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Acen #20

Clifton

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Community Plan

07-0916-1527

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CLIFTON COMMUNITY PLAN

Approved by
The Clifton Town Meeting
October, 1979

Accepted by the Cincinnati
City Planning Commission
January, 1982

THE CLIFTON TOWN MEETING 325 Ludlow Avenue, Cincinnati, Ohio 45220



Telephone 861-5946

Ben C. Robinson, Assistant City Manager
Office of the Community Administrator
415 W. Court Street
Cincinnati, Ohio 45203

May 15, 1980

Dear Mr. Robinson:

The Clifton Town Meeting is sending its community plan to you, the Community Administrator. Our planning process began in January of 1974. Six years have passed. This length of time can be explained by the fact that in Clifton we have unusual people resources. Planners at the University, faculty and students alike, were generous with their ideas and their time. Other professional planners in the neighborhood helped. Members of the Community Assistance Teams were very cooperative. As a fringe benefit Cliftonites learned how to use sophisticated techniques of organizing groups to create interest and obtain the most involvement.

Neighborhood meetings were not always peaceful and harmonious but over the years we felt that everything possible was being done to inform the community, to explain what was going on and to encourage people to participate. Although the plan represents our best thinking, as chairperson, I have often commented that the plan is not cast in concrete but is a living document which will have to be updated and reviewed from time to time and may need to be adapted to a rapidly changing world. I have also emphasized that implementation of the plan will require as much work and patience, perhaps more, than the development of the plan itself.

Sincerely,

Betty B. Ames
(Chairperson of Planning)

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F O R E W O R D

CLIFTON IN THE FAMILY OF CINCINNATI COMMUNITIES

Clifton is one of 47 communities comprising the City of Cincinnati. Geographically, it is centrally located within the City. Its high elevation overlooking the industrial Millcreek Valley to the west and north makes it a hilltop community. Clifton is bounded on the east by the Avondale community and on the south by the University Heights community, the University of Cincinnati, and Good Samaritan Hospital. Clifton contains approximately 10,700 people and 1406 acres. It is medium in size compared to several other hilltop communities.

The first publication of this planning series, "Goals and Objectives of the Clifton Community," includes a history of the community and identifies its boundaries. The second publication, "Clifton Existing Conditions," is a general descriptive analysis of the community with accompanying data. The purpose of this third document is to set down the Plan in the form of a restatement of goals, policies and proposed programs and projects with appropriate maps.

Clifton as a community has retained a good image. Its central location, its proximity to education and medical institutions, and its nearness to downtown have made it attractive as a residential neighborhood. It was annexed to the City, together with Avondale, Linwood, and Westwood, in 1896. At that time it had a number of large mansions on large sites and while some of these have been sub-divided, others have become educational or church institutions and a few have remained intact. These landmarks, plus older, more modest housing and the fact that Clifton has attracted some new single family residential structures in contemporary architectural styles, create an interesting mixture of old and new styles. This stylistic mix and good community maintenance have tended to sustain its image.

In the development of the Plan, the first subject for consideration is environment. The matters of air quality, water and disposal of waste are regional or city wide in scope and the community can do little more than make its attitudes known. On the other hand, the community has more direct influence on its own appearance and the protection of its own natural features and historical values. The wooded hillsides are of great importance. These concerns can stimulate a variety of monitoring reporting or promotional actions. The first statements of the Plan therefore deal with environmental issues and set the stage for the Plan.

ENVIRONMENT

INTRODUCTION

Over the years, Clifton Town Meeting has attempted to maintain the neighborhood quality by working on the problems of badly maintained and deteriorated buildings, litter in streets and parks, and ugly signs, facades, etc. The atmosphere and environment of a residential village have been maintained. Also, Clifton Town Meeting has tried to provide residents with environmental information pertaining to air and water quality.

EXISTING CONDITIONS

Heavy truck and automobile traffic is the source of air pollution in the Clifton area. Congestion around the University and Environmental Protection Agency add to the pollution problem.

Helping to soften the effects of air pollution are the many trees in Clifton. Photosynthesis naturally reduces pollution.

In the Ludlow business district, trash is picked up weekly by the City. Those establishments which have excess waste must contract privately for additional trash removal.

ANALYSIS

In order to reduce air pollution in the Clifton area, two natural methods can be used: routing of traffic around the area and maintenance and addition of trees.

Complaints from residents about poor housekeeping in the Ludlow business district should serve as a signal for action.

GOALS AND OBJECTIVES

1. The environmental quality of Clifton should be in keeping with a high quality residential neighborhood.
 - 1.1 Clifton Town Meeting should continually review the air pollution data from the City's monitoring station at St. Clair and Jefferson Avenues.
 - 1.1.1 Air pollution data should be published in the Clifton Town Meeting Bulletin to make residents more sensitive to it.
 - 1.2 Alternate arterial routes should be improved on the periphery of Clifton to facilitate traffic flow to the University area and the Environmental Protection Agency facilities.
 - 1.2.1 Use of Clifton Avenue as a thoroughfare should be discouraged.
2. General housekeeping along Clifton streets should be improved.
 - 2.1 Clifton's unique system of gas and boulevard street lighting should be retained and maintained.
 - 2.1.1 Unattractive overhead street lights should be replaced with attractive fixtures.
 - 2.1.2 Broken street lights should be reported promptly to the City by Clifton Town Meeting.
 - 2.1.3 Missing boulevard lights should be replaced.
 - 2.1.4 Unused poles should be removed.
 - 2.2 An improvement in waste collection service should be sought.
 - 2.2.1 The Economic Review Committee should meet with business proprietors who constantly have excess trash and the City (Waste Collection Division) and other resource groups (such as the Cincinnati Clean Community Commission).
 - 2.2.2 Untidy waste collection should be reported to the City.
3. Both public and private tree planting programs should be encouraged for beautification of Clifton.
 - 3.1 Clifton Town Meeting should initiate tree planting programs.
 - 3.1.1 The City's Urban Forester should survey and make recommendations as to the proper type and placement of street trees in Clifton.

3.1.2 Dead tree stumps should be removed from along the sidewalks.

3.2 Clifton Town Meeting should be attentive to the maintenance of the Clifton fountain at Clifton Avenue opposite Woolper.

4. Constant improvement to the City water supply should be promoted.

LAND USE AND ZONING

INTRODUCTION

A prevailing assumption in the planning of a community is that change is inevitable. The process for this change can be guided by either a conceptual plan which delineates the general direction community residents wish their neighborhood to take, or a maze of uncoordinated efforts aimed at individual goal attainment. The land use plan provides a reference base for guiding and managing the desired course of community development. It is fundamental to a comprehensive community plan. The Clifton Land Use Plan will provide the physical and geographic framework for the decision-making process in the Clifton neighborhood. (Map III:1)

Zoning is one of the major tools that a community can utilize for controlling development under its land use plan. It is a legal instrument which regulates the use of private land and should be used in a manner which will effectuate long-range planning goals. At the same time, zoning must also reflect the existing pattern of land use. In this way, zoning can facilitate the most orderly transition possible between present conditions and the future.

Zoning also offers the residents of a neighborhood the opportunity to influence the allocation of private resources within their community. It assists in directing resources into the areas in which they are expected to do the most in achieving community, as well as City goals. But, in addition to protecting the community from a misallocation of resources, it provides all property owners a degree of certainty as to the future direction of the neighborhood.

Because the use of land affects the value of people's property, the visual quality and continuity of their environment, the location of employment and commercial centers, and the general character of life in the community, it is appropriate that community residents employ land use planning, zoning and other tools for the achievement of community-determined goals and objectives.

EXISTING CONDITIONS

Clifton is located in nearly the geographic center of Cincinnati. It is relatively close and provides quick access to most areas of the City. The community of Clifton is defined by the following boundaries:

A line running from Vine and Ruther to Jefferson to Clifton Avenue, to Dixmyth, to Central Parkway, to Ludlow Avenue, to the Millcreek Expressway (I-75), to the western boundary of Vine Street Cemetery along the western and southern boundaries of Vine Street Cemetery, to Vine Street and along Vine to Ruther.

There are 1,405.57 acres in the community of Clifton. Residential usage comprises 45%; street right-of-way and vacant land use 28%; 10% is in retail acres; government use accounts for 9%; cultural use of 7%; the remaining 1% is distributed among manufacturing, transportation and wholesale uses.

Clifton owes much to its topographic pattern. Steep hillsides and valleys give definition to the community. It is a community of residences and open space. The western, northern and much of the eastern boundaries of the community are defined topographically by steep hillsides.

Educational and semi-public land uses dot the community. These extensive areas of low-density and minimum development, along with nearby large blocks of recreation and open space, combine to give Clifton much of its village within-the-city character.

There are only two parcels of manufacturing land use in Clifton, one on Central Parkway and one on Mitchell Avenue. Both are on the perimeter and oriented outside of the community.

During the mid-1960's, Clifton's zoning was changed and updated. The lowest density and large lot zones generally cover the northern two-thirds of the community. The southern one-third of Clifton has zones that permit the densest and least restrictive development patterns. There are four transition zones in Clifton. In 1970, Clifton's 10,736 people lived on 636.24 acres for a net population density of 16.87 persons per residential acre. The gross population density is 8.70.

ANALYSIS

In Clifton, the land use patterns are well defined. (Map III:2) The Clifton residents have been effective in controlling the land use in their neighborhood, thereby maintaining its character.

