

NEIGHBORHOOD VISION

Clifton is a model Cincinnati neighborhood that preserves its historic, eclectic character while evolving thoughtfully. It supports a vibrant business district and arts scene, promotes multimodal transportation, protects green spaces and biodiversity, creates space for engaged residents, fosters bright and creative children, and welcomes people of all backgrounds and life stages.

**YOUR COMMENTS AND RECOMMENDATIONS
(STICK A POST-IT NOTE BELOW)**



PLAN GOALS & STRATEGIES

BACKGROUND

This section explores the goals and strategies that are recommended in the Clifton Neighborhood Plan. **Please review the following boards and provide any comments or recommendations.**

Goals are the broad, desired outcomes for the Clifton neighborhood over the next 10 years. The goals have been organized into four plan topics: Community, Development, Environment, and Transportation. Each set of goals includes Principles and Actions to help achieve them.

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.

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.

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.

ENVIRONMENT 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.

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.

COMMUNITY PRINCIPLES & ACTIONS

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.

YOUR COMMENTS AND RECOMMENDATIONS (STICK A POST-IT NOTE BELOW)

ADD A TALLY IF THE ACTION IS HIGH PRIORITY

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 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 of the lamp structure 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.

BLUE = CRUCIAL TOPICS



WHAT WOULD ENCOURAGE YOU TO INCREASE YOUR INVOLVEMENT WITH CLIFTON TOWN MEETING?

DO YOU SUPPORT CONVERTING THE HISTORIC STREETLIGHTS FROM GAS TO LED WITHOUT COMPROMISING THE HISTORICAL INTEGRITY OF THE LAMP STRUCTURE? (TALLY BELOW)

YES

NO

GATEWAY DESIGN PREFERENCE

THE PROPOSED GATEWAY LOCATIONS ARE MAPPED BELOW. FINAL SITES WOULD BE STUDIED DURING DESIGN PROCESS.



DO YOU SUPPORT THE PROPOSED GATEWAY LOCATIONS? (TALLY BELOW)

YES

NO

DO YOU HAVE OTHER RECOMMENDATIONS? (STICK A POST-IT NOTE BELOW)

WHICH STYLE OF GATEWAY SIGNAGE FITS CLIFTON'S CHARACTER, AND WOULD YOU SUPPORT? FURTHER ENGAGEMENT ON DESIGN WILL BE NEEDED DURING THE PROCESS. (TALLEY BELOW THE IMAGES)



NONE

DEVELOPMENT PRINCIPLES & ACTIONS

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 colors, awnings, decorative details, 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.

YOUR COMMENTS AND RECOMMENDATIONS (STICK A POST-IT NOTE BELOW)

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.

