



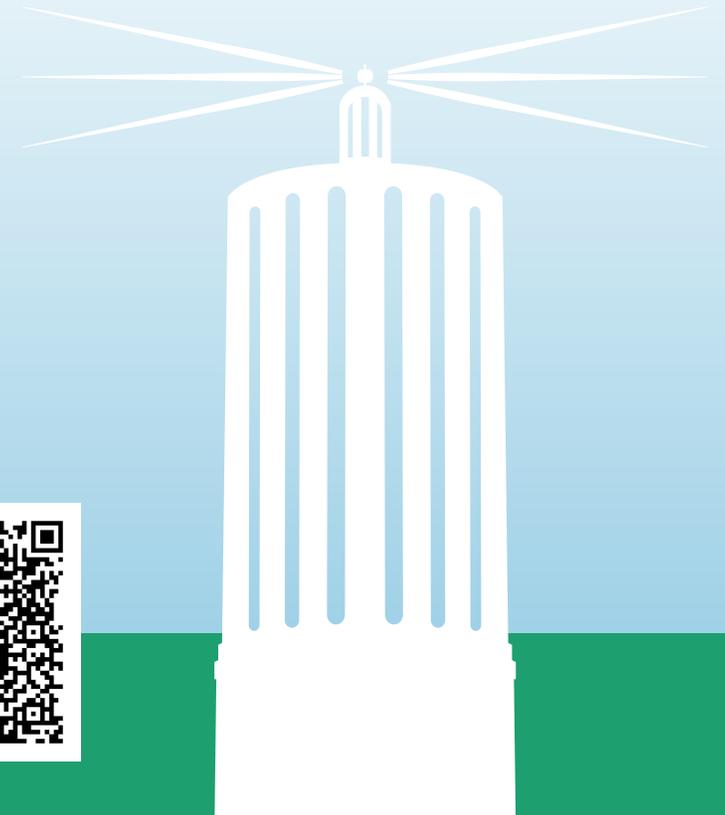
# MT. WASHINGTON NEIGHBORHOOD PLAN

## NEIGHBORHOOD FACTS & FIGURES

**THIS PACKET CONTAINS CENSUS INFORMATION REGARDING THE MT. WASHINGTON NEIGHBORHOOD, WHICH WILL HELP INFORM THE PLAN'S GOALS AND STRATEGIES. ALL THIS INFORMATION IS AVAILABLE ON THE PLAN WEBSITE AS WELL.**

Please reach out to [Sophia.Ferries-Rowe@Cincinnati-OH.gov](mailto:Sophia.Ferries-Rowe@Cincinnati-OH.gov) with any questions. Thank you for your interest in the plan!

**GET INVOLVED OR STAY UP TO DATE AT THE PLAN WEBSITE:  
[HTTPS://WWW.CINCINNATI-OH.GOV/MT-WASHINGTON-PLAN](https://www.cincinnati-oh.gov/mt-washington-plan)**





## PLAN BACKGROUND

# WHAT IS A NEIGHBORHOOD PLAN?

A NEIGHBORHOOD PLAN IS A LEGAL DOCUMENT APPROVED BY CITY COUNCIL THAT SETS THE ASPIRATIONS, VISION, GOALS, AND STRATEGIES FOR THE LONG-TERM PHYSICAL, SOCIAL, AND ECONOMIC DEVELOPMENT OF A NEIGHBORHOOD.

PLANS ARE IMPORTANT FOR ADDRESSING THE CONCERNS OF THE COMMUNITY, PAVING A PATH FORWARD FOR FUTURE GOALS AND GROWTH, GUIDING FUTURE DEVELOPMENT, SETTING BUDGET PRIORITIES, AND ALLOCATING PUBLIC FUNDS.

- **Overview of the neighborhood and community**
- **Opportunity for the neighborhood to engage and establish their needs and priorities**
- **Roadmap for the community's future**
- **Guide for the Community Council, residents, and City staff**
- **Opportunity to create partnerships**
- **Funding resource for neighborhood projects**
- **Tool for City staff**
- **Resource for developers**



## MT. WASHINGTON'S PAST PLANS

THE LAST NEIGHBORHOOD-SPECIFIC PLAN, THE **MT. WASHINGTON COMPREHENSIVE PLAN**, WAS ADOPTED IN **2007** (ALMOST 20 YEARS AGO).