The Clifton community is quite aware that the control of land use through zoning is one of the most important parts of a comprehensive community plan. In general, the community favors the continuation of the existing land use patterns while insuring no increase in the density of the Clifton population. Consequently, the land use plan exhibits a stabilization of the existing land use patterns with minor changes to accommodate development recommendations identified in the Clifton Neighborhood Business District Urban Design Plan.

Although the present zoning (Map III:3) of the Clifton community is congruent with the existing land use patterns, residents must maintain a constant vigil if adverse development is to be averted.

Zoning overlay districts, for use in special environment areas of the City, are useful tools for the monitoring and controlling of development in certain critical areas of the community.

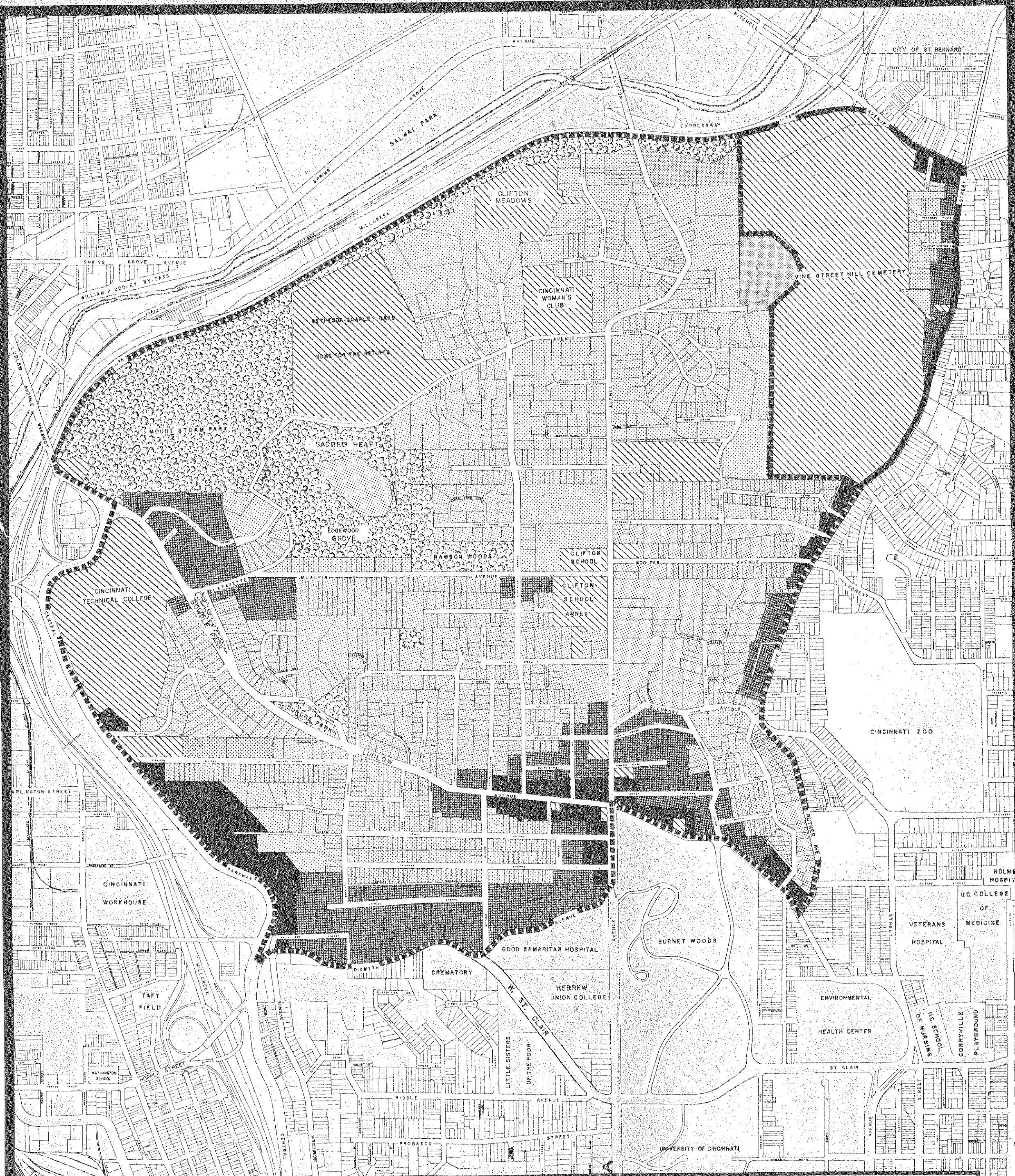
ANALYSIS (Cont'd)

Clifton already has in place an Environmental Quality-Urban Design overlay for the NBD and a Hillside Environmental Quality District for the northern hillsides. The addition of an EQ-HS for the southwestern hillside was made in 1980 (Map III:3).

GOALS AND OBJECTIVES

1. To achieve a pattern of physical development, including housing, local business districts, institutions and public open space which will strengthen and maintain the unique living qualities of the Clifton community.
 - 1.1 Resist all zone changes which would be detrimental to the Clifton village character and/or would allow for greater residential density.
 - 1.1.1 Clifton Town Meeting should work with the City Planning Commission for zone changes to recognize the lower density of actual predominant use, even though non-conforming uses would be created, so that the end result would be lower residential density.
 - 1.1.2 Clifton Town Meeting should ask the City Planning Commission to reassess the appropriateness of transition zones and upgrade where applicable.
 - 1.1.3 Maintain the low density residential characteristics (R1-A-R-3) of portions of Clifton identified generally as: area north of the Glenmary - Bryant - Ludlow axis; area west of Morrison; the Howell - Terrace area; and the area east of Brookline.
 - 1.1.4 Maintain the medium density residential characteristics (R-4) in small portions of Clifton identified generally as: area south of Lafayette Avenue near Ludlow and the frontage along Vine Street north of Ruther Avenue.
 - 1.1.5 Maintain the high density residential characteristics (R-5 and R-6) near the Ludlow business district and in the Lowell Dixmyth area. Concentrate small size apartments in this area.
 - 1.1.6 Large high-rise apartment building should be discouraged.
 - 1.1.7 At particular locations, where they are appropriate and compatible with the environment and permitted density, Clifton Town Meeting should consider high quality low-rise apartments as acceptable. Condominium ownership should be encouraged.
 - 1.1.8 Any new intrusion of business activity in residential areas should be resisted (except when part of a community plan). Residential zoning should be strictly enforced.
 - 1.2 Recognizing that many institutions are now located in and near Clifton, additional city-wide institutions should be discouraged from locating in Clifton, to avoid excessive concentration.

- 1.2.1 Public service and social service centers providing daily services to the community should be located near the population and business center at Clifton and Ludlow Avenues, including public library, post office, firehouse, Clifton Town Meeting office, mental health center, senior services center.
- 1.2.2 The existing public and private grade schools serving the community should be maintained. The locations of nursery school and day care centers should be carefully considered to avoid incompatibility with residential areas.
- 1.3 The main business district in the vicinity of Clifton and Ludlow Avenues should be maintained and improved, but its general character and boundaries should not undergo any substantial changes.
 - 1.3.1 Ludlow Avenue from west of Middleton Avenue (office zone boundary) to east of Clifton Avenue (Marburg Hotel) should be devoted to walk-in retail businesses in combination with residential apartments.
 - 1.3.2 Clifton Avenue between Ludlow and Dixmyth is suitable for automobile oriented businesses.
 - 1.3.3 Offices providing services to the local community can be located in appropriate areas peripheral to the business district.
 - 1.3.4 Drive-in restaurants and fast food restaurants are not appropriate along Ludlow Avenue.
 - 1.3.5 Clifton Town Meeting should exert pressure to prevent the development of any additional businesses outside of the neighborhood business areas.
 - 1.3.6 The character of the surrounding environment should be preserved by identifying the limits of the business district and developing effective buffers between business and residential areas.
- 1.4 Mixed use of the Sacred Heart property for housing and recreation should be pursued by the Clifton Community Urban Redevelopment Corporation.
- 1.5 Clifton Town Meeting should attempt to educate the news media and real estate people concerning the recognized boundaries of Clifton.



