

Clifton Plan Goals, Principles, and Actions (11/04/2025)

Overview

This section explores **Goals (21)**—broad, desired outcomes—for the Clifton neighborhood. Sections below cover Community, Development, Environment, and Transportation goals. Each set of goals includes **Principles (92)** and **Actions (36)** to help achieve them. Actions include **Strategies** that guide the potential process and steps needed to accomplish an action.

- Principles are statements that can help secure funding opportunities, guide decision-making (for Clifton Town Meeting (CTM), residents, the City, and various organizations), and more clearly express the neighborhood's desires.
- Actions are steps the neighborhood, the City, and organizations can take to advance the Plan's goal. The Action Plan section (insert link) will identify the strategies (process and/or steps), responsibilities, partners, and timeline.

Note that because goals may overlap among sections, some of the same principles may appear in more than one. For example, the Development and Environment sections both offer principles about hillsides.

• Community Goals

1. Clifton is a great place to work, live, raise a family, and age in place.
2. Clifton has a strong sense of community and engaged residents.
3. Clifton is safe, clean, and attractive.
4. Clifton schools are accessible, high-quality, and thriving.
5. Clifton's art community contributes to a healthy, vibrant neighborhood.

• 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 institutions, including Clifton Cultural Arts Center, Clifton Public Library, Clifton Recreation Center, and places of worship.
4. Maintain neighborhood 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 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.
- Community Actions
 1. Grow residents' involvement with Clifton Town Meeting and other civic associations, such as Clifton Business Association and Clifton Community Fund.
 2. Ensure that Clifton Town Meeting (CTM) represents all neighborhood areas and interests.
 3. Collaborate with Corryville and CUF community councils to update the City's Community Council Jurisdictions and create new shared areas, including Burnet Woods, Bishop Street, and the area between Dixmyth Avenue, Martin Luther King Drive, and Clifton Avenue.
 4. Create new neighborhood gateways (signage, landscaping, etc.) for Clifton to highlight entrances into the Business District.
 5. Produce a neighborhood map for tourism to highlight historic places, businesses, parks, institutions, and public and private art.
 6. Sustain the business district's flowerpot program by growing community outreach and sponsors.
 7. Support and expand neighborhood beautification programs, including solutions to improve litter reduction in public spaces.
 8. Upgrade the historic streetlights from gas to LED without compromising historical integrity to improve public safety, reduce operating costs, and reduce emissions.
 9. Encourage residents and guests to report criminal activity and public nuisances properly.
 10. Provide assistance and resources to people experiencing homelessness and unemployment.
 11. 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.

- **Development Goals**

1. Clifton's Business District is a vibrant and attractive destination, home to locally owned businesses offering a range of goods and services.
2. Development is strategic and consistent with the neighborhood character.
3. Celebrate and preserve historical structures.
4. Housing is accessible to all household types.
5. Clifton has more home ownership opportunities.

- **Development Principles**

1. Developers use Clifton Town Meeting's development scorecard.
2. Clifton Town Meeting weighs community support on City Planning Commission items before staff reports or recommendations are prepared.
3. Focus development and growth within the identified Focus Areas (see Future Land Use section) and on lots with non-contributing buildings (according to local historic districts) or vacant lots.
4. Encourage development to occur in low landslide-prone areas and outside the Hillside Overlay District.
5. Promote the City's Hillside Overlay District standards to ensure development is designed and constructed with sound engineering principles and responsible development.
6. Ensure that development adjacent to Hillside Overlay Districts, such as toe-of-slope areas, is sustainable and does not cause hillside instability.
7. Ensure that development occurring adjacent to Clifton area parks, including Burnet Woods, 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. Promote 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.
13. Promote the development standards in the Urban Design Overlay District.
14. Promote the City's standards for lighting, noise, and signage, and address violations of these standards.

15. Provide a variety of housing types, including single-family, attached housing (2-to-4 family homes), rowhomes, and apartments.
16. Create new housing options in and near the Business District, especially mixed-use developments with retail on the ground floor and residential units above.
17. Preserve multi-family structures in and around the Business District.
18. Encourage new multi-family structures to be consistent with the neighborhood's historic apartment buildings.
19. Prioritize workforce housing options to retain and attract households earning 60% to 120% of the Area Median Income.
20. Expand housing options designed for accessibility to allow residents to downsize, age in place, and remain in Clifton.
21. Encourage and expand homeownership options, providing people of all income levels with opportunities to build wealth.
22. Encourage the conversion of rental units to condos and owner-occupied units.
23. Limit the number of short-term rental properties to strengthen the housing options for households wanting to live in Clifton.
24. Support ways that Clifton property owners can incorporate sustainable elements into buildings and land.
25. Encourage development that is certified in Leadership in Energy and Environmental Design (LEED), Enterprise Green Communities, and National Green Building Standard.
26. Support building upgrades that enhance weatherization, such as energy-efficient windows, walls, roof, insulation, and air sealing.
27. Ensure development is compliant with stormwater requirements and the anticipated increased rainfall due to climate change.
28. Encourage residents and developers to incorporate green infrastructure, such as rain gardens, planter boxes, bioswales, permeable pavements, green roofs, and rainwater harvesting.
29. Require alternatives to toxic building materials and surfaces, such as synthetic turf and polyfluoroalkyl substances (PFAS).
30. Support alternative energy sources, such as electric vehicle charging infrastructure and the installation of solar panels on buildings, while maintaining architectural integrity.
31. Protect on-street parking in Clifton's Business District.
32. Dedicate on-street accessible parking spaces throughout Clifton's Business District and on an "as-needed" basis throughout the neighborhood.
33. 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.
34. Encourage parking within Clifton's Business District in the rear yard or underground.
35. Encourage off-street parking for new residential development.