IN **1996**, THE **MT. WASHINGTON NEIGHBORHOOD BUSINESS DISTRICT PLAN** WAS ADOPTED. THIS PLAN EMPHASIZED THE IMPORTANCE OF IMPROVED PLACEMAKING AND COORDINATED ADVERTISING PROGRAMS FOR LOCAL BUSINESSES.

IN **1979**, THE **MT. WASHINGTON ARCHITECTURAL FOCUS STUDY** WAS ADOPTED, INCLUDING A PARKING STUDY, VEHICULAR/PEDESTRIAN INTERFACE STUDY, ARCHITECTURAL FACADE STUDY, AND ECONOMIC STUDY REPORT.

## PLAN ELEMENTS





## PLAN BACKGROUND

# WHAT WAS IN THE 2007 NEIGHBORHOOD PLAN?

## 2007 PLAN VISION STATEMENT

Mt. WASHINGTON WILL CONTINUE TO BE A **STABLE, SAFE, CLEAN, AND DIVERSE COMMUNITY** WITH A **STRONG, THRIVING, AND WALKABLE CENTRAL BUSINESS DISTRICT**. THE NEIGHBORHOOD WILL STRIVE TO **PROTECT EXISTING GREEN SPACES AND PARKS**, HISTORIC PROPERTIES AND STRUCTURES, AND INSTITUTIONS THAT PROVIDE PROTECTION AND EDUCATION. THE NEIGHBORHOOD WILL ALSO STRIVE TO ENHANCE AND **IMPROVE PUBLIC SERVICES**, TRAFFIC MITIGATION, LITTER CONTROL, POLICE RELATIONS, BUILDING CODE ENFORCEMENT, PARKING, SIDEWALKS, AND COMMUNICATION. IN THE FUTURE THERE WILL BE **FEWER VACANT PROPERTIES, NEW COMMERCIAL ESTABLISHMENTS, HIGHER REAL ESTATE VALUES, WELL-MAINTAINED STREETS, AND AN IMPROVED SENSE OF COMMUNITY** WITH MANY EVENTS AND OPPORTUNITIES FOR ALL CITIZENS TO GET INVOLVED. THE NEIGHBORHOOD WILL BE ON THE CUTTING EDGE OF GREEN BUILDING AND ENVIRONMENTALLY FRIENDLY DEVELOPMENT. Mt. WASHINGTON WILL ENGAGE IN SOUND PLANNING PRACTICES, RECOGNIZING THE IMPORTANCE AND INTERRELATEDNESS OF OTHER LOCAL AND REGIONAL PLANS, TO **PROVIDE A CLEAR DIRECTION FOR THE FUTURE** OF THE NEIGHBORHOOD THAT WILL GUIDE THE COMMUNITY FOR YEARS TO COME.

### HOUSING

1. Make the community inclusive and welcoming of all residents regardless of income, race, ethnicity, and housing type.
2. Maintain, preserve, and encourage the upkeep of all property.
3. Market Mt. Washington as a desirable place to own or rent property.
4. Encourage new housing development and renovation of existing homes that are consistent with the current character and needs of the community.

### UTILITIES

1. To equip Mt. Washington with high functioning, reliable utility systems.

### NATURAL ENVIRONMENT & HISTORIC PRESERVATION

1. Reinvigorate interest in the historic nature of Mt. Washington.
2. Preserve and enhance natural environments in Mt. Washington.
3. Utilize sustainable building practices to improve quality of life.
4. Increase accessibility to green spaces.

### TRANSPORTATION

1. Ensure that Mt. Washington is a pedestrian and bicycle friendly community.
2. Enhance the commuter experience.
3. Ensure adequate parking for the business districts.
4. Ensure that the transportation and circulation needs of Mt. Washington will be met.

### ECONOMIC DEVELOPMENT

1. Create an identity for MWBD and other Mt. Washington commercial nodes.
2. Improve tenant space in MWBD and other Mt. Washington commercial nodes.
3. Increase MWBD retail customer base through activity in the area by adding office, residential, and restaurant space.
4. Develop a desired retail mix of convenient neighborhood retail and service businesses that will promote regional use of businesses in the MWBD.
5. Establish a strong MW business membership group.

