displays in key areas of Clifton, such as Clifton Plaza, Clifton Cultural Arts Center, Clifton Library, Clifton Area Neighborhood School, and Bus Rapid Transit stops.

LEAD AGENCY: Clifton Town Meeting

TIMEFRAME: 3-6 years (update), 7-10 years (install additional displays)

PARTNERS: Property Owners (Private), Department of Transportation and Engineering (Public Right-of-Way)

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ACTION #2.3: Expand public art, community murals, and creative placemaking elements, such as Paint the Streets, utility box artwork, and historic trail markers, that reimagine public spaces to engage visitors.

LEAD AGENCY: Clifton Town Meeting, Clifton Business Association

TIMEFRAME: On-going

PARTNERS: Clifton Community Fund, Keep Cincinnati Beautiful, Department of Transportation and Engineering



Clifton Plaza Mural



Paint the Streets Example

3. SUPPORT NEIGHBORHOOD BEAUTIFICATION PROGRAMS.

ACTION #3.1: Sustain the Clifton Business District's flowerpot program by growing community maintenance volunteers and sponsorships. Consider an "Adopt-a-Pot" program each year to help with funding the planting.

LEAD AGENCY: Clifton Town Meeting, Clifton Business Association

TIMEFRAME: On-going

PARTNERS: Clifton Community Fund



Flower Pots on Ludlow Avenue

ACTION #3.2: Sustain and expand neighborhood clean-up and litter programs, including park clean-ups, covering graffiti, flyer removal, designating flyer boards, and centralized supplies.

LEAD AGENCIES: Clifton Town Meeting, Clifton Business Association

TIMEFRAME: On-going

PARTNERS: Keep Cincinnati Beautiful, Office of Environment and Sustainability, Cincinnati Parks

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4. IMPROVE ELECTRIC GASLIGHTS AND ENGAGE RESIDENTS ON HOW BEST TO CONSERVE GASLIGHTS.

ACTION #4.1: Update existing electric gaslights in the Clifton Business District to LED mantles and glass globes, ensuring consistency and improving appearance.

LEAD AGENCY: Department of Transportation and Engineering

TIMEFRAME: 0-3 years

PARTNERS: Clifton Business Association, Clifton Town Meeting

ACTION #4.2: Conduct a public demonstration and survey in Clifton comparing gas-lit and electric gaslights to gauge community support for converting additional gaslights to electric.

LEAD AGENCY: Department of Transportation and Engineering

TIMEFRAME: 3-6 years

PARTNERS: Office of Environment and Sustainability, Clifton Town Meeting

ACTION #4.3: Based on public feedback, develop a plan for the operation and maintenance of Clifton gaslights.

LEAD AGENCIES: Department of Transportation and Engineering

TIMEFRAME: 3-6 years

PARTNERS: Office of Environment and Sustainability, Clifton Town Meeting



Clifton Gaslight

GASLIGHTS are a defining feature of Clifton's historic character, casting a distinctive warmth and timeless charm throughout the neighborhood. The City of Cincinnati maintains more than 1,100 gaslights, with over one-third located in Clifton—**earning the neighborhood its longstanding identity as the "Gaslight District."**

In 2023, the City of Cincinnati adopted the **Green Cincinnati Plan**, a comprehensive climate action plan. One of its key goals is to achieve 100% renewable energy for city operations by 2035. A priority action within the plan—"Electrify gaslights"—aims to reduce greenhouse gas emissions and the city's overall carbon footprint.

During the planning process, electrifying gaslights was discussed with the public, generating a wide range of perspectives from strong support to clear opposition. Supporters emphasized the benefits of emissions reduction and improved public safety, while opponents underscored the importance of conserving the historic gaslight character and open-flame aesthetic, skeptical that LED lights would be as attractive. The gaslight actions are agreed-upon language that outline a framework for continued engagement and potential improvements to the gaslight system.

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5. IMPROVE CLIFTON'S ACCESS TO PUBLIC SERVICES.



Signage Example

RESILIENCE HUBS are community-centered facilities that strengthen neighborhood resilience, emergency preparedness, and overall well-being. They serve as trusted, accessible spaces where residents can rely on support during everyday needs, emergency situations, and disaster recovery.

Two sites were identified as potential Resilience Hubs: the Clifton Branch Library and the Clifton Recreation Center. The Clifton Branch Library already serves as an important community resource, providing daily services and supporting residents during emergencies. A formal Resilience Hub designation could further strengthen these ongoing efforts by enhancing resources and capacity for both routine and emergency response.

The Clifton Recreation Center offers a centrally located, large-scale facility with flexible space that could accommodate residents during emergencies or disaster recovery operations. With appropriate planning, equipment, and resource support, it could play a significant role in the neighborhood's emergency response system.

ACTION #5.1: Develop and distribute information through publications (Clifton Chronicle) and signage in the Clifton Business District, public spaces, and business entrances to remind and encourage residents and visitors to properly report and reach out to 911 (for Emergencies), 311 Cincy (for Non-Emergencies and City Services), 211 (for Community Resources like job training, housing, and food), and 988 (Crisis Lifeline and Support).

LEAD AGENCY: Clifton Town Meeting

TIMEFRAME: 3-6 years

PARTNERS: Clifton Business Association, Cincinnati Police, Department of Transportation and Engineering

ACTION #5.2: Establish Resilience Hubs in Clifton that provide residents and guests with resources for everyday challenges, such as extreme cold and heat, as well as for emergency situations, such as natural disasters.

LEAD AGENCIES: Office of Environment and Sustainability

TIMEFRAME: 0-3 years

PARTNERS: Clifton Recreation Center, Clifton Branch Library

ACTION #5.3: Collaborate with Cincinnati Public Schools to support the presence and future growth of public schools in Clifton.

LEAD AGENCIES: Clifton Town Meeting

TIMEFRAME: Ongoing

PARTNERS: Cincinnati Public Schools

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Probasco Fountain at Clifton Area Neighborhood School
Photo by Kyle Gibbs

DEVELOPMENT GOALS AND STRATEGIES

The Development theme focuses on making sure new projects reflect the community's vision for Clifton. It emphasizes clear and inclusive ways for residents to be involved in development decisions, aligns project review with the Plan's guiding principles, supports historic preservation, explores opportunities for community-driven development, and strengthens the Clifton Business District. This section brings these priorities together through a set of goals, practical recommendations, and guiding principles to help shape future development.

See the ***Future Land Use section (p. 108)***, which identifies neighborhood Focus Areas where development is encouraged.

GOAL 1

CLIFTON'S BUSINESS DISTRICT IS A VIBRANT AND ATTRACTIVE DESTINATION, HOME TO LOCALLY OWNED BUSINESSES OFFERING A RANGE OF GOODS AND SERVICES.

GOAL 2

DEVELOPMENT IS STRATEGIC AND CONSISTENT WITH THE NEIGHBORHOOD CHARACTER.

GOAL 3

HISTORIC STRUCTURES ARE CELEBRATED AND PRESERVED.

GOAL 4

HOUSING IS ACCESSIBLE TO ALL HOUSEHOLD TYPES.

GOAL 5

CLIFTON HAS MORE HOME OWNERSHIP OPPORTUNITIES.

DRAFT

DEVELOPMENT PRINCIPLES

1. Clifton Town Meeting's development review process and scorecard communicates neighborhood expectations to developers.

2. Clifton Town Meeting weighs community support on City Planning Commission items and determines support before staff reports or recommendations are prepared.

3. Focus development and growth within the identified Focus Areas ***(see Future Land Use section, p. 108)*** and on lots with non-contributing buildings (according to local historic districts) or vacant lots.

4. Encourage development to occur only in less low landslide-prone areas and outside the entirety of the slopes incorporated within the Hillside Overlay District.

5. Apply the City's Hillside Overlay District design standards to ensure development complements the terrain and designed to be contextual with surrounding development.

6. Ensure that development on and adjacent to slopes incorporated within the Hillside Overlay Districts, and particularly areas at the toe-of-slope areas, is designed and constructed with sound engineering principles and responsible site excavation and development practices to minimize hillside instability.

7. Ensure that development occurring adjacent to Clifton area parks is compatible and protects the park's greenspace, non-invasive tree canopy, stormwater, wildlife, and biodiversity.

8. Protect the contributing buildings in local historic districts from demolition and landmarks designated to the National Register of Historic Places.

9. Apply the conservation guidelines established in Clifton's local historic districts.

10. Prioritize pedestrian-oriented businesses and land uses.

11. Encourage new Business District development to be consistent with the architectural theme, including defined base-middle-top design, brick and stone facades, column windows, ground-floor transparency for commercial spaces, vibrant awnings, and signage compliant with the Urban Design Overlay District.

12. When commercial space becomes available, prioritize businesses that serve everyday needs, such as pharmacies, groceries, and hardware stores, or that offer business types not currently available.

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DEVELOPMENT PRINCIPLES CONT.

13. Apply the development standards in the Urban Design Overlay District.

14. Apply the City's standards for lighting, noise, and signage, and address violations of these standards.

15. Maintain low density character in single-family areas.

16. Provide a variety of housing types, including single-family, attached housing (2-to-4 family homes), rowhomes, and apartments in areas presently zoned for that use.

17. Create new housing options in and near the Business District, especially mixed-use developments with retail on the ground floor and residential units above.

18. Preserve multi-family structures in and around the Business District.

19. Encourage new multi-family structures to be consistent with the neighborhood's historic apartment buildings.

20. Prioritize workforce housing options to retain and attract households earning 60% to 120% of the Area Median Income.

21. Expand housing options designed for accessibility to allow residents to downsize, age in place, and remain in Clifton.

22. Encourage and expand homeownership options, providing people of all income levels with opportunities to build wealth.

23. Encourage the conversion of rental units to condos and owner-occupied units.

24. Limit the number of short-term rental properties to strengthen the housing options for households wanting to live in Clifton.

25. Support ways that Clifton property owners can incorporate sustainable elements into buildings and land.

26. Encourage development that is certified in Leadership in Energy and Environmental Design (LEED), Enterprise Green Communities, and National Green Building Standards.

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27. Support building upgrades that enhance weatherization, such as energy-efficient windows, walls, roofing, insulation, and air sealing.

28. Ensure development is compliant with stormwater requirements and the anticipated increased rainfall due to climate change.

29. Encourage residents and developers to incorporate green infrastructure, such as rain gardens, planter boxes, bioswales, permeable pavements, green roofs, and rainwater harvesting.

30. Encourage alternatives to toxic building materials and surfaces, such as synthetic turf and polyfluoroalkyl substances (PFAS).

31. Support alternative energy sources, such as electric vehicle charging infrastructure and the installation of solar panels on buildings, while maintaining architectural integrity.

32. Protect on-street parking in Clifton's Business District.

33. Dedicate on-street accessible parking spaces throughout Clifton's Business District and on an "as-needed" basis throughout the neighborhood.

34. Encourage development within Clifton's Business District to accommodate both residents and customer parking, as well as loading and delivery area(s) for residential and retail.

35. Encourage parking within Clifton's Business District in the rear yard, in designated parking lots or underground.

36. Encourage off-street parking for new residential development.

DRAFT

DEVELOPMENT RECOMMENDATIONS

1. IMPROVE CLIFTON TOWN MEETING'S INTERNAL DEVELOPMENT REVIEW PROCESS, INCLUDING ALIGNMENT WITH THE CLIFTON NEIGHBORHOOD PLAN.

ACTION #1.1: Conduct an audit of Clifton Town Meeting's development review process. Additionally, talk with other community councils and organizations who have experience establishing strong review processes.

LEAD AGENCY: Clifton Town Meeting

TIMEFRAME: 0-3 years

ACTION #1.2: Modify Clifton Town Meeting's Standing Rules to establish a clear development review process that ensure that its Trustees and members have the appropriate time, information, and communication to make informed decisions.

LEAD AGENCY: Clifton Town Meeting

TIMEFRAME: 0-3 years (in conjunction with Development Action #1.3)

ACTION #1.3: Design and adopt an internal development scorecard (based on the Principles in the Clifton Neighborhood Plan) that clearly communicates to developers how proposed developments can align with neighborhood goals and receive support. ***The development scorecard is for Clifton Town Meeting use only and is separate from City processes and review procedures.***

LEAD AGENCY: Clifton Town Meeting

TIMEFRAME: 0-3 years (in conjunction with Development Action #1.2)

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2. STRENGTHEN HISTORIC DESIGNATION IN CLIFTON.

ACTION #2.1: Develop and implement a Clifton Home Sign Program, using examples such as the Columbia Tusculum Home Sign Program run by The Carnegie Center.

LEAD AGENCY: Clifton Town Meeting

TIMEFRAME: 0-3 years

PARTNERS: Cincinnati Preservation, Cincinnati Urban Conservator, Property Owners

ACTION #2.2: Determine a proposed local historic district boundary based on architectural styles and historical significance. Engage residents within the proposed boundary to share information on local historic districts.

LEAD AGENCY: Cincinnati Preservation

TIMEFRAME: 0-3 years

PARTNERS: Clifton Town Meeting, Cincinnati Urban Conservator, Property Owners

LOCAL HISTORIC DISTRICTS are established to recognize and preserve the historical, cultural, architectural, or archaeological significance of an area. Once designated, these districts function as zoning overlays with a defined set of conservation guidelines that establish aesthetic standards for exterior changes. These guidelines help ensure that modifications remain compatible with the district's historic character, including but not limited to additions, new construction, and alterations. Demolition of structures within a Local Historic District requires additional review and approval by the City.

Property use within a Local Historic District continues to be governed by the underlying base zoning district, not the historic overlay. Conservation guidelines are developed specifically for each district and may address a range of elements, such as exterior walls, architectural features, windows and openings, roofs, landscaping, awnings, canopies, decks, and balconies. Importantly, designation as a Local Historic District does not require property owners to make changes to existing structures.

Local Historic Districts must be approved by the City of Cincinnati's Historic Conservation Board, City Planning Commission, and City Council. Following designation, the Cincinnati Urban Conservator and the Historic Conservation Board review proposed changes and make determinations in accordance with the approved guidelines and City processes.