ADD A TALLY IF THE ACTION IS HIGH PRIORITY

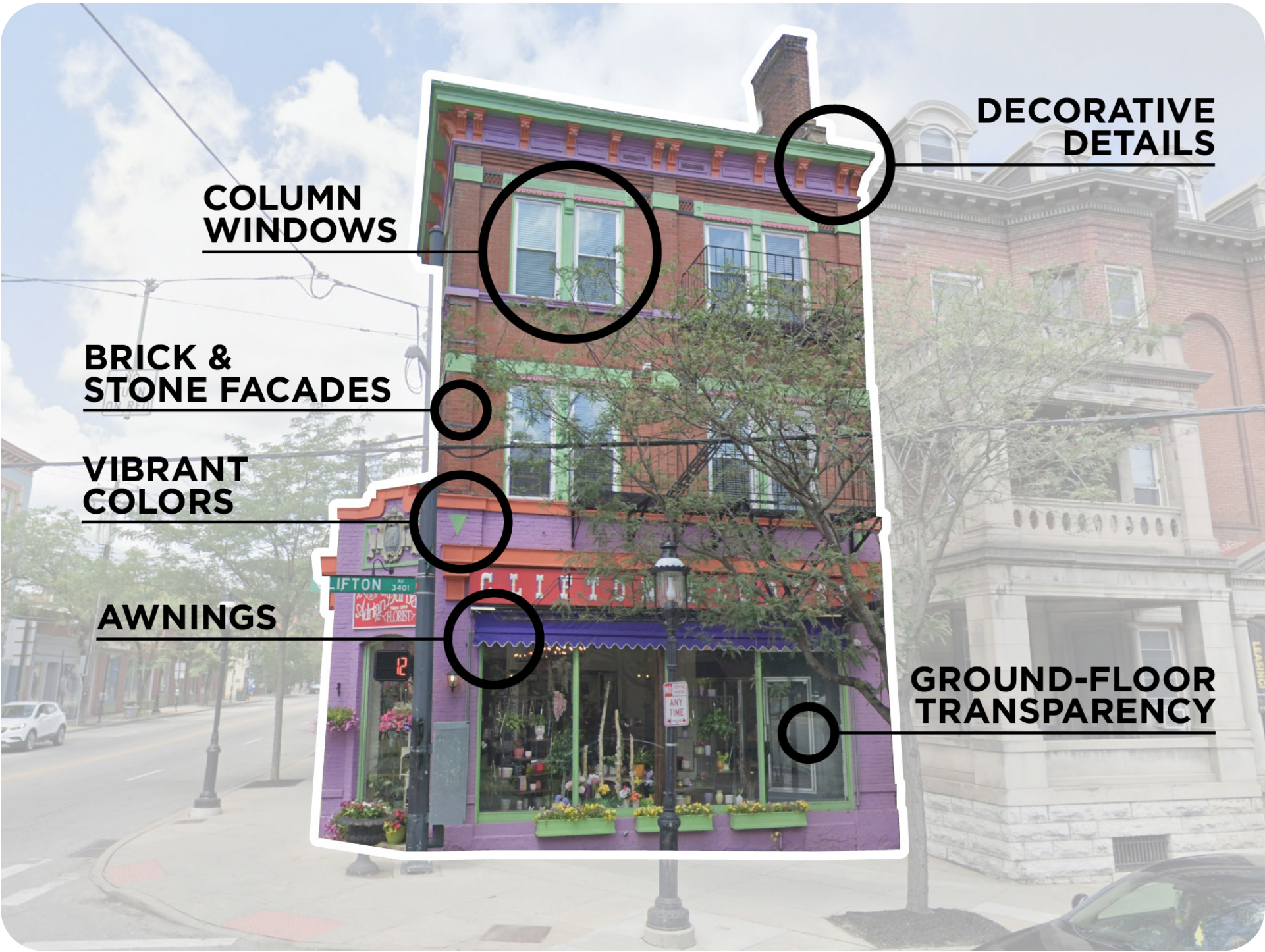
ACTIONS

1. Clifton Town Meeting (CTM) updates 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.

YELLOW = CRUCIAL TOPICS

BUSINESS DISTRICT DESIGN PREFERENCE

BELOW ARE THE DESIGN ELEMENTS WHICH CONTRIBUTE TO THE ARCHITECTURAL THEME IN THE CLIFTON BUSINESS DISTRICT.



CAN YOU THINK OF OTHER DESIGN ELEMENTS?
(STICK A POST-IT NOTE BELOW)

BASED ON THE DESIGN AND LOOK, WHICH DEVELOPMENTS BELOW WOULD YOU SUPPORT IN THE CLIFTON BUSINESS DISTRICT? (TALLEY BELOW THE IMAGES)



NONE

ENVIRONMENT PRINCIPLES & ACTIONS

PRINCIPLES

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.

ADD A TALLY IF
THE ACTION IS
HIGH PRIORITY

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).

YOUR COMMENTS AND RECOMMENDATIONS (STICK A POST-IT NOTE BELOW)

TRANSPORTATION PRINCIPLES & ACTIONS

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) 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. *Consider improvements to Ludlow Avenue, Clifton Avenue, and Vine Street.*
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.

YOUR COMMENTS AND RECOMMENDATIONS (STICK A POST-IT NOTE BELOW)

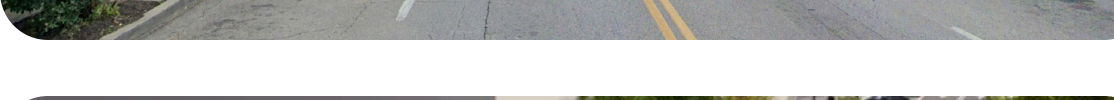
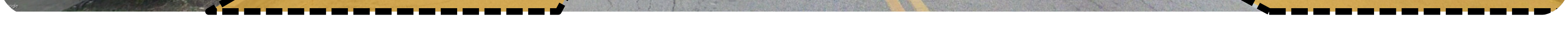
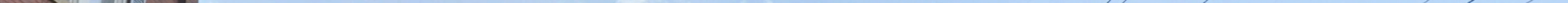
21. Incorporate environmental best practices into roadway and transit projects, including stormwater management and landscape elements.
22. Protect on-street parking in Clifton's Business District.
23. Dedicate on-street accessible parking spaces throughout Clifton's Business District and on an "as-needed" 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.

ADD A TALLY IF THE ACTION IS HIGH PRIORITY

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 to pedestrian, bicycle, and public transportation networks.
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.

ORANGE = CRUCIAL TOPICS



1. *Journal of Management Studies*, 1996, 33, 1, 1-15.



1. *Journal of Management Studies*, 1996, 33, 1, 1-15.



1. *Journal of Management Studies*, 1996, 33, 1, 1-14.