### QUALITY OF LIFE

1. More effectively convey information about existing assets and activities.
2. Be a leader in education by supporting the many existing institutions providing different kinds of learning experiences.
3. Promote well being and community spirit by supporting existing assets.
4. Create an attractive hub of activity to build a positive day/night neighborhood identity; improve accessibility to existing businesses.
5. Promote security and the continuation of relatively low crime rates.
6. Support existing assets as well as new initiatives.
7. Promote physical, emotional, and social health for all with a public health care facility.



## PLAN BACKGROUND

# ENGAGEMENT, PROCESS, AND TIMELINE\*

THE PLANNING PROCESS INCLUDES A VARIETY OF STEERING COMMITTEE MEETINGS AND PUBLIC MEETINGS THROUGHOUT 2026. BELOW IS A SCHEDULE OF THE ENGAGEMENT CALENDAR, BUT ADDITIONAL STAKEHOLDER MEETINGS AND POP-UP EVENTS WILL OCCUR THROUGHOUT THE YEAR. THE PROCESS WILL GIVE MT. WASHINGTON RESIDENTS A CHANCE TO DISCUSS THEIR EXPERIENCES AND IDEAS. **WE WANT THE MT. WASHINGTON NEIGHBORHOOD PLAN TO REPRESENT AND EMBODY THE COMMUNITY'S VISION AND PROVIDE A FRAMEWORK TO ADDRESS THEIR NEEDS.**

\*DATES ARE SUBJECT TO CHANGE. STAY UPDATED ON THE CITY'S WEBSITE: [HTTPS://CINCINNATI-OH.GOV/MT-WASHINGTON-PLAN](https://cincinnati-oh.gov/mt-washington-plan)

## PREPARATION PHASE (DEC - JAN)

This portion includes conducting a neighborhood survey, forming the Steering Committee, and outlining the process.

- Steering Committee Meetings 1 & 2 (Dec. 3rd & Dec. 17th)
- Steering Committee Meetings 3 & 4 (Jan. 14th & Jan. 28th)

## IDEAS & GOALS (FEB - MAR)

This phase is dedicated to reviewing past public planning efforts to determine the relevancy of community needs, identify gaps, and generate new ideas.

- **Public Meeting 1 (Feb. 21st @ Mt. Washington School)**
- Steering Committee Meetings 5 & 6 (Feb. 4th & Feb. 25th)
- Theme Working Groups &
- Steering Committee Meetings

## VISION (APR - JUN)

Use feedback to develop the community's vision and the goals and strategies of the Plan.

- Theme Working Groups &
- Steering Committee Meetings
- **Public Meeting 2**

## LAND USE & IMPLEMENTATION (JUL-OCT)

This phase will create a future land use strategy and discuss actions to implement the plan.

- Theme Working Groups &
- Steering Committee Meetings
- Plan Preparation
- **Public Meeting 3**

## REVIEW & ADOPTION (NOV - JAN)

This phase will share the plan with the various public groups and City entities for review and feedback. The plan requires support from the Steering Committee, Mt. Washington Community Council, City Planning Commission, and City Council.

- Steering Committee Meeting
- Community Council Approval
- City Planning Commission
- Council Committee & City Council



## PLAN BACKGROUND

# INVOLVEMENT OPPORTUNITIES

## STEERING COMMITTEE

The Steering Committee directs the planning process, promotes the plan, engages neighbors, etc. If you are interested in joining, reach out to Sophia Ferries-Rowe or a Steering Committee member to learn more.