- LAND USE PLAN**
- RESIDENTIAL (ONE AND TWO FAMILY)
 - RESIDENTIAL (MULTI-FAMILY)
 - PARKS & RECREATION
 - PUBLIC & SEMI-PUBLIC
 - COMMERCIAL

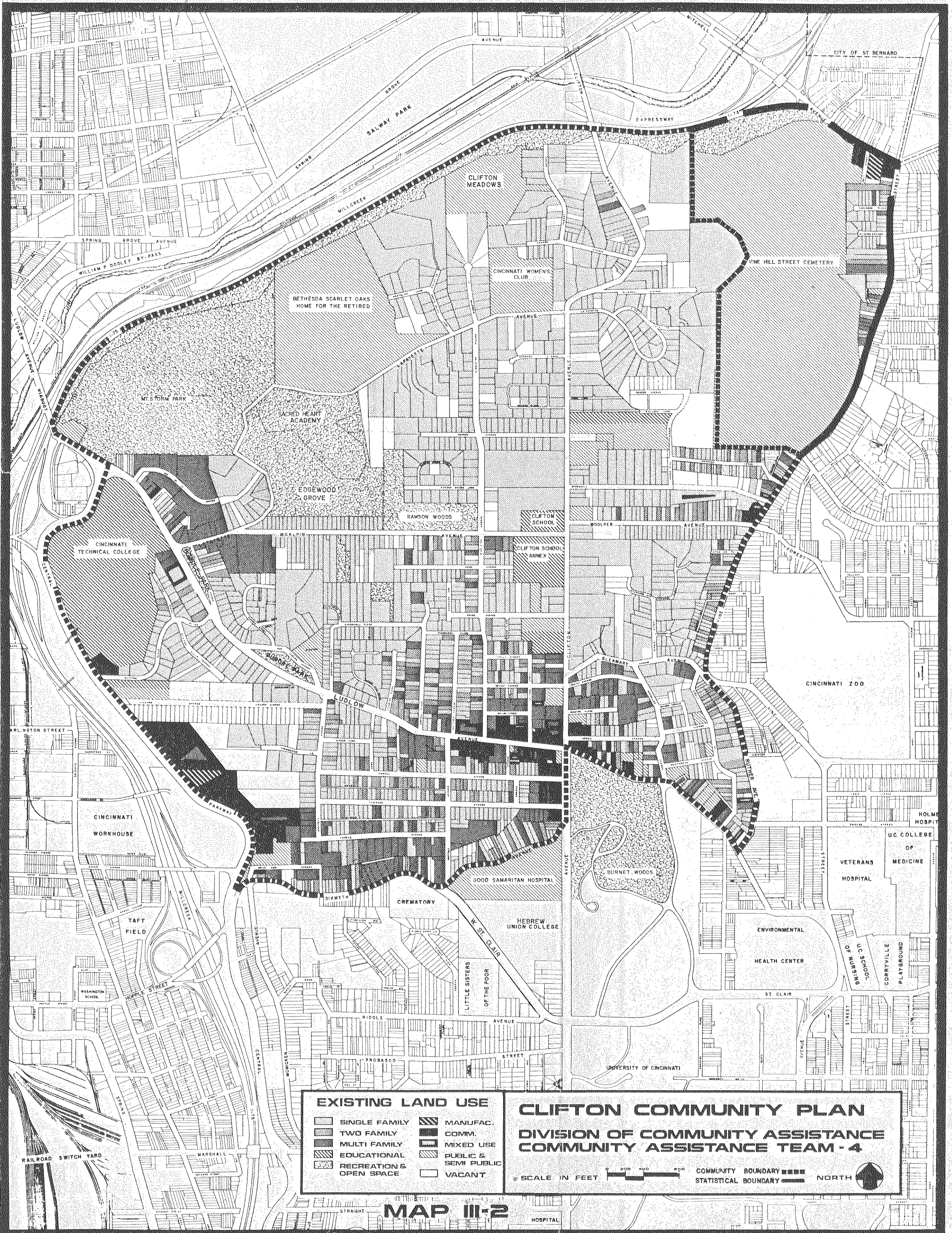
CLIFTON COMMUNITY PLAN
 DIVISION OF COMMUNITY ASSISTANCE
 COMMUNITY ASSISTANCE TEAM - 4

SCALE IN FEET

COMMUNITY BOUNDARY STATISTICAL BOUNDARY

NORTH

MAP III-1



EXISTING LAND USE

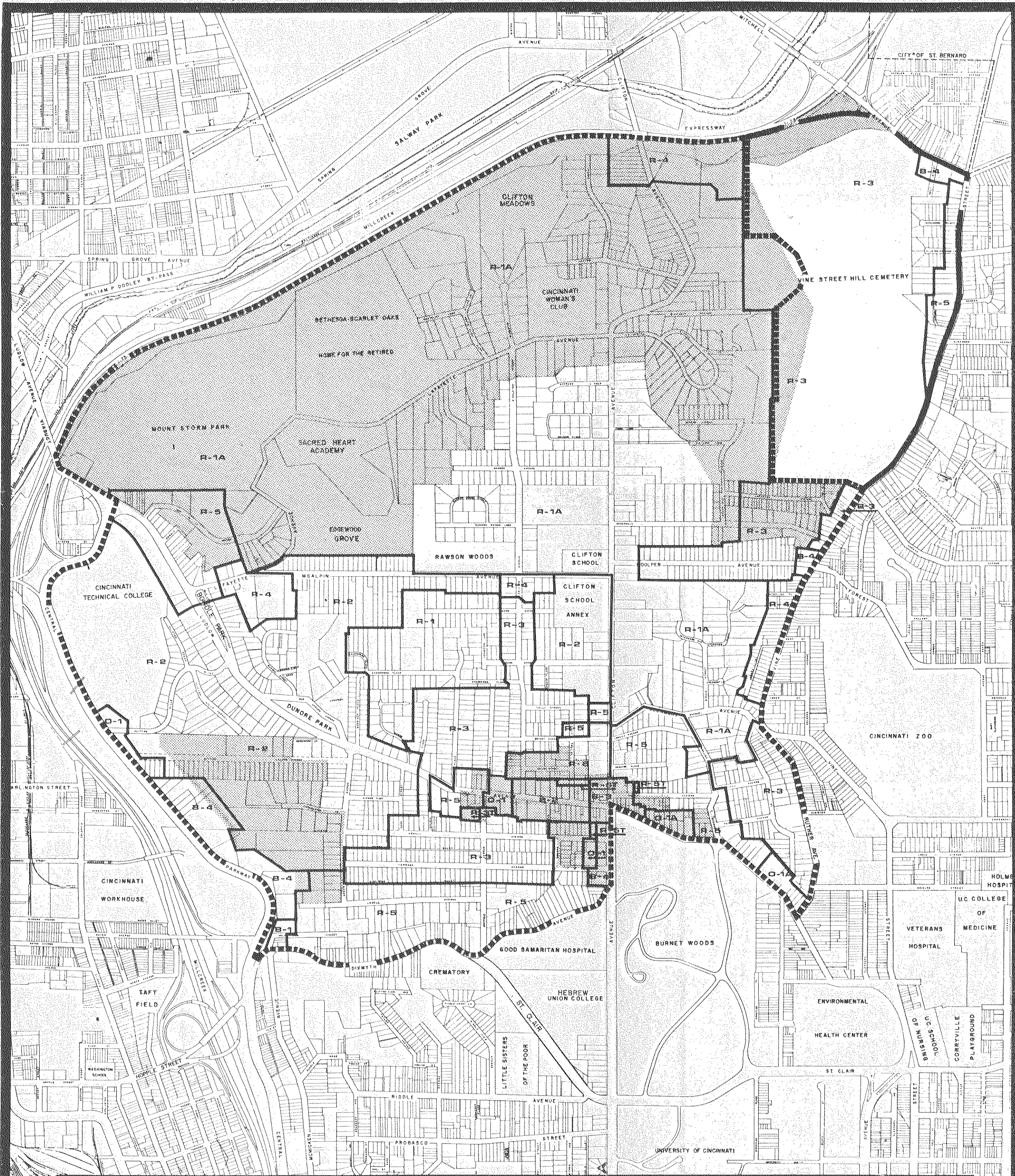
	SINGLE FAMILY		MANUFAC. COMM.
	TWO FAMILY		MIXED USE
	MULTI FAMILY		PUBLIC & SEMI PUBLIC
	EDUCATIONAL		VACANT
	RECREATION & OPEN SPACE		

CLIFTON COMMUNITY PLAN
DIVISION OF COMMUNITY ASSISTANCE
COMMUNITY ASSISTANCE TEAM - 4

SCALE IN FEET: 0 200 400 800

COMMUNITY BOUNDARY: STATISTICAL BOUNDARY: NORTH:

MAP III-2



EXISTING ZONING

- LOW DENSITY RESIDENTIAL - R-1A, R-1, R-2, R-3 EQ BOUNDARY
- MEDIUM DENSITY RESIDENTIAL - R-4
- HIGH DENSITY RESIDENTIAL - R-5, R-6
- BUSINESS - B-1, B-2, B-3, B-4
- OFFICE - O-1A, O-1

**CLIFTON COMMUNITY PLAN
DIVISION OF COMMUNITY ASSISTANCE
COMMUNITY ASSISTANCE TEAM - 4**

SCALE IN FEET COMMUNITY BOUNDARY STATISTICAL BOUNDARY NORTH

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OPEN SPACE, PARKS, AND RECREATION

INTRODUCTION

The amount and location of parks, open space and recreation facilities within the Clifton community has, in the past several years, become an important land use issue. The lack of usable tracts of land well located with respect to the population of Clifton and the scarcity of funds for acquisition and development of facilities are main issues to be resolved in this planning process. Based on the site and distribution of existing facilities along with the expressed desires of the residents, a strategy to take advantage of future opportunities will be developed.

EXISTING CONDITIONS

Parks and Open Space

There are six parks located within the boundaries of the Clifton community. The largest of these is Mt. Storm Park which has 59 acres of land. Other parks immediately east of Mt. Storm include Edgewood Grove (24.4 acres) and the Rawson Woods Bird Preserve (10.7 acres). Additional park acreage is found in two small strip parks along Ludlow Avenue, Dunore Park (2 acres) and Bowdle Park (.86 acres). The following map depicts the geographic distribution of parks. (Map IV:1)

Despite their geographical concentration in the northwest portion of the community, the existing parks within Clifton provide ample opportunity and space to satisfy the passive recreation needs of the population. In addition, the parks provide a welcome relief from the predominant pattern of residential development.

