

Clifton Plan Goals, Policies, and Actions (07/31/2025)

• Glossary

- Goals: A broad, desired outcome for the neighborhood. **Current Count: 21**
- Strategies: Specific statements and steps that can help achieve the plan's goals. Broken down into Policies and Actions. **Current count: 147**
- Policies: Statements that can help obtain funding opportunities, provide guidance for decision-making (for CTM, residents, the City, and various organizations/agencies), and express the neighborhood's desires in more detail. **Current count: 91**
- Actions: Steps that the neighborhood, the City, and organizations/agencies can take to work towards the plan's goals. The plan's Implementation Chapter will identify process/steps, responsible parties, partners, and timeline. **Current count: 56**
- Development Scorecard: The development scorecard is an idea to pull out Policy statements in the plan into a form that can be used by CTM when making decisions on supporting proposed developments. The scorecard can transparently inform developers what the neighborhood wants in future development and elements that can be included to gain support. *For example, if a developer needs 25 points (hypothetically) for CTM approval, we will identify the plan policies that can earn points and assign a value. Continuing the example, a mixed-use or multi-family proposal can earn 10 points by providing home ownership opportunities (a high priority), 10 points for complying with the Urban Design Overlay District, and 5 points for adding a green infrastructure element (green roof, rain garden, street tree, planter box).*

• Community Goals

1. Clifton has a strong sense of community and engaged residents.
2. Clifton is safe, clean, and attractive.
3. Clifton schools are accessible, high-quality, and thriving.
4. Art is essential to a healthy and vibrant Clifton.

• Community Policies

1. Welcome all individuals and new residents, regardless of race, ethnicity, gender, sexual orientation, religion, income, occupation, or age.
2. Support multi-generational programming, educational opportunities, and community events that bring people of all ages and cultures together.
3. Neighborhood institutions (e.g., Clifton Cultural Arts Center, Clifton Library, Clifton Recreation Center, neighborhood post office, places of worship) are supported and stable.

4. Neighborhood gathering places (e.g., Clifton Plaza, Burnet Woods, Mt. Storm) are supported and maintained.
5. Provide a strong, effective community council, Clifton Town Meeting.
6. Support emergency protection agencies, including police, fire, and medical services.
7. Clifton area parks are safe, clean, and attractive (see Environment).
8. The business district is vibrant and healthy (see Development).
9. People choose to walk and bike throughout the neighborhood (see Transportation).
10. All Clifton children have access to general education programs in the neighborhood.
11. Clifton children attending neighborhood schools can safely walk or bike to and from school (see Transportation).
12. Support the school faculty, staff, and routine maintenance of school facilities.
13. Technology and educational programs stay up-to-date.
14. Green space, recreation opportunities, and a broad program of activities are provided to all Clifton children.
15. Neighborhood space is permanently reserved for art.
16. Art is a core element of neighborhood schools.
17. Artists and stewards of art are included in neighborhood decision-making.

- Community Actions

1. Grow residents' involvement with the community council.
2. Update the City's Community Council Jurisdictions to match the boundary approved by the Clifton Town Meeting and included in the community council's bylaws.
3. Clifton is committed to recognize, welcome support, and engage residents in the North Vine Area.
4. Create new neighborhood gateways (signage, landscaping, etc.) for Clifton.
5. Support and expand neighborhood beautification programs.
6. Improve public safety through environmental design.
7. Work with agencies to provide assistance to people experiencing homelessness and unemployment.

8. Establish a resilience hub in Clifton for everyday and emergency preparedness services.
9. Properly report criminal activity and public nuisances.
10. Establish a neighborhood art corridor to celebrate artists and art in Clifton.

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- **Development Goals**

1. The business district is vibrant and healthy.
2. The neighborhood has more ownership and control of the neighborhood.
3. Development is strategic and consistent with the village character.
4. Historical structures are celebrated and preserved.
5. Housing is accessible to all household types.
6. Clifton has more home ownership opportunities.
7. Development is eco-friendly.