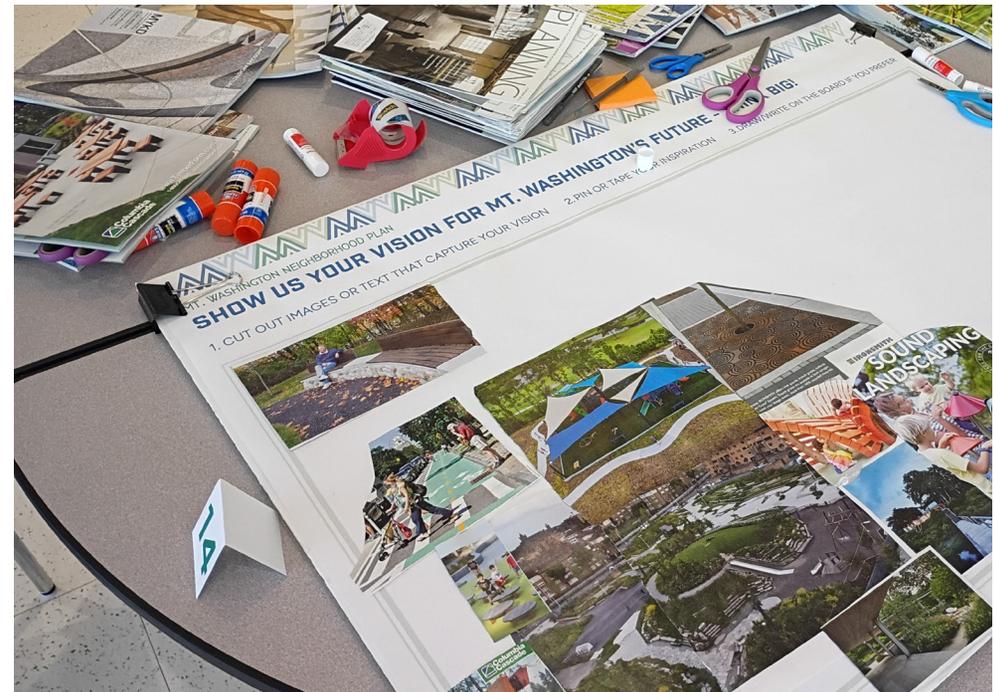
## THEME WORKING GROUPS

Theme areas will be determined by the input received at the kick-off meeting. Theme Working Groups, composed of Steering Committee members & other community members, will work to create goals and strategies for each theme.

## PUBLIC MEETINGS

Public Meetings are opportunities to provide updates on the plan's development and gather feedback.

- 1. Kick-off Meeting** - Explain the planning process, gather initial input on community members' priorities, ideas, and concerns.
- 2. Goals & Strategies** - Present and collect feedback on the goals & strategies as written by the Theme Working Groups. Gather input on prioritization & implementation steps.
- 3. Draft Plan Presentation** - Present the draft of the final plan document. Collect final recommendations before the plan moves on to the review and adoption phase.

