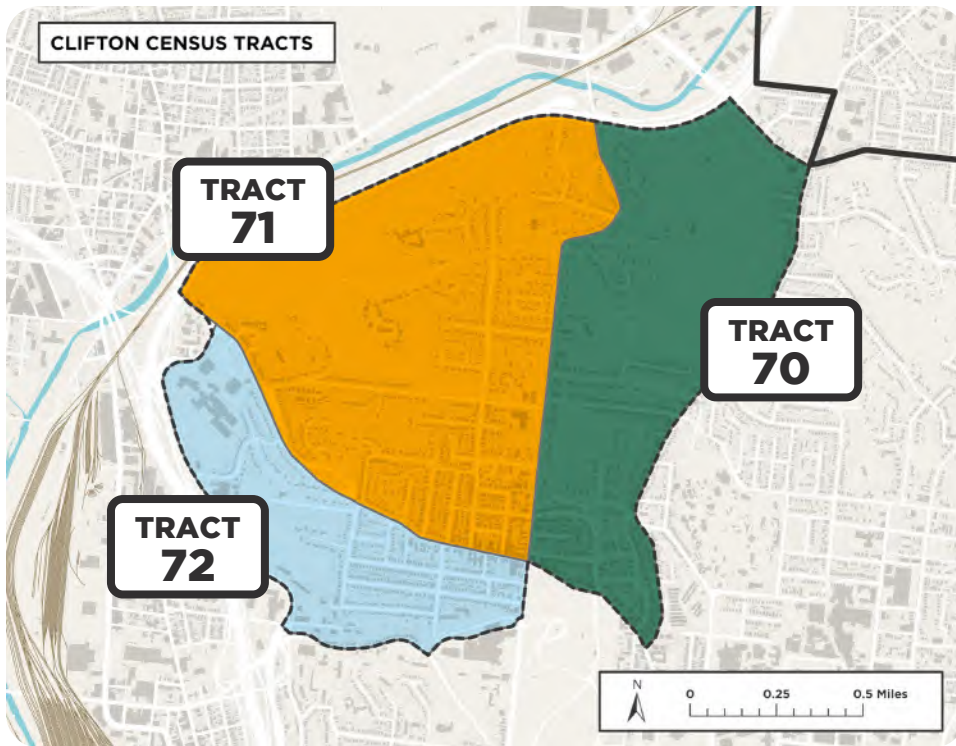


EXISTING CONDITIONS ANALYSIS

INTRODUCTION

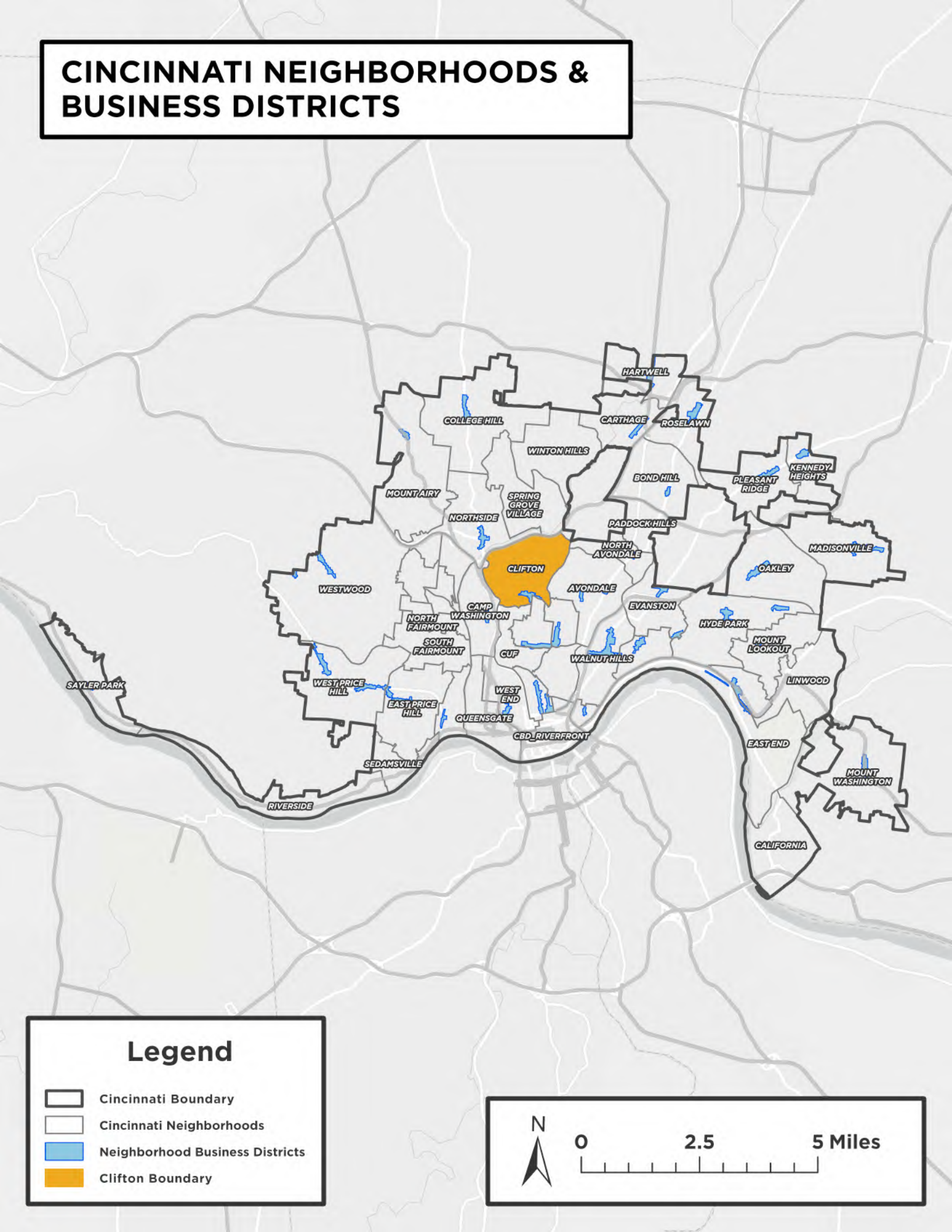
The data in this chapter is from the U.S. Census Bureau, primarily the Decennial Census surveys from 1970, 2000, and 2020. The decision to begin with 1970 was made to track how the demographics and housing in Clifton have changed since the neighborhood's last plan was adopted in 1982. That plan included an existing conditions analysis performed in 1978 using the 1970 Census. We wanted at least one data maker between the most recent Census and the last plan to monitor the difference in trends from the previous 20 and 50 years. And while the U.S. Census Bureau has released estimate surveys since 2020, the most recent in 2023, the margin of error included in the data was too high to include in the analysis.

The existing conditions analysis provides a demographic and physical inventory of Clifton and was used throughout the planning process to make informed decisions. The analysis is a tool for the neighborhood to update and track how their community changes over time.



	TRACT 70	TRACT 71	TRACT 72
Total Population:	2,499	3,695	2,214
Median Age:	31.9	42.5	30.3
Race, White:	1,337 (53%)	2,596 (70%)	1,317 (59%)
Race, Black:	624 (25%)	397 (11%)	324 (15%)
Race, Hispanic:	106 (4%)	132 (4%)	101 (5%)
Race, Asian:	319 (13%)	405 (11%)	346 (16%)
Race, Other:	113 (5%)	165 (4%)	126 (5%)
Median Household Income:	\$70,417	\$76,765	\$41,784
Four-Year Degree or Higher:	77%	72%	55%
Employment Rate:	74%	66%	76%
Housing Units:	1,283	2,031	1,339
Occupied Housing Units:	1,158	1,898	1,241
Vacant Housing Units:	125	133	98
Homeownership Rate:	41%	47%	18%
Rental Rate:	59%	53%	82%
Median Home Value:	\$506,600	\$428,200	\$343,900
Median Rent:	\$1,051	\$934	\$891

CINCINNATI NEIGHBORHOODS & BUSINESS DISTRICTS



Legend

- Cincinnati Boundary
- Cincinnati Neighborhoods
- Neighborhood Business Districts
- Clifton Boundary

N

0 2.5 5 Miles

CLIFTON: THE NEIGHBORHOOD

Clifton is the center of Cincinnati. Its central location in the region has attracted residents, businesses, and institutions since the days when the neighborhood was a thriving village in the 1800s. With a population of 8,408 residents, Clifton is Cincinnati’s 14th-ranked neighborhood by population size. With forty established neighborhood business districts in Cincinnati across 33 neighborhoods, Clifton’s business district along Ludlow and Clifton Avenues remains one of the city’s most vibrant and visited districts.