See Local Historic Designation (p. 56)

DRAFT

ACTION #2.3: Draft conservation guidelines that will apply to the local historic district considering the affordability and availability of new materials and technologies. Engage residents within the proposed boundary to collect feedback on the guidelines and verify support.

LEAD AGENCY: Cincinnati Preservation

TIMEFRAME: 0-3 years

PARTNERS: Clifton Town Meeting, Cincinnati Urban Conservator, Property Owners

NATIONAL REGISTER OF HISTORIC PLACES (NRHP) is a federal program that coordinates and supports public and private efforts to identify, evaluate, and preserve historically and archaeologically significant resources across the United States. Nearly 300 properties, landmarks, or districts in the City of Cincinnati are listed in the NRHP, including 18 in Clifton. See ***Cultural and Historic Resources (p. 67)***.

Unlike Local Historic District designation, listing in the NRHP does not provide local regulatory protection. Instead, it offers formal recognition by the National Park Service and supports preservation efforts by making listed properties eligible for certain grants and federal tax incentives.

ACTION #2.4: Establish the Local Historic District with the City of Cincinnati, as informed by resident engagement.

LEAD AGENCY: Cincinnati Preservation, Clifton Town Meeting

TIMEFRAME: 0-3 years

PARTNERS: Cincinnati Urban Conservator, Property Owners

ACTION #2.5: Research eligible landmarks and list on the National Register of Historic Places.

LEAD AGENCY: Clifton Town Meeting

TIMEFRAME: 3-6 years

PARTNERS: Cincinnati Urban Conservator, Cincinnati Preservation, Property Owners

3. BUILD CAPACITY TO PARTICIPATE IN COMMUNITY DEVELOPMENT EFFORTS.

ACTION #3.1: Increase involvement with Cincinnati Neighborhood Business Districts United (CNBDU). Designate a member from Clifton Town Meeting or the Clifton Business Association to maintain CNBDU membership and coordinate opportunities.

LEAD AGENCY: Clifton Town Meeting. Clifton Business Association

TIMEFRAME: 0-3 years

PARTNERS: HomeBase Cincy, Office of Strategic Growth

DRAFT

ACTION #3.2: Consult with local government agencies to increase Clifton's capacity to participate in community development efforts and funding opportunities.

LEAD AGENCY: Clifton Town Meeting. Clifton Business Association

TIMEFRAME: 0-3 years

PARTNERS: HomeBase Cincy, Office of Strategic Growth

ACTION #3.3: Consult with local government agencies about the process and requirements to establish a Community Development Corporation in Clifton.

LEAD AGENCY: Clifton Town Meeting. Clifton Business Association

TIMEFRAME: 3-6 years

PARTNERS: HomeBase Cincy, Office of Strategic Growth

COMMUNITY DEVELOPMENT CORPORATIONS (CDCs) are nonprofit organizations dedicated to improving and revitalizing specific areas within their communities. Often rooted in grassroots efforts, CDCs serve as economic drivers by advancing neighborhood-focused goals and leading initiatives that reflect community priorities. They may acquire, develop, sell, and manage properties, helping to ensure that desired uses and businesses contribute to active, vibrant neighborhood spaces.

The City of Cincinnati is supported by 32 CDCs and other community-based organizations that work in partnership with local government agencies, including the Office of Strategic Growth and HomeBase Cincy. These agencies administer various City funding programs, which are allocated to CDCs to implement neighborhood projects and initiatives.

4. ENHANCE THE CLIFTON BUSINESS DISTRICT.

ACTION #4.1: Monitor property maintenance and zoning code violations and report violations to the appropriate City Departments and/or systems (311).

LEAD AGENCIES: Clifton Town Meeting, Clifton Business Assocation

TIMEFRAME: On-going

PARTNERS: Department of Building and Inspections

ACTION #4.2: Initiate a comprehensive review of existing signage conformity within the business district to consider a strategy of compliance and/or zoning code updates as needed.

LEAD AGENCY: Clifton Business Association, Clifton Town Meeting

TIMEFRAME: 0-3 years

PARTNERS: Department of City Planning and Engagement, Department of Building and Inspections

DRAFT

ACTION #4.3: Update and develop an approach to promote available commercial space to businesses that provide everyday needs or are absent from Clifton.

LEAD AGENCY: Clifton Business Association, Clifton Town Meeting

TIMEFRAME: 0-3 years

ACTION 4.4: Request a parking study to gauge existing capacity and development scenarios for the Focus Areas in the Clifton Business District.

LEAD AGENCIES: Clifton Town Meeting

TIMEFRAME: 0-3 years

PARTNERS: Clifton Business Association, Office of Strategic Growth, Department of Opportunity and Resident Services

ACTION #4.5: Request funds to improve, stabilize, and maintain the storefront facades on eligible businesses in the Clifton Business District.

LEAD AGENCIES: Clifton Town Meeting

TIMEFRAME: 3-6 years

PARTNERS: Clifton Business Association, Office of Strategic Growth, Department of Opportunity and Resident Services

ACTION #4.6: Explore burying the above-ground utility lines underground throughout the Clifton Business District.

LEAD AGENCIES: Department of Transportation and Engineering

TIMEFRAME: 7-10+ years

PARTNERS: Private Utility Companies, Property Owners, Clifton Town Meeting, Clifton Business Association

DRAFT



Esquire Theater in the Clifton Business District
Image by Emerson Swoger

ENVIRONMENT GOALS & STRATEGIES

The Environment theme focuses on caring for the neighborhood's natural assets—protecting hillsides, growing and maintaining a healthy tree canopy, encouraging sustainable practices that address climate change, and improving parks and green spaces for everyone to enjoy. This section brings these priorities to life through clear goals, practical recommendations, and guiding principles for the community.

GOAL 1

HILLSIDES ARE PROTECTED AND STABLE.

GOAL 2

A HEALTHY, THRIVING TREE CANOPY IS PRESERVED AND EXPANDED.

GOAL 3

GREEN SPACES ARE CONSERVED AND WELL MAINTAINED.

GOAL 4

PARKS ARE ACCESSIBLE, FUNCTIONAL, ENGAGING, SAFE, CLEAN, AND ATTRACTIVE FOR PEOPLE OF ALL AGES AND ABILITIES.

GOAL 5

SUSTAINABLE PRACTICES TO HELP MITIGATE THE IMPACTS OF CLIMATE CHANGE ARE INTEGRATED THROUGHOUT CLIFTON.

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ENVIRONMENT PRINCIPLES

1. Protect existing green space, natural woods, and conservation areas.

2. Create new green spaces, such as pocket gardens and privately-owned public spaces.

3. Model sustainable practices in green spaces throughout Clifton to combat climate change.

4. Prioritize protecting existing native and non-invasive trees in new developments.

5. Encourage the planting of native and non-invasive trees for replacements and new development.

6. Support the removal of invasive tree species.

7. Encourage development to occur only in less low landslide-prone areas and outside the entirety of the slopes incorporated within the Hillside Overlay District.

8. Apply the City's Hillside Overlay District design standards to ensure development complements the terrain and designed to be contextual with surrounding development.

9. Ensure that development on and adjacent to slopes incorporated within the Hillside Overlay Districts, and particularly areas at the toe-of-slope areas, is designed and constructed with sound engineering principles and responsible site excavation and development practices to minimize hillside instability.

10. Prioritize Clifton area parks in the neighborhood's beautification programs and ensure parks are litter-free (see Community section's Beautification action).

11. Ensure Clifton area parks have amenities and are programmed to attract visitors of all backgrounds, ages, and abilities.

12. Ensure development is compliant with stormwater detention requirements and the anticipated increased rainfall due to climate change.

13. Encourage green infrastructure in inland flood-prone areas to supplement stormwater detention systems, such as rain gardens, bioswales, planter boxes, green roofs, permeable pavements, and rainwater harvesting.

14. Support ways that Clifton property owners can incorporate sustainable elements into buildings and land.

15. Encourage development that is certified in Leadership in Energy and Environmental Design (LEED), Enterprise Green Communities, and National Green Building Standard.

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ENVIRONMENT PRINCIPLES CONT.

16. Support building upgrades that enhance weatherization, such as energy-efficient windows, walls, roof, insulation, and air sealing.

17. Encourage residents and developers to incorporate green infrastructure, such as rain gardens, planter boxes, bioswales, permeable pavements, green roofs, and rainwater harvesting. *Note: rainwater harvesting is subject to City and state regulations and backflow protections.*

18. Encourage alternatives to toxic building materials and surfaces, such as synthetic turf and polyfluoroalkyl substances (PFAS).

19. Support alternative energy sources, such as electric vehicle charging infrastructure and the installation of solar panels on buildings, while maintaining architectural integrity.

ENVIRONMENT RECOMMENDATIONS

1. PLAN FOR THE STABILITY AND LONGEVITY OF CLIFTON'S HILLSIDES.

ACTION #1.1: Request a study of the hillsides along Central Parkway and Interstate-75 to identify conditions, stability strategies, development feasibility, and zoning recommendations.

LEAD AGENCY: Clifton Town Meeting

TIMEFRAME: 0-3 years

PARTNERS: Department of Building and Inspections, Department of City Planning and Engagement

THE HILLSIDE TRUST is a Cincinnati-based organization dedicated to protecting the region's hillsides and scenic overlooks. Its work includes land conservation, community education, advocating for responsible land use, and advising on public policy.

Founded in 1984, The Hillside Trust helps manage more than 1,300 acres of conserved land. These properties are permanently protected from development and preserved to maintain their natural features, environmental benefits, and scenic character for current and future generations.

ACTION #1.2: Promote and encourage hillside property owners to designate land for conservation or donate it to land conservation entities, such as The Hillside Trust or Cardinal Land Conservancy.

LEAD AGENCY: Clifton Town Meeting

TIMEFRAME: On-going

PARTNERS: The Hillside Trust

DRAFT

2. SUSTAIN AND EXPAND CLIFTON'S VIBRANT TREE COVERAGE AND LANDSCAPING.

ACTION #2.1: Curate educational information from the identified partners and distribute information to residents through publications (Clifton Chronicle) and meetings to share tips and guidelines on property maintenance, water quality, gardening, rainwater solutions, and tree planting and maintenance.

LEAD AGENCY: Clifton Town Meeting

TIMEFRAME: 0-3 years

PARTNERS: Green Umbrella, Keep Cincinnati Beautiful, Office of Environment and Sustainability, Cincinnati Parks (Urban Forestry)

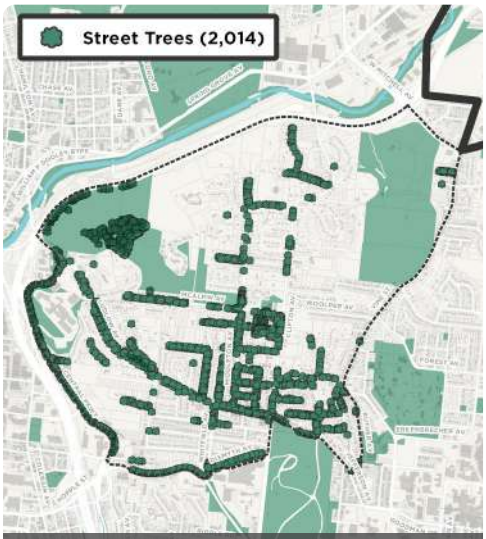
ACTION #2.2: Study gaps in street tree canopy, especially along pedestrian pathways, bike lanes, and in the Clifton Business District. Develop a tree-planting plan to fill gaps and expand tree canopy coverage.

Consider adding trees along the Central Parkway bike lane and I-75, Clifton Avenue between Ludlow Avenue and Dixmyth Avenue, and Vine Street to help with air quality, heat island effect, and aethetics.

LEAD AGENCY: Cincinnati Parks (Urban Forestry)

TIMEFRAME: 0-3 years

Partners: Department of Transportation and Engineering, Clifton Town Meeting



Street Trees Map

ACTION #2.3: Promote Cincinnati Parks Foundation's ReLeaf program through publications (Clifton Chronicle), giving Clifton residents a chance to register for a free tree planting on their property.

LEAD AGENCY: Clifton Town Meeting

TIMEFRAME: 0-3 years

PARTNERS: Cincinnati Parks, Office of Environment and Sustainability

DRAFT

3. ASSESS AND IMPROVE CLIFTON-AREA PARKS.

ACTION #3.1: Study Clifton-area parks (e.g., Bowdle, Burnet Woods, Dunore, Mt. Storm) for future Parks Improvement Plans.

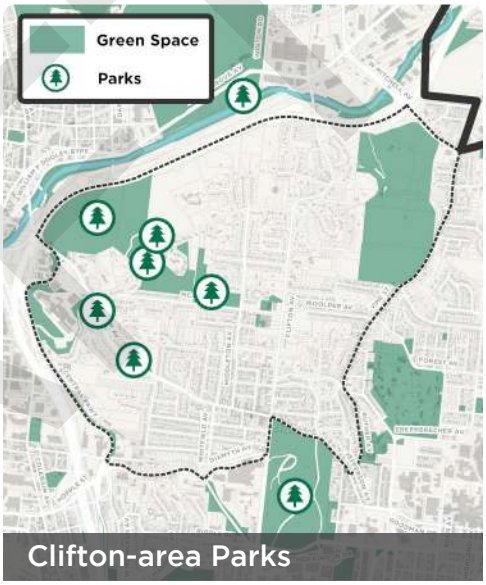
Key Considerations:

- *Bowdle and Dunore: Playground and recreation spaces.*
- *Burnet Woods: Bandstand repairs, lake infrastructure repairs and maintenance, hiking and walking trail upgrades, enhanced entrance at Burnet Woods Drive, increased pedestrian accessibility at all entrances, and improvements to combined sewer overflows.*
- *Mt. Storm: Pavilion maintenance, conservation, passive spaces, hiking and/or mountain bike trails on the north-northwest edge, and invasive species removal.*

LEAD AGENCY: Cincinnati Parks

TIMEFRAME: 3-6 years

PARTNERS: Clifton Town Meeting, Corryville Community Council, CUF Neighborhood Association, The Burnet Woods Advisory Council



Clifton-area Parks

ACTION #3.2: Develop and post park rules in Clifton-area parks.

