DEVELOPMENT WORKING GROUP

Thursday, April 10, 2025 @ 6:00-7:30
Clifton Recreation Center, 320 McAlpin Avenue, 45220

AGENDA

- Group Introductions
- Neighborhood Updates
- Plan Overview & Update
- Guest Introductions
- Development Discussion
- Next Steps
- Final Thoughts

GROUP MEMBERS

- Andreas Lange
- Brad Hawse
- Charleen Lyon
- David Meyer
- David Tornheim
- Gerald Checco
- Malcolm Montgomery
- Owen Waller
- Patrick Etter
- Steven Schuckman
- Tom Fruth

GUESTS

- Department of Community and Economic Development - Joseph Malek
- Gaslight Properties - Dave Taylor
- The Port/Uptown Consortium - Jacob Stephens

MEETING GOAL

To strength partnerships between Clifton residents (group members) and neighborhood stakeholders (guests) by providing a space to share ideas and resources. This first meeting is about introducing the plan to stakeholders, hearing about their involvement in Clifton, and exploring plan topics.

DEVELOPMENT TOPICS

BUSINESS DISTRICT

- Improve business district
- Encourage walk-in businesses
- Prohibit drive-through and discourage auto-centric businesses
- Ensure new development is consistent with the surrounding environment
- Identify potential areas of growth
- Add density to business district (mixed-use)
- Develop Clifton Parking lot site
- Enforce signage regulations

NEW DEVELOPMENT

- Designate appropriate areas for new commercial development
- Prevent over development
- Encourage more density and housing development in appropriate areas
- Encourage surface parking to develop as mixed use with parking garage
- Ensure neighborhood standards (UDOD and Conservation Guidelines) encourage new development that is compatible with village character
- Encourage community owned development
- Protect Burnet Woods border from inappropriate development that can adversely impact the park

HOME OCCUPATION

- Make housing available to all people without discrimination
- Offer a mix of owner and renter housing options
- Provide more age-friendly homes for empty nester and aging households
- Promote home ownership

HOUSING

- Encourage a mix of housing unit types
- Offer accessible, workforce housing options to a variety of income levels (including units below the Area Median Income)
- Allow for higher density near the business district
- Offer high-quality apartments and condominiums consistent with the village atmosphere in suitable areas
- Locate senior housing near shopping, public transit, and walkable areas to protect their position in the community
- Improve homes to sustain climate change impacts

NEIGHBORHOOD HEALTH

- Market vacancies to attract "useful" and local businesses
- Support and coordinate with local businesses
- Promote residential desirability
- Support full service grocery store

PARKING

- Provide adequate parking

ZONING & REGULATIONS

- Review and Update Clifton's Urban Design Overlay District regulations
- Establish local historic districts in historically significant residential areas
- Research and recommend zoning amendments to encourage exceptional function, quality, and accessibility
- Discourage manufacturing uses
- Limit the amount of short-term rentals (e.g., Airbnbs)
- Protect architecture and historic character

DISCUSSION TOPICS

- Tell us about your department/organization and your role? What percentage of units is affordable (below AMI), student housing, and senior living?

- How is your department/organization involved with Clifton? Where are key areas of ownership? Are there future sites of development that you can share?

- What are department/organization resources that can help support Clifton residents?

- Are there actions that the plan can include/recommend to address Development topics?

- What are tenant trends you are seeing in the market? Are there tenant concerns or needs you can discuss that the plan can address?

- Do you have ideas or suggestions for how the neighborhood and/or Clifton Town Meeting can connect or reach renters?

- How can the City and/or Clifton better support your department/organization?

BUSINESS DISTRICT DISCUSSION

- What are the high priority improvements needed in the business district?

- Are there potential areas of growth in the business district?

- What does adding density look like in the business district?

- What are the elements of new housing units that is supported in the business district? (e.g., below AMI? Ownership? Student Housing?)

- What is desired of the Clifton Parking lot site?

NEW DEVELOPMENT DISCUSSION

- Outside of the business district are there areas that are appropriate for new commercial development?

- What does over development mean to the group?

- Where are appropriate areas for more housing density and development?

DESIGN STANDARDS DISCUSSION

Clifton's Urban Design Overlay District includes standards regarding signs, awnings, mechanical and utility equipment, windows, exterior renovations, restaurants, franchise businesses, and demolition. **The following design elements should be defined in the plan to guide new construction and establish contributing structures:**

- Architectural style:

- Massing/Height:

- Setbacks/Rhythm:

- Composition (Base/Middle/Top):

- Materials:

- Features (Porch/Balcony/Stoop):