TABLE 1: CINCINNATI POPULATION BY NEIGHBORHOOD (2020)

● - Neighborhoods with Business Districts

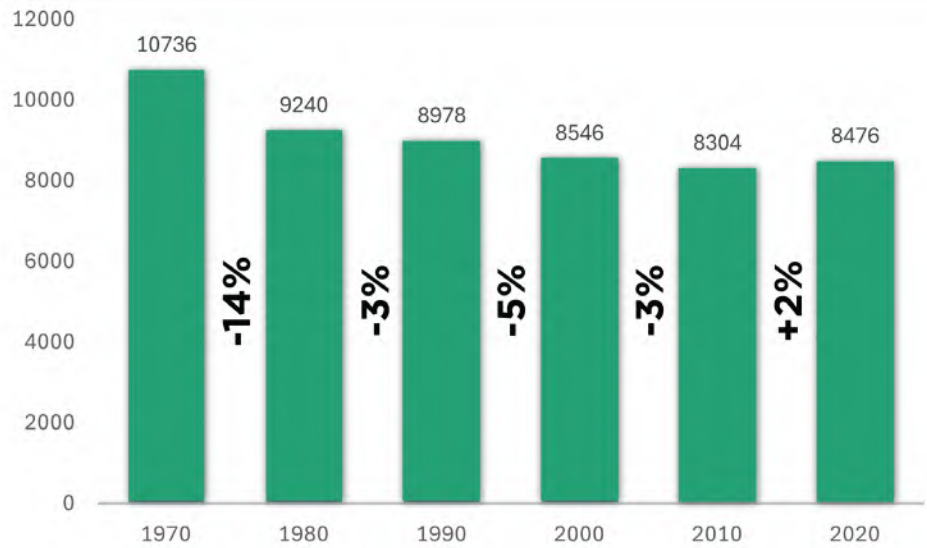
	Pop.	Rank		Pop.	Rank		Pop.	Rank
Westwood ●	33,774	1	West End ●	6,824	18	Roll Hill	1,918	35
CUF ●	20,385	2	Walnut Hills ●	6,344	19	Spring Grove Village	1,916	36
West Price Hill ●	19,960	3	Downtown	5,835	20	North Fairmont	1,590	37
Madisonville ●	17,898	4	Hartwell ●	5,806	21	Mt. Adams ●	1,578	38
College Hill ●	16,039	5	Winton Hills	5,684	22	Columbia Tusculum ●	1,523	39
Mt. Washington ●	15,357	6	Over-the-Rhine ●	5,622	23	East End ●	1,476	40
East Price Hill ●	15,241	7	Mt. Lookout ●	5,173	24	Riverside	1,257	41
Hyde Park ●	14,193	8	Kennedy Heights ●	5,166	25	Sedamsville	1,256	42
Oakley ●	11,761	9	Mt. Auburn	5,070	26	Camp Washington ●	1,234	43
Avondale ●	11,345	10	Corryville ●	4,373	27	Pendleton	1,088	44
Mt. Airy ●	9,210	11	East Walnut Hills ●	4,103	28	LPH/Queensgate ●	1,070	45
Pleasant Ridge ●	8,895	12	North Avondale ●	3,405	29	Paddock Hills	1,038	46
Evanston ●	8,838	13	Sayler Park ●	2,825	30	California	944	47
Clifton ●	8,408	14	Carthage ●	2,781	31	Linwood	705	48
Northside ●	8,096	15	East Westwood	2,458	32	South Cumminsville	702	49
Roselawn ●	7,039	16	South Fairmont	2,181	33			
Bond Hill ●	7,002	17	Millvale	1,965	34			

MAP 2 (PREVIOUS PAGE): CINCINNATI NEIGHBORHOODS & BUSINESS DISTRICTS (2025)

POPULATION TREND

Clifton’s population in 1970 (10,736) was the largest in the neighborhood’s history. The City of Cincinnati had been declining due to suburbanization since the 1960s. Still, urban decline did not fully impact Clifton until the 1980s, when it experienced its largest population deficit, losing nearly 1,500 residents. While the population decline through the decades can be alarming, Clifton retained its population at a higher rate than what was being lost City-wide. The 2020 Census brought good news for a region looking to attract residents back when the City and County both recorded an increase of 4%, the first recorded growth for the City since 1950 and the first for the County since 1970. In that time, Clifton also experienced a net gain of 172 residents.

FIGURE 1: CLIFTON POPULATION (1970-2020)



Clifton’s population has declined by 21% since 1970 with an average loss of 45 residents per year over that time.

TABLE 2: CLIFTON & REGIONAL POPULATION (1970-2020)

	1970	1980	1990	2000	2010	2020	Change 1970-2020
Clifton	10,736	9,240 (-14%)	8,978 (-3%)	8,546 (-5%)	8,304 (-3%)	8,476 (+2%)	-2,260 (-21%)
City of Cincinnati	452,525	385,460 (-15%)	364,040 (-6%)	331,285 (-9%)	296,943 (-10%)	309,317 (+4%)	-143,208 (-32%)
Hamilton County	924,018	873,224 (-5%)	866,228 (-1%)	845,303 (-2%)	802,374 (-5%)	830,639 (+4%)	-93,379 (-10%)

AGE BREAKDOWN

Clifton’s largest age group is Early Career (20-39), making up 42% of the neighborhood. This was not always the case; in 1970, the Late Career age group was the largest, but it has since been cut by almost half. Late Career is the only age group over the last 20 years that has significantly declined. Since 2000, Youth & Adolescence and Early Career have seen a steady growth of 18%, signifying that young families are choosing to stay and move into Clifton. During this same time, the neighborhood retained a similar Senior population size.

FIGURE 2: CLIFTON POPULATION PYRAMID (2020)

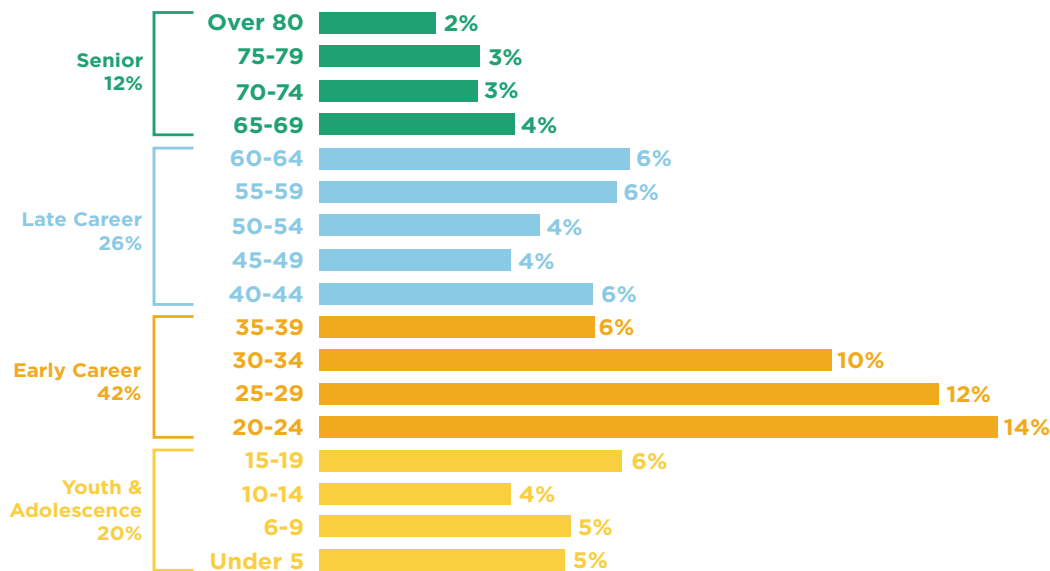


TABLE 3: CLIFTON AGE BREAKDOWN (1970-2020)

	1970	2000	2020	Change 1970-2020
Senior (Over 65)	1,610	1,076 (-33%)	1,070 (-1%)	-540 (-34%)
Late Career (40-64)	4,080	3,059 (-25%)	2,192 (-28%)	-1,888 (-46%)
Early Career (20-39)	2,577	2,983 (+16%)	3,534 (+18%)	+957 (+37%)
Youth & Adolescence (Under 20)	2,469	1,428 (-42%)	1,680 (+18%)	-789 (-32%)

RACIAL BREAKDOWN

Clifton has become more racially diverse over the last 50 years. Since 1970, the White population has gone from making up 89% of the neighborhood to 62%. The racial group that saw the largest increase in Clifton during that time was the Asian population, which had over 1,000 new residents.

FIGURE 3: CLIFTON RACIAL BREAKDOWN (2020)

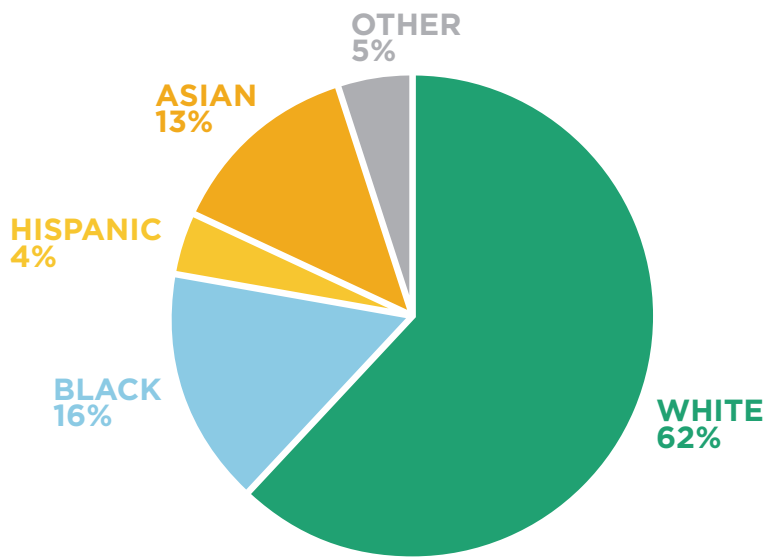


TABLE 4: CLIFTON & RACIAL BREAKDOWN (1970-2020)

	1970	2000	2020	Change 1970-2020
White	9,593	6,425 (-33%)	5,269 (-18%)	-4,324 (-45%)
Black	939	1,283 (+37%)	1,345 (+5%)	+406 (+43%)
Hispanic	-	193	339 (+76%)	+339
Asian	-	596	1,070 (+80%)	+1,070
Other	204	49 (-76%)	453 (+824%)	+249 (+122%)

EDUCATION

Clifton has a highly educated population, partly because of its proximity to Cincinnati State College, the University of Cincinnati, and medical institutions. Nearly a third of Clifton’s population is actively enrolled in school, with 19% enrolled in college. The 74% of Clifton’s adult residents earning a four-year degree or better far exceeds the City’s rate of 45%. Lastly, Clifton has continued to see a decline in its population over 25 without a high school diploma, from 29% to 3% since 1970, an 85% reduction.