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FUTURE LAND USE

A Future Land Use Map shows how the community envisions the use of land over the next 10 years. Property owners, developers, and the city’s staff can use the map to gauge neighborhood support for a project based on the land use district where a property is located.

Future land use differs from zoning, which designates a property’s zoning district and is tied to a set of development regulations, such as permitted uses, setbacks, and height. In other words, zoning establishes the legal framework for a property’s use, whereas the future land use provides the community’s guidelines.

PROCESS

- ✓ Existing Land Use Analysis (Auditor Data)
- ✓ Public Feedback (25+ Meetings)
- ✓ Future Land Use Draft
- ✓ Steering Committee Review
- ★ Public Events (NOV. 12th & 15th)

FOCUS AREAS

Focus Areas are neighborhood areas identified through public feedback where future development could be focused. These areas are along important neighborhood corridors where higher intensity uses, such as mixed-use development or multi-family housing are appropriate.

TODAY’S ENGAGEMENT

Today, we want to hear your thoughts on the Future Land Use Map and Focus Areas. Your feedback will be collected on the following boards and considered for the plan.



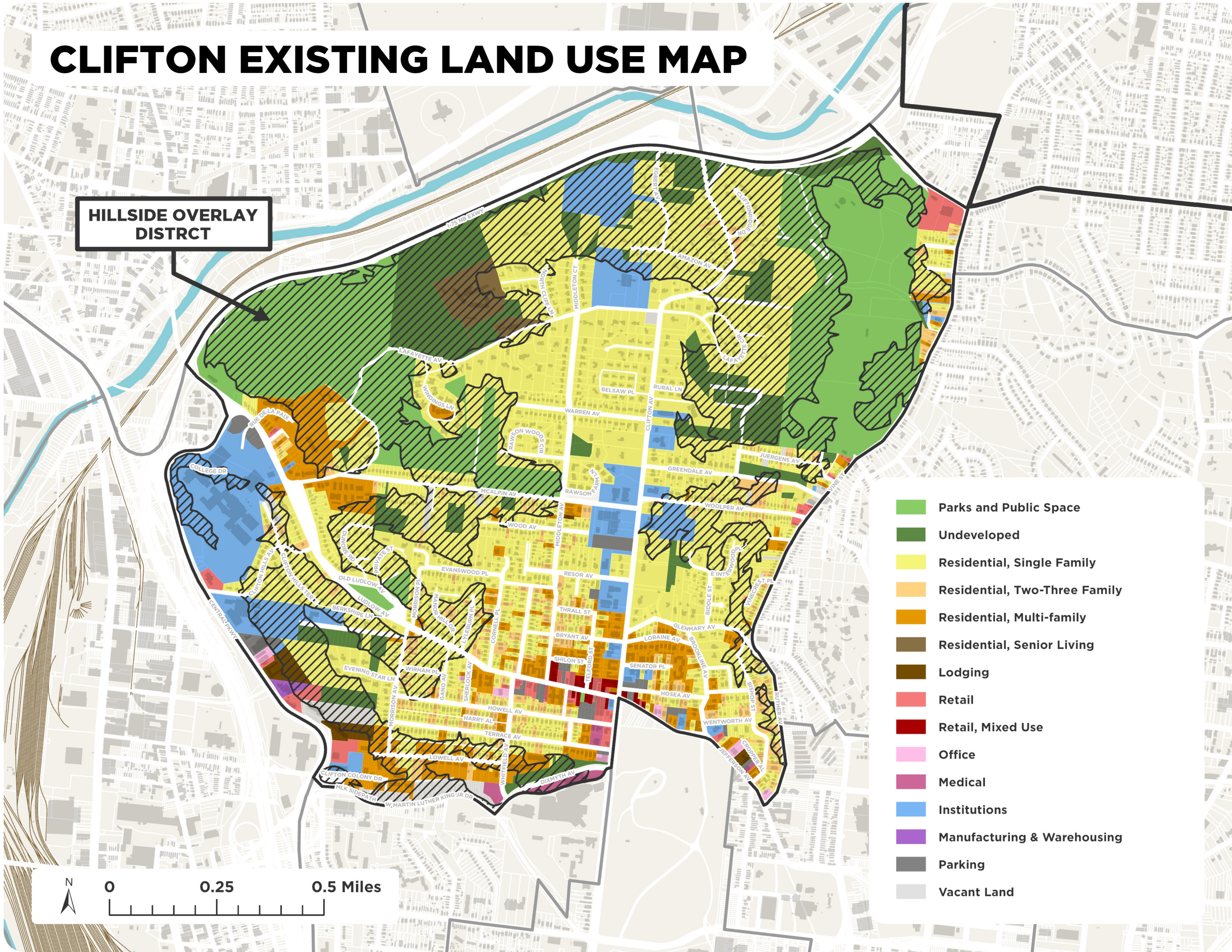
REVIEW FUTURE LAND USE MAP & DISTRICTS



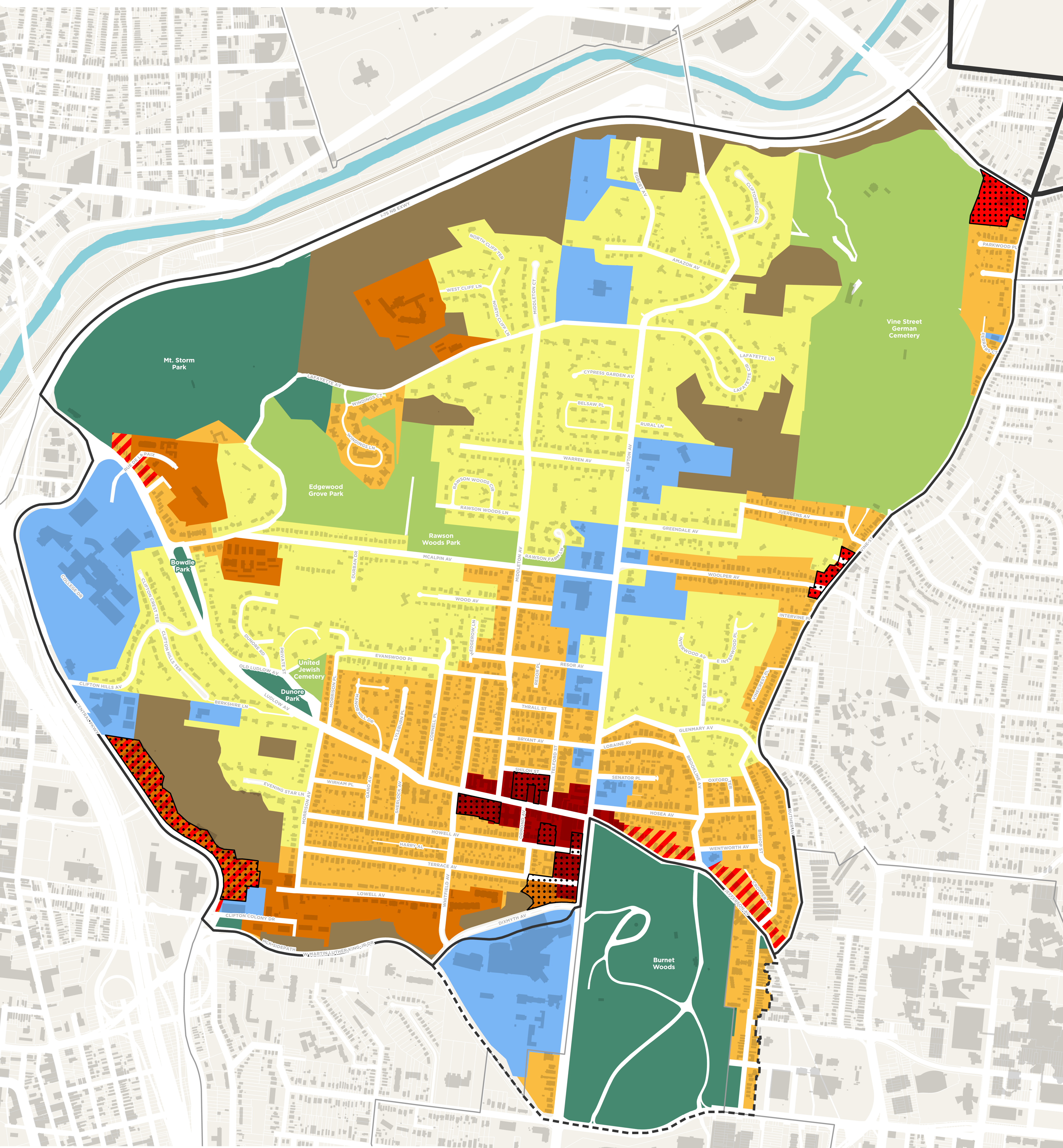
PROVIDE FEEDBACK ON FOCUS AREAS



STOP BY THE MAPPING STATION TO PROVIDE FEEDBACK ON THE MAP AND DISTRICTS



CLIFTON FUTURE LAND USE MAP



NEIGHBORHOOD CENTER

Priority:
Mixed-use environment, Local businesses, Housing Options, Walkability

Recommended Uses:
Small-scale retail and restaurants, Grocery stores, Theater or entertainment venues, Offices, Professional services, Community facilities, Courtyards or plazas, and Medium-scale apartments (20-50 units) or 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.