Immediately adjacent and accessible to Clifton is Burnet Woods Park, located off Clifton and Ludlow Avenues at the southeast edge of the community. This large park offers outdoor pavilions, picnic areas, play equipment, the Trailside Nature Center and a lake.

Recreation

Many Clifton families have enjoyed a membership in Clifton Meadows Swimming Club for their recreational needs. For many years the existence of this private club in Clifton tended to obscure the needs of other families in the community.

Previous planning efforts resulted in the publication of a Master Recreation Plan¹ for Clifton in September of 1974. This plan received considerable citizen input for more than a year before its publication. The plan recommended that the following important areas be developed to meet the recreation needs of the Clifton community.

¹ Community Recreation Facilities Master Plan Study: Study Area 2, Clifton, Clifton Heights/Fairview, Corryville, University Heights, Glaser & Myers & Associates, Inc. (For the Cincinnati Public Recreation Commission), September 1, 1974.

Recreation (Cont'd)

- A recreation complex at Clifton School to include a Recreation Center, Fields for soccer and baseball and a deep water pool.
- Development of a playground in the vicinity of Juergens Avenue.
- Development of a recreational complex at Dixmyth/Howell to include tennis courts, baseball and soccer fields and play areas.

As a result of recommendations proposed in the plan, a Recreation Center was constructed and opened in January, 1977 adjacent to the old Clifton Elementary School. This facility offers numerous organized indoor recreation activities to all age groups within Clifton. The remainder of this proposed complex which was to include playfields and a deep water pool has been dropped from consideration. This is in response to negative community sentiment regarding the land acquisition necessary to make the outdoor complex a reality.

Since the publication of the Master Recreation Plan an opportunity to use a portion of the former Sacred Heart Academy grounds as active recreation has been developed. The Sacred Heart Academy, a private school for girls, located on 39 acres adjoining Mt. Storm Park, closed in 1970. For several years, developers attempted to get zone changes in order to construct high density housing. Finally, in 1974 the last of the developers withdrew from active pursuit of the project in the face of strong community opposition.

One year later, Park Board members introduced a plan to buy some of the property, and in 1976 a successful sale was negotiated. The sale included 24.4 acres of hillside area, now called Edgewood Park, creating a green belt area joining Rawson Woods Bird Preserve with Mt. Storm Park and approximately 15 acres of hilltop land. Funds for the purchase price were raised by the Park Board, Federal Government, City of Cincinnati, and the Clifton Community.

Given community opposition to the recreation complex behind Clifton School, serious consideration is being given to using a portion of the 15 acres of hilltop land for ballfields and tennis courts.

ANALYSIS

Organized recreational programs continue to grow in Clifton. About 350 children currently participate in organized sports and the number increases yearly. There are eleven soccer teams for boys and girls, five knothole baseball teams and two girls softball teams.

ANALYSIS (Cont'd)

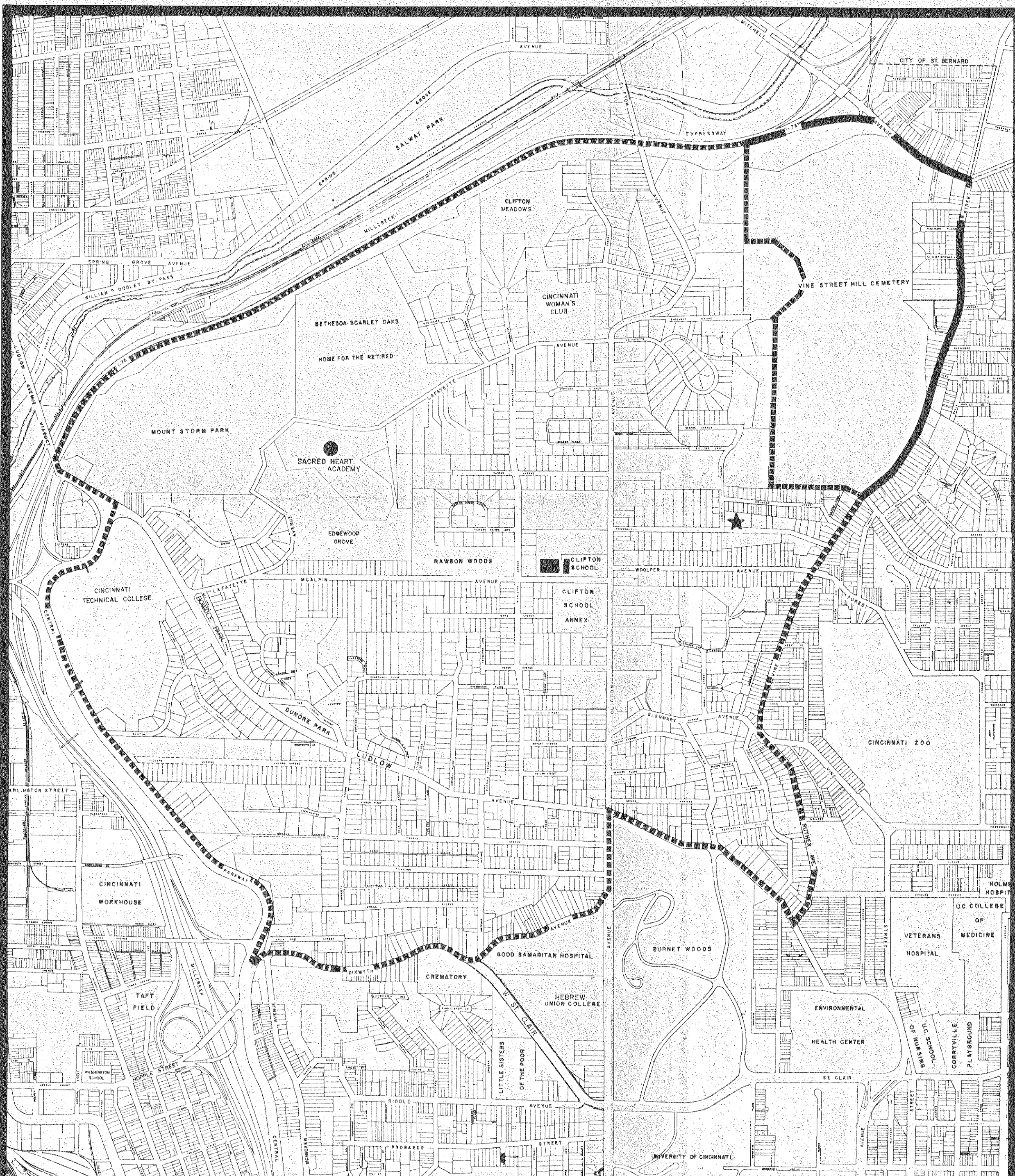
During the past three years, money has been raised to support the organized sports programs through the staging of an annual Walkathon. The Walkathon is sponsored by the Clifton Kiwanis and Clifton Town Meeting. The money raised is matched by the City and is used to support the Summer Recreation and Swimming Program as well as the organized sports program. Thus far, the Walkathon and matching City monies have been sufficient to cover costs.

While Clifton is well endowed as far as parks are concerned, there are no facilities within the community where organized team recreation can take place. This places an additional burden on the sports program which will hamper its growth and success in the future. Even if facilities are constructed on the Sacred Heart site, the overall number of facilities will still be inadequate. The full complement of facilities proposed in the Recreation Master Plan is not likely to be completed in the near future. In addition, since the proposed facilities involve large expenditures for site acquisition and development and City resources continue to shrink, the long term outlook is not promising. However, the community should monitor land use within the neighborhood to quickly seize the opportunity to develop facilities in locations other than those already proposed. (Map IV:2)

GOALS AND OBJECTIVES

1. Increase the number of facilities available for active recreation.
 - 1.1 Pursue the Development of the Sacred Heart Property for a combination of residential and recreation uses.
 - 1.1.1 The Clifton Community Urban Redevelopment Corporation should locate and work with developers who are sympathetic with the community's desire for mixed use development of the Sacred Heart Property.
 - 1.1.2 The City Recreation Department should begin construction of the facilities proposed in the Sacred Heart Plan.
 - 1.2 Program improvements which increase the usage of facilities should be developed at the Clifton Recreation Center.
 - 1.2.1 Additional staff should be provided by the city.
 - 1.2.2 Additional parking facilities should be developed.
 - 1.2.3 The staff and members of the community should work together to develop a summer day camp program.
 - 1.3 The City should be prompted to begin development of facilities proposed in the Recreation Plan based on community priorities.
 - 1.3.1 The recreational complex at Clifton School should be completed.
 - 1.4 Improvements in the established right-of-way should be pursued to increase recreational opportunities and improve community appearance.
 - 1.4.1 Bike trails should be established.
 - 1.4.2 Small focal areas contiguous to the sidewalk should be developed to encourage informal gatherings.
 - 1.4.3 A well publicized street tree program should be developed through Clifton Town Meeting which encourages landscaping improvements in the right-of-way.
2. Increased opportunities should be developed for passive recreation.
 - 2.1 Greater safety and security should continually be promoted.
 - 2.1.1 Improve lighting conditions in the Clifton parks.
 - 2.1.2 Increase regular and special security patrols to insure personal safety.