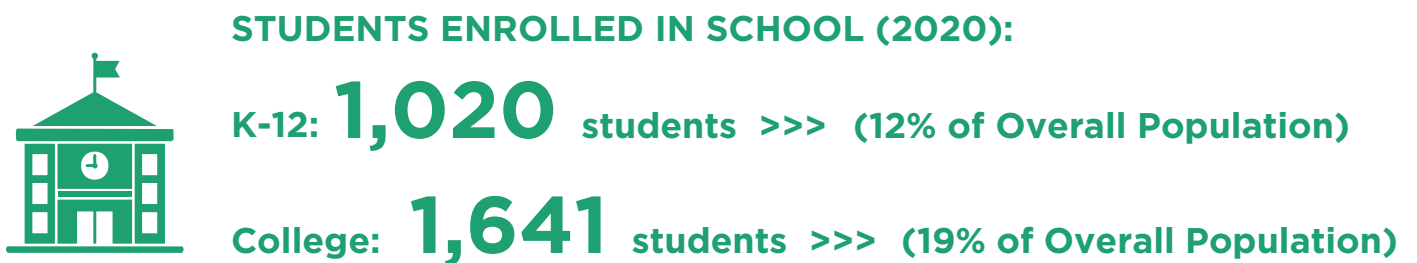


FIGURE 4: CLIFTON EDUCATIONAL ATTAINMENT (2020)

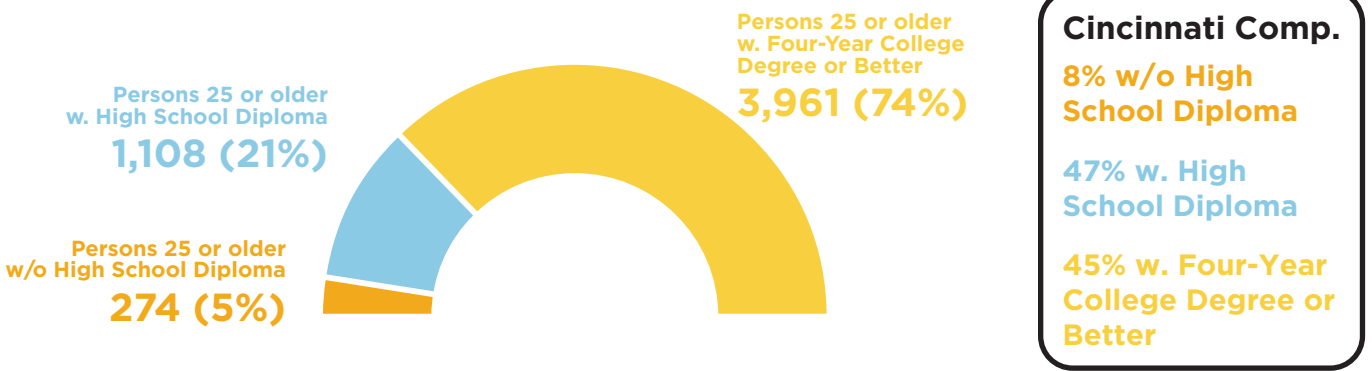


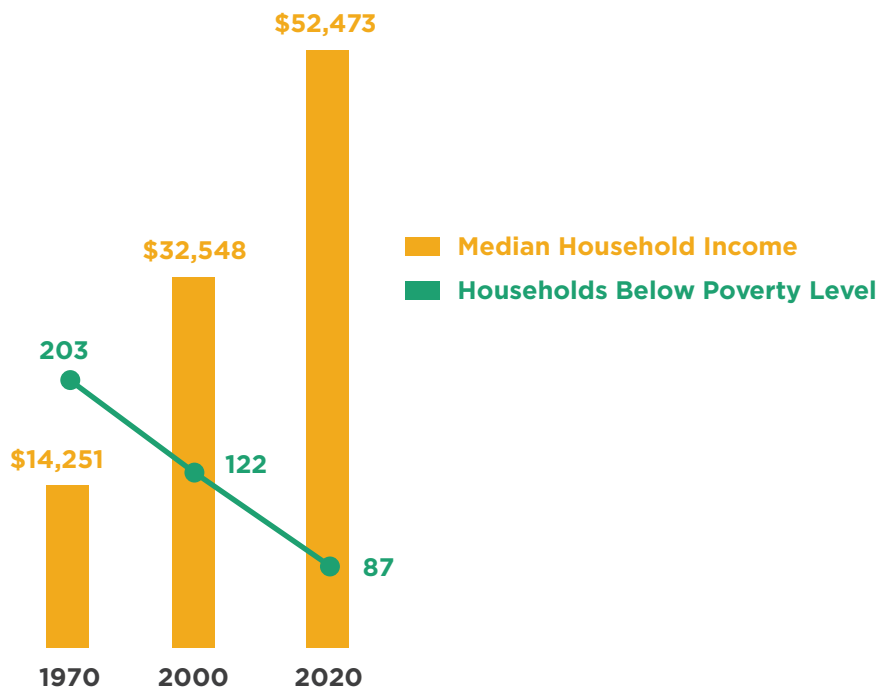
TABLE 5: CLIFTON EDUCATION ATTAINMENT (1970-2020)

	1970	2000	2020	Change 1970-2020
Persons 25 or older w/o High School Diploma	1,831	556 (-70%)	274 (-51%)	-1,557 (-85%)
Person 25 or older with High School Diploma	1,247	1,491 (+20%)	1,108 (-26%)	-139 (-11%)
Persons 25 or older with College Degree	2,382	4,051 (+70%)	3,961 (-2%)	+1,579 (+66%)

INCOME BREAKDOWN

Clifton is an economically diverse neighborhood with households spanning various income groups. The median household income of Clifton was \$52,473 in 2020, the 20th highest in Cincinnati out of 49 statistical neighborhoods. Nearly a third of the neighborhood’s households earn over \$100k, while 25% earn less than \$25k. Since 1970, the median household income has increased by more than \$38k, a growth of 268%. During the same time, households below the poverty level were reduced by more than half.

FIGURE 5: CLIFTON MEDIAN HOUSEHOLD INCOME & HOUSEHOLDS BELOW POVERTY LEVEL (1970-2020)



Clifton’s median income has increased by more than \$38k since 1970, a growth of 268%.

TABLE 6: CLIFTON MEDIAN HOUSEHOLD INCOME & HOUSEHOLDS BELOW POVERTY LEVEL (1970-2020)

	1970	2000	2020	Change 1970-2020
Median Household Income	\$14,251	\$32,548 (+128%)	\$52,473 (+61%)	+\$38,222 (+268%)
Households Below Poverty Level	203	122 (-40%)	87 (-29%)	-116 (-57%)

FIGURE 6: CLIFTON MEDIAN HOUSEHOLD INCOME BY INCOME GROUPS (2020)

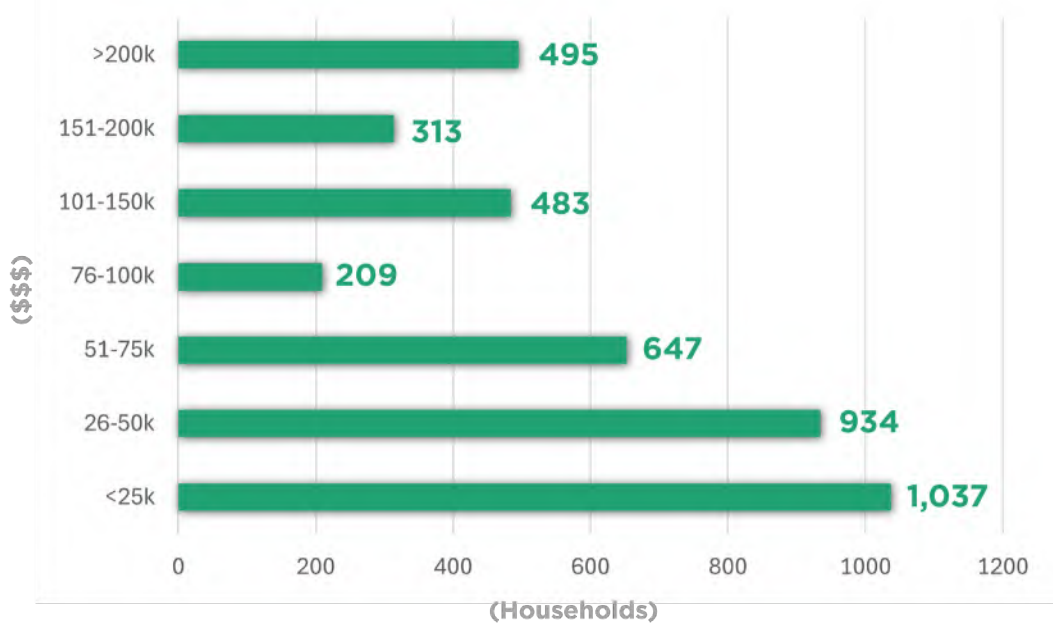


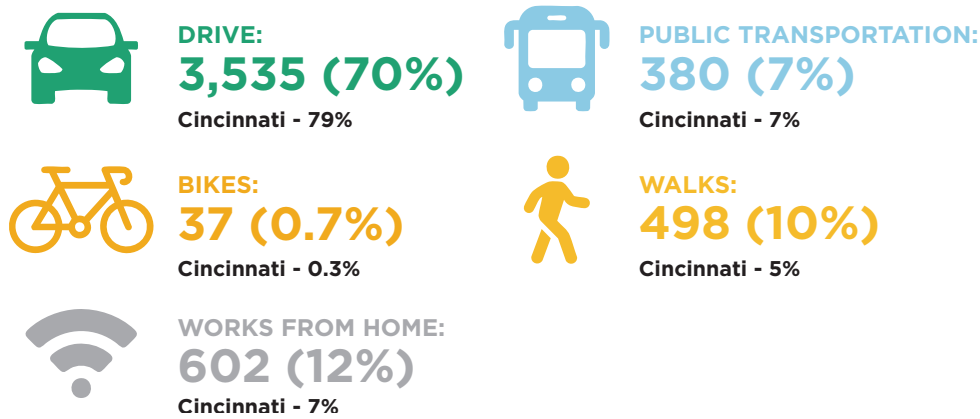
TABLE 7: CINCINNATI MEDIAN HOUSEHOLD INCOME BY NEIGHBORHOOD (2020)