CIVIC HUB

Priority:
Neighborhood organizing, Neighborhood services, Youth development

Recommended Uses:
Schools, Colleges, 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.

MIXED HOUSING

Priority:
Low-to-medium intensity development, Diverse housing stock, Homeownership, Workforce housing, Mixed-income affordability

Recommended Uses:
Detached single-family homes, Attached single-family homes including townhomes, duplexes, triplexes, and fourplexes, Small-scale condominiums and apartment buildings (5-20 units), and 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.

LIMITED GREEN SPACE

Priority:
Biodiversity, Tree canopy, Stormwater management

Recommended Uses:
Conservation areas, Nature preserves, Private green space, Cemeteries

Character:
Limited Green Space includes conservation areas, private open spaces, nature preserves, and cemeteries that contribute to the neighborhood's ecological and visual character but offer restricted or specialized access.

BUSINESS HUB

Priority:
New businesses, Employment opportunities

Recommended Uses:
Retail, Restaurants, Hotels, Professional services, Professional offices

Character:
Business Hubs are secondary commercial nodes that provide moderate-intensity employment and commercial opportunities along Clifton's peripheral corridors.

HIGH-DENSITY HOUSING

Priority:
High intensity development, Multi-family housing options, Workforce housing, Mixed-income affordability

Recommended Uses:
Large-scale condominiums and apartment buildings (50+ units), Mixed-use residential

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

LOW-DENSITY HOUSING

Priority:
Low intensity development, 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.

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.

HILLSIDE

Priority:
Hillside stabilization, Biodiversity, Tree canopy

Recommended Uses:
Conservation areas, Nature preserves, Park and recreation facilities (where suitable)

Character:
Hillsides encompass vacant areas of steep terrain, wooded slopes, and visually prominent topography that help to define Clifton's natural character and identity. The Hillside district intends to preserve the integrity of the landscape by limiting disturbance, protecting natural vegetation, and maintaining the area's ecological and aesthetic functions.

FOCUS AREA #1: CENTRAL PARKWAY



Size: 9.5 acres

Zoning: CC-A-T (Auto-oriented Commercial)

Permitted Max Height: 97' (~8 floors)

Permitted Uses: Residential uses (conditional, other than 2-4 family units), Nursing homes, Clubs, Schools, Cultural institutions, Day Cares, Offices, Religious, Most Commercial uses, Production and Warehousing, Agriculture

IS THIS AN APPROPRIATE FOCUS AREA FOR NEW MIXED-USE DEVELOPMENT OR MULTI-FAMILY CONDOMINIUMS/APARTMENTS? (TALLY BELOW)

YES

NO

WHAT OTHER KINDS OF DEVELOPMENT DO YOU THINK ARE APPROPRIATE FOR THIS AREA, IF ANY?

WHAT IS THE APPROPRIATE HEIGHT OF BUILDINGS IN THIS AREA? (TALLY BELOW)

1-3 FLOORS

4-5 FLOORS

6-7 FLOORS

8+ FLOORS

ARE THERE PARAMETERS OR CONDITIONS THAT YOU THINK SHOULD BE INCLUDED FOR DEVELOPMENT IN THIS AREA? (DESIGN, ARCHITECTURE, BUILDING, HEIGHT, LANDSCAPING, BUFFER, SETBACK)

FOCUS AREA #2:

CLIFTON-TERRACE



Size: 4.3 acres

Zoning: CN-M-T (Mixed Commercial) and RM-1.2-T (Multi-family)

Permitted Max Height: 62' (~5 floors)

Permitted Uses: Most Residential uses, Clubs, Schools, Cultural institutions, Day Cares, Offices (conditional <15,000sf), Religious, Most Commercial uses (conditional <15,000sf)

IS THIS AN APPROPRIATE FOCUS AREA FOR NEW MIXED-USE DEVELOPMENT OR MULTI-FAMILY CONDOMINIUMS/ APARTMENTS? (TALLY BELOW)

YES

NO

WHAT OTHER KINDS OF DEVELOPMENT DO YOU THINK ARE APPROPRIATE FOR THIS AREA, IF ANY?