- 2.2 Clifton areas parks should be well maintained.
 - 2.2.1 Clifton Town Meeting should work with organized groups such as the Boy Scouts and Clifton Track Club to develop clean-up programs in the community.
 - 2.2.2 Park areas should be continually inspected and any lack of maintenance reported to the Park Board.
- 2.3 Passive recreational opportunities should be publicized.
 - 2.3.1 The Clifton Town Meeting Bulletin should publish feature articles on available opportunities.
 - 2.3.2 Posters depicting passive recreational opportunities should be displayed throughout the community.
3. Continue to devote major areas of Clifton Parks to natural woods and cover for birds, wildlife, and wildflowers.
 - 3.1 The Park Board should be encouraged to retain substantial areas of the parks in the natural cover.
 - 3.2 The invasion of open space parks for commercial activities, whether by private or public agencies, should be resisted.
 - 3.3 The retention of private open space to supplement public open space should be encouraged through the creative use of site planning techniques.



PARKS AND RECREATION PROPOSALS

- SACRED HEART (tennis courts, ballfields)
- RECREATION CENTER (program improvements)
- ★ JUERGENS PLAYFIELDS
- ADDITIONAL PARKING

**CLIFTON COMMUNITY PLAN
DIVISION OF COMMUNITY ASSISTANCE
COMMUNITY ASSISTANCE TEAM - 4**

SCALE IN FEET 0 200 400 600
 COMMUNITY BOUNDARY [dashed line symbol]
 STATISTICAL BOUNDARY [dotted line symbol] NORTH [arrow symbol]

MAP IV-2



EXISTING PARKS & RECREATION

**CLIFTON COMMUNITY PLAN
DIVISION OF COMMUNITY ASSISTANCE
COMMUNITY ASSISTANCE TEAM - 4**

SCALE IN FEET 0 200 400 800
 COMMUNITY BOUNDARY STATISTICAL BOUNDARY NORTH

MAP IV-1

ECONOMIC DEVELOPMENT

INTRODUCTION

The primary business district for Clifton is the Clifton-Ludlow Business District located in the southeastern area of the community. (Map V:1) There is a secondary business district on Central Parkway.

According to a 1978 study done by the Institute for Governmental Research at the University of Cincinnati, headed by Dr. Peter Shocket, 95% of Clifton residents shop in the neighborhood business district (NBD). Fifty-four percent of the residents view the NBD as staying the same, while 43% believe it to be improving.

In 1977, Clifton Town Meeting approved the Clifton Neighborhood Business District Urban Design Plan (CNBDUDP). This plan was amended and approved by the City Planning Commission and subsequently adopted by City Council in September 1978.

The Economic Review Committee was instituted to help improve the NBD. It consists of members of the Clifton Business and Professional Association and members of Clifton Town Meeting.

EXISTING CONDITIONS

In 1970, the Cincinnati Planning Commission NBD inventory found that the Clifton-Ludlow Business District had 114 occupied establishments and 3 vacant establishments. The 1975 R. L. Polk Company data indicated that the district had 113 establishments. Of these establishments, 53 were classified as "retail stores and selected services" by a 1976 Real Estate Research Corporation study.

An estimated 248 persons are employed in the 53 establishments, which total 115,896 gross square feet and have estimated annual sales of \$9,464,600. All Central Parkway storefronts are occupied.

The 1970 City Planning Commission inventory recorded a total of 426 parking spaces in the Clifton-Ludlow business district; 259 were off-street and 167 on the street.

A new parking lot has been recently developed by the City and Business Association on Howell Street next to the existing lot behind Keller's IGA market.

ANALYSIS

The 1976 Real Estate Research Corporation study indicates that the business district is viable. There is a market for creative new business development.

ANALYSIS (Cont'd)

Except for increased traffic congestion and demand for parking, the Clifton-Ludlow Business District has changed little. It remains an area that meets the needs of the nearby neighborhood for convenience goods.

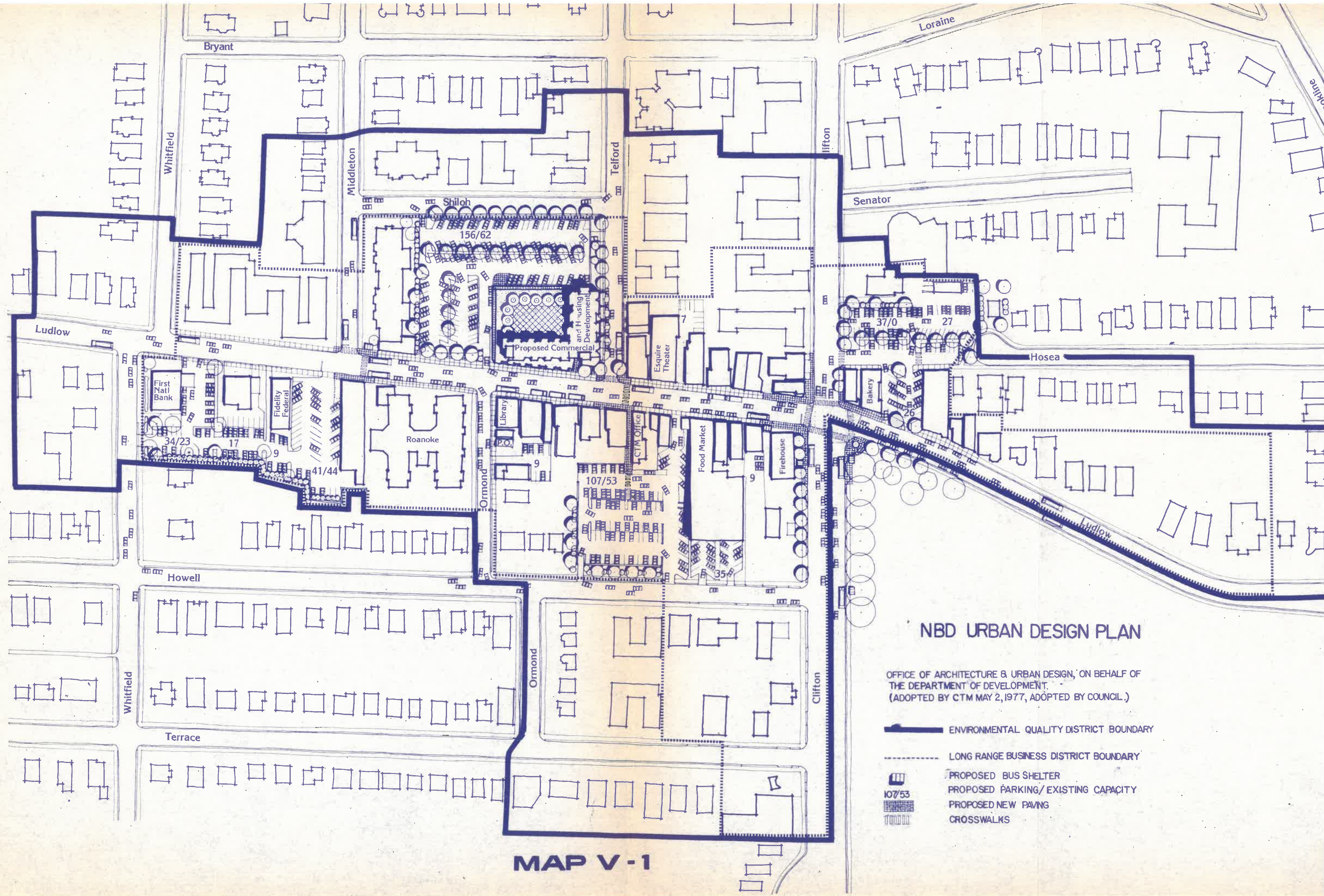
Continued investment in the stores and shops of the district is essential to the maintenance of a profitable and attractive NBD. Recognizing that, Clifton Town Meeting has tried to approve goals which will improve the NBD while preserving the neighborhood. The Urban Design Plan is a concrete way to reinforce the neighborhood character of the district. The plan calls for an emphasis on walk-in retail and personal services, together with exclusion of fast food and drive-in establishments. Streetscape improvements are underway to enhance the image of the district.

The businesses fronting Central Parkway are separated from the residential areas of the community by the hillside. This buffer should be maintained. It is also important that commercial development be consistent with the intended park-like character of Central Parkway, a major community entrance.

GOALS AND OBJECTIVES







1. The main business district in the vicinity of Clifton and Ludlow Avenues should be maintained and improved, but not extended. Its general village atmosphere should not be changed.
 - 1.1 Implementation of the Clifton Neighborhood Business District Urban Design Plan (CNBDUDP) should be promoted.
 - 1.1.1 Every effort should be made to find acceptable locations within Clifton for individuals and businesses displaced by the effects of the CNBDUDP.
 - 1.1.2 New development in designated areas, consistent with the surrounding environment, should be encouraged, especially the focal points of:
 - Clifton and Ludlow
 - Middleton and Ludlow
 - Telford and Ludlow
 - 1.2 Preservation of the residential character of the community should be promoted. All economic elements must remain subordinate.
 - 1.2.1 Manufacturing, large-scale shopping or commercial activities and additional dominant institutions will be discouraged.
 - 1.2.2 The present limits of the business district should be preserved, and effective buffers developed between the business and residential areas.
 - 1.2.3 The aesthetics, circulation, and diversity of goods and services offered should be improved to promote a village shopping atmosphere.
 - 1.2.4 Sufficient land should be devoted to business to serve the needs of the local community.
 - 1.2.5 The existing large multi-family structures in and around the business district should be preserved.
 - 1.2.6 Non-conforming businesses existing in the residential areas should eventually be eliminated. These areas should be treated on a case-by-case basis.
- 1.3 Improvement of services and solution to problems in the NBD should continue to be addressed by the Economic Review Committee.
 - 1.3.1 Off-street parking should be increased.
 - 1.3.2 The Clifton Business and Professional Association should add bicycle racks, with space for 10.