LEAD AGENCY: Cincinnati Parks

TIMEFRAME: 0-3 years

PARTNERS: Clifton Town Meeting, Corryville Community Council, CUF Neighborhood Association, The Burnet Woods Advisory Council



Park Rules Example

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4. ASSESS AND IMPROVE CLIFTON'S HYDROLOGY AND STORMWATER INFRASTRUCTURE

ACTION #4.1: Study and develop recommendations for street gutter efficiency and drainage along Clifton Avenue.

LEAD AGENCY: Stormwater Management

TIMEFRAME: On-going

PARTNERS: Department of Transportation and Engineering, Metropolitan Sewer District, Cincinnati Public Services.



Curb Gutter at Clifton-Loraine

ACTION #4.2: Study areas prone to overland flooding and develop recommendations to improve stormwater management.

LEAD AGENCY: Stormwater Management

TIMEFRAME: On-going

Partners: Department of Transportation and Engineering, Metropolitan Sewer District.

ACTION #4.3: Study Clifton-area sewers, especially combined sewer overflow locations, and align with MSD's Long Term Control Plan.

LEAD AGENCY: Metropolitan Sewer District

TIMEFRAME: On-going

PARTNERS: Stormwater Management, Department of Transportation and Engineering, Cincinnati Parks

Greater Cincinnati Water Works and the Stormwater Management Utility division are developing a **STORMWATER MANAGEMENT MASTER PLAN** to address overland flooding across the city.

The plan will also explore opportunities to improve water quality, support biodiversity, expand green infrastructure, and enhance ecological outcomes through a comprehensive stormwater strategy. In addition, it will evaluate the stormwater system through an equity and environmental justice lens, with a focus on the city's most underserved and vulnerable neighborhoods. The resulting master plan will provide a strategic framework to guide current and future priorities.

DRAFT

TRANSPORTATION GOALS & STRATEGIES

The Transportation theme focuses on making Clifton easy and safe to get around for everyone—whether you're walking, biking, driving, or using transit. It highlights ways to improve pedestrian safety, expand bike routes, enhance the transit experience, explore traffic calming measures, and maintain access to parking. This section brings these priorities together through clear goals, practical recommendations, and guiding principles shaped by the community.

GOAL 1

CLIFTON IS A WALKABLE NEIGHBORHOOD.

GOAL 2

BIKING THROUGHOUT CLIFTON IS COMFORTABLE AND SAFE.

GOAL 3

PUBLIC TRANSPORTATION PLAYS A SIGNIFICANT ROLE IN CONNECTING PEOPLE FROM AND TO CLIFTON.

GOAL 4

TRAFFIC IS CALM AND FUNCTIONAL.

GOAL 5

RESIDENTS AND BUSINESSES HAVE ADEQUATE PARKING.

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TRANSPORTATION PRINCIPLES

1. Provide a multimodal network that is easy for residents to move throughout the neighborhood.

2. Provide a walkable, safe pedestrian network for people of all ages and abilities.

3. Prioritize safe pedestrian access to the Civic Hubs ***(see Future Land Use section, p. 108)*** along Clifton Avenue and Ludlow Avenue, especially for children. ***Consider designating these corridors (from McAlpin Avenue to Ludlow Avenue to Brookline Avenue) as a youth corridor with enhanced safety features and Learning Landscapes to encourage and allow children to walk and bike to school and neighborhood institutions safely.***

4. Improve pedestrian safety in the Business District.

5. Maintain good-quality sidewalks.

6. Provide a safe neighborhood bicycle network.

7. Buffer walking paths and bike lanes from moving vehicles using shade trees, green infrastructure, and aesthetically appealing materials.

8. Incorporate "Complete Streets" policies to neighborhood streets that need pedestrian and bicycle improvements, traffic calming treatments, and enhanced streetscape design. ***Consider traffic calming on Ludlow Avenue in the Clifton Business Distrct, along Vine Street, and along Central Parkway.***

9. Widen suitable sidewalks to create new multi-use paths, buffered sidewalks and roadways, and to provide for streetscape improvements, green infrastructure, bike infrastructure, outdoor dining, and/or pedestrian rest areas.

10. Ensure the visibility and efficiency of crosswalks and pedestrian crossings by using signage, flashing lights, striping, pavement alerts, raised walks, bump-outs, and/or refuge islands.

11. Add new crosswalks where pedestrian connections are needed and consider enhanced features such as signage, flashing lights, striping, pavement alerts, raised walks, bump-outs, and/or refuge islands. ***Consider adding crosswalks at the access drive to Clifton Recreation Center on McAlpin Avenue, Woolper Avenue between Clifton Avenue and Vine Street, Morrison Avenue on Ludlow Avenue, and Clifton Hills Avenue on Ludlow Avenue.***

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TRANSPORTATION PRINCIPLES CONT.

12. Establish a network of pedestrian rest areas with benches in the Business District and near Civic Hubs ***(see Future Land Use section, p. 106)***.

13. Construct new neighborhood bike lanes and trails, especially those that connect regional routes. ***Consider bike lanes on Ludlow Avenue from Rue De La Paix (Cincinnati State) to Whitfield Avenue (Clifton Business District), Clifton Avenue from Ludlow Avenue to McAlpin Avenue, and Ludlow Avenue from Clifton Avenue to Brookline Avenue.***

14. Add wayfinding signage and sharrows to help cyclists navigate preferred neighborhood routes aimed at connecting Civic Hubs ***(see Future Land Use section, p. 106)***.

15. Integrate public transportation infrastructure appropriately into the Business District to ensure pedestrian safety and business visibility.

16. Consider Clifton as a key destination if the streetcar system is expanded to Uptown.

17. Expand traffic-calming treatments on neighborhood arterial streets, especially as vehicles approach the Business District.

18. Improve traffic safety at problematic intersections. ***Consider improving the intersections of Clifton-McAlpin-Woolper, Clifton-Lafayette, Vine-Ruther-Glenmary, Clifton-Glenmary-Bryant, and the slip lane from Clifton Avenue to Ludlow Avenue.***

19. Enforce speed limits and traffic laws.

20. Maintain good street conditions, including pavement, striping, curbs, signage, and wayfinding.

21. Incorporate environmental best practices into roadway and transit projects, including stormwater management and landscape elements.

22. Protect on-street parking in Clifton's Business District.

23. Dedicate on-street accessible parking spaces throughout Clifton's Business District and on an "as-needed" basis throughout the neighborhood.

24. Encourage development within Clifton's Business District to accommodate both resident and customer parking, as well as loading and delivery area(s) for residential and retail.

25. Encourage parking within Clifton's Business District in the rear yard or underground.

26. Encourage off-street parking for new residential development.

27. Create parking locations that can accommodate charging stations.

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TRANSPORTATION RECOMMENDATIONS

1. PLAN FOR CLIFTON'S MOBILITY SYSTEM, PRIORITIZING THE IMPLEMENTATION OF "COMPLETE STREETS" AND "VISION ZERO" STRATEGIES.

- *ACTION #1.1: Explore new crosswalks where pedestrian safety is a concern, including at the access drive to Clifton Recreation Center on McAlpin Avenue, on Woolper Avenue between Clifton Avenue and Vine Street, at Morrison Avenue on Ludlow Avenue, and at Clifton Hills Avenue on Ludlow Avenue.*

  LEAD AGENCY: Department of Transportation and Engineering

  TIMEFRAME: 0-3 years

  PARTNERS: Clifton Town Meeting

- *ACTION #1.2: Study intersection improvements at Clifton-McAlpin-Woolper, Clifton-Lafayette, Vine-Ruther-Glenmary, Clifton-Glenmary-Bryant, and the slip lane from Clifton Avenue onto Ludlow Avenue.*

  LEAD AGENCY: Department of Transportation and Engineering

  TIMEFRAME: 3-6 years

  PARTNERS: Clifton Town Meeting

COMPLETE STREETS are designed to safely serve everyone—people of all ages and abilities—whether they are walking, biking, taking transit, or driving. Rather than focusing solely on moving cars, this approach balances multiple modes of transportation while also considering public space, landscaping, and essential infrastructure. Complete Streets are tailored to their surroundings, responding to local land uses, community priorities, and environmental conditions to create streets that are more functional and welcoming.

VISION ZERO is a city initiative operated by the Department of Transportation and Engineering. The initiative aims to eliminate all traffic-related deaths and severe injuries, while increasing safe, healthy, equitable mobility for all. Vision Zero strategies include traffic calming, street redesign, and speed management.



Signalized Crosswalk on Central Parkway

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ACTION #1.3: Explore traffic calming treatments, especially bump outs and shorter crosswalks at pedestrian intersections, on Ludlow Avenue in the Clifton Business District, along Vine Street, and along Central Parkway.

LEAD AGENCY: Department of Transportation and Engineering

TIMEFRAME: 3-6 years

PARTNERS: Clifton Town Meeting



Traffic Calming Bump Outs

ACTION #1.4: Study new bike lanes on Ludlow Avenue from Rue De La Paix (Cincinnati State College) to Whitfield Avenue (Clifton Business District), Clifton Avenue from Ludlow Avenue to McAlpin Avenue, and Ludlow Avenue from Clifton Avenue to Ruther Avenue. Coordinate with Cincinnati Red Bike on potential bike share docking locations.

LEAD AGENCY: Department of Transportation and Engineering

TIMEFRAME: 7-10 years

PARTNERS: Clifton Town Meeting, Tri-State Trails, Cincinnati Red Bike



Central Parkway Bike Lanes

ACTION #1.5: Explore a "Youth Corridor" designation from McAlpin Avenue to Ludlow Avenue to Brookline Avenue with enhanced safety features (e.g., signage, signaled crossings, painted pathways) and Learning Landscapes to safely encourage kids to walk to key neighborhood institutions.

LEAD AGENCY: Clifton Town Meeting

TIMEFRAME: 7-10 years

PARTNERS: Safe Routes to School, Department of Transportation and Engineering, adjacent property owners



Learning Landscapes

LEARNING LANDSCAPES ARE SPACES DESIGNED FOR KIDS AND STUDENTS TO STOP AT, ENGAGE WITH POSITIVE ACTIVITIES, AND LEARN.

DRAFT

2. ENHANCE BICYCLE INFRASTRUCTURE.

ACTION #2.1: Clean and maintain bike lanes on a routine basis. Consider upgrading existing bike lanes with shade tree buffers, green infrastructure, and aesthetically appealing materials. Coordinate with Cincinnati Red Bike on potential bike share docking locations.

LEAD AGENCY: Department of Transportation and Engineering

TIMEFRAME: On-going

PARTNERS: Cincinnati Public Services, Cincinnati Red Bike



Clifton Avenue Bike Lanes

ACTION #2.2: Explore gaps in bicycle parking and need for repair stations, especially along bike lanes and public transportation routes.

LEAD AGENCY: Department of Transportation and Engineering

TIMEFRAME: 0-3 years

Partners: Metro



Bike Repair Station on Clifton Avenue

ACTION #2.3: Expand bike share access and coordinate docks with public transportation infrastructure (e.g., future BRT stations), bike lanes, and neighborhood Civic Hubs (see Future Land Use section), especially at Clifton Avenue-McAlpin Avenue.

LEAD AGENCY: Cincinnati Red Bike

TIMEFRAME: 0-3 years

PARTNERS: Department of Transportation and Engineering, Metro



Red Bike Station on Howell Avenue

DRAFT

3. STRENGTHEN PUBLIC TRANSPORTATION INFRASTRUCTURE AND ACCESS.



Bus Stop Locations


Proposed Hamilton Road BRT Routes


Conceptual Bus Rapid Transit Business District Stations

ACTION #3.1: Upgrade bus stop infrastructure, such as lighting, seating, street trees, signage, and real-time information. Coordinate with Cincinnati Red Bike on potential bike share docking locations.

LEAD AGENCY: Metro

TIMEFRAME: 3-6 years

PARTNERS: Department of Transportation and Engineering, Cincinnati Parks (Urban Forestry), Cincinnati Red Bike

ACTION #3.2: Consider expanding public transportation routes to better serve the northern areas of Clifton.

LEAD AGENCY: Metro

TIMEFRAME: 0-3 years

ACTION #3.3: Continue engagement with Clifton businesses and residents on the proposed Bus Rapid Transit (BRT) stations on Ludlow Avenue to ensure compatible scale and aesthetics. Coordinate with Cincinnati Red Bike on potential bike share docking locations.