WHAT IS THE APPROPRIATE HEIGHT OF BUILDINGS IN THIS AREA? (TALLY BELOW)

1-3 FLOORS

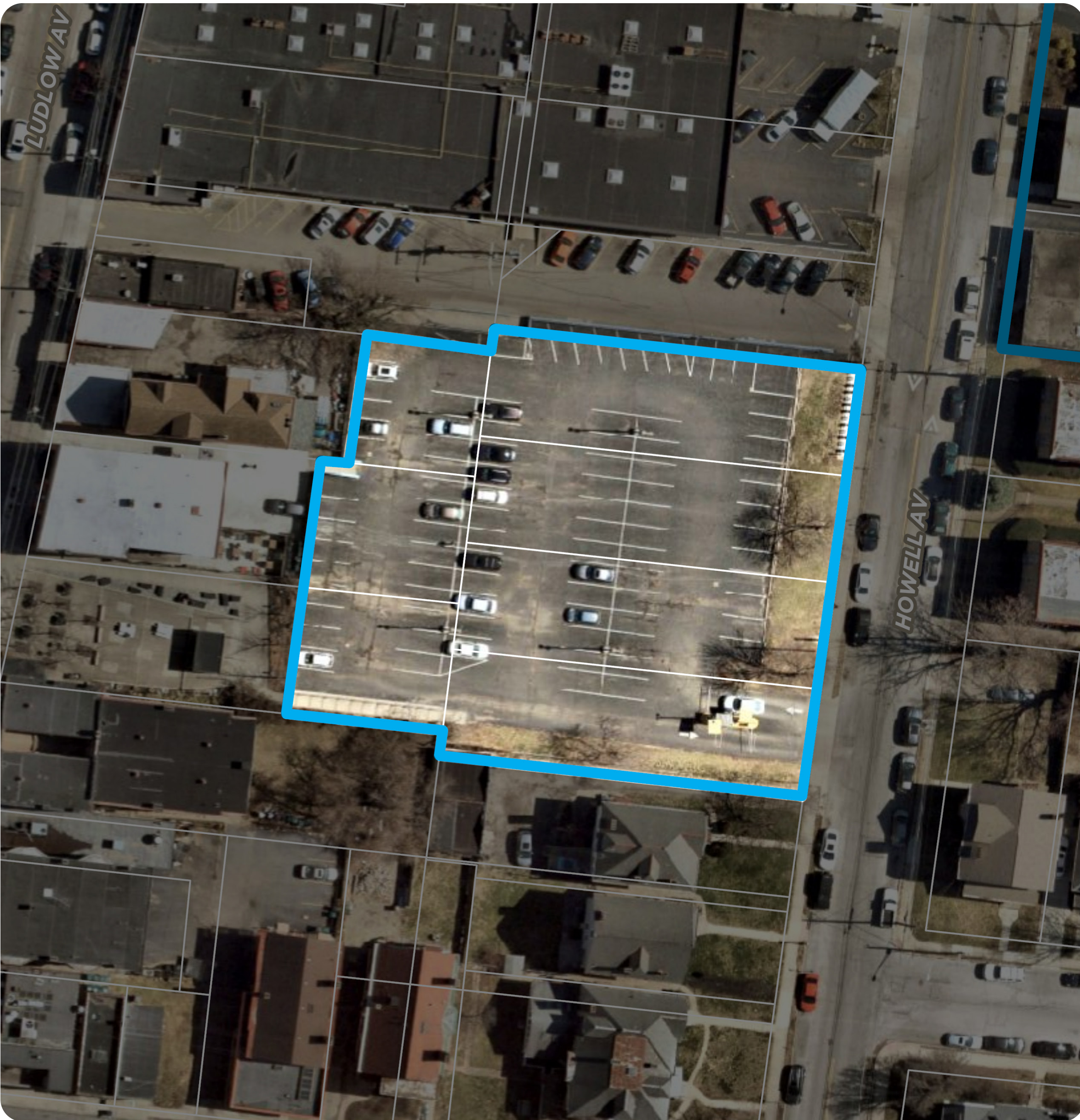
4-5 FLOORS

6-7 FLOORS

8+ FLOORS

ARE THERE PARAMETERS OR CONDITIONS THAT YOU THINK SHOULD BE INCLUDED FOR DEVELOPMENT IN THIS AREA? (DESIGN, ARCHITECTURE, BUILDING, HEIGHT, LANDSCAPING, BUFFER, SETBACK)

FOCUS AREA #3: MERCHANT LOT



Size: 0.75 acres

Zoning: CN-P-T (Pedestrian Commercial)

Permitted Max Height: 62' (~5 floors)

Permitted Uses: Most Residential uses, Clubs, Schools, Cultural institutions, Day Cares, Offices (conditional <15,000sf), Religious, Most Commercial uses (conditional <15,000sf)

IS THIS AN APPROPRIATE FOCUS AREA FOR NEW MIXED-USE DEVELOPMENT OR MULTI-FAMILY CONDOMINIUMS/APARTMENTS? (TALLY BELOW)

YES

NO

WHAT OTHER KINDS OF DEVELOPMENT DO YOU THINK ARE APPROPRIATE FOR THIS AREA, IF ANY?