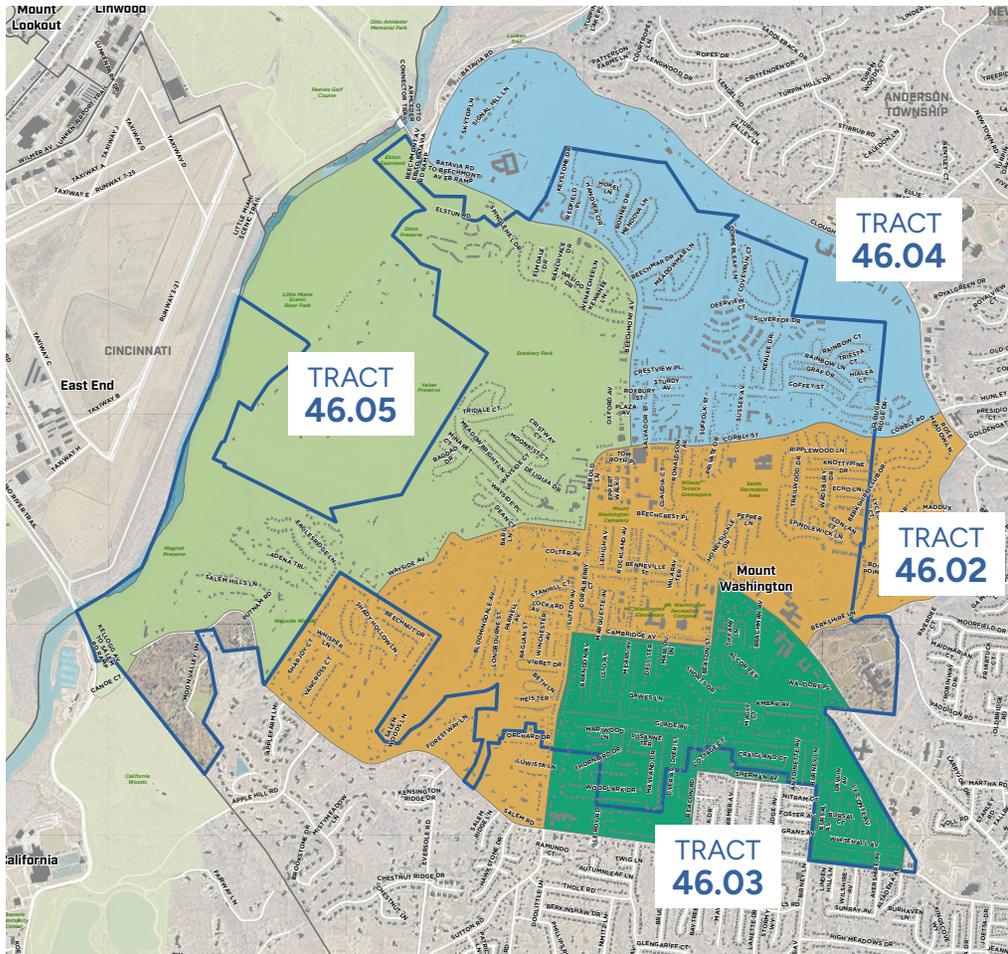




MT. WASHINGTON BY THE NUMBERS

# DEMOGRAPHIC MAKEUP

CENSUS TRACTS 46.02, 46.03, 46.04, AND 46.05 ARE THE CENSUS TRACTS THAT MOST CLOSELY ALIGN WITH THE MT. WASHINGTON BOUNDARY. EXISTING CONDITIONS ANALYSIS PROVIDES A DEMOGRAPHIC AND PHYSICAL INVENTORY OF Mt. WASHINGTON, WHICH HELPS TRACK HOW THE COMMUNITY HAS CHANGED OVER TIME. THE FOLLOWING DATA IS FROM THE U.S. CENSUS BUREAU 2020 DECENNIAL CENSUS & AMERICAN COMMUNITY SURVEY.

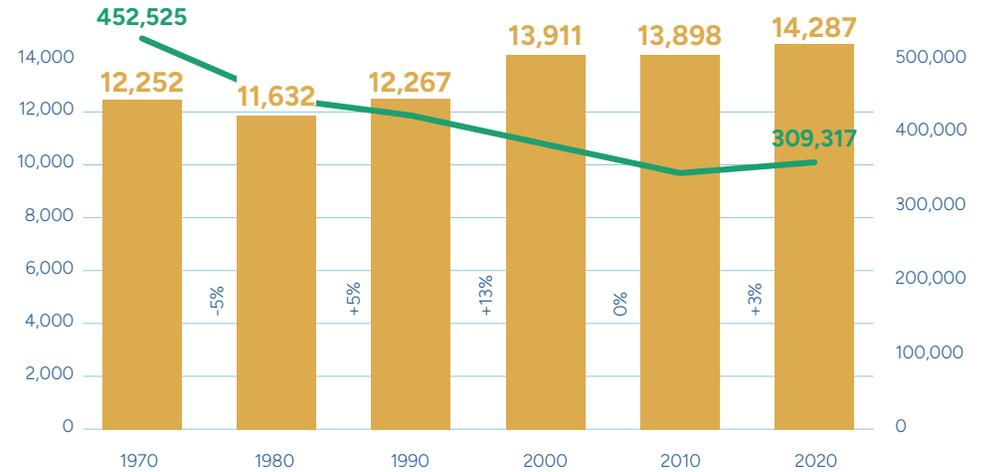


|                             | 46.02     | 46.03     | 46.04     | 46.05     |
|-----------------------------|-----------|-----------|-----------|-----------|
| Total Population:           | 5,506     | 3,048     | 3,561     | 2,622     |
| Median Age:                 | 39.8      | 40.9      | 37.1      | 37.9      |
| Median Household Income:    | \$63,510  | \$68,716  | \$48,966  | \$67,500  |
| Four-Year Degree or Higher: | 50%       | 41%       | 44%       | 56%       |
| Employment Rate:            | 66%       | 56%       | 71%       | 73%       |
| Housing Units:              | 2,512     | 1,450     | 1,925     | 1,475     |
| Occupied Housing Units:     | 2,344     | 1,377     | 1,738     | 1,369     |
| Vacant Housing Units:       | 168       | 73        | 187       | 106       |
| Homeownership Rate:         | 56%       | 71%       | 53%       | 47%       |
| Rental Rate:                | 44%       | 29%       | 47%       | 53%       |
| Median Home Value:          | \$175,000 | \$202,700 | \$170,700 | \$243,800 |
| Median Rent:                | \$579     | \$839     | \$708     | \$977     |