LEAD AGENCY: Metro

TIMEFRAME: On-going

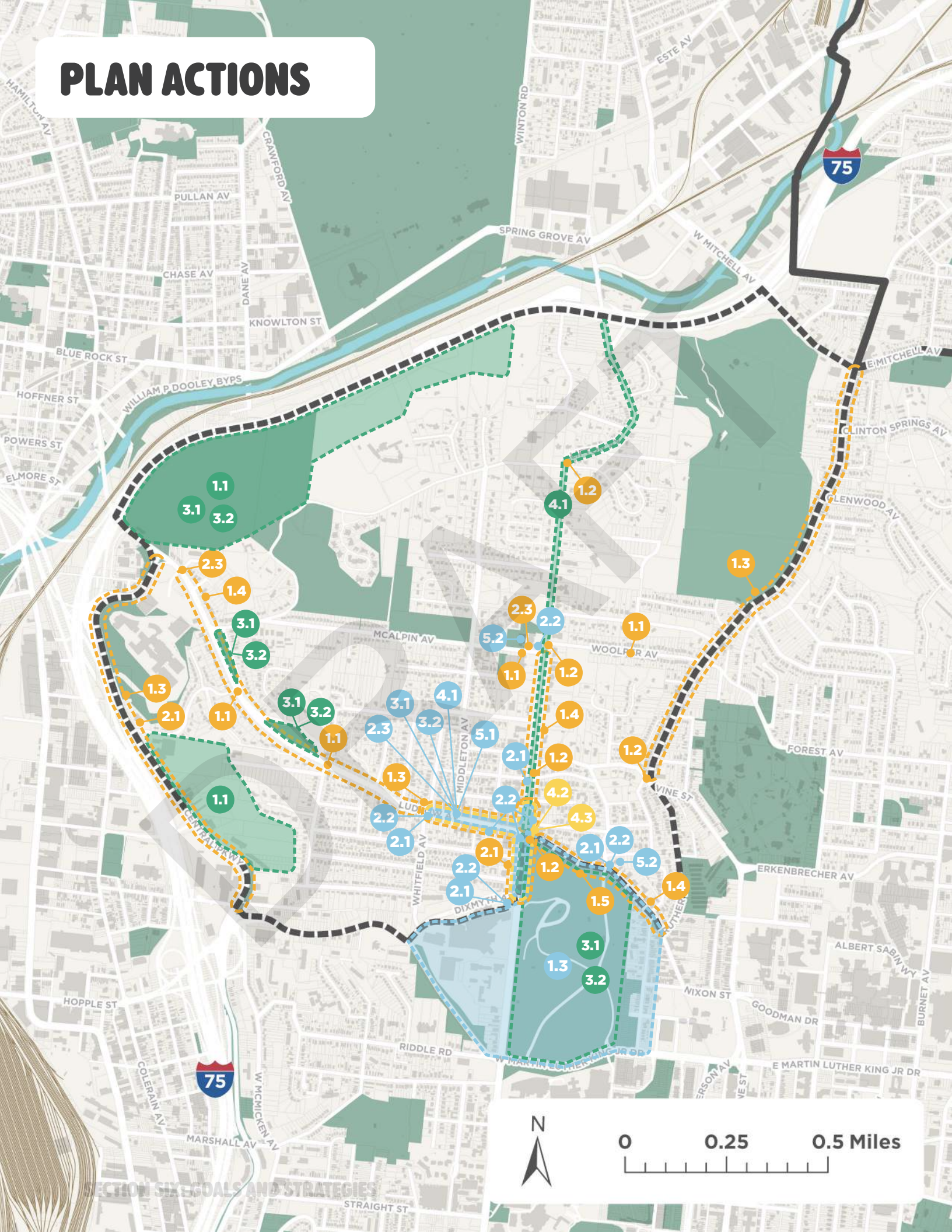
PARTNERS: Clifton Business Assocation, Clifton Town Meeting, Department of Transportation and Engineering, Cincinnati Red Bike

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Aerial image of Clifton Avenue and Ludlow Avenue
Image from Google Earth

PLAN ACTIONS



COMMUNITY ACTIONS

- 1.3 *Collaborate with Corryville and CUF community councils to update the City's Community Council Jurisdictions and create new shared areas*
- 2.1 *Design and construct new neighborhood gateways at the entrances into the Clifton Business District*
- 2.2 *Update and install new Clifton visitor maps*
- 2.3 *Expand Community Murals and Creative Placemaking elements*
- 3.1 *Sustain the Clifton Business District's flowerpot program*
- 3.2 *Sustain and expand neighborhood clean-up and litter programs*
- 4.1 *Update existing electric gaslights in the Clifton Business District*
- 5.1 *Develop and distribute reporting and resource signage (e.g., 911, 311, 211, 988) in the Clifton Business District, public spaces, and business entrances*
- 5.2 *Establish Resilience Hubs*

DEVELOPMENT ACTIONS

- 4.2 *Improve, stabilize, and maintain the storefront facades in the Clifton Business District*
- 4.3 *Explore burying the above-ground utility lines underground throughout the Clifton Business District*

ENVIRONMENT ACTIONS

- 1.1 *Study the hillsides along Central Parkway and Interstate-75*
- 3.1 *Study Clifton-area parks for future Parks Improvement Plans*
- 3.2 *Develop and post park rules in Clifton-area parks*
- 4.1 *Study and develop recommendations for street gutter efficiency and drainage along Clifton Avenue*

TRANSPORTATION ACTIONS

- 1.1 *Request and explore new crosswalks*
- 1.2 *Study intersection improvements*
- 1.3 *Explore traffic calming treatments*
- 1.4 *Study new bike lanes*
- 1.5 *Explore a "Youth Corridor" designation from McAlpin Avenue to Ludlow Avenue to Brookline Avenue*
- 2.1 *Clean and maintain bike lanes on a routine basis and consider upgrading existing bike lanes*
- 2.3 *Expand bike share access to connect neighborhood Civic Hubs*

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Clifton Business District on Ludlow Ave.
Photo by Kyle Gibbs

SECTION SEVEN

FUTURE LAND USE

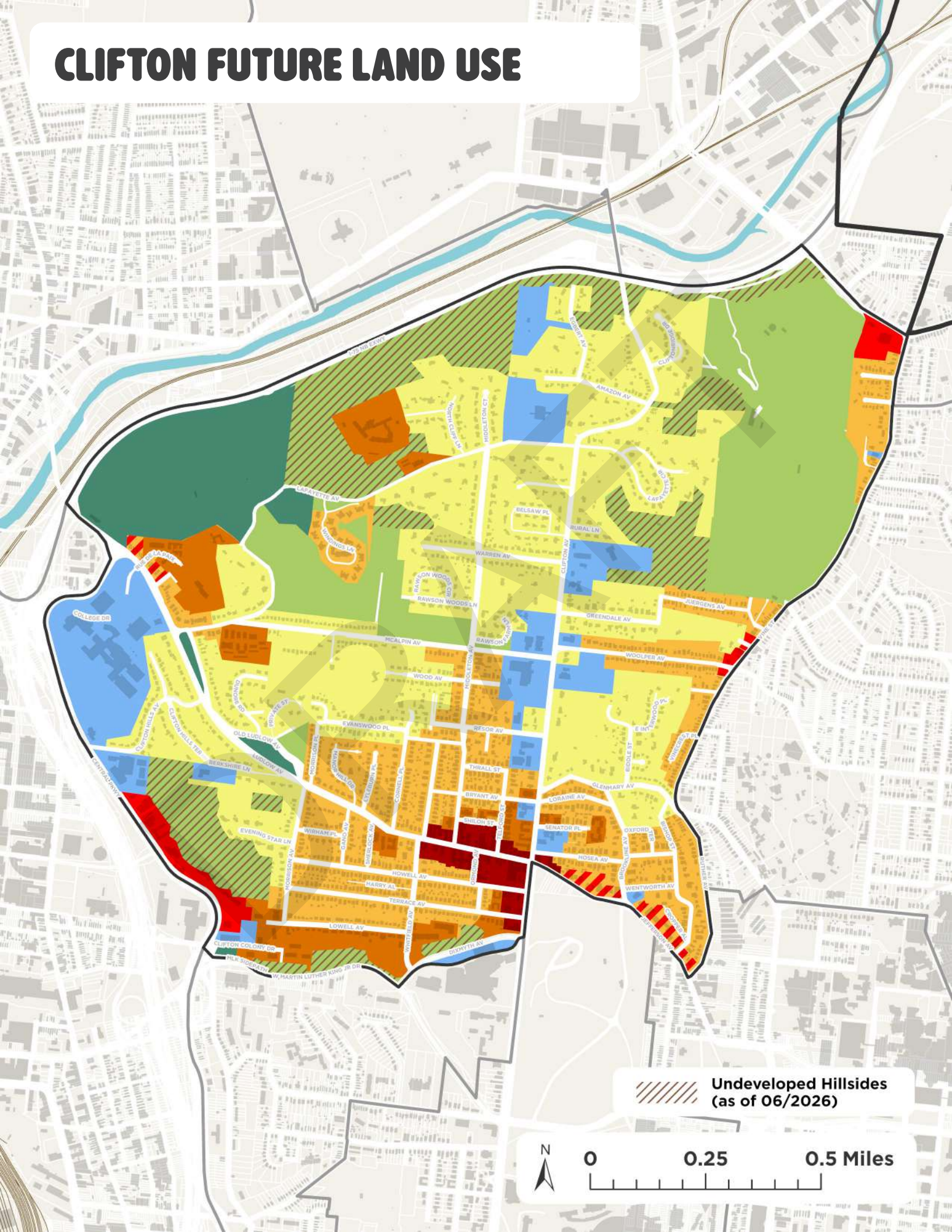
BACKGROUND

The Future Land Use section shows how the community would like the neighborhood to grow and change over the next decade. It builds on what was heard from residents and stakeholders, along with existing conditions and City initiatives, to identify where new development makes sense—and where it's important to preserve what's already working and maintain stability.

Together, the Future Land Use map and Focus Areas provide a shared roadmap for the future. They help ensure that as Clifton grows, new development reflects community priorities, supports neighborhood character, and brings meaningful improvements for residents over time.

DRAFT

CLIFTON FUTURE LAND USE



FUTURE LAND USE

The Future Land Use map paints a big-picture vision for how land across Clifton could be used in the future. It is not zoning ***(see Clifton Zoning, p. 60)***, but a guide to help City staff, developers, and community members make informed decisions about zoning, development, public investments, and partnerships. Where zoning is the legal mechanism to regulate land use and development, Clifton's Future Land Use reflects what the community values most, including a mix of housing options, strong business districts, access to jobs and services, and the protection of historic, cultural, and natural features.

NEIGHBORHOOD CENTER

Mixed-use environment, walkability, local businesses, housing options, medium-to-large-scale residential (5-20+ units)

BUSINESS NODE

New businesses, employment opportunities, mixed-use developments, medium-scale residential (5-20 units)

HIGH-DENSITY HOUSING

Large-scale residential (20+ units), Multi-family housing options, Workforce housing, Mixed-income affordability

MIXED HOUSING & BUSINESS NODE

MIXED HOUSING

Small-to-medium-scale residential (1-4 units), Diverse housing stock, Homeownership, Workforce housing, Mixed-income affordability

LOW-DENSITY HOUSING

Small-scale residential (single-family), Homeownership

PUBLIC PARK

Biodiversity, Tree canopy, Stormwater management, Neighborhood gathering, Event programming, Recreation

LIMITED GREEN SPACE

Biodiversity, Hillside protection, Tree canopy, Stormwater management

CIVIC HUB

Institutions, Neighborhood organizing, Neighborhood services, Youth development

If a Civic Hub use stops operating and redevelopment is proposed, the new use should be thoughtfully adapted to the site, protect historic elements, be compatible with the surrounding environment, generally aligned with the goals and principles of the Clifton Neighborhood Plan, and widely supported.

DRAFT

FUTURE LAND USE DISTRICTS

NEIGHBORHOOD CENTER

PRIORITY:
Mixed-use environment, local businesses, housing options, medium-to-large-scale residential (5-20+ units), walkability

RECOMMENDED USES:
Small-scale retail and restaurants, Grocery stores, Theater or entertainment venues, Offices, Professional services, Community facilities, Courtyards or plazas, Medium-to-Large-scale condominiums and apartments (5-20+ units), and upper-story residential

CHARACTER:
The Neighborhood Center serves as the heart of the community—a mixed-use, walkable destination where residents and visitors gather, shop, dine, access services and entertainment, and participate in neighborhood events.

HIGH-DENSITY HOUSING

PRIORITY:
Large-scale residential (20+ units), Multi-family housing options, Workforce housing, Mixed-income affordability

RECOMMENDED USES:
Large-scale condominiums and apartment buildings (50+ units)

CHARACTER:
High-density Housing provides compact, multi-unit living options that support housing diversity, affordability, and neighborhood vitality.

BUSINESS NODE

PRIORITY:
New businesses, employment opportunities, mixed-use developments, medium-scale residential (5-20 units)

RECOMMENDED USES:
Retail, Restaurants, Hotels, Professional services, Professional offices, residential, including rowhomes, condominiums, apartments, and upper-story residential

CHARACTER:
Business Nodes are secondary commercial nodes that provide moderate-intensity employment, commercial, and residential opportunities. Mixed-use developments can provide housing or office space on upper floors.

MIXED HOUSING

PRIORITY:
Small-to-medium-scale residential (1-4 units), Diverse housing stock, Homeownership, Workforce housing, Mixed-income affordability

RECOMMENDED USES:
Detached single-family homes, Attached single-family homes including rowhomes, duplexes, triplexes, and fourplexes, Accessory dwelling units

CHARACTER:
Mixed Housing supports a diverse range of residential types that accommodate residents of different ages, incomes, and lifestyles while maintaining a cohesive neighborhood character within a walkable, well-connected street and sidewalk network.

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LOW-DENSITY HOUSING

PRIORITY:
Small-scale residential (single-family), Homeownership

RECOMMENDED USES:
Detached single-family homes, Accessory dwelling units

CHARACTER:
The Low-density Housing district is characterized by detached homes on individual lots, landscaped front yards, and primarily on local or no-outlet streets.

LIMITED GREEN SPACE

PRIORITY:
Biodiversity, Hillside protection, Tree canopy, Stormwater management

RECOMMENDED USES:
Conservation areas, Nature preserves, Private green space, Cemeteries

CHARACTER:
Limited Green Space includes undeveloped hillsides, conservation areas, private open spaces, nature preserves, and cemeteries that contribute to the neighborhood's ecological and visual character. Some areas may offer restricted or specialized access. Development surrounding limited green space should be sensitive to natural resources, especially near undeveloped hillsides.

PUBLIC PARK

PRIORITY:
Biodiversity, Tree canopy, Stormwater management, Neighborhood gathering, Event programming, Recreation opportunities, Youth development

RECOMMENDED USES:
Park and recreation facilities, Gardens, Green space

CHARACTER:
Public Parks provide essential open space, recreation, and gathering opportunities designed to serve residents of all ages and abilities, supporting the health, identity, and social life of Clifton.

CIVIC HUB

PRIORITY:
Neighborhood organizing, Neighborhood services, Youth development

RECOMMENDED USES:
Schools, Day care centers, Libraries, Government facilities, Community service facilities, Park and recreation facilities, Cultural institutions, Religious assemblies, Art galleries and studios, Gardens, Museums, Healthcare

CHARACTER:
Civic Hubs are key community anchors that concentrate public, institutional, or cultural uses, serving as the social and cultural backbone of the neighborhood and reinforcing Clifton's sense of place.