	MHI	Rank		MHI	Rank		MHI	Rank
Mt. Lookout	\$129,922	1	Northside	\$56,169	18	North Fairmont	\$33,882	34
Columbia Tusculum	\$113,194	2	Kennedy Heights	\$52,991	19	CUF	\$33,511	35
California	\$112,875	3	Clifton	\$52,473	20	South Cumminsville	\$31,288	36
Hyde Park	\$109,890	4	Hartwell	\$52,396	21	Walnut Hills	\$30,259	37
Mt. Adams	\$99,125	5	College Hill	\$48,284	22	East Price Hill	\$30,112	38
Downtown	\$90,027	6	Riverside	\$45,714	23	Mt. Airy	\$27,920	39
East End	\$84,542	7	Sedamsville	\$45,568	24	Corryville	\$24,929	40
Oakley	\$76,568	8	West Price Hill	\$44,664	25	Roselawn	\$24,575	41
Madisonville	\$74,910	9	Evanston	\$44,621	26	Avondale	\$24,250	42
East Walnut Hills	\$67,407	10	Mt. Auburn	\$42,959	27	East Westwood	\$20,929	43
Pendleton	\$66,786	11	Citywide	\$42,663		West End	\$19,499	44
OTR	\$64,695	12	Bondhill	\$39,637	28	South Fairmont	\$19,343	45
Linwood	\$64,444	13	North Avondale	\$39,455	29	Winton Hills	\$17,949	46
Mt. Washington	\$62,463	14	Carthage	\$37,389	30	Lower Price Hill	\$15,987	47
Pleasant Ridge	\$62,150	15	Spring Grove Village	\$36,964	31	English Woods	\$14,309	48
Camp Washington	\$57,500	16	Westwood	\$36,546	32	Millvale	\$12,272	49
Sayler Park	\$56,918	17	Paddock Hills	\$34,079	33			

COMMUTING TO WORK

Clifton is a well-connected neighborhood in Cincinnati, as seen in its commuting to work patterns. While Clifton has a robust network of roadways, it also boasts one of the most walkable neighborhood business districts and has access to dozens of public transportation routes. Clifton residents drive to work nearly 10% less than the rest of the City. After driving and working from home, walking and public transportation are the most popular transportation modes, totaling more than 17%, compared to 12% Citywide.

DAILY MODE OF TRANSPORTATION TO WORK (2020):



Nearly one out of five Clifton residents use an alternative mode of transportation to get to work.

TABLE 8: CLIFTON COMMUTE TO WORK (1970-2020)

	1970	2000	2020	Change 1970-2020
Commute to Work, Drives	3,845	3,855 (0%)	3,535 (-8%)	-310 (-8%)
Commute to Work, Public Transportation	661	342 (-48%)	380 (+11%)	-281 (-43%)
Commute to Work, Bikes	96	46 (-52%)	37 (-20%)	-59 (-61%)
Commute to Work, Walks	421	464 (+10%)	498 (+7%)	+77 (+18%)
Commute to Work, Works from Home	144	154 (+7%)	602 (+291%)	+458 (+318%)

HOUSEHOLDS & FAMILIES

Clifton had 4,474 housing units in 2020, with an occupancy rate of 92%. Of the occupied units, 40% identified as a family household with at least one child present. This means there are more non-family households in Clifton, which makes sense due to the neighborhood’s large number of college students and empty-nester-aged adults (55+). Clifton has experienced changes in its household units and family types over the last 50 years. Compared to 1970, there are 427 fewer housing units today, and the number of family households has decreased by nearly a third.

FIGURE 7: CLIFTON HOUSEHOLDS & FAMILIES (2020)

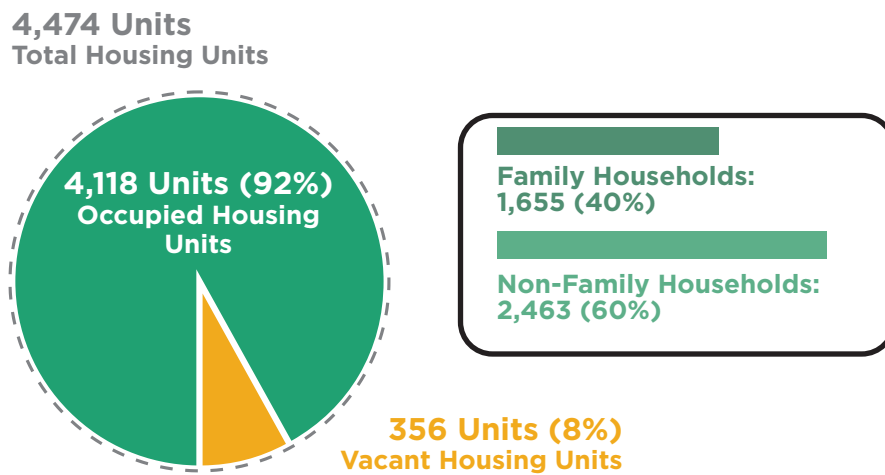


TABLE 9: CLIFTON HOUSEHOLDS & FAMILIES (1970-2020)

	1970	2000	2020	Change 1970-2020
Total Households	4,901	4,930 (+1%)	4,474 (-9%)	-427 (-9%)
Occupied Households	4,546	4,552 (0%)	4,118 (-10%)	-428 (-9%)
Vacant Households	355	378 (+6%)	356 (-6%)	+1 (0%)
Family Households	2,455	1,692 (-31%)	1,655 (-2%)	-800 (-33%)
Non-Family Households	2,091	2,860 (+37%)	2,463 (-14%)	+372 (+18%)
Average Household Size	2.29	1.88 (-18%)	2.06 (+10%)	-0.23 (-10%)

HOUSING OCCUPANCY STATUS & FINANCES

As far back as 1970, Clifton has been a neighborhood primarily rented. In 2020, there were nearly twice as many renters as homeowners. The ratio of owner-occupied and renter-occupied has gotten tighter over the last 50 years, not due to the increase in home ownership but because there are 424 fewer rental units on the market. During this time, median home values in Clifton have increased by 1,364%, while the median gross rent increased by 703%. Clifton has the 9th highest home values among Cincinnati neighborhoods and the 25th highest median rent, making it an affordable neighborhood to rent relative to the property values.

FIGURE 8: CLIFTON OWNER- V. RENTER-OCCUPANCY, HOME VALUE, & MEDIAN RENT (2020)

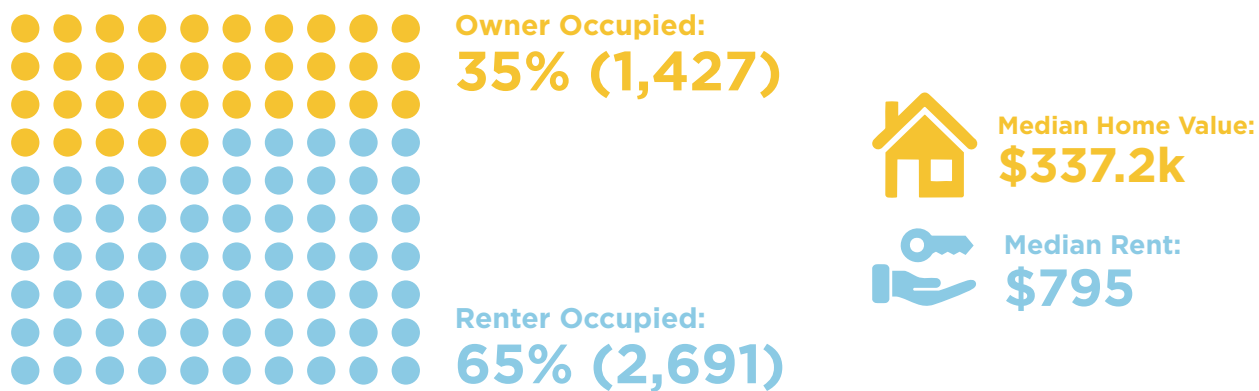


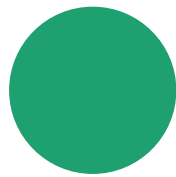
TABLE 10: CLIFTON OWNER V. RENTER OCCUPANCY, HOME VALUE, & MEDIAN RENT (1970-2020)

	1970	2000	2020	Change 1970-2020
Owner-Occupied Households	1,431	1,509 (+5%)	1,427 (-5%)	-4 (0%)
Renter-Occupied Households	3,115	3,043 (-2%)	2,691 (-12%)	-424 (-14%)
Median Home Value	\$23,033	\$206,333 (+796%)	\$337,203 (+63%)	+\$314,170 (+1,364%)
Median Gross Rent	\$99	\$492 (+397%)	\$795 (+62%)	+696 (+703%)

HOUSING STRUCTURES

Clifton's housing stock is older and has a diversity of unit types. Around half of the housing units are in medium- or large-scale apartment buildings, and nearly a third of the housing is single-family homes. This variety allows owners and renters, young and old, and students and professionals to co-exist in the neighborhood. This housing variety can be attributed to most of Clifton's housing units being built before 1940 (55%) and blanketed single-family zoning, with less than 20% being built since 1970. Over the last 50 years, Clifton has retained 88% of its pre-1940 housing stock.