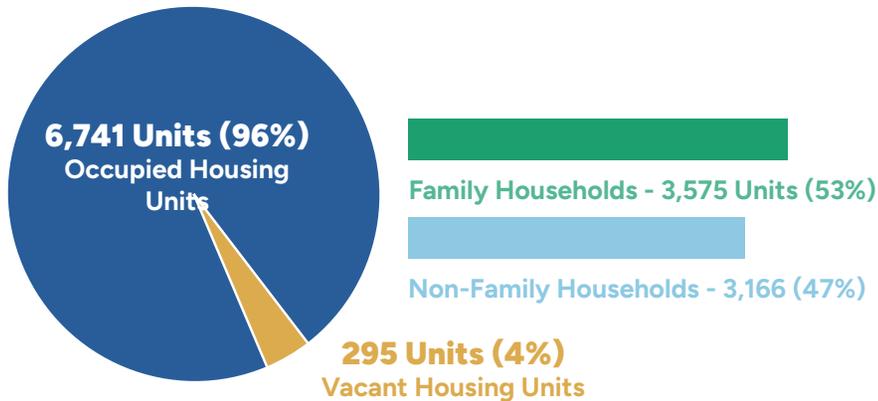
## POPULATION SIZE OVER TIME

Mt. Washington's population has increased by 17% since 1970, even as Cincinnati's population has decreased by 32% in the same period. The neighborhood's largest growth period was between 1990 and 2000.

Today, Mt. Washington's population is 14,287, and it is ranked 6th by population size out of Cincinnati's 52 neighborhoods.



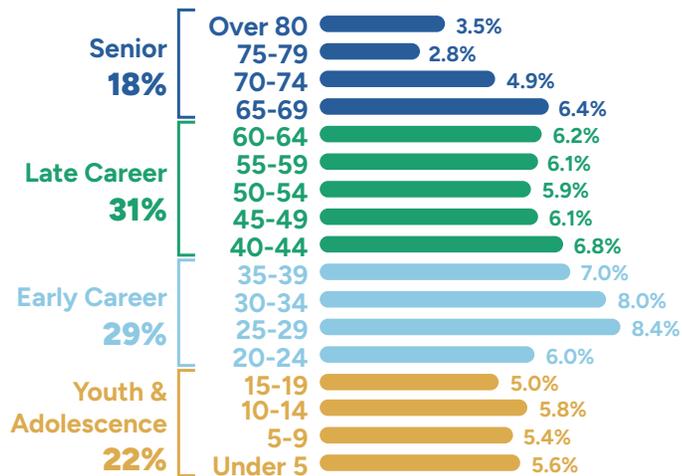
## HOUSEHOLDS & FAMILIES



## RACIAL BACKGROUND



## AGE MAKEUP



Mt. Washington is a family-friendly and relatively older neighborhood.

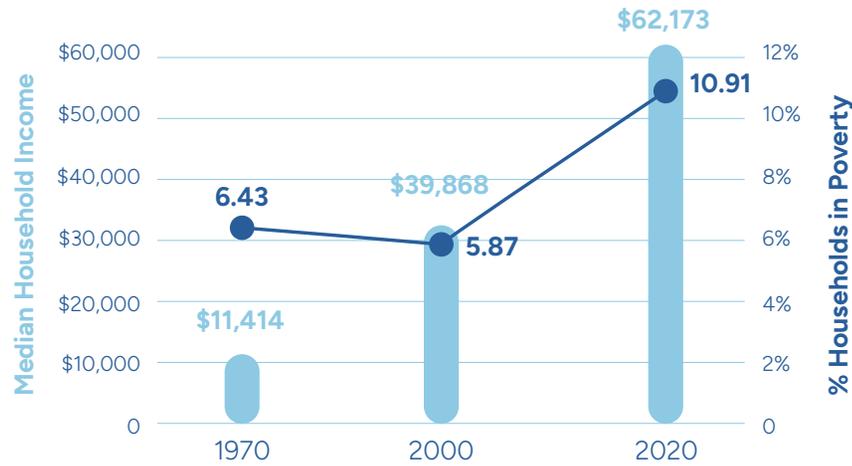
- Largest age group is Late Career (40-64), making up 31%
- Since 2000, people 55-64 years old and 65 and older have increased by 63% and 13% respectively
- Since 2000, people 20-54 years old have decreased by 9%
- Population of people 19 and under has increased by 2%
- Median age is 39 and life expectancy is 77.1 years old

Mt. Washington has become more racially diverse. Since 2000, the White population has gone from making up 94% of the neighborhood to 81%.