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FOCUS AREAS

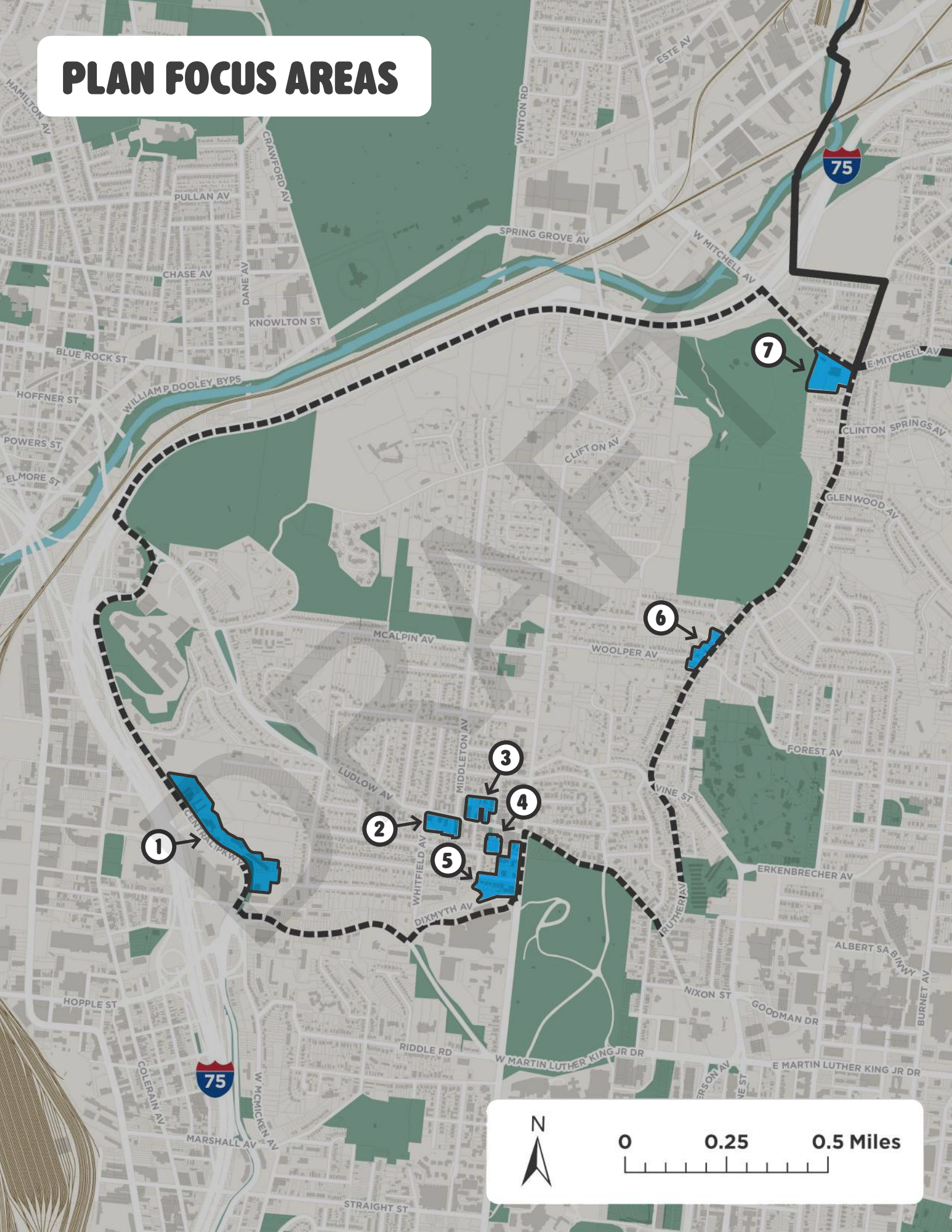
During the planning process, the neighborhood identified seven Focus Areas where development is anticipated and encouraged if strategically and appropriately built. These areas already allow the types of development proposed under existing zoning regulations, and the community believes they offer opportunities for more efficient land use through mixed-use projects and additional housing options. Thoughtful redevelopment of these sites can help welcome new residents to the Business Nodes while promoting high-quality urban design, walkability, and stronger multi-modal connections.

Each Focus Area includes recommendations tailored to that location, such as making streets safer and more walkable, supporting mixed-use development, improving public spaces, or strengthening neighborhood identity. Site information for each Focus Area is provided, along with context for the surrounding area, recommended land uses, and design guidance. ***Because these properties are privately owned, future development will ultimately depend on the interests of individual property owners. This section is intended to serve as a source of inspiration and to communicate the neighborhood's ideas for these areas.***

1. CENTRAL PARKWAY
2. LUDLOW-WHITFIELD
3. LUDLOW-SHILOH
4. HOWELL PARKING LOT
5. CLIFTON-TERRACE
6. VINE-WOOLPER
7. VINE-MITCHELL

DRAFT

PLAN FOCUS AREAS



① CENTRAL PARKWAY FOCUS AREA

SITE (9.5 acres):
The focus area is currently occupied by two national motels, a car wash, two art studios, and various office space, each located in a detached building with surface parking, driveways, and curb cuts along Central Parkway.

SURROUNDING AREA:
The focus area is bordered by Interstate-75 to the west and hillsides (included in Cincinnati's Hillside Overlay District) to the east. Central Parkway is a prominent two-lane roadway, and includes a two-lane protected bike lane.



Existing Site Area (Above)


Existing Site Area (Perspective)

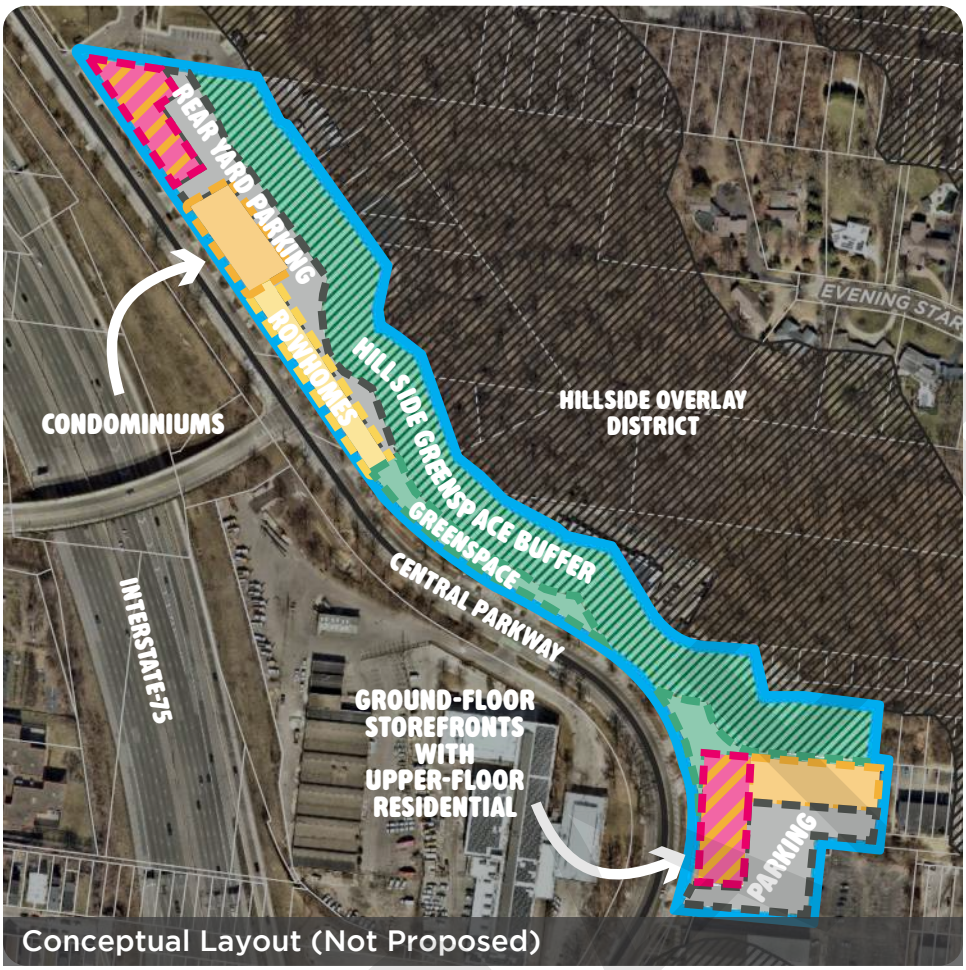
PROPOSED USES:
The neighborhood feels that this focus area could provide a mixed-use development opportunity that includes commercial uses and housing.

- Mixed-use Developments
- Commercial and Retail
- Multi-family Residential (condominiums)
- Attached Housing
- Professional Offices and Services
- Restaurants and Cafes
- Art Galleries and Studios
- Community Facilities
- Greenspace and Outdoor Public Space

DESIGN GUIDELINES:
New buildings are encouraged to be generally consistent with Clifton architecture, but may strategically include modern architecture. The neighborhood strongly feels that development must be sensitive to the adjacent hillsides in the Hillside Overlay District. Development parcels alongside hillsides should provide a greenspace buffer within the entirety of the slopes regulated within the Hillside Overlay to minimize disruption to the toe-of-slope and overall hillside stability..

- Buildings are 2-4 floors
- Buildings are located at the sidewalk, unless providing outdoor and/or green space
- Buildings may strategically include modern architecture
- Buildings should provide a greenspace buffer encompassing the entirety of the slopes incorporated within the Hillside Overlay District and built environment
- Commercial ground-floor includes transparency
- Mid-to-high level materials (brick, stone, wood)
- Parking is provided in the rear yard or within the building envelope with vehicular entry within the side or rear of the structure

DRAFT



Conceptual Layout (Not Proposed)

ENVIRONMENT ACTION

Consider adding trees along the Central Parkway bike lane and I-75 to help with air quaiity, heat island effect, and aesthetics.

INSPIRATION IMAGES:








② LUDLOW-WHITFIELD FOCUS AREA



Existing Site Area (Above)



Existing Site Area (Perspective)

SITE (1.9 acres):
The focus area is in the Clifton Business District and Urban Design Overlay District. Currently occupied by three banks and a national pharmacy, each is located in a detached single-story building with surface parking, driveways, and curb cuts along Ludlow Avenue. The site also serves as the western gateway into the Clifton Business District.

SURROUNDING AREA:
The focus area is surrounded by a range of residential uses, including four-story apartment buildings to the north and east and single-family homes to the south and west. The more pedestrian-oriented portion of the Clifton Business District begins immediately northeast of the site.

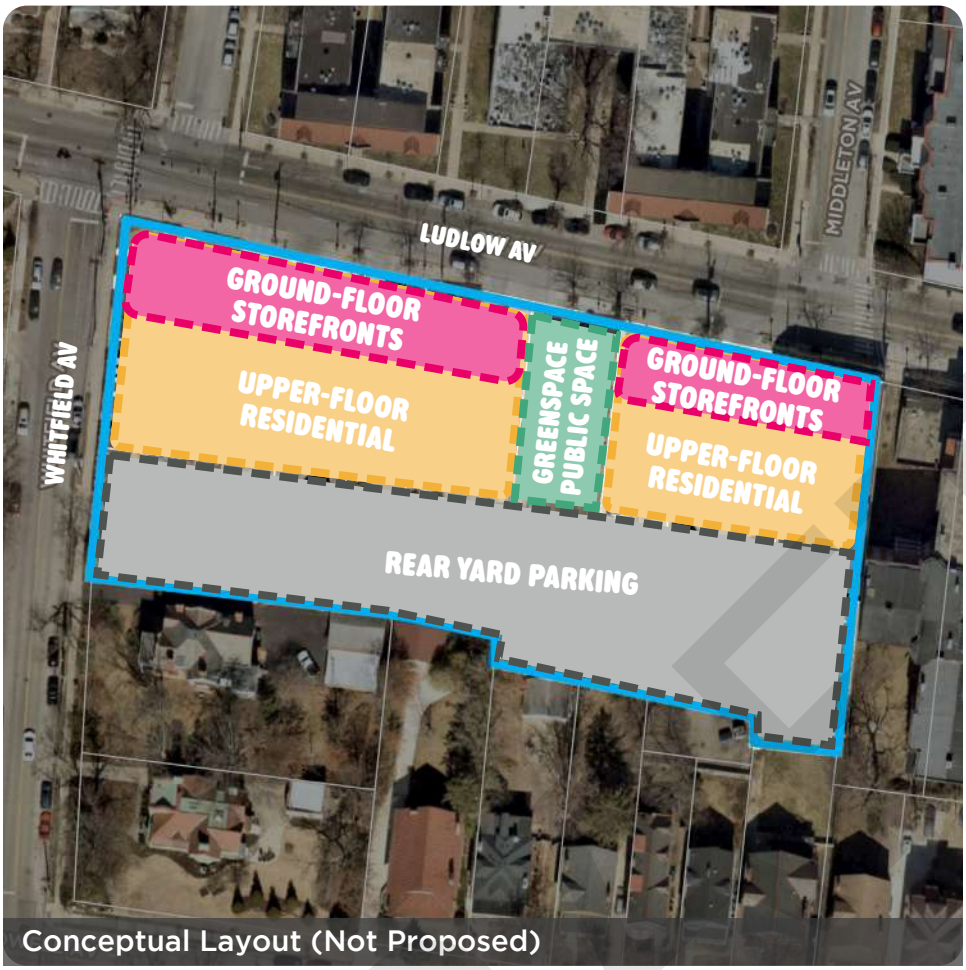
PROPOSED USES:
The neighborhood appreciates having access to banks and a pharmacy and feels that the uses could be located on the ground-floor of a mixed-use building that provides upper-floor residential. Strong efforts should be made to retain existing tenants in the development of the area.

- Mixed-use Developments
- Commercial and Retail
- Multi-family Residential (condominiums)
- Fitness Centers
- Professional Offices and Services
- Restaurants and Cafes
- Art Galleries and Studios
- Grocery stores
- Theater or entertainment venues
- Community Facilities
- Greenspace and Outdoor Public Space

DESIGN GUIDELINES:
Existing buildings in the focus area can be demolished to make way for new buildings, which are encouraged to be compatible with the existing mixed-use buildings in the Clifton Business District.