DETACHED SINGLE FAMILY HOMES



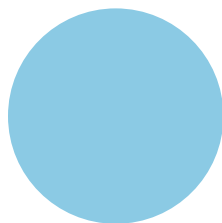
**1,452 UNITS
(32%)**

TWO-FOUR FAMILY HOMES



**798 UNITS
(17%)**

MEDIUM-SCALE APARTMENTS (5-49 UNITS)



**1,870 UNITS
(41%)**

LARGE-SCALE APARTMENTS (50+ UNITS)



**469 UNITS
(10%)**

FIGURE 9: CLIFTON UNITS BUILT YEAR (2020)

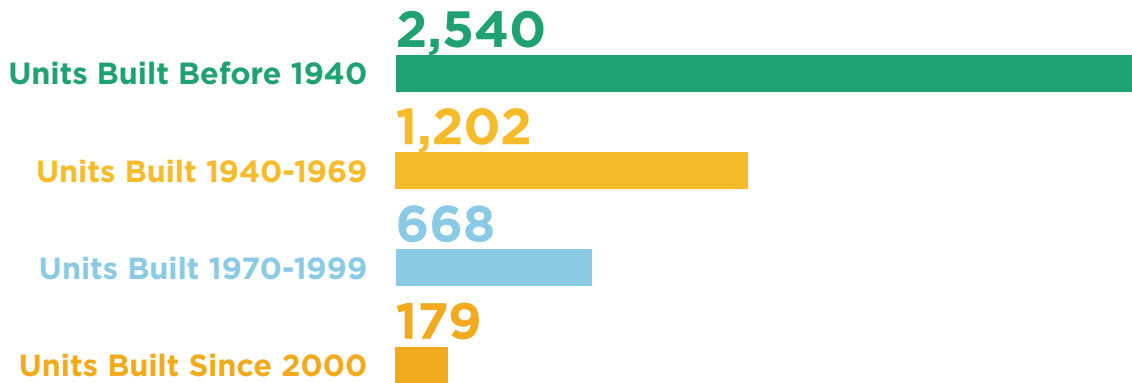


TABLE 11: CLIFTON HOUSING UNITS BY STRUCTURE TYPE & BUILT YEAR (1970-2020)

	1970	2020	Change 1970-2020
Units, Detached Single Family Homes	1,381	1,452	+71 (+5%)
Units, 2-4 Family Homes	1,006	798	-208 (-21%)
Units, Medium-scale Apartments (5-49 units)	2,031	1,870	-161 (-8%)
Units, Large-scale Apartments (50+ units)	552	469	-83 (-15%)
Units Built Before 1940	2,877	2,540	-337 (-12%)
Units Built 1940-1969	2,030	1,202	-828 (-41%)
Units Built 1970-1999	-	668	+668
Units Build Since 2000	-	179	+179
















TOP TRENDS

The top trends to take away from the demographic and housing data is:

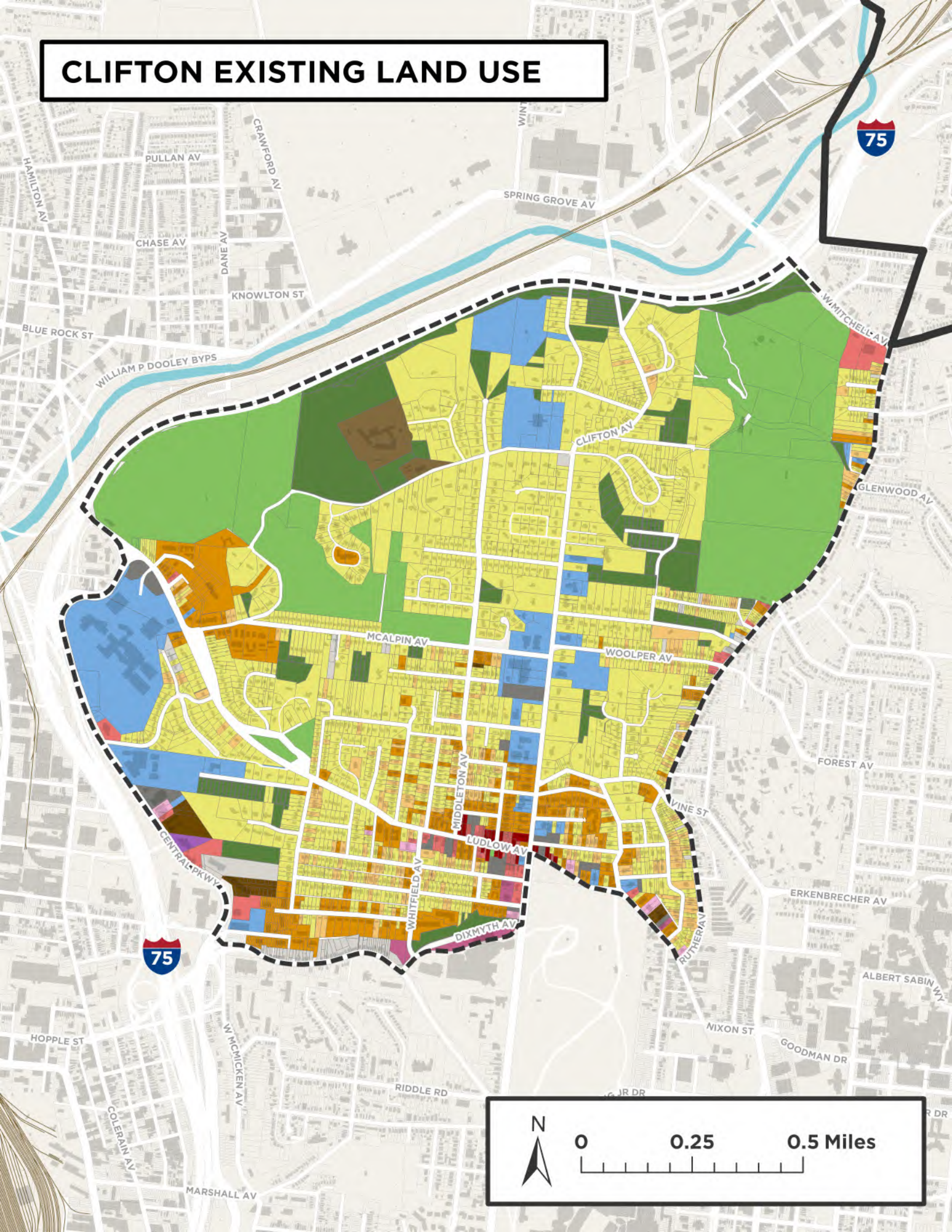
1. Clifton saw a slight increase of 172 residents (+2%) in the 2020 Census, its first population gain since 1970.
2. Since 2000, Youth & Adolescence (0-19) and Early Career (20-39) age groups both saw a steady growth of 18%, signifying that young families are choosing to stay and move into Clifton.
3. Residents who identify as Hispanic, Asian, and Other Race have more than doubled since 2000 in Clifton, increasing from 838 residents to 1,862.
4. Clifton is a highly educated population, 74% of adult residents have a four-year college degree or better compared to 5% having not earned a high school diploma.
5. The median household income in Clifton has more than tripled since 1970 while households below the poverty level have been reduced by more than half.
6. Nearly 500 Clifton residents (10%) walk to work, twice the rate as the rest of Cincinnati.
7. The number of households in Clifton has decreased by 9% since 2000, a loss of 456 households.
8. Non-family Households comprise 60% of Clifton families, an 18% increase since 1970. During that time, Family Households decreased by a third.
9. The 2020 Census revealed that there are nearly twice as many renters in Clifton as homeowners. However, owner-occupied units have slowly increased their neighborhood share, making up 35% of housing units in 2020 compared to 33% in 2000 and 31% in 1970.
10. Since 1970, the median home values in Clifton have increased by 1,364%, while the median gross rent has increased by 703%.
11. Clifton has retained 88% of its pre-1940 housing stock.
12. One hundred seventy-nine (179) housing units have been built since 2000, making up 4% of the total housing stock.

EXISTING LAND USE

Clifton is a neighborhood primarily comprised of Residential Uses, which make up 59% of its total land cover. Of the 721 acres of residential land, two-thirds (67%) is dedicated to single-family homes, and a quarter (25%) is multi-family housing. Clifton also has a considerable amount of natural and programmed greenspace, with over 25% of Clifton land being Parks or Undeveloped land. A little more than 100 acres are used for Institutions, including Clubs, Cultural, Education, Public, and Religion. These spaces help form Clifton’s social fabric and provide diverse community gathering spaces. Clifton’s business district plays a significant role in the neighborhood’s vibrancy and draw. Even so, only 3% (32 acres) of the neighborhood land is for Commercial Uses and less than 2% (15 acres) for public parking. The use least present in Clifton, and has historically been advocated against, is Manufacturing making up approximately one acre of land. For much of its history, Clifton has benefitted from and been characterized by its mix of uses that has created a strong residential identity, vibrant commercial district, established community institutions, and beautiful greenspaces.

Residential Uses	721 ac. (59%)
 Residential, Single-family	487 ac. (67%)
 Residential, Two-Three Family	41 ac. (6%)
 Residential, Multi-family	181 ac. (25%)
 Residential, Senior Living	13 ac. (2%)
 Parks and Public Space	236 ac. (19%)
 Undeveloped Land	104 ac. (9%)
 Institutions <i>(Club, Cultural, Education, Public, Religion)</i>	102 ac. (8%)
Commercial Uses	32 ac. (3%)
 Commercial, Retail	15 ac. (47%)
 Commercial, Mixed Use Retail	3 ac. (9%)
 Commercial, Office	3 ac. (9%)
 Commercial, Lodging	7 ac. (21%)
 Commercial, Medical	4 ac. (14%)
 Vacant Land	15 ac. (1%)
 Parking	10 ac. (1%)
 Manufacturing	1 ac. (>1%)
	Total = 1222 ac.