- **Development Policies**

1. New development is consistent with the architectural theme of the business district, including 3-4 stories, defined base-middle-top, brick and high-quality facades, ground-floor transparency for commercial spaces, vibrant awnings, and signage compliant with the Urban Design Overlay District.
2. Support and promote local businesses.
3. The neighborhood has access to a full-service grocery store.
4. Prioritize pedestrian-oriented businesses and land uses.
5. Improve walkability and pedestrian safety (see Transportation).
6. On-street parking is protected.
7. Surface parking is in the rear yard and screened with landscaping.
8. Rear-yard or below-ground parking structures are encouraged with new development.
9. Add new housing options in and near the business district.
10. Development and growth are focused in low landslide-prone areas and within the identified target areas.
11. The City's Hillside Overlay District standards are enforced and ensures development is designed and constructed with sound engineering principles and responsible development.
12. Any proposed Planned Development or development within the Hillside Overlay District is required to present to the local community council prior to the preparation of a staff report or recommendation for consideration of community support.
13. Developers utilize Clifton's development scorecard (see Implementation section).

14. Welcome mixed-use and multi-family buildings in the target areas that are consistent with historic apartment buildings in the neighborhood.
15. Enforce the Urban Design Overlay District standards.
16. The City's standards for lighting, noise, and signage are enforced. Violations and non-forming signage are addressed.
17. Limit the number of short-term rental properties.
18. Protect the Burnet Woods border from development that can negatively impact the park.
19. Enforce conservation guidelines established in Clifton's local historic district(s).
20. Protect the historic district(s) contributing buildings from demolition.
21. Welcome development that occurs on sites with non-contributing buildings, infill lots, or vacant lots.
22. Preserve multi-family structures in and around the business district.
23. Welcome all residents, households, and potential occupants regardless of race, ethnicity, gender, sexual orientation, religion, income, occupation, or age (see Community section).
24. Provide a variety of housing types, including single-family, duplex, two-three family homes, attached housing, rowhomes, accessible units, mixed-use units, and apartments.
25. **Pri**oritize workforce housing options to retain and attract households earning 60% to 120% of the Area Median Income.
26. Encourage housing options for legacy residents to downsize and remain in Clifton.
27. Work towards more balance of owner-occupied and renter-occupied housing options.
28. Encourage more home ownership opportunities.
29. **Wea**lth creation through housing ownership is available to people of all income levels.
30. Transition existing apartments and rental units to condos and owner-occupied units.
31. Protect our existing contributing buildings for reuse and redevelopment.
32. Encourage development that is certified in Leadership in Energy and Environmental Design (LEED), Enterprise Green Communities, and National Green Building Standard.
33. New developments must prioritize the protection of existing native and non-invasive trees and are encouraged to plant new ones (see Environment section).

34. Ensure development is compliant with stormwater requirements.
35. Encourage development to incorporate green infrastructure, such as raingardens, planter boxes, bioswales, permeable pavements, green roofs, and rainwater harvesting.
36. Recommend alternatives to contaminate materials and surfaces, such as poly-fluoroalkyl substances (PFAS).
37. Support upgrades that enhance weatherization, such as energy-efficient windows, walls, roof, insulation, and air sealing.
38. Support solarization and Electric Vehicle charging infrastructure.

- Development Actions

1. Promote available commercial spaces to desired businesses, such as breweries and taprooms, bookstores, and vintage shops.
2. Increase trees and green space throughout the business district (see Environment).
3. Work with City Departments to offer façade improvements to stabilize, maintain, and improve storefronts along Ludlow Avenue.
4. Work with City Departments to bury utility lines underground.
5. The City's sign regulations are enforced, and non-conforming signage is addressed.
6. The Clifton Town Meeting adopts a development scorecard to encourage developers to utilize key elements of the plan for community support.
7. Code violations are monitored and reported.
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9. Institute a Community Development Corporation establishing a neighborhood-based agency that can organize and access secured funds to complete neighborhood projects.
10. Establish local historic district(s) for historically important residential areas with distinctive architectural styles.
11. Establish conservation guidelines that are based on preserving historical structures but not too onerous to ensure affordability and acceptance of new material and technology.
12. List eligible buildings on the National Register of Historic Places.