WHAT IS THE APPROPRIATE HEIGHT OF BUILDINGS IN THIS AREA? (TALLY BELOW)

1-3 FLOORS

4-5 FLOORS

6-7 FLOORS

8+ FLOORS

ARE THERE PARAMETERS OR CONDITIONS THAT YOU THINK SHOULD BE INCLUDED FOR DEVELOPMENT IN THIS AREA? (DESIGN, ARCHITECTURE, BUILDING, HEIGHT, LANDSCAPING, BUFFER, SETBACK)

FOCUS AREA #4: LUDLOW-SHILOH



Size: 1.70 acres

Zoning: CN-P-T (Pedestrian Commercial)

Permitted Max Height: 62' (~5 floors)

Permitted Uses: Most Residential uses, Clubs, Schools, Cultural institutions, Day Cares, Offices (conditional <15,000sf), Religious, Most Commercial uses (conditional <15,000sf)

IS THIS AN APPROPRIATE FOCUS AREA FOR NEW MIXED-USE DEVELOPMENT OR MULTI-FAMILY CONDOMINIUMS/APARTMENTS? (TALLY BELOW)

YES

NO

WHAT OTHER KINDS OF DEVELOPMENT DO YOU THINK ARE APPROPRIATE FOR THIS AREA, IF ANY?

WHAT IS THE APPROPRIATE HEIGHT OF BUILDINGS IN THIS AREA? (TALLY BELOW)