CLIFTON EXISTING LAND USE



TOPOGRAPHY & HYDROLOGY

One of Clifton’s defining elements is its hillsides, the most recognizable being Mt. Storm. Of Clifton’s 1,270 acres, approximately 46% (590 acres) is classified as hillsides with a slope greater than 20%. The neighborhood’s lowest point (near the W. Mitchell & I-75 interchange) is 498 feet above sea level. Its highest (located at the Temple of Love in Mt. Storm) is 766 feet, an elevation gain of 268 feet. A result of Clifton’s elevation is that it is generally safe from flood hazards as stormwater (not collected by the sewer system) runs down the hillsides towards the Mill Creek. The streams depicted in the *Topography & Hydrology* map are the common intermittent streams that move water during storms.

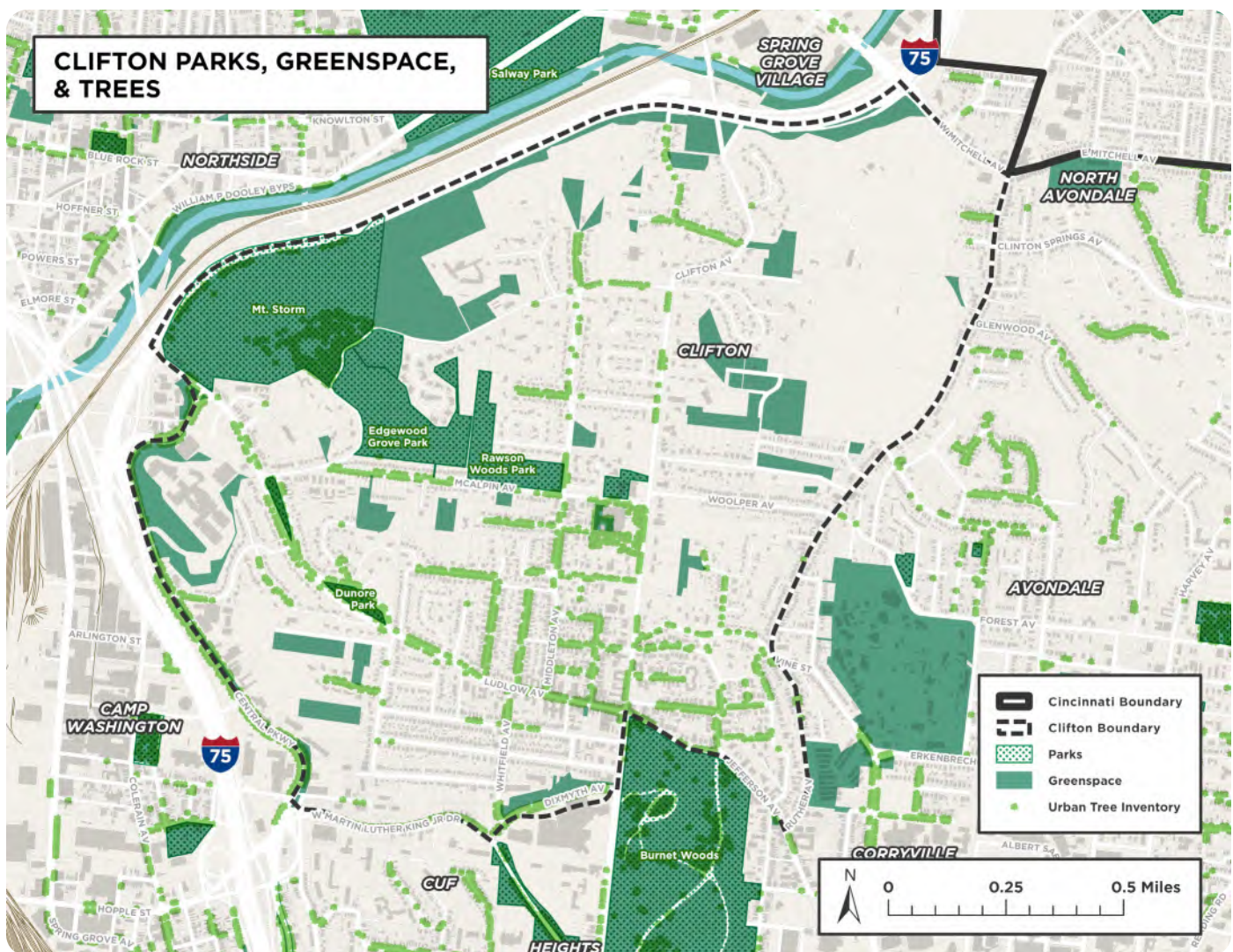




Clifton’s hillsides also constrain the feasibility of constructing on the neighborhood’s undeveloped land. Of the 104 undeveloped acres, approximately 97% (100.5 acres) are on hillsides. The City of Cincinnati established a Hillside Overlay District in 2004, which regulates the development of land and structures in existing hillside areas so that development will be compatible with the natural environment and respect the quality of the urban environment. These regulations help to create safe structures that help to stabilize the hillside but also add costs and challenges for developers to construct in these areas. For this reason, much of Clifton’s undeveloped land will remain undeveloped or develop sparsely.