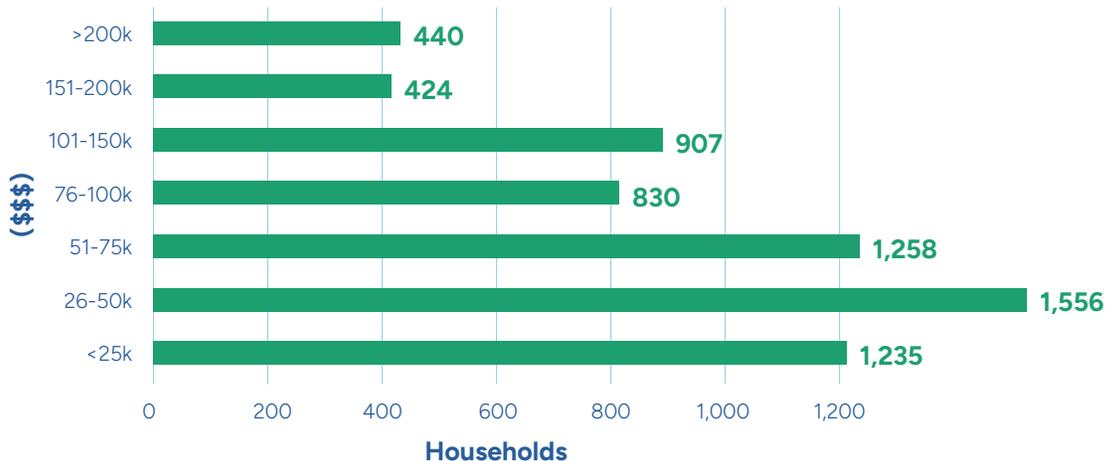
# EDUCATION & EMPLOYMENT

Mt. Washington is an economically diverse neighborhood. The median household income was \$62,173 in 2020. Over 25% earn over \$100k annually, while 18% earn less than \$25k annually. Mt. Washington's median income has increased by more than \$50k since 1970, a growth of 445%. However, the percentage of households below poverty has increased from 6.43% to 10.91%.

## HOUSEHOLD INCOME & POVERTY (1970-2020)



## MEDIAN HOUSEHOLD INCOME BY INCOME GROUPS (2020)



## SCHOOL ENROLLMENT



Mt. Washington's 48% of adult residents with a college degree is greater than the City's rate of 46%. Since 1970, the percentage of the population without a high school diploma decreased from 33% to 5%.

**K-12: 2,423 students**  
(17% of Overall Population)

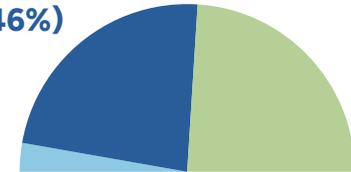
**College: 925 students**  
(6.5% of Overall Population)

## EDUCATIONAL ATTAINMENT

Persons 25 or older with High School Diploma  
**4,422 (46%)**

Persons 25 or older with Four-Year College Degree or Better  
**4,575 (48%)**

Persons 25 or older without High School Diploma  
**519 (5%)**



## PRIMARY FORMS OF TRANSPORTATION

Mt. Washington is a car-dependent neighborhood, even though the portion of people who commute via bike or work from home is higher than the City's percentage.