1-3 FLOORS

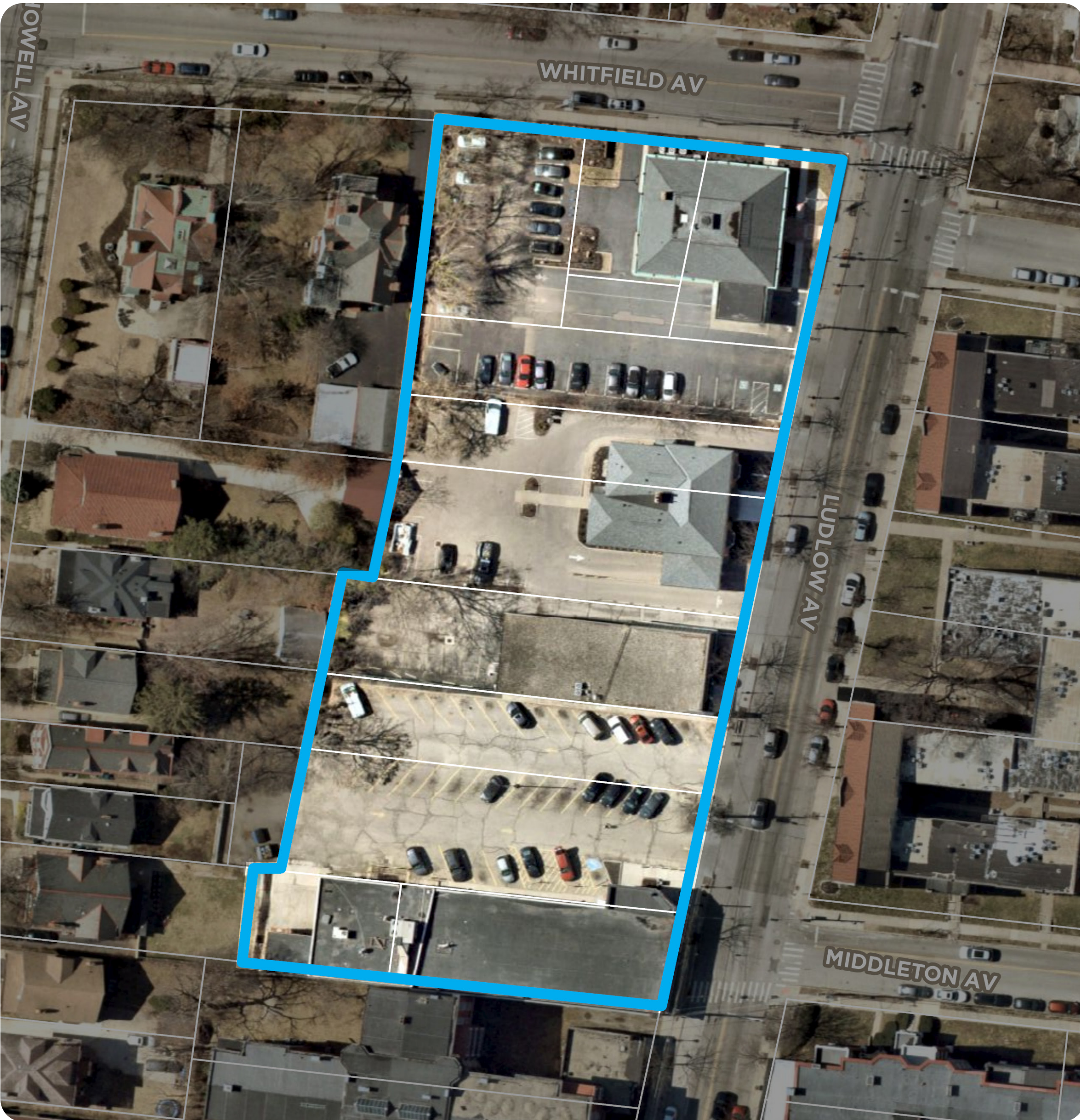
4-5 FLOORS

6-7 FLOORS

8+ FLOORS

ARE THERE PARAMETERS OR CONDITIONS THAT YOU THINK SHOULD BE INCLUDED FOR DEVELOPMENT IN THIS AREA? (DESIGN, ARCHITECTURE, BUILDING, HEIGHT, LANDSCAPING, BUFFER, SETBACK)

FOCUS AREA #5: LUDLOW-WHITFIELD



Size: 1.88 acres

Zoning: CN-P-T (Pedestrian Commercial)

Permitted Max Height: 62' (5 floors)

Permitted Uses: Most Residential uses, Clubs, Schools, Cultural institutions, Day Cares, Offices (conditional <15,000sf), Religious, Most Commercial uses (conditional <15,000sf)

IS THIS AN APPROPRIATE FOCUS AREA FOR NEW MIXED-USE DEVELOPMENT OR MULTI-FAMILY CONDOMINIUMS/APARTMENTS? (TALLY BELOW)

YES

NO

WHAT OTHER KINDS OF DEVELOPMENT DO YOU THINK ARE APPROPRIATE FOR THIS AREA, IF ANY?

WHAT IS THE APPROPRIATE HEIGHT OF BUILDINGS IN THIS AREA? (TALLY BELOW)

1-3 FLOORS

4-5 FLOORS

6-7 FLOORS

8+ FLOORS

ARE THERE PARAMETERS OR CONDITIONS THAT YOU THINK SHOULD BE INCLUDED FOR DEVELOPMENT IN THIS AREA? (DESIGN, ARCHITECTURE, BUILDING, HEIGHT, LANDSCAPING, BUFFER, SETBACK)

FOCUS AREA #6: VINE-WOOLPER



Size: 1.47 acres

Zoning: CC-M (Mixed Commercial)

Permitted Max Height: 85' (~7 floors)

Permitted Uses: Residential uses (conditional), Clubs, Schools, Cultural institutions, Day Cares, Offices, Religious, Most Commercial uses

IS THIS AN APPROPRIATE FOCUS AREA FOR NEW MIXED-USE DEVELOPMENT OR MULTI-FAMILY CONDOMINIUMS/APARTMENTS? (TALLY BELOW)

YES

NO

WHAT OTHER KINDS OF DEVELOPMENT DO YOU THINK ARE APPROPRIATE FOR THIS AREA, IF ANY?

WHAT IS THE APPROPRIATE HEIGHT OF BUILDINGS IN THIS AREA? (TALLY BELOW)

1-3 FLOORS

4-5 FLOORS

6-7 FLOORS

8+ FLOORS

ARE THERE PARAMETERS OR CONDITIONS THAT YOU THINK SHOULD BE INCLUDED FOR DEVELOPMENT IN THIS AREA? (DESIGN, ARCHITECTURE, BUILDING, HEIGHT, LANDSCAPING, BUFFER, SETBACK)

FOCUS AREA #7: MITCHELL-VINE



Size: 4.3 acres

Zoning: CC-A (Auto-oriented Commercial)

Permitted Max Height: 85' (~7 floors)

Permitted Uses: Residential uses (conditional, other than 2-4 family units), Nursing homes, Clubs, Schools, Cultural institutions, Day Cares, Offices, Religious, Most Commercial uses, Production and Warehousing, Agriculture

IS THIS AN APPROPRIATE FOCUS AREA FOR NEW MIXED-USE DEVELOPMENT OR MULTI-FAMILY CONDOMINIUMS/APARTMENTS? (TALLY BELOW)

YES

NO

WHAT OTHER KINDS OF DEVELOPMENT DO YOU THINK ARE APPROPRIATE FOR THIS AREA, IF ANY?

WHAT IS THE APPROPRIATE HEIGHT OF BUILDINGS IN THIS AREA? (TALLY BELOW)

1-3 FLOORS

4-5 FLOORS

6-7 FLOORS

8+ FLOORS

ARE THERE PARAMETERS OR CONDITIONS THAT YOU THINK SHOULD BE INCLUDED FOR DEVELOPMENT IN THIS AREA? (DESIGN, ARCHITECTURE, BUILDING, HEIGHT, LANDSCAPING, BUFFER, SETBACK)