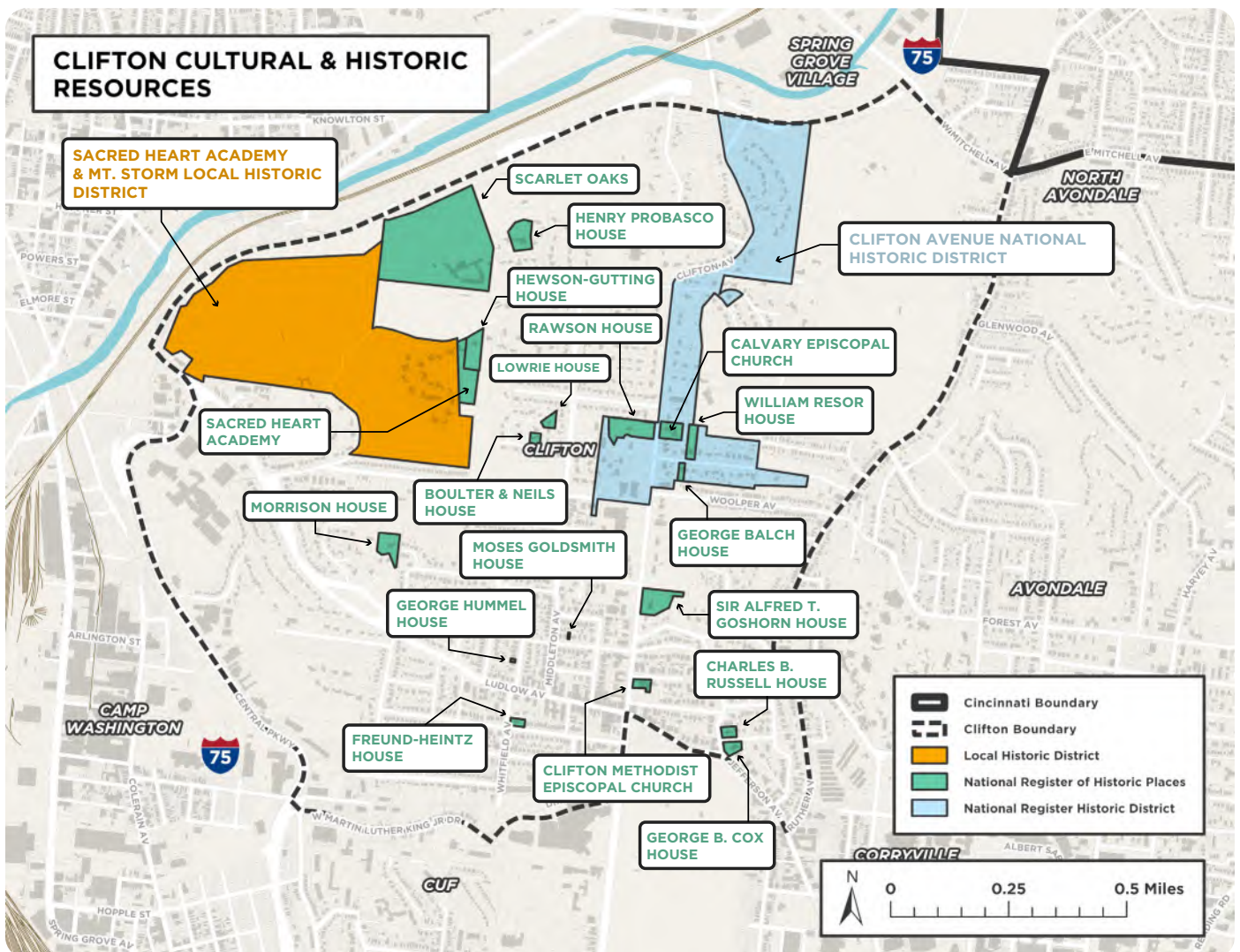
PARKS, GREENSPACE, & TREES

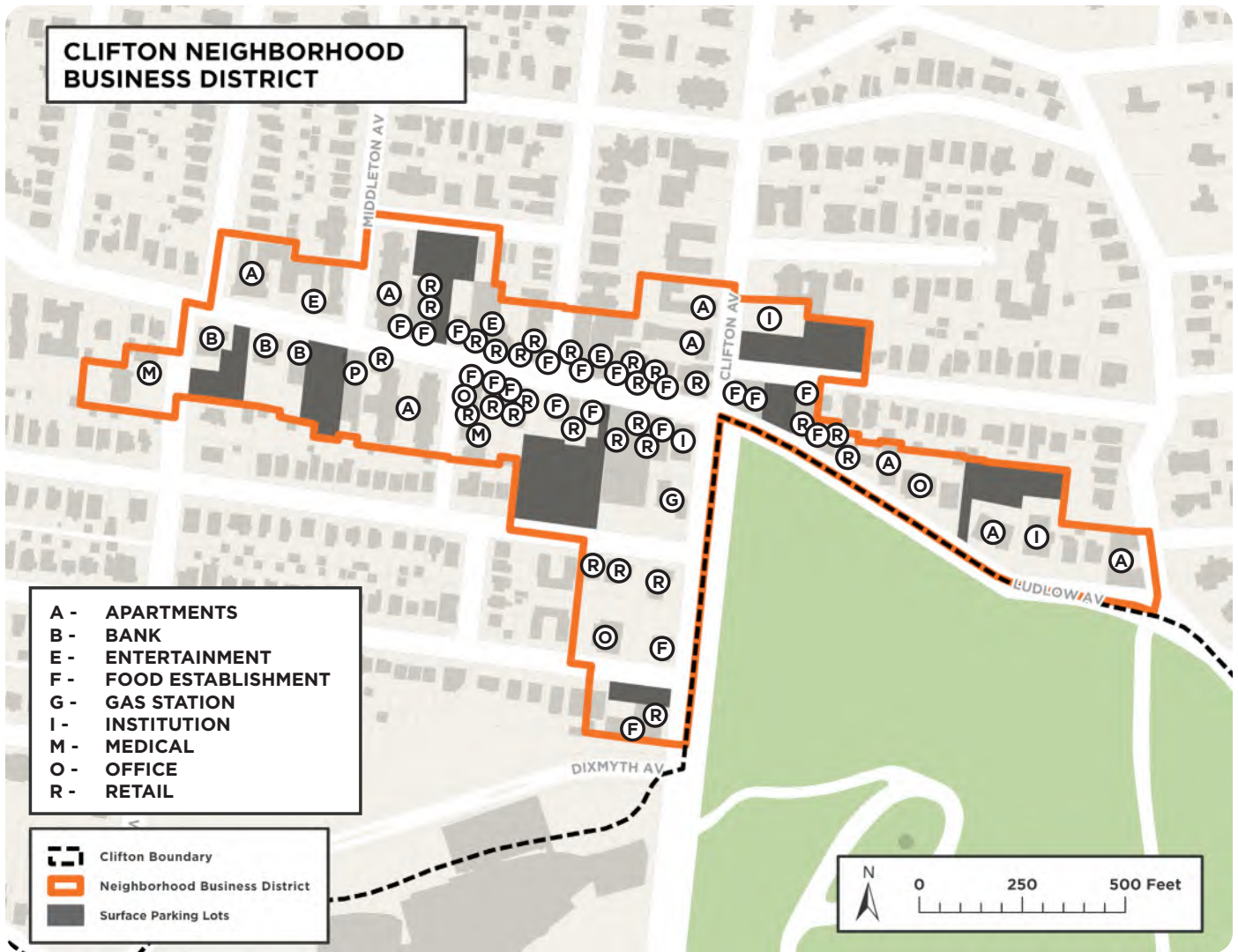
Clifton has approximately 340 acres of natural and programmed greenspace. The highlights of these spaces are Clifton’s parks, including Mt. Storm, Edgewood Grove, Rawson Woods, Dunore, and Bowdle. While not currently in the neighborhood’s boundary, Burnet Woods plays an essential role by providing programmed greenspace to the southeast portion of Clifton and bordering the Ludlow Avenue business district. In addition to greenspace, the City of Cincinnati has planted and maintains more than 2,000 street trees.



CULTURAL & HISTORIC RESOURCES

Clifton is proud of their history and has plenty of historic architecture and places to celebrate. One local historic district has been established in the neighborhood, Sacred Heart Academy and Mt. Storm Local Historic District. The benefit of a local historic district is that construction and demolition require additional review through the City’s historic preservation regulations and the district’s conservation guidelines. In addition, one National Register Historic District has been designated, Clifton Avenue National Historic District. While the federal designation does not regulate buildings, it does provide tax credit incentives for rehabilitating and preserving structures. Finally, seventeen sites in Clifton have been registered to the National Register of Historic Places. These sites are part of a national program to coordinate and support public and private efforts to protect the resources. (ADD LINK TO HISTORY SECTION)