Drive:  
**6,535 (88%)**  
Cincinnati - 79%



Public Transportation:  
**173 (2.3%)**  
Cincinnati - 7%



Bike:  
**59 (0.8%)**  
Cincinnati - 0.3%



Walk:  
**69 (0.9%)**  
Cincinnati - 5%



Work from Home:  
**619 (8.3%)**  
Cincinnati - 7%



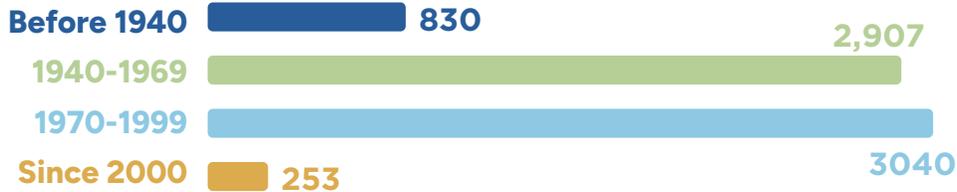
## MT. WASHINGTON BY THE NUMBERS

# HOUSING

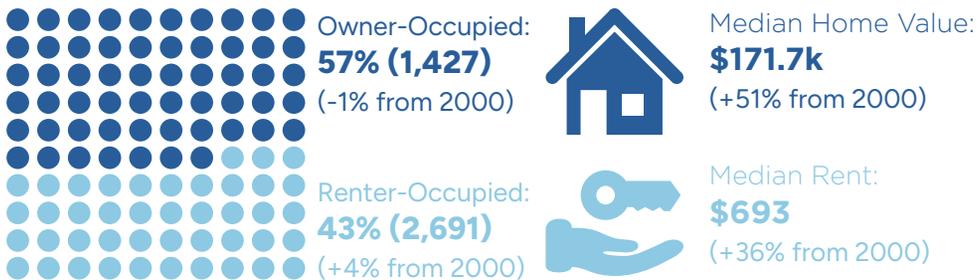
Mt. Washington has always been a primarily owner-occupied neighborhood, though not by a large margin. In 1970, renter households comprised 41% of the 4,215 occupied units. In 2000, that share increased by only 1% despite the total number of households growing to 6,760. Today, the rental rate is 43% with 6,828 total households.

Since 1970, median home values in Mt. Washington have increased by 640%, and the median gross rent increased by 441%. The neighborhood has a diverse housing stock in terms of the age of units, type of unit, and number of rooms. Only 3% of housing units have 1 to 2 rooms, while 30% have 3 to 4 rooms, 20% have 5 rooms, and 48% have 6 rooms or more. The wide range of options allows for a wide variety of individuals and families to thrive in the community.

### AGE OF HOUSING UNITS (2020)



### TENURE & HOUSING COSTS (2020)



### HOUSING TYPES IN MT. WASHINGTON



Attached Single-Family:  
**575 UNITS (8%)**

Medium-Scale Apartments  
(5-49 Units)  
**1,463 UNITS (20%)**



Detached Single-Family  
**3,961 UNITS (54%)**

Two- to Four-Family  
**691 UNITS (9%)**



Large-Scale Apartments  
(50+ units)  
**340 UNITS (5%)**



EXISTING CONDITIONS

# EXISTING LAND USE

|   |                             |                            |
|---|-----------------------------|----------------------------|
|   | <b>Agricultural</b>         | <b>58.2 ac. (2.2%)</b>     |
|   | <b>Industrial/Utilities</b> | <b>3.2 ac. (0.1%)</b>      |
|   | <b>Institutional</b>        | <b>163.6 ac. (6.2%)</b>    |
|   | <b>Residential</b>          | <b>1,665.5 ac. (63.5%)</b> |
|   | Single-Family               | 1,065.6 ac. (40.6%)        |
|   | 2- and 3-Family             | 20.2 ac. (0.8%)            |
|   | Multi-Family                | 105.6 ac. (4.0%)           |
|   | Condos                      | 426.6 ac. (16.3%)          |
|   | Senior Living               | 6.1 ac. (0.2%)             |
|   | Street & Other              | 41.4 ac. (1.6%)            |
|   | <b>Commercial</b>           | <b>64.5 ac. (2.5%)</b>     |
|   | Retail                      | 11.8 ac. (0.4%)            |
|   | Mixed-Use Retail            | 0.8 ac. (0.0%)             |
|   | Office                      | 3.1 ac. (0.1%)             |
|   | Medical                     | 0.3 ac. (0.0%)             |
|   | Service                     | 2.4 ac. (0.1%)             |
|   | Other                       | 46.0 ac. (1.8%)            |
|   | <b>Parking</b>              | <b>4.6 ac. (0.2%)</b>      |
|   | <b>Parks/Public Space</b>   | <b>157.4 ac. (6.0%)</b>    |
|   | <b>Publicly-Owned</b>       | <b>377.0 (14.4%)</b>       |
|  | <b>Vacant</b>               | <b>129.6 ac. (4.9%)</b>    |