- 1.3.3 Recommendations should be made to the City and the property owners for improving the aesthetics of the business area in line with the village character of Clifton.
- 1.3.4 The street orientation of shops directly to the sidewalk should be maintained. Secondary rear entrances to commercial space should be de-emphasized.
- 1.3.5 Commercial property owners should be encouraged to maintain properties in good functional and aesthetic condition, including adequate trash removal.
- 1.3.6 Businesses should be monitored in order to keep aware of present and potential vacancies.
- 1.3.7 Conformance to sign and facade guidelines of the CNBDUDP should be encouraged.
- 1.4 Efforts to reduce the incidence of all criminal activities in the Clifton business area, and throughout Clifton should be encouraged.
- 1.5 Drive-in restaurants and fast food restaurants should be opposed as inappropriate land uses in Clifton.
2. Small business areas located at the edges of Clifton should be studied in cooperation with other community councils.
3. A secondary business district serving limited neighborhood needs should be maintained on Vine Street near Woolper Avenue
4. The office and business district serving City-wide needs and located along the Clifton section of Central Parkway should be maintained in a way consistent with the Parkway character.



NBD URBAN DESIGN PLAN

OFFICE OF ARCHITECTURE & URBAN DESIGN, ON BEHALF OF THE DEPARTMENT OF DEVELOPMENT.
 (ADOPTED BY CTM MAY 2, 1977, ADOPTED BY COUNCIL.)

-  ENVIRONMENTAL QUALITY DISTRICT BOUNDARY
-  LONG RANGE BUSINESS DISTRICT BOUNDARY
-  PROPOSED BUS SHELTER
-  PROPOSED PARKING/EXISTING CAPACITY
-  PROPOSED NEW PAVING
-  CROSSWALKS

MAP V-1

INTRODUCTION

In recent years, the rise in fuel costs, the concern for clean air and the promotion of physical well-being have influenced transportation planning in Clifton. An interdependence exists between private vehicles, mass transit, pedestrian walks and bikeways; they all must be considered.

The street pattern of Clifton has been influenced by the valley and hilltop topography of the community. Within the boundaries of Clifton, Ludlow Avenue and Clifton Avenue carry heavy city-wide traffic movement, connecting areas across Cincinnati. The McAlpin-Woolper Avenue route moves traffic between the major arterials, mentioned above, and local Clifton streets. The remainder of Clifton's streets make up the local street system; access to individual parcels of property is the primary function of these streets. Because of terrain and steep hillsides, many of Clifton's streets are dead end and cul-de-sac.

EXISTING CONDITIONS

The heaviest daily traffic volumes in Clifton occur at three locations on the periphery of the community: Mitchell Avenue near its interchange with I-75 (29,860 vehicles); Ludlow Avenue Viaduct near the Colerain/I-75 interchange (29,323 vehicles); Clifton Avenue between Dixmyth and Ludlow (23,323 vehicles).

Recently three improvements were completed which will help to divert through traffic around the edges of Clifton: the Dixmyth/St. Clair connector, improvement of the Vine-Mitchell intersection, and improvement of the I-75/Mitchell interchange. Clifton Town Meeting had requested these changes.

Internal to the community, the highest volume arteries are Ludlow Avenue and Clifton Avenue. The next highest internal traffic volumes are found along the east-west route of Woolper-McAlpin Avenues.

As Clifton's major arteries handle increasingly higher volumes of traffic, motorists attempt to by-pass them. This has resulted in some of the community's local residential streets experiencing relatively heavy traffic flows, particularly Howell, Terrace and Morrison.

The highest traffic-accident locations in Clifton were positively correlated with highest traffic-volume locations. (See Table, Existing Conditions, 6-3) However, Middleton Avenue, between Ludlow and McAlpin, had a much higher number of accidents than its traffic volume would suggest.

Given the numerous "near misses" observed daily by Clifton residents, the community has a number of locations where intersection turnings and crossings create frequent conditions where traffic accidents are likely to occur.

Clifton's six bus routes serve the southern and eastern portions of the community. Thus, the most densely populated residential areas of Clifton are within easy walking distance of public bus transit routes.

Specifically scheduled public buses are provided for those Clifton children who attend junior and senior high schools outside of the community. School buses also serve elementary school students from city-at-large who travel into Clifton to attend the Clifton Alternative Magnet Public School program.

Parking problems are evident throughout Clifton. While this is particularly true in the Ludlow Avenue Business Area, residential streets are often congested.

The lack of off-street parking around Ludlow Avenue has been addressed in the Clifton Neighborhood Business District Urban Design Plan. Implementation of the recommendations contained in the Plan (expansion of the existing merchants' lots and eventual expansion on the north side of Ludlow) should ease a critical situation. Solving the parking problem on residential streets will involve a careful study of particular conditions.

ANALYSIS

The solutions to Clifton's traffic flow and safety problems will involve a complex evaluation of the costs and benefits of each particular situation. Improvement of traffic flow by widening streets often leads to even more traffic on the arteries but possibly less traffic on residential streets currently used for shortcuts. The short term reality is that some Clifton streets will continue to serve as transportation corridors for other areas of the City.

The alignment, geometry and topography of Clifton streets are the primary causes of safety problems at intersections. Detailed engineering studies must be completed to determine corrective actions. Once again, the costs and benefits of each solution must be studied to determine the overall acceptability of improvements. The problem intersections presented below should be studied for improvement.

The condition of street pavement in Clifton, as in other parts of the City, suffers from time to time from the combined effects of use, lack of maintenance, and harsh winters. Annually Clifton should report deteriorated streets to the City and work with the Highway Maintenance Division on resurfacing programs.

Improvements in traffic flow conditions, street conditions and safety will all be necessary to maintain the high quality of life enjoyed by most Clifton residents.

GOALS AND OBJECTIVES

1. Improve the transportation patterns in Clifton to provide the best possible vehicular circulation, pedestrian safety, and access.

Policy: Any structural change should be done with consultation with the community concerning design and other considerations.

- 1.1 Promote improvement of alternate routes that could divert crosstown traffic around the Clifton community.
 - 1.1.1 Installation of a left turn signal on southbound Central Parkway at Dixmyth Avenue.
- 1.2 Promote the safety of Clifton Avenue and Ludlow Avenue as the major streets which carry cross-Clifton traffic and truck traffic serving the business district.
 - 1.2.1 Truck deliveries should remain on Ludlow and be limited to specific times and locations to best serve businesses with the greatest demand. Where practical, and in any new development, off-street delivery points should be created.
 - 1.2.2 A network of secondary streets should be developed to safely accommodate traffic exiting from parking, and direct it to major streets for dispersion, eliminating, in time, automobile exits onto Ludlow.
 - 1.2.3 The traffic engineering division should improve the safety of pedestrian crossing on Ludlow Avenue by:
 - improving the timing of the traffic signal at Ludlow and Telford;
 - adding a crosswalk at Whitfield;
 - adding a crosswalk at Morrison.
 - 1.2.4 Clifton Avenue should be maintained in a way that will reduce hazards and at the same time retain its attractiveness, but not encourage an increase in traffic.
 - 1.2.5 Install traffic signal light on Clifton at Lafayette, with appropriate intersection modifications.

1.3 Safety improvements should be made to reduce the incidence of accidents wherever feasible, in a manner consistent with aesthetic standards.

1.3.1 Every effort should be made by the City's Traffic Engineering Division to reduce the high incidence of accidents on the peripheral arterial routes around Clifton and on the following streets:

- Clifton and Ludlow Avenues
- McAlpin and Middleton Avenues
- Clifton and Lafayette Avenues
- Ludlow Avenue from Clifton Avenue to the Ludlow Avenue Viaduct
- Clifton Avenue north of Lafayette
- Whitfield and Howell Avenues
- Whitfield and Terrace Avenues
- Whitfield and Dixmyth Avenues
- Whitfield and Ludlow Avenues
- Vine Street and Woolper Avenue

1.3.2 Police should enforce traffic speed limits on all community streets, with regular speed checks on the following streets:

- Howell/Terrace and Morrison Avenues
- Middleton Avenue
- Clifton Hills Avenue
- Whitfield Avenue

1.4 The City Traffic Engineer should make detailed studies of the following problem intersections and send results to Clifton Town Meeting:

1.4.1 Brookline and Jefferson Avenues, especially crossing Jefferson and headed north;

1.4.2 Lafayette and Clifton Avenue, especially left turns both north and south onto Clifton Avenue;

1.4.3 Left turns onto Ludlow Avenue, both from Morrison Avenue and Morrison Place;

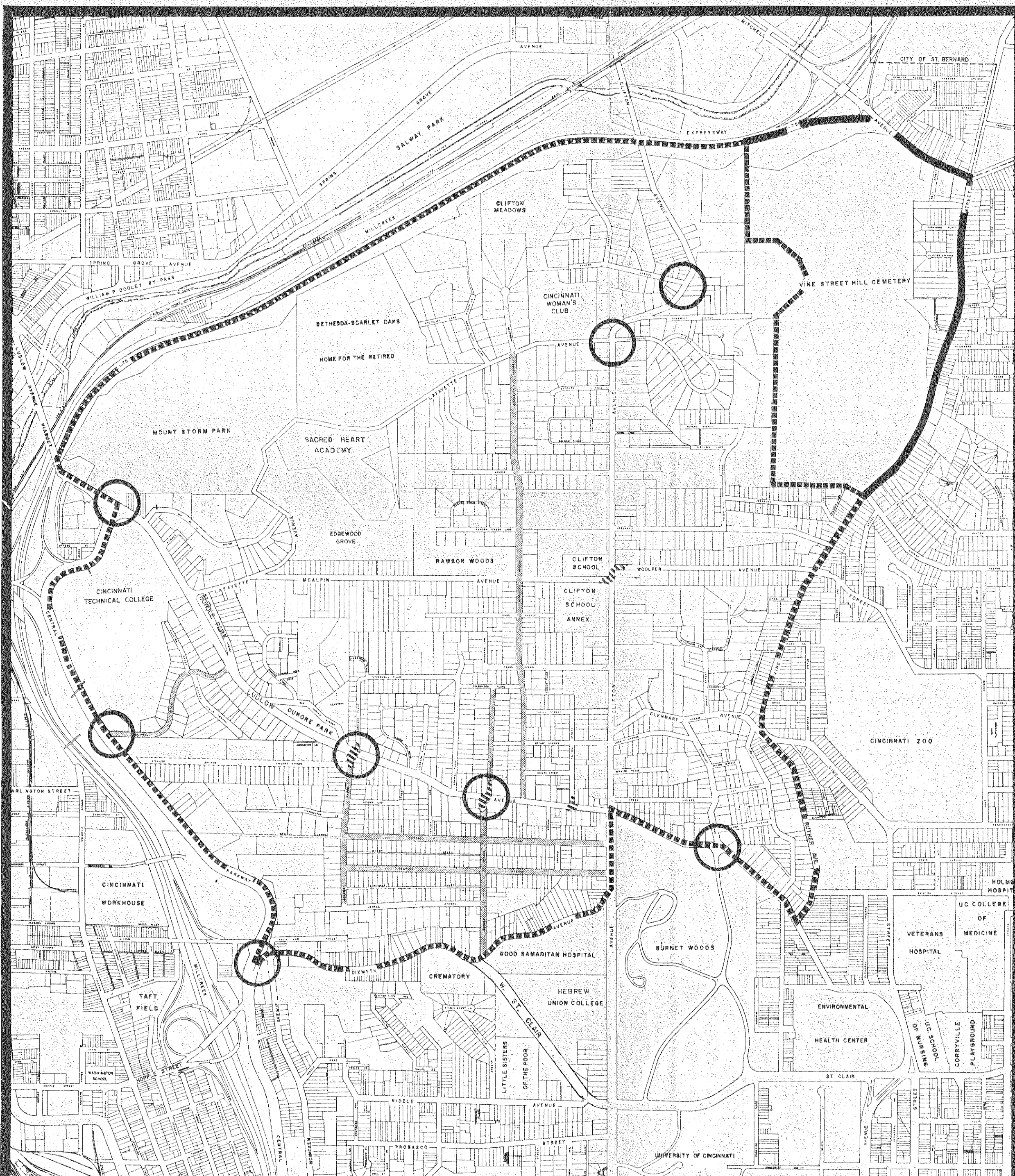
1.4.4 All turns at Amazon Avenue and Clifton Avenue;

1.4.5 Left turns onto Central Parkway, both from Clifton Hills Drive and from Ludlow Avenue.




1.4.6 Whitfield and Ludlow Avenue, especially left turns heading west onto Ludlow, both from Whitfield and the existing bank parking lot.

1.5 Improve street conditions to promote maximum safety and accident reduction.

- 1.5.1 Improve the drainage and deep gutters along Clifton Avenue, particularly north of Glenmary Avenue.
- 1.5.2 Improve Juergens Avenue by installing curbs and resurfacing the street.
- 1.5.3 CTM should submit annually to the City Highway Maintenance Division a list of streets needing maintenance.
- 1.5.4 Replace disintegrated curb sections throughout the community.
- 1.6 Provide adequate mass transit service at a reasonable distance for all citizens of Clifton.
 - 1.6.1 SORTA should improve public transit service for Clifton, including route coverage and frequency.
 - 1.6.2 Shelters and adequate seating should be provided at the most frequently used bus stops.
2. Provide for safe pedestrian and non-motorized vehicular traffic, including special provisions for the handicapped.
 - 2.1 Encourage the separation of vehicular and pedestrian movements wherever feasible.
 - 2.2 Encourage the elimination of hazardous conflicts between pedestrian and autos to facilitate pedestrian movement across the streets.
 - 2.2.1 Pedestrian safety should take precedence over any improvement in vehicular traffic flow at the intersection of Clifton, Woolper, and McAlpin Avenues.
 - 2.2.2 Provide safe, lighted pedestrian crossing on Ludlow at Rue de la Paix (new Seniors Center).
3. Provide adequate parking for residential, commercial, public and institutional areas.



TRANSPORTATION PLAN

-  MONITOR TRAFFIC SPEED
-  IMPROVE VEHICULAR FLOW
-  IMPROVE PEDESTRIAN SAFETY

CLIFTON COMMUNITY PLAN

**DIVISION OF COMMUNITY ASSISTANCE
COMMUNITY ASSISTANCE TEAM - 4**

SCALE IN FEET  COMMUNITY BOUNDARY  STATISTICAL BOUNDARY  NORTH 

MAP VI-1

H O U S I N G

INTRODUCTION

Past and present intermingle in Clifton's housing stock. The community contains spacious old single-family mansions, some of which are on the National Register of Historic Places and some of which are located in the Historic District. The community also contains older homes which have been converted into two-family or multiple residences; numerous apartment buildings; contemporary single-family houses; and condominiums.

About 80% of Clifton's residential land area is devoted to single and two-family housing. About 12% of the area is used for apartment buildings. Since 1970, the housing supply has grown only slightly. The overall dwelling unit density in 1970 was 7.7 per residential acres.

The desire to retain a residential village atmosphere of mixed housing stock is reflected in the community's goals.

EXISTING CONDITIONS

In 1970, Clifton contained 4,901 dwelling units. From 1971-74, forty demolition permits (although not necessarily all dwelling units) and 79 new housing units were recorded, for a possible net growth of 39, including four multi-family and eleven single-family structures. Most recent estimates indicate that Clifton had a 2.4% decrease in housing units from 1974-5.

Each of the three census tracts of Clifton has its own character: the northern tract is predominantly single-family units; the eastern tract is a mix of one and two family dwellings; the southern tract is a mix of single and multi-family dwellings. However, because tract boundaries along Ludlow Avenue split the business district, a clear comparison of population density cannot be made.

The highest dwelling unit densities per residential acre cluster around the Clifton-Ludlow business district. Densities decrease as one moves away from the business district, but with some higher densities occurring along Lowell-Dixmyth, Vine Street, and the west ends of Ludlow-McAlpin.

The median value of a Clifton home in 1970 was in the \$20,000-\$24,999 category. While no systematic survey of Clifton property values has been conducted since 1970, casual observation indicates that the community is one of appreciating values. There seems to be strong demand for homes and lots in the \$85,000-\$100,000 range and higher. Rental values are correspondingly high, reflecting the desirable neighborhood character and location.

Clifton recorded seven housing units, in 1974, that were directly subsidized by the Federal government. There were also five FHA single family units and two public housing units located in Clifton.

Based on field survey observation, the houses in most areas of Clifton are maintained at a level above average. However, portions of tract 70 in eastern Clifton have some houses maintained at a lower level.

Fifteen percent of Clifton's net acreage (179.79) acres) was undeveloped in 1974. East Clifton recorded the largest number of vacant parcels, many of which are tiny strips of land that are contiguous to developed properties. The largest parcels are located north of Glenmary, Brookline, and Hosea Avenues.

Nearly 60% of Clifton's structures are over 37 years old. Northwest and east Clifton have the oldest, southwest the youngest. There are several mid-nineteenth century homes, and a great many built at the turn of the century.

HISTORIC PRESERVATION

Some of Clifton's historic homes are important because influential people built and lived in them; some are important for their architectural merit.

Clifton has one district listed on the National Register of Historic Places - the Clifton Avenue Historic District. The district extends along the east side of Clifton Avenue from I-75 to just beyond Greendale Avenue, and on the west side of Clifton Avenue from the Rawson property to include the carriage house of the Balch estate, now part of Clifton School. (See Map VII:1) The district contains works of leading architects and reflects the styles preferred by the wealthy of the urban expansion of the late nineteenth century - Italian villa, Gothic Revival, Franco-Italian, Federal, and Romanesque.* The district includes: The Ringwalt house (c. 1850); Buchanan houses (c. 1840, 1850); the Abby Observatory (c. 1900); Calvary Church (c. 1869) and Parrish house; Resor house (c. 1840); Clifton Fountain (1887); and Clifton School (1907); old Calvary Church and parish house (c. 1840).

The gas street lights located on many of Clifton streets are a part of a city-wide thematic nomination to the National Register.