- Buildings are 2-4 floors
- Buildings are located at the sidewalk, unless providing outdoor and/or green space
- Buildings have a defined top-middle-bottom consistent with Italianate and Early Main Street architecture styles
- Commercial ground-floor includes transparency and awnings
- Residential and upper floors provide column windows and decorative details
- Mid-to-high level materials (brick, stone, wood) with inclusion of vibrant colors
- Parking is provided in the rear yard

DRAFT



Conceptual Layout (Not Proposed)

INSPIRATION IMAGES:










③ LUDLOW-SHILOH FOCUS AREA



Existing Site Area (Above)



Existing Site Area (Perspective)

SITE (1.7 acres):
The focus area is in the Clifton Business District and Urban Design Overlay District. Currently the area includes three commercial buildings, four single-family homes, two multi-family buildings, and a public parking lot. The existing commercial buildings are single-story structures with adjacent driveways or alleys. At present, the area lacks through connections between the surrounding streets, limiting circulation.

SURROUNDING AREA:
The focus area is surrounded by three-to-four story apartment buildings and commercial storefronts. The internal cutout includes the Ludlow Garage building, one of the most notable structures in the Clifton Business District.

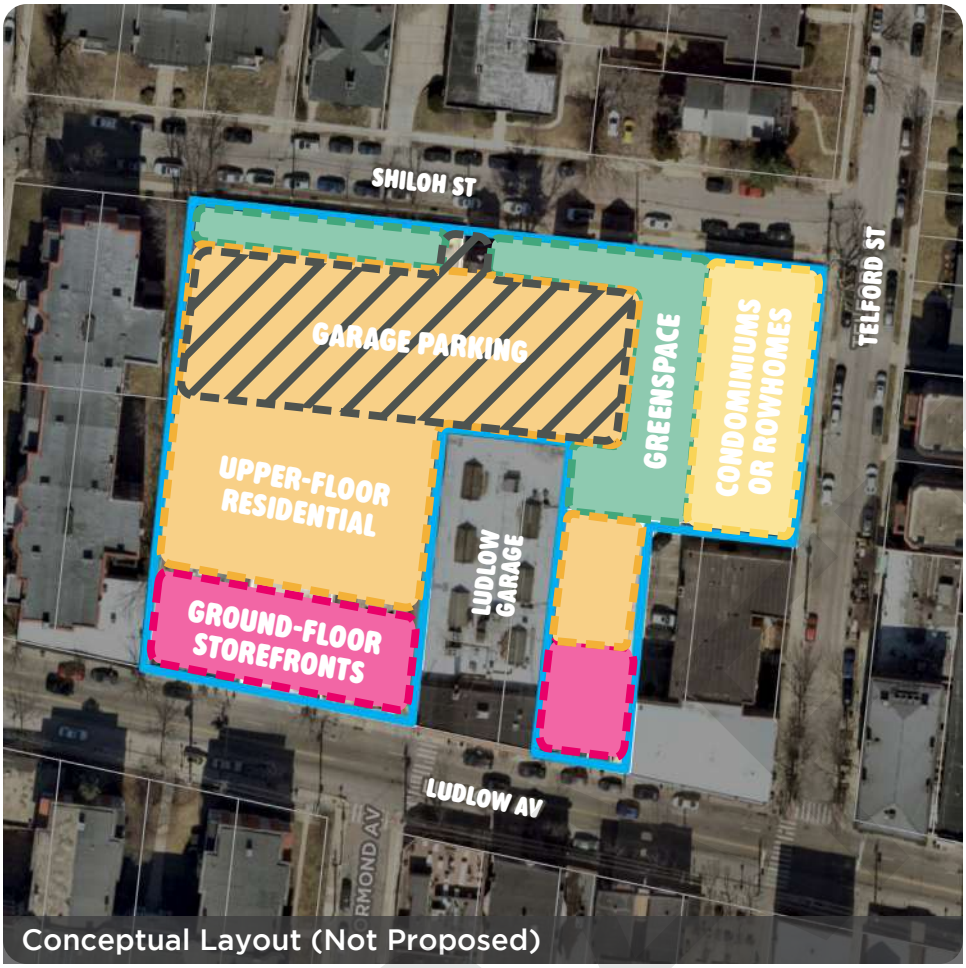
PROPOSED USES:
The neighborhood feels that this focus area could provide a mixed-use development opportunity that includes higher-density residential, ideally condominiums, west of Ludlow Garage and along Shiloh, with ground-floor commercial fronting Ludlow. Providing underground parking (with access on Shiloh) is preferred to continue offering public parking and accommodate new residents. In addition, residents would love to see more age-friendly, or age-in-place, options in Clifton. Strong efforts should be made to retain existing tenants in the development of the area.

- Mixed-use Developments
- Multi-family Residential (condominiums)
- Commercial and Retail
- Professional Offices and Services
- Restaurants and Cafes
- Hotel and Commercial Lodging
- Theater or entertainment venues
- Art Galleries and Studios
- Grocery stores
- Community Facilities

DESIGN GUIDELINES:
Existing buildings in the focus area can be demolished to make way for new buildings, which are encouraged to be compatible with existing mixed-use buildings in the Clifton Business District, but may strategically include modern architecture on the upper floors.

- Buildings are 2 floors along Ludlow Ave to match the roofline with the Ludlow Garage building, but may step up to 3-5 floors beyond the storefronts
- Buildings are located at the sidewalk on Ludlow, unless providing outdoor and/or green space
- Buildings are setback 12-16' on Shiloh to match consistency with adjacent properties
- Buildings fit the rhythm and style of adjacent structures
- Mid-to-high level materials (brick, stone, wood, metal, glass, fiber cement)
- Greenspace areas should incorporate a mix of non-invasive trees, shrubs, plants, and green infrastructure features to soften the visual impact of new development
- Parking is provided in a garage or underground

DRAFT



Conceptual Layout (Not Proposed)

INSPIRATION IMAGES:








④ MERCHANT LOT FOCUS AREA



Existing Site Area (Above)



Existing Site Area (Perspective)

SITE (0.8 acres):
The focus area is currently a public parking lot serving the businesses on Ludlow Avenue, two single-family homes, and a multi-family building. A 10' retaining wall runs along the northern edge of the site, creating a notable elevation difference with the Clifton Plaza and Ludlow Avenue. The site's topography slopes approximately 10' from the northern edge down to Howell Street.

SURROUNDING AREA:
The site is near several key neighborhood spaces and establishments, including the Clifton Plaza, Clifton Market, and the Esquire Theatre. Additionally, single-family and multi-family housing border the site to the west and south.

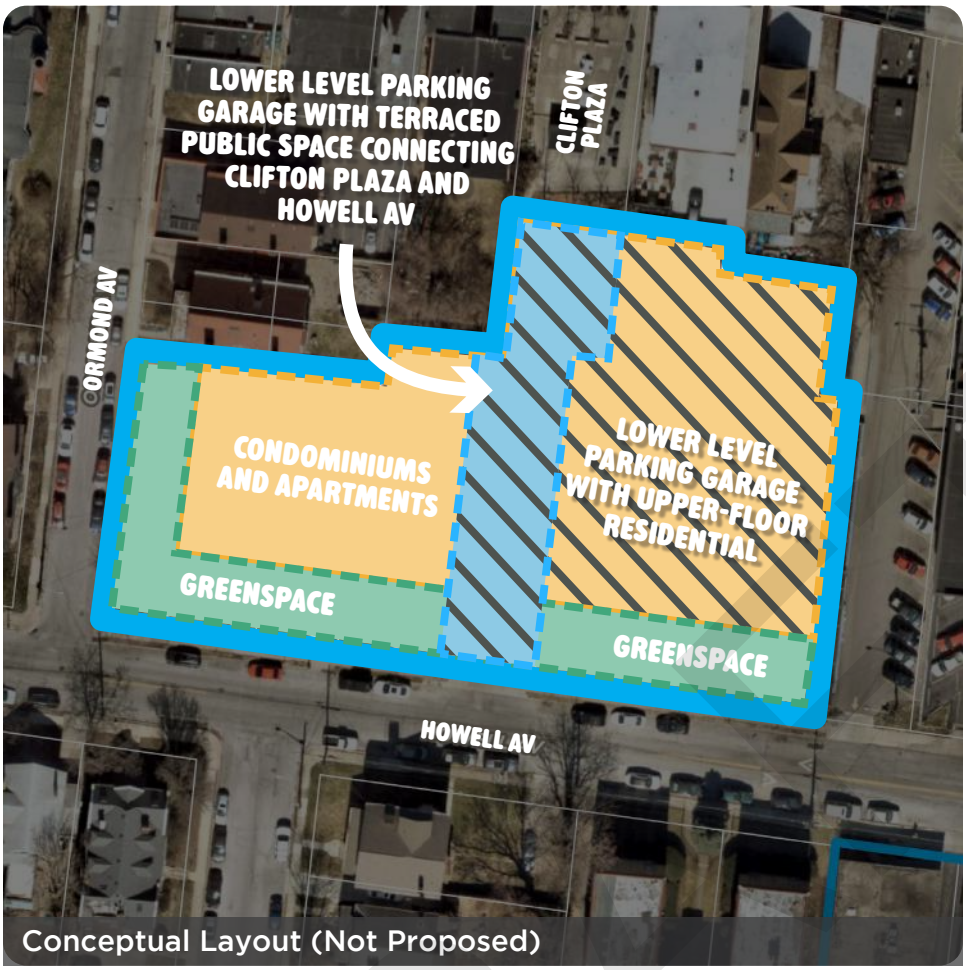
PROPOSED USES:
The neighborhood feels that this focus area could develop into higher-density residential, ideally condominiums, to support the Clifton Business District. A parking garage underground or on the first two levels is preferred to continue offering public parking and accommodate new residents. Strong efforts should be made to retain existing tenants in the development of the area.

- Multi-family Residential (condominiums)
- Hotel and Commercial Lodging

DESIGN GUIDELINES:
New buildings are encouraged to be compatible with the existing residential buildings along Howell Avenue. Additionally, the development should coordinate with the Clifton Plaza to maintain access from Howell Avenue, with many residents desiring improved ADA features such as ramps to the plaza.

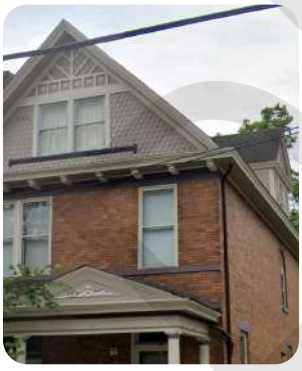
- Buildings are 3-5 floors
- Buildings are setback 30-35' to match consistency with other properties fronting Howell Avenue
- Building design should be compatiable with surrounding residential character, considering gable roof lines, dormer and/or bay windows, and balconies
- Buildings should be sensitive to surrounding homes, providing adequate buffering and screening
- Mid-to-high level materials (brick, stone, wood, metal, glass, fiber cement)
- Greenspace areas should incorporate a mix of non-invasive trees, shrubs, plants, and green infrastructure features to soften the visual impact of new development
- Parking is provided in a garage or underground
- Parking on lower levels should try to best disguise appearance of garage. Avoid uninterrupted blank walls, and consider decorative window openings, public art, and landscaping features

DRAFT



Conceptual Layout (Not Proposed)

INSPIRATION IMAGES:








⑤ CLIFTON-TERRACE FOCUS AREA



Existing Site Area (Above)



Existing Site Area (Perspective)

SITE (4.3 acres):
The focus area is mostly in the Clifton Business District and Urban Design Overlay District. Currently occupied by a gas station, convenience store, pet shop and hospital, two fast casual restaurants, two personal service establishments, and a real estate office, each located in a detached building with surface parking. Six two-story multi-family buildings are along the south side of Terrace Avenue.

SURROUNDING AREA:
The site borders Corryville and CUF to the east and south, Burnet Woods to the east, the Good Samaritan Hospital campus to the south. and a range of single-family to multi-family housing to the west.

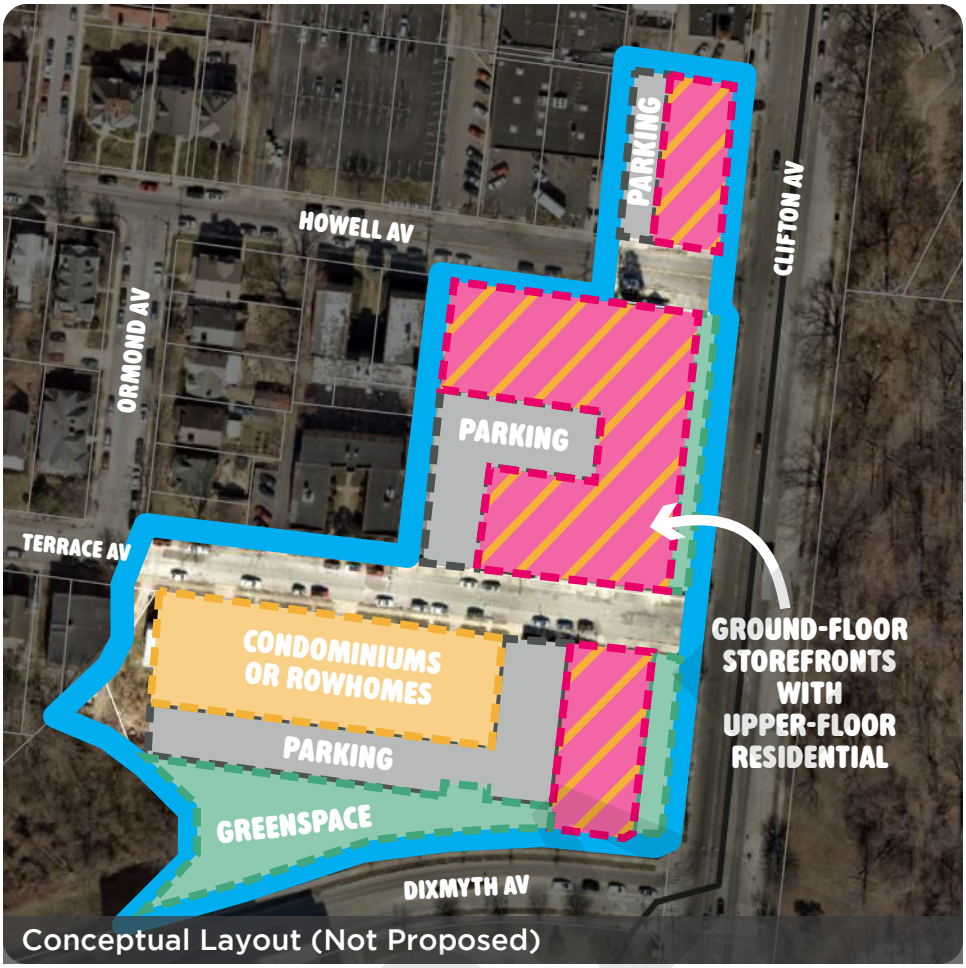
PROPOSED USES:
The neighborhood feels that this focus area could provide an opportunity for new mixed-use development in the Clifton Business District with ground-floor commercial with upper-floor residential, ideally condominiums. Strong efforts should be made to retain existing tenants in the development of the area.