Environmental Goals

1. Conserve, better maintain, and expand green space.
2. Preserve and expand healthy tree coverage.
3. Protect and improve Clifton's hillsides.
4. Clifton area parks are safe, clean, and attractive.
5. Improve Clifton's hydrology and stormwater infrastructure.
6. Clifton is more eco-friendly.

- Environmental Policies

1. Protect existing green space, natural woods, and conservation areas.
2. Establish new community green spaces.
3. Encourage the planting of native and non-invasive trees for replacements and with new development.
4. Support the removal of invasive tree species.
5. New developments must prioritize the protection of existing native and non-invasive trees.
6. Conserve Clifton's natural woods.
7. Development and growth are focused in low landslide-prone areas, and within the identified target areas (see Development section).
8. The City's Hillside Overlay District standards are enforced and ensures development is designed and constructed with sound engineering principles and responsible development.
9. Support hillside stabilization to address landslide risks and eroding hillsides.
10. Prioritize maintaining and programming existing Clifton area parks over the creation of new parks.
11. Expand teenage-friendly park amenities and programming.
12. Expand green infrastructure in inland flood-prone areas, such as rain gardens, bioswales, planter boxes, green roofs, permeable pavements, and rainwater harvesting.
13. Support solarization and Electric Vehicle charging infrastructure.
14. Improve walkability and bike infrastructure (see Transportation section).

15. Encourage development that is certified in Leadership in Energy and Environmental Design (LEED), Enterprise Green Communities, and National Green Building Standard.
16. Support upgrades that enhance weatherization, such as energy-efficient windows, walls, roof, insulation, and air sealing.
17. Encourage development to incorporate green infrastructure, such as raingardens, planter boxes, bioswales, permeable pavements, green roofs, and rainwater harvesting.
18. Recommend alternatives to contaminate materials and surfaces, such as poly-fluoroalkyl substances (PFAS).

- Environmental Actions

1. Inform and encourage property owners of hillsides to donate land to a conservation easement or The Hillside Trust.
2. Develop and distribute educational information for residents, including property maintenance, water quality, gardening, rainwater solutions, and tree planting and maintenance.
3. Protect and expand tree canopy in the business district.
4. Establish tree planting program for property owners.
5. Improve Clifton Town Meeting's working relationship with Cincinnati Parks, Metropolitan Sewer District, Stormwater Management Utility, and organizations impacting Clifton area parks and neighborhood hydrology.
6. Burnet Woods Lake is clean and maintained.
7. Burnet Woods hiking trails and walking paths are improved.
8. Develop, post, and enforce park rules.
9. Clifton area parks are litter-free (see Community section).
10. Support and continue the business district flowerpot program.
11. Improve street gutters and drainage along Clifton Avenue.
12. Maintain and repair sewers, especially combined sewer overflow locations (e.g., Burnet Woods).
13. Upgrade the historic streetlights from gas to LED without compromising the historical integrity.
14. Establish a recycling and/or reuse hub drop-off site.
15. Install corner recycling cans throughout the business district.

- **Transportation Goals**

1. People choose to walk and bike throughout the neighborhood.
2. Public transportation plays a significant role connecting people from and to Clifton.
3. Traffic is better integrated and managed.
4. Provide adequate parking for the business district and residents.