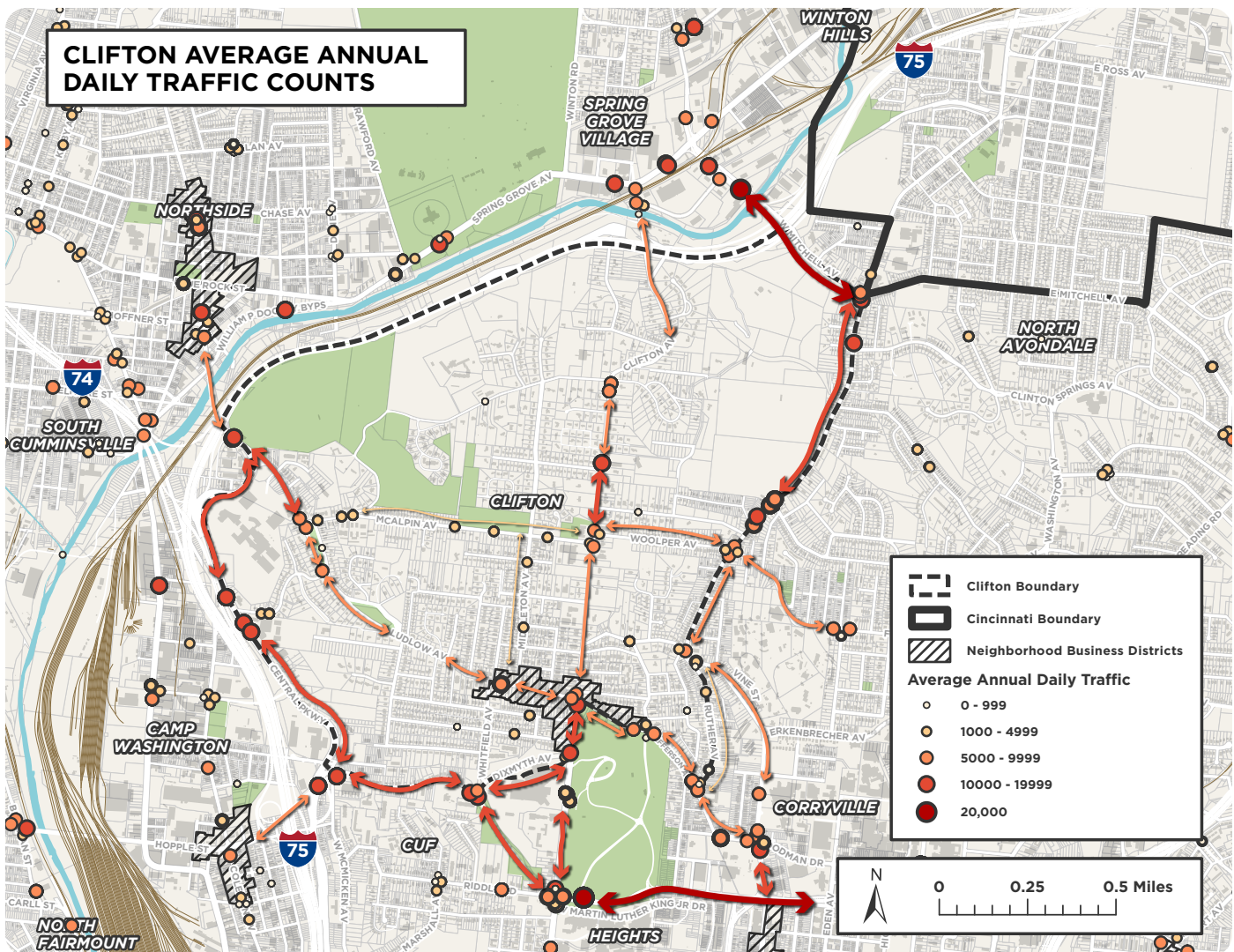


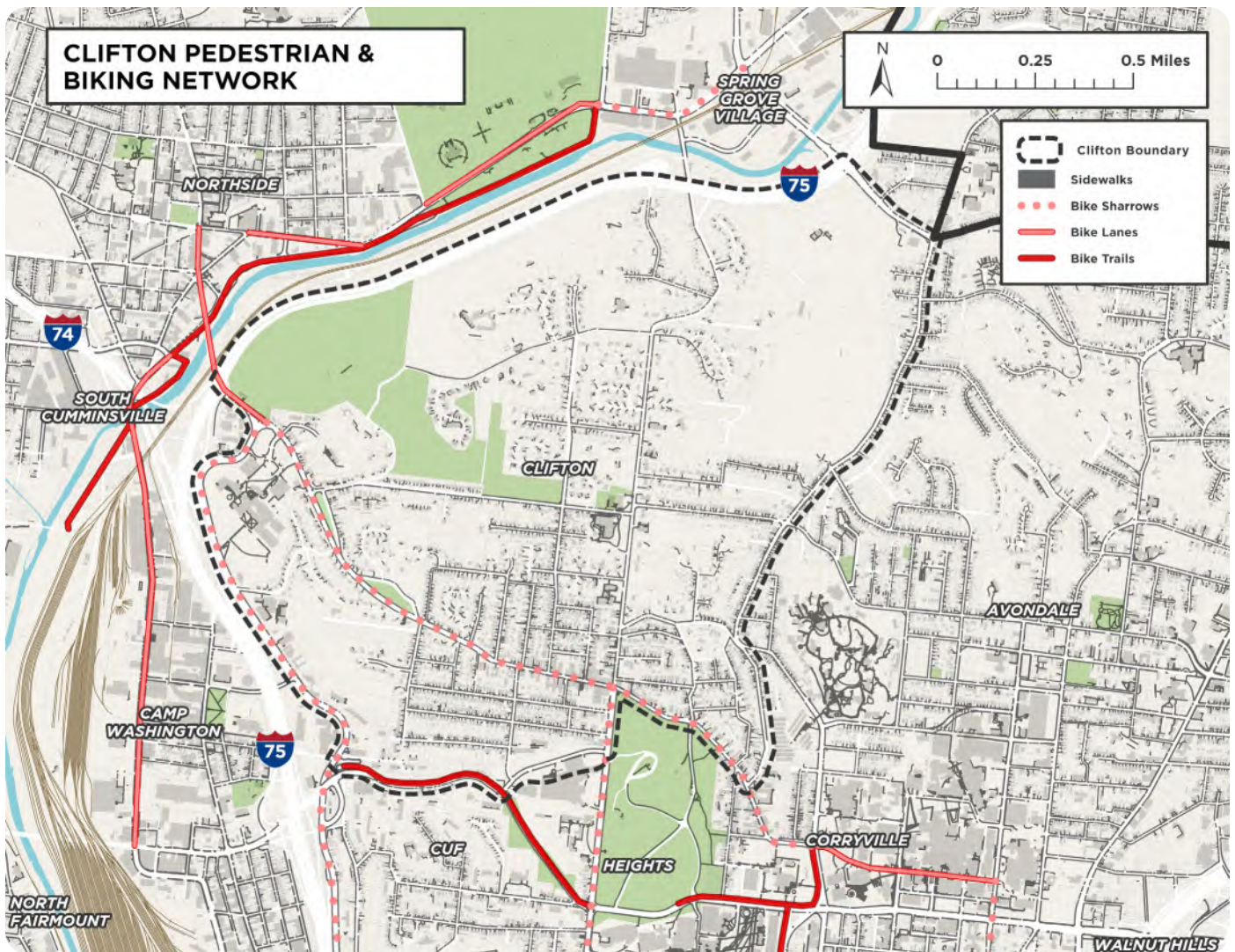
Clifton’s neighborhood business district is the vibrant, commercial hub for the neighborhood. With frontage along Ludlow and Clifton Avenues, the district has more than 70 active establishments, including apartments, banks, entertainment venues, restaurants, institutions, office space, and retail stores. The *Neighborhood Business District* map above shows the inventory of establishments at the time of drafting the plan.

	Number of Establishments		Number of Establishments		Number of Establishments
Apartments	8	Food/Restaurants	23	Medical	2
Banks	3	Gas Stations	1	Offices	3
Entertainment Venues	3	Institutions	3	Retail Stores	26

CIRCULATION

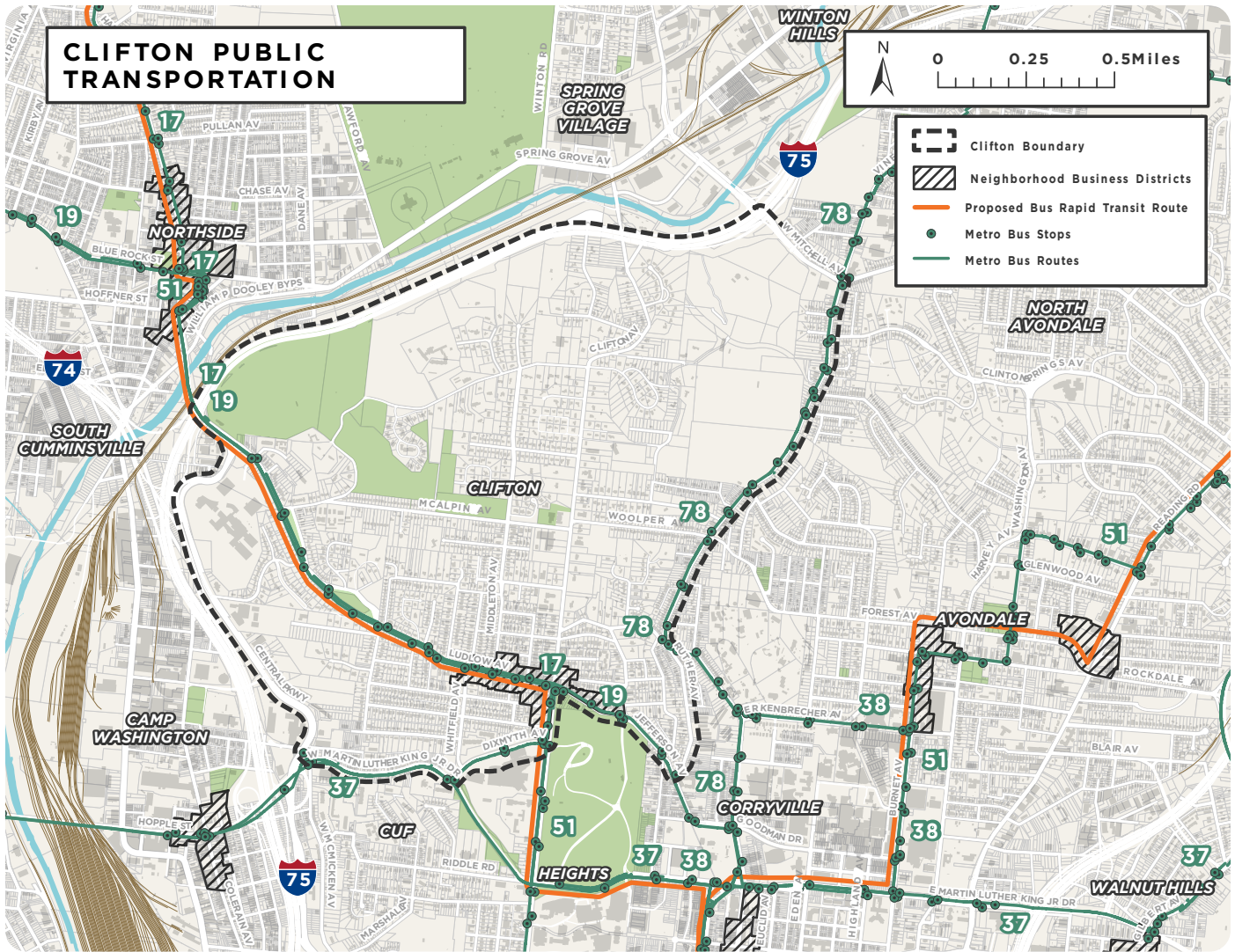
Clifton's heaviest traffic volumes occur along its boundary's edge on W. Mitchell, Vine, Central Parkway, and MLK. Traffic coming from MLK, which collects cars exiting I-75 and I-71, is the largest source for vehicles entering Clifton. Internally, the heaviest trafficked areas are along Clifton Avenue in the business district and north of McAlpin. Generally, aside from the mentioned corridors and business district, the neighborhood has relatively low traffic volumes, with fewer than 8,000 vehicles traveling daily.





Clifton offers a great pedestrian sidewalk network in its southern area, around the business district. This sidewalk network is critical in providing residents with a safe and walkable environment around the neighborhood’s busiest and most vibrant area. Many newer subdivisions are more car-centric and offer fewer pedestrian connections and gaps in the sidewalk network.

Clifton’s bicycle network is lacking compared to other modes of transportation. The network primarily consists of bike sharrows on Ludlow Avenue and Central Parkway, which utilize painted labels on the roadway but have no dedicated biking area. Along MLK, dedicated bike trails have been constructed off the roadway. Much of this lack of biking infrastructure can be attributed to the city’s car dominance, adjusting to the demand for alternative transportation modes, and the neighborhood’s hillsides, creating challenges for cyclists.



Clifton has a strong public transportation network, and its central location in the city naturally makes it a well-connected neighborhood. Currently, there are six bus routes and 51 bus stops in Clifton, and the neighborhood is included along the proposed Hamilton Avenue bus rapid transit route. These bus routes primarily run along Ludlow Avenue, Vine Street, and MLK. The network currently leaves gaps in servicing Clifton’s internal areas north of the business district, which is a more car-centric environment.

TOP PHYSICAL ENVIRONMENT TAKEAWAYS

The top takeaways from the physical environment analysis are:

1. Clifton is a neighborhood primarily comprised of Residential Uses, which make up 59% of its total land cover.
2. Clifton has a considerable amount of natural and programmed greenspace, with over 25% of Clifton land being Parks or Undeveloped land.
3. A little more than 100 acres are used for Institutions. These spaces help form Clifton's social fabric and provide diverse community gathering space.
4. Of Clifton's 1,270 acres, approximately 46% (590 acres) is classified as hillsides with a slope greater than 20%.
5. Of the 104 undeveloped acres, approximately 97% (100.5 acres) are on hillsides. Due to regulations, costs, and challenges of building on hillsides, much of Clifton's undeveloped land will remain undeveloped or develop sparsely.
6. The City of Cincinnati has planted and maintains more than 2,000 street trees.
7. Clifton is proud of their history and has plenty of historic architecture and places to celebrate. The neighborhood has one established local historic district, one National Register Historic District, and seventeen sites on the National Register of Historic Places.
8. The neighborhood business district has more than 70 active establishments, including apartments, banks, entertainment venues, restaurants, institutions, office space, and retail stores.
9. Clifton's heaviest traffic volumes occur along its boundary's edge on W. Mitchell, Vine, Central Parkway, and MLK. Internally, the heaviest trafficked areas are along Clifton Avenue in the business district and north of McAlpin.
10. Clifton's bicycle network is lacking compared to other modes of transportation. It can be attributed to the city's car dominance, adjusting to the demand for alternative transportation modes, and the neighborhood's hillsides, creating challenges for cyclists.
11. Currently, there are six bus routes and 51 bus stops in Clifton, and the neighborhood is included along the proposed Hamilton Avenue bus rapid transit route.