- Mixed-use Developments
- Multi-family Residential (condominiums)
- Attached Housing
- Commercial and Retail
- Professional Offices and Services
- Restaurants and Cafes
- Hotel and Commercial Lodging
- Art Galleries and Studios
- Community Facilities
- Greenspace and Outdoor Public Space

DESIGN GUIDELINES:
Existing buildings in the focus area can be demolished to make way for new buildings, which are encouraged to be compatible with existing mixed-use buildings in the Clifton Business District, but may strategically include modern architecture on the upper floors. Development should be sensitive not to disrupt the ecology and biodiversity of Burnet Woods. Additionally, the development of the area should collaborate with Clifton Town Meeting, Corryville Community Council, and CUF Neighborhood Association.

- Buildings are 3-4 floors
- Buildings are located at the sidewalk, unless providing outdoor and/or green space
- Buildings should be sensitive to surrounding homes, providing adequate buffering and screening
- Buildings fit the rhythm and style of Early Main Street architecture, including transparency and awnings
- Mid-to-high level materials (brick, stone, wood, metal, glass, fiber cement)
- Parking is provided in the rear yard

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Conceptual Layout (Not Proposed)

DEVELOPMENT PRINCIPAL

Ensure that development occurring adjacent to Clifton area parks is compatible and protects the park's greenspace, non-invasive tree canopy, stormwater, wildlife, and biodiversity.

ENVIRONMENT ACTION

Consider adding trees along Clifton Avenue to help with air quality, heat island effect, stormwater, and aesthetics.

INSPIRATION IMAGES:








⑥ VINE-WOOLPER FOCUS AREA

SITE (1.5 acres):
The focus area was identified in Plan Cincinnati as a future opportunity for Mixed-use Development or Neighborhood Center and is currently occupied by a vehicle repair shop, restaurant, and vacant land.

SURROUNDING AREA:
The site shares a border with the Avondale neighborhood to the east and single-family homes to the north, south, and west.

PROPOSED USES:
The neighborhood feels that this focus area could develop into a business hub that complements the Clifton Business District, providing new mixed-use development opportunities with ground-floor commercial and upper-floor residential. Strong efforts should be made to retain existing tenants in the development of the area.



Existing Site Area (Above)



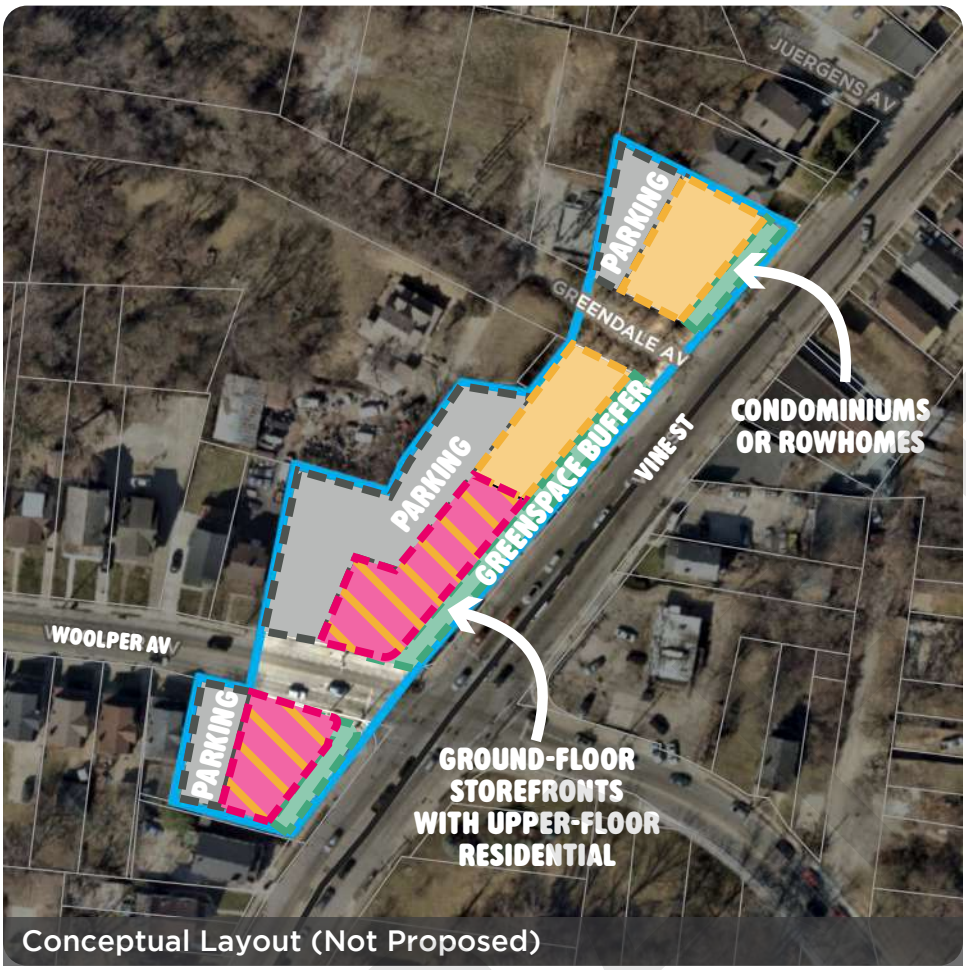
Existing Site Area (Perspective)

- Mixed-use Developments
- Multi-family Residential (condominiums)
- Attached Housing
- Commercial and Retail
- Professional Offices and Services
- Restaurants and Cafes
- Art Galleries and Studios
- Grocery stores
- Theater or entertainment venues
- Community Facilities
- Greenspace and Outdoor Public Space

DESIGN GUIDELINES:
New buildings are encouraged to be compatible with the existing residential buildings along Vine Street and Woolper Avenue. Additionally, the development of the area should coordinate with Clifton Town Meeting and Avondale Community Council to ensure that the buildings and uses on both sides of Vine Street work as one cohesive Business Node.

- Buildings are 2-3 floors and are setback at least 10' from the street but along the sidewalk, providing new greenspace buffers along Vine Street
- Building design should be considered in collaboration between the property owner, designer, and surrounding communities, including Clifton and Avondale
- Buildings should be sensitive to surrounding homes, providing adequate buffering and screening
- Commercial ground-floor includes transparency and awnings
- Mid-to-high level materials (brick, stone, wood) with inclusion of vibrant colors
- Parking is provided in the rear yard

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Conceptual Layout (Not Proposed)

ENVIRONMENT ACTION

Consider adding trees along Vine Street to help with air quality, heat island effect, stormwater, and aesthetics.

INSPIRATION IMAGES:







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⑦ VINE-MITCHELL FOCUS AREA



Existing Site Area (Above)



Existing Site Area (Perspective)

SITE (4.3 acres):
The focus area is a key gateway to Clifton, North Avondale, Avondale, and Norwood, and is currently occupied by a national fast-food restaurant and a national pharmacy. Both uses occupy single-floor buildings surrounded by driveways and parking, and include drive-thrus.

SURROUNDING AREA:
The site is adjacent to North Avondale to the north and east, single-family homes to the south, and the Historic German Vine Street Hill Cemetery to the west. The site is less than 0.25 miles from the Mitchell Avenue exit on Interstate-75. The surrounding area is currently dominated by auto-oriented development and uses, and is identified in the Revive 75 Plan as the Eastern Gateway for Mitchell Avenue accompained by recommended pedestrian improvements and mixed-use development.

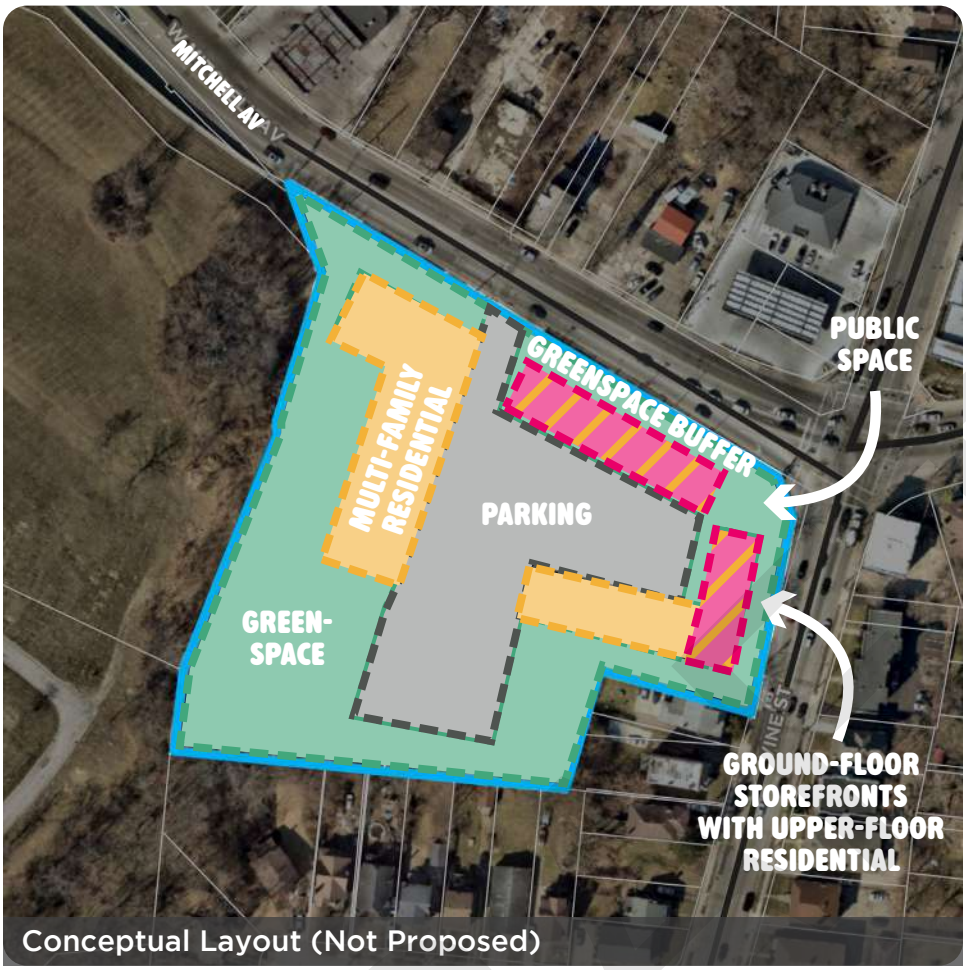
PROPOSED USES:
The neighborhood feels that this focus area can be an important piece in creating a vibrant Business Node at the Vine-Mitchell intersection, providing a welcoming gateway into adjacent communities, improved pedestrian safety, and new mixed-use development opportunities.

- Mixed-use Developments
- Multi-family Residential (condominiums)
- Commercial and Retail
- Professional Offices and Services
- Restaurants and Cafes
- Art Galleries and Studios
- Grocery stores
- Theater or entertainment venues
- Community Facilities
- Greenspace and Outdoor Public Space

DESIGN GUIDELINES:
New buildings are encouraged to be compatible with the existing residential buildings along Vine Street. Any development should be sensitive to the Historic German Vine Street Hill Cemetery, removing any impacts to the historical, cultural, and environmental significance of the site. Additionally, the development of the area should coordinate with Clifton Town Meeting, North Avondale Neighborhood Association, and Norwood.

- Buildings are 2-3 floors and setback at least 10’ from the street but along the sidewalk, providing new greenspace buffers along Vine Street and Mitchell Avenue
- Building design should be considered in collaboration between the property owner, designer, and surrounding communities, including Clifton, North Avondale, Avondale, and Norwood.
- Buildings should be sensitive to surrounding homes, providing adequate buffering and screening
- Commercial ground-floor includes transparency and awnings
- Mid-to-high level materials (brick, stone, wood)
- Parking is provided in the rear yard

DRAFT



Conceptual Layout (Not Proposed)

ENVIRONMENT ACTION

Consider adding trees along Vine Street to help with air quality, heat island effect, stormwater, and aesthetics.

INSPIRATION IMAGES:








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SECTION EIGHT

ACTION PLAN

Clifton Business District on Telford St.
Photo by Kyle Gibbs

BACKGROUND

The Action Plan organizes the plan's actions into a coordinated timeline to guide implementation over time. It is intended to remain flexible and responsive to evolving community needs, market conditions, funding opportunities, and public priorities. While some actions can be implemented through neighborhood organization and existing City initiatives, others may require phased public investment, private redevelopment, infrastructure coordination, or additional study. As a result, the Action Plan serves as both a roadmap for implementation and a management tool for tracking progress and aligning efforts among public agencies, neighborhood organizations, residents, property owners, institutions, and development partners.

Actions identified in this section are generally organized by topic, timeframe, and responsible parties to establish realistic expectations for implementation. Short-term actions (on-going to 3 years) typically focus on community-building efforts, organizational and policy initiatives, maintenance and enhancement of existing infrastructure, and establishing partnerships to support future projects. Mid- and long-term actions (4–10 years) generally address larger capital investments, redevelopment opportunities, infrastructure improvements, and ongoing neighborhood initiatives.

To maintain momentum and accountability, Clifton Town Meeting should evaluate implementation progress annually, identify emerging priorities, and coordinate next steps and potential partnerships. ***See Plan Application and Progress Framework in Section Two.*** Because neighborhood conditions, demographics, and development trends will continue to evolve, the plan should also be revisited every 10 years to reassess community needs, opportunities, and priorities for future planning efforts.