- **Transportation Policies**

1. Provide a walkable and safe pedestrian network for all ages and abilities.
2. Maintain good quality sidewalks.
3. Widen sidewalks where suitable to create new multi-use paths, better buffer sidewalks and roadways, or provide for streetscape improvements, green infrastructure, bike infrastructure, outdoor dining, and/or pedestrian rest areas.
4. Walking paths and bike lanes are buffered from cars using green infrastructure or aesthetically appealing materials.
5. Maintain ADA-compliance for all pedestrian networks.
6. Provide a safe neighborhood bicycle network.
7. Bike lanes are routinely cleaned and maintained.
8. Public transportation infrastructure is appropriately integrated into the business district to ensure pedestrian safety and business visibility.
9. Consider Clifton as a key route designation if the Streetcar system is expanded into Uptown.
10. Expand traffic calming treatments on neighborhood through streets, such as Central Parkway and Vine Street.
11. Enforce speed limits and traffic laws.
12. Institute “No Turn on Red” at traffic lights throughout the neighborhood.
13. Maintain good street conditions, including pavement, stripping, curbs, signage, and wayfinding.
14. On-street parking in the business district is protected.
15. Dedicate on-street handicap parking spaces throughout the business district and on an “as-need” basis throughout the neighborhood.
16. Surface parking is in the rear yard and screened with landscaping.

17. Rear-yard or below-ground parking structures are encouraged with new development.

18. Off-street parking is encouraged with new residential development.

- Transportation Actions

1. Designate Clifton Avenue and Ludlow Avenue, from McAlpin to Brookline, as a Youth Corridor and construct enhanced safety features, learning landscapes, and think spaces to encourage children to walk and bike to school and neighborhood institutions safely.
2. Widen sidewalks where suitable to create new multi-use paths, better buffer sidewalks and roadways, or provide for streetscape improvements, green infrastructure, bike infrastructure, outdoor dining, and/or pedestrian rest areas.
3. Ensure and improve the visibility and efficiency of crosswalks for pedestrian crossings and stopping vehicles, such as signage, striping, pavement alerts, raised walks, bump outs, and/or refuge islands.
4. Add new crosswalks where pedestrian connections are needed (e.g., Clifton Recreation Center driveway and on Ludlow Avenue at Morrison Avenue and Clifton Hills Avenue).
5. Reconfigure neighborhood streets where pedestrian and bicycle improvements are desired to incorporate Complete Streets policies, traffic calming treatments, and improved streetscape design, such as wider sidewalks, safe crossings, bike lanes, public transportation, and green infrastructure. Potential neighborhood streets: Clifton Avenue from Ludlow Avenue to McAlpin Avenue and Ludlow Avenue from Central Parkway to Whitfield Avenue.
6. Consider closing Telford Street near Ludlow Avenue to vehicular traffic and expand the pedestrian area to create additional public space for gathering and landscaping.
7. Plant street trees to fill canopy coverage gaps along sidewalks.
8. Establish a network of pedestrian rest areas along the business district and civic streets.
9. Add wayfinding signage and sharrows to help cyclists navigate preferred neighborhood routes connecting neighborhood institutions.
10. Construct new bike lanes and trails that connect to regional routes (e.g., Ludlow Avenue-west of the business district, Clifton Avenue-north of Ludlow Avenue, Ludlow Avenue-east of Clifton Avenue, and Jefferson Avenue).
11. Expand bike share access to connect neighborhood nodes.

12. Add bicycle parking and repair stations, especially in alignment with public transportation infrastructure.
13. Improve bus stop infrastructure, such as lighting, seating, street trees, signage, and live information, to encourage residents and visitors to utilize routes.
14. Promote neighborhood public transportation routes, including potential Bus Rapid Transit, as a reliable option to access Clifton and other important areas of Cincinnati.
15. Expand public transportation routes to McAlpin to better serve the northern areas of Clifton.
16. Improve traffic safety at the intersection of Clifton Avenue, McAlpin Avenue, and Woolper Avenue.
17. Improve traffic safety at the intersection of Clifton Avenue and Lafayette Avenue.
18. Improve traffic safety at the intersection of Vine Street, Ruther Avenue, and Glenmary Avenue.
19. Consider adding mandatory stops for all directions approaching the Business District on Clifton Avenue.