- Development Actions
 1. Clifton Town Meeting (CTM) conducts an audit of its development review and hillside review processes to ensure that its Trustees and members have the appropriate time, information, and communication to make informed decisions.
 2. Clifton Town Meeting (CTM) adopts a development scorecard that encourages the plan's principles to be applied to proposed developments to receive letters of support.
 3. Establish local historic districts with conservation guidelines that preserve historical structures while considering the affordability and availability of new materials and technologies.
 4. Institute a Community Development Corporation, establishing a neighborhood-based agency that can access funds to acquire land and complete neighborhood projects.
 5. Promote available commercial space to businesses that provide everyday needs or that are absent from the neighborhood.
 6. Bury the above-ground utility lines underground in Clifton's Business District.
 7. Improve, stabilize, and maintain the storefront facades along Ludlow Avenue and Clifton Avenue in Clifton's Business District.
 8. Monitor, report, and address code violations.
 9. List eligible buildings on the National Register of Historic Places.

Environmental Goals

1. Conserve, maintain better, and expand green space.
2. Preserve and expand healthy tree coverage.
3. Protect and stabilize Clifton's hillsides.
4. Ensure that Clifton area parks are accessible, safe, clean, and attractive.
5. Improve Clifton's hydrology and stormwater infrastructure.
6. Embrace sustainable practices that can mitigate climate change.

• Environmental Policies

1. Protect existing green space, natural woods, and conservation areas.
2. Establish 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 in low landslide-prone areas and outside of the Hillside Overlay District.
8. Enforce the City's Hillside Overlay District standards to ensure development is designed and constructed with sound engineering principles and responsible development.
9. Promote hillside stabilization to address landslide risks and eroding hillsides.
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. Expand green infrastructure in inland flood-prone areas, such as rain gardens, bioswales, planter boxes, green roofs, permeable pavements, and rainwater harvesting.
13. Support ways that Clifton property owners can incorporate sustainable elements into buildings and land.
14. Encourage development that is certified in Leadership in Energy and Environmental Design (LEED), Enterprise Green Communities, and National Green Building Standard.
15. Support building upgrades that enhance weatherization, such as energy-efficient windows, walls, roof, insulation, and air sealing.
16. Ensure development is compliant with stormwater requirements and the anticipated increased rainfall due to climate change.
17. Encourage residents and developers to incorporate green infrastructure, such as rain gardens, planter boxes, bioswales, permeable pavements, green roofs, and rainwater harvesting.
18. Require 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.

- Environmental Actions

1. Study the hillsides along Central Parkway, Martin Luther King Drive, and Interstate-75 to identify conditions, stability strategies, development feasibility, and land use recommendations.
2. Inform and encourage property owners of hillside properties to donate land to a conservation easement or The Hillside Trust.
3. Develop and distribute educational information for residents covering property maintenance, water quality, gardening, rainwater solutions, and tree planting and maintenance.
4. Protect and expand tree canopies throughout the neighborhood, especially in the Business District and along pedestrian pathways.
5. Establish a tree-planting program for property owners.
6. Engage with Cincinnati Parks, Metropolitan Sewer District, Stormwater Management Utility, and organizations impacting Clifton-area parks and neighborhood hydrology.
7. Improve Burnet Woods, including cleaning and maintaining Burnet Woods Lake, upgrading the hiking trails and walking paths, enhancing the Clifton Avenue entrance near Burnet Woods Drive, and increasing pedestrian accessibility at all entrances.
8. Develop, post, and enforce park rules in Clifton-area parks.
9. Improve street gutters and drainage along Clifton Avenue.
10. Maintain and repair Clifton area sewers, especially combined sewer overflow locations (e.g., Burnet Woods).

- **Transportation Goals**

1. Clifton is a walkable neighborhood.
2. Biking throughout Clifton is comfortable and safe.
3. Public transportation plays a significant role in connecting people from and to Clifton.
4. Traffic is calm and functional.
5. Residents and businesses have adequate parking.

- **Transportation Policies**

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) 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. *Consider closing Telford Street near Ludlow Avenue to vehicular traffic and expanding the pedestrian area to create additional public space for gathering and landscaping.*
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.
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.*
12. Establish a network of pedestrian rest areas in the Business District and near Civic Hubs.
13. Construct new neighborhood bike lanes and trails that connect regional routes.
14. Add wayfinding signage and sharrows to help cyclists navigate preferred neighborhood routes aimed at connecting Civic Hubs (see Future Land Use map).
15. Integrate public transportation infrastructure appropriately into the Business District to ensure pedestrian safety and business visibility.

16. Ensure that Clifton is 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 residents 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.

- Transportation Actions

1. Prepare a Thoroughfare Plan that defines the street network, design standards, and functional roles of major streets within and adjacent to the neighborhood. The Thoroughfare Plan should use the neighborhood's Transportation Principles to recommend roadway improvements and multimodal enhancements.
2. Clean and maintain bike lanes on a routine basis.
3. Add bicycle parking and repair stations, especially in alignment with public transportation infrastructure.
4. Expand bike share access to connect neighborhood nodes.
5. Improve bus stop infrastructure, such as lighting, seating, street trees, signage, and real-time information, to encourage residents and visitors to use routes.
6. Expand public transportation routes to McAlpin to better serve the northern areas of Clifton.