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ON-GOING

COMMUNITY ACTION #1.1
GROW RESIDENTS' INVOLVEMENT WITH CLIFTON TOWN MEETING AND OTHER CIVIC ASSOCIATIONS

(CLIFTON TOWN MEETING)

COMMUNITY ACTION #1.3
CREATE NEW SHARED AREAS WITH CORRYVILLE AND CUF

(CLIFTON TOWN MEETING)

COMMUNITY ACTION #2.3
EXPAND COMMUNITY MURALS AND CREATIVE PLACEMAKING ELEMENTS

(CLIFTON TOWN MEETING & CLIFTON BUSINESS ASSOCIATION)

COMMUNITY ACTION #3.1
SUSTAIN THE CLIFTON BUSINESS DISTRICT'S FLOWERPOT PROGRAM

(CLIFTON TOWN MEETING & CLIFTON BUSINESS ASSOCIATION)

COMMUNITY ACTION #3.2
SUSTAIN AND EXPAND NEIGHBORHOOD CLEAN-UP AND LITTER PROGRAMS

(CLIFTON TOWN MEETING & CLIFTON BUSINESS ASSOCIATION)

COMMUNITY ACTION #5.3
COLLABORATE WITH CINCINNATI PUBLIC SCHOOLS TO SUPPORT THE PRESENCE AND FUTURE GROWTH OF PUBLIC SCHOOLS IN CLIFTON

(CLIFTON TOWN MEETING & CINCINNATI PUBLIC SCHOOLS)

DEVELOPMENT ACTION #4.1
MONITOR PROPERTY MAINTENANCE AND ZONING CODE VIOLATIONS AND REPORT VIOLATIONS

(CLIFTON TOWN MEETING & CLIFTON BUSINESS ASSOCIATION)

ENVIRONMENT ACTION #1.2
PROMOTE AND ENCOURAGE LAND CONSERVATION

(CLIFTON TOWN MEETING)

ENVIRONMENT ACTION #4.2
STUDY AREAS PRONE TO INLAND FLOODING AND DEVELOP RECOMMENDATIONS TO IMPROVE STORMWATER MANAGEMENT

(STORMWATER MANAGEMENT)

ENVIRONMENT ACTION #4.1
STUDY AND DEVELOP RECOMMENDATIONS FOR STREET GUTTER EFFICIENCY AND DRAINAGE ALONG CLIFTON AVENUE

(STORMWATER MANAGEMENT)

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ENVIRONMENT ACTION #4.3

STUDY CLIFTON-AREA SEWERS

(METROPOLITAN SEWER DISTRICT)

TRANSPORTATION ACTION #2.1

CLEAN AND MAINTAIN BIKE LANES ON A ROUTINE BASIS AND CONSIDER UPGRADING EXISTING BIKE LANES

(DEPARTMENT OF TRANSPORTATION AND ENGINEERING)

TRANSPORTATION ACTION #3.3

CONTINUE ENGAGEMENT WITH CLIFTON BUSINESSES AND RESIDENTS ON THE PROPOSED BUS RAPID TRANSIT (BRT) STATIONS

(METRO)

0-3 YEARS

COMMUNITY ACTION #1.2

RECRUIT TRUSTEE CANIDATES WITH DIVERSE EXPERIENCE

(CLIFTON TOWN MEETING)

COMMUNITY ACTION #1.3

CREATE NEW SHARED AREAS FOR BURNET WOODS

(CLIFTON TOWN MEETING)

COMMUNITY ACTION #4.1

UPDATE EXISTING ELECTRIC GASLIGHTS IN THE CLIFTON BUSINESS DISTRICT

(DEPARTMENT OF TRANSPORTATION AND ENGINEERING)

COMMUNITY ACTION #5.2

ESTABLISH RESILIENCE HUBS

(OFFICE OF ENVIRONMENT AND SUSTAINABILITY)

DEVELOPMENT ACTION #1.1-3

ESTABLISH A CLEAR INTERNAL DEVELOPMENT REVIEW PROCESS

(CLIFTON TOWN MEETING)

DEVELOPMENT ACTION #2.1

DEVELOP AND IMPLEMENT A CLIFTON HOME SIGN PROGRAM

(CLIFTON TOWN MEETING)

DEVELOPMENT ACTION #3.1-2

INCREASE CLIFTON'S CAPACITY TO PARTICIPATE IN COMMUNITY DEVELOPMENT EFFORTS

(CLIFTON BUSINESS ASSOCIATION & CLIFTON TOWN MEETING)

DEVELOPMENT ACTION #2.2-4

ESTABLISH A LOCAL HISTORIC DISTRICT WITH THE CITY OF CINCINNATI

(CINCINNATI PRESERVATION & CLIFTON TOWN MEETING)

DRAFT

DEVELOPMENT ACTION #4.3

UPDATE AND DEVELOP AN APPROACH TO PROMOTE AVAILABLE COMMERCIAL SPACE

(CLIFTON BUSINESS ASSOCIATION & CLIFTON TOWN MEETING)

ENVIRONMENT ACTION #1.1

REQUEST A STUDY OF THE HILLSIDES ALONG CENTRAL PARKWAY AND I-75

(CLIFTON TOWN MEETING)

ENVIRONMENT ACTION #2.2

STUDY GAPS IN STREET TREE CANOPY AND PLANT NEW TREES TO FILL CANOPY

(CINCINNATI PARKS)

ENVIRONMENT ACTION #3.2

DEVELOP AND POST PARK RULES IN CLIFTON-AREA PARKS

(CINCINNATI PARKS)

TRANSPORTATION ACTION #2.2

EXPLORE GAPS IN BICYCLE PARKING AND NEED FOR REPAIR STATIONS

(DEPARTMENT OF TRANSPORTATION AND ENGINEERING)

TRANSPORTATION ACTION #2.3

EXPAND BIKE SHARE ACCESS TO CONNECT NEIGHBORHOOD CIVIC HUBS

(RED BIKE)

DEVELOPMENT ACTION #4.2

INITIATE A COMPREHENSIVE REVIEW OF EXISTING SIGNAGE CONFORMITY WITHIN THE BUSINESS DISTRICT.

(CLIFTON BUSINESS ASSOCIATION & CLIFTON TOWN MEETING)

DEVELOPMENT ACTION #4.4

REQUEST A PARKING STUDY

(CLIFTON TOWN MEETING)

ENVIRONMENT ACTION #2.1

CURATE AND DISTRIBUTE EDUCATIONAL INFORMATION SHARING ENVIRONMENTAL TIPS AND GUIDELINES

(CLIFTON TOWN MEETING)

ENVIRONMENT ACTION #2.3

PROMOTE CINCINNATI PARKS FOUNDATION'S RELEAF PROGRAM

(CLIFTON TOWN MEETING)

TRANSPORTATION ACTION #1.1

EXPLORE NEW CROSSWALKS WHERE PEDESTRIAN SAFETY IS A CONCERN

(DEPARTMENT OF TRANSPORTATION AND ENGINEERING)

TRANSPORTATION ACTION #3.2

CONSIDER EXPANDING ROUTES TO BETTER SERVE THE NORTHERN AREAS OF CLIFTON

(METRO)

DRAFT

3-6 YEARS

COMMUNITY ACTION #2.1
DESIGN AND CONSTRUCT NEW NEIGHBORHOOD GATEWAYS

(DEPARTMENT OF TRANSPORTATION AND ENGINEERING)

COMMUNITY ACTION #2.2
UPDATE CLIFTON VISITOR MAPS

(CLIFTON TOWN MEETING)

COMMUNITY ACTION #4.2-3
CONDUCT A PUBLIC DEMONSTRATION AND SURVEY IN CLIFTON COMPARING GAS-LIT AND ELECTRIC GASLIGHTS

(DEPARTMENT OF TRANSPORTATION AND ENGINEERING)

COMMUNITY ACTION #5.1
DEVELOP AND DISTRIBUTE REPORTING AND RESOURCE INFORMATION THROUGH PUBLICATIONS AND SIGNAGE

(CLIFTON TOWN MEETING)

DEVELOPMENT ACTION #2.5
RESEARCH ELIGIBLE LANDMARKS AND LIST ON THE NATIONAL REGISTER OF HISTORIC PLACES

(CLIFTON TOWN MEETING)

DEVELOPMENT ACTION #3.3
CONSULT WITH LOCAL GOVERNMENT AGENCIES ABOUT ESTABLISHING A COMMUNITY DEVELOPMENT CORPORATION IN CLIFTON

(CLIFTON TOWN MEETING)

DEVELOPMENT ACTION #4.5
REQUEST FUNDS TO IMPROVE, STABLIZE, AND MAINTAIN THE STOREFRONT FACADES

(CLIFTON TOWN MEETING)

ENVIRONMENT ACTION #3.1
STUDY CLIFTON-AREA PARKS FOR FUTURE PARKS IMPROVEMENT PLANS

(CINCINNATI PARKS)

TRANSPORTATION ACTION #1.2
STUDY INTERSECTION IMPROVEMENTS

(DEPARTMENT OF TRANSPORTATION AND ENGINEERING)

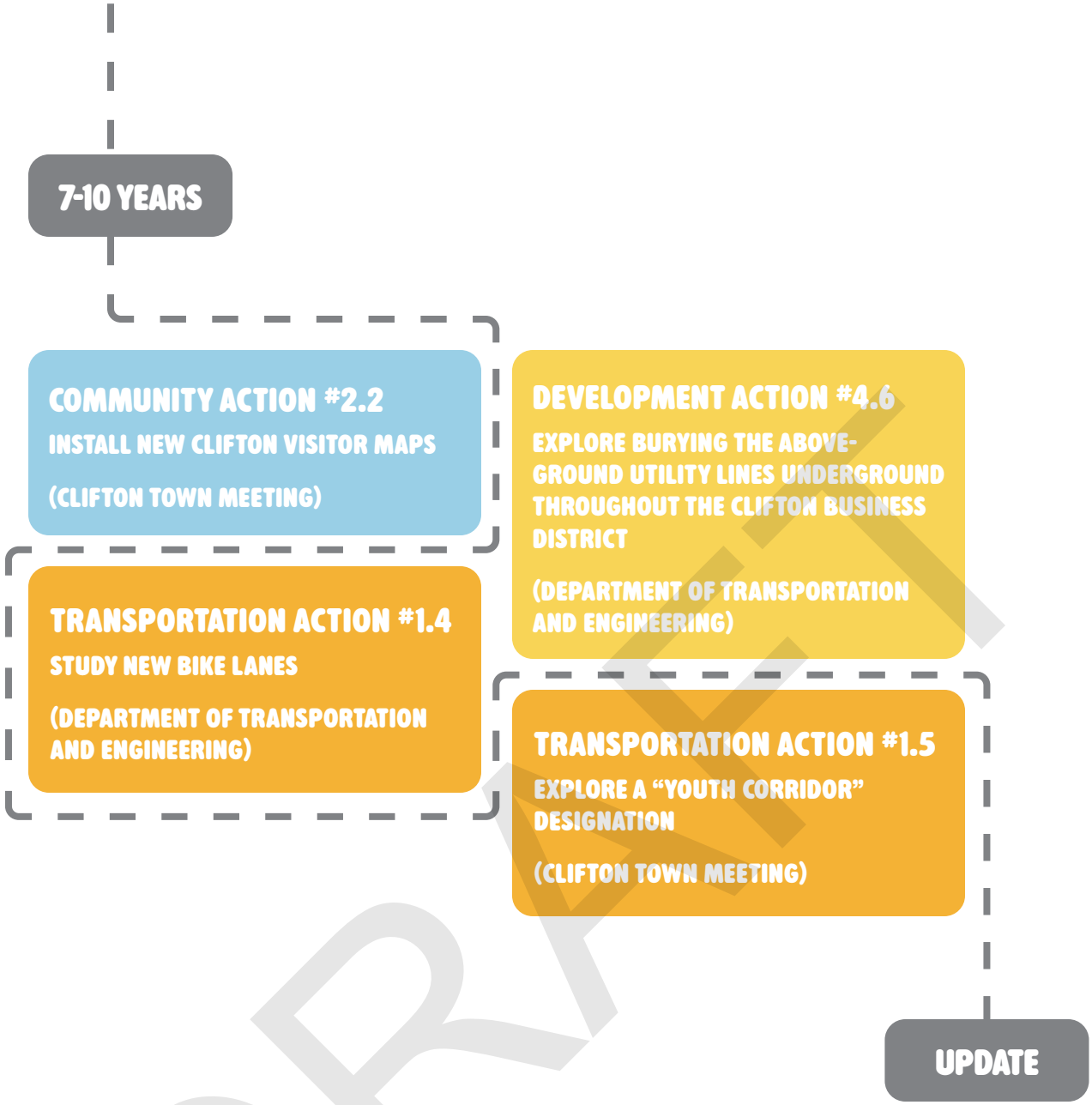
TRANSPORTATION ACTION #1.3
EXPLORE TRAFFIC CALMING TREATMENTS

(DEPARTMENT OF TRANSPORTATION AND ENGINEERING)

TRANSPORTATION ACTION #3.1
UPGRADE BUS STOP INFRASTRUCTURE

(METRO)

DRAFT


7-10 YEARS
COMMUNITY ACTION #2.2
INSTALL NEW CLIFTON VISITOR MAPS
(CLIFTON TOWN MEETING)
DEVELOPMENT ACTION #4.6
EXPLORE BURYING THE ABOVE-GROUND UTILITY LINES UNDERGROUND THROUGHOUT THE CLIFTON BUSINESS DISTRICT
(DEPARTMENT OF TRANSPORTATION AND ENGINEERING)
TRANSPORTATION ACTION #1.4
STUDY NEW BIKE LANES
(DEPARTMENT OF TRANSPORTATION AND ENGINEERING)
TRANSPORTATION ACTION #1.5
EXPLORE A "YOUTH CORRIDOR" DESIGNATION
(CLIFTON TOWN MEETING)
UPDATE

DRAFT



Shakespeare Statue on Telford St.
Photo by Clifton Community Fund