Clifton has nine individual buildings listed on the National Register since 1971. They include:

1. Scarlet Oaks (Bethesda Home for the Retired), 1867, Lafayette Avenue.
2. Oakwood (Henry Probasco house), 1869, 430 West Cliff Lane (also a Listed Property, by city ordinance).
3. Sacred Heart Academy/The Windings, school and home 1860s, 525 Lafayette Avenue. Chapel by Samuel Hannaford and Sons, 1887.
4. John Uri Lloyd house, C. 1885, 3901 Clifton avenue.

*Cincinnati Historic Inventory, Miami Purchase Association for the Cincinnati Planning Commission, 1978.

5. Sir Alfred Goshorn house, c. 1888, 3540 Clifton Avenue.
6. William Resor house, c. 1840, Greendale Avenue (included in the Clifton Avenue Historic District).
7. Rawson house, Clifton Avenue (included in the Clifton Avenue Historic District).
8. Morrison house, 1873, 750 Old Ludlow Avenue.
9. George B. Cox house, Jefferson Avenue at Brookline.

There are three houses in Clifton designed by the noted architectural firm, Samuel Hannaford and Sons, which have been included in a thematic category nomination to the National Register.

The survey prepared by Miami Purchase Association and the community indicated that there are several more possibilities for historical districts as well as individual homes to be nominated to the National Register. The Historic Preservation Committee will continue to consider these possibilities.

The Sacred Heart/Mt. Storm area has been designated a historic area under the City's Historic Preservation ordinance.

ANALYSIS

Clifton is seen to be a community of appreciating values. As undeveloped land becomes more scarce, there is likely to be constant pressure to develop remaining parcels and, probably, to increase density of under-developed property as it becomes available. Also, land presently used for open space, park and institutions should be monitored closely for future changes in activity or ownership.

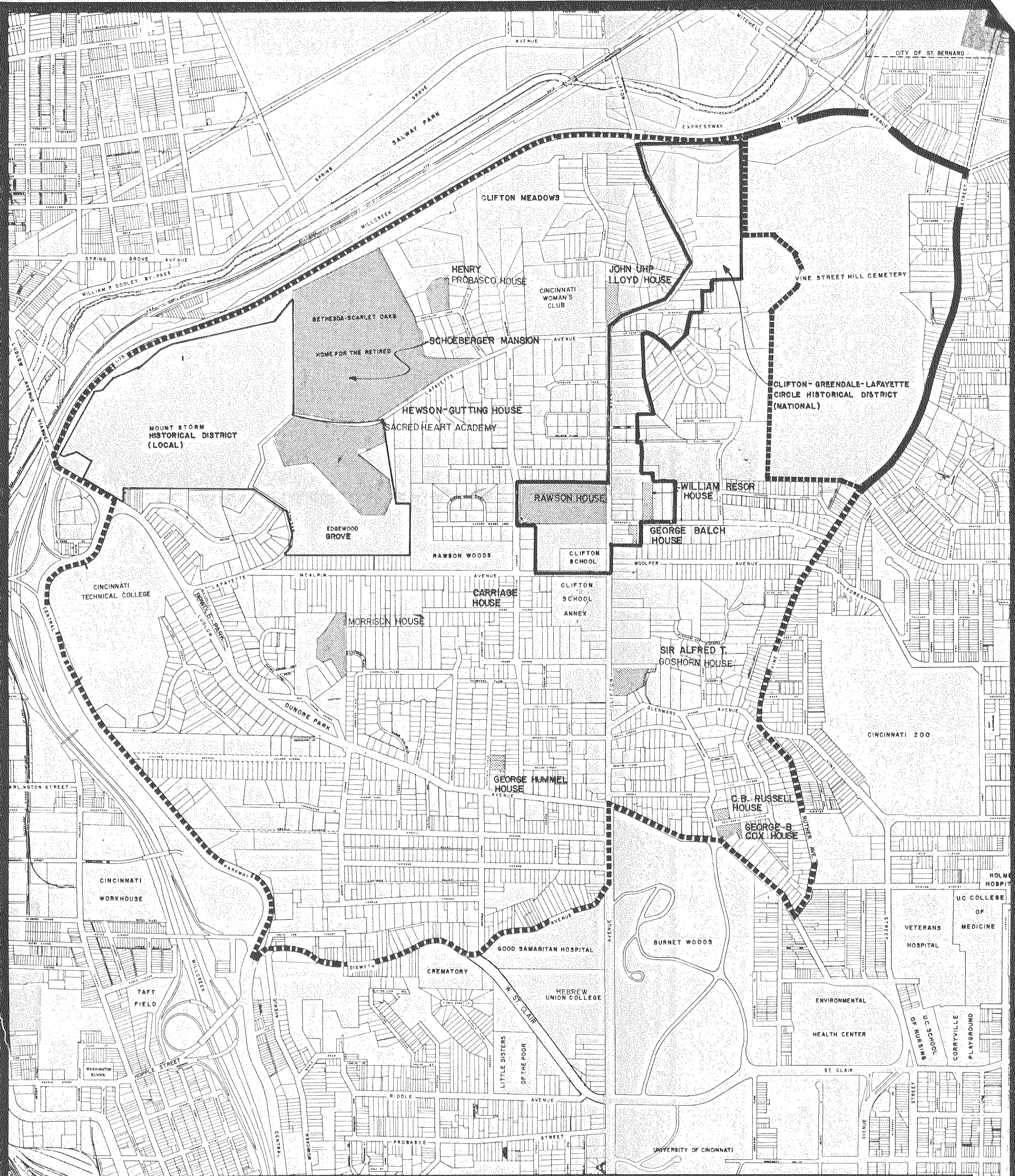
The great number of older homes in Clifton warrants increased efforts at preventive maintenance. Structures should be monitored closely for tell-tale signs of expected physical deterioration.

Despite the pressures brought by increasing residential property values, the Clifton community wishes to preserve the mixed social and economic elements which have long contributed to its vitality.

GOALS AND OBJECTIVES

1. Make housing available to all persons without discrimination while maintaining population density at its present level, and provide suitable housing for persons within a wide range of age, economic level and family size.
 - 1.1 The present mix of owner/renter residential units should be retained.
 - 1.2 In suitably zoned areas, there should be an appropriate number of high quality apartments consistent with the village atmosphere, and condominiums are preferred as an alternative to rental apartments.
 - 1.2.1 An appropriate number of small size apartments for single persons and small families should be located near the Ludlow business district.
 - 1.2.2 To protect their position in the community, adequate housing for the elderly should be located convenient to shopping areas, public transit routes and easy walking grades.
 - 1.2.3 Clifton Town Meeting should publicize the zoning regulations concerning conversion of existing houses into apartments and adding more apartments.
 - 1.3 Zone changes that would upset the low and medium residential densities should be resisted.
 - 1.3.1 The low density housing characteristic of the areas west of Morrison Avenue and east of Brookline Avenue should be continued.
 - 1.3.2 The relatively low density of the Terrace-Howell frontages should be continued.
 - 1.3.3 The spacious single family housing in that portion of Clifton north of an east-west line running generally through Loraine and Bryant Avenues should be continued.
2. Maintain all housing in Clifton in good condition.
 - 2.1 The distinctive architectural periods and styles which exist in Clifton should be preserved.
 - 2.1.1 Clifton Town Meeting should promote the desirability of Clifton as a residential community, both in terms of its historic image and its residential stability.
 - 2.1.2 Clifton Town Meeting should work to protect historical buildings or objects which are in danger of alteration, decay or destruction.

- 2.1.3 Clifton Town Meeting, working with appropriate agencies, should have eligible buildings listed on the National Register of Historic Places.
- 2.1.4 The City Planning Commission and City Council, in cooperation with Clifton Town Meeting, should include eligible buildings, and objects on the City roster of Historic Districts, Sites and Structures.
- 2.2 Home maintenance and beautification should be promoted.
 - 2.2.1 Clifton Town Meeting should initiate a campaign to promote home maintenance and beautification, with appropriate recognition for excellence.
 - 2.2.2 The Clifton Town Meeting Housing and Zoning Committee should work with Area and Block Chairpersons to heighten their awareness of code violations and possible methods of compliance.
 - 2.2.3 Clifton Town Meeting should monitor Clifton structures and report apparent building code violations to the Cincinnati Building Department.
- 2.3 Housing rehabilitation not consonant with the aesthetic and physical qualities of the environment, and with the original architecture of the building, should be discouraged.
3. Develop a better community understanding of housing goals and policies of both Federal government and City agencies, toward development of low income housing projects, allocation of units, and evaluation of sites.
 - 3.1 Federal housing programs and allocations, OKI and City studies and housing recommendations should be continually monitored.
 - 3.1.1 Clifton Town Meeting should publicize the legal safeguards of open housing policies and promote their acceptability in the community.
 - 3.1.2 Clifton Town Meeting should disseminate information about rent subsidy programs as applied to individual apartments within buildings, especially those which aid the elderly.
 - 3.1.3 Clifton Town Meeting should work for legislation requiring community council consultation concerning the location of proposed group housing projects.
4. Continue to support the Clifton community Urban Redevelopment Corporation (Clifton Development Foundation).



HISTORIC PRESERVATION

- NATIONAL HISTORIC DISTRICT
- LOCAL HISTORIC DISTRICT
- NATIONAL REGISTER SITES

CLIFTON COMMUNITY PLAN

DIVISION OF COMMUNITY ASSISTANCE

COMMUNITY ASSISTANCE TEAM - 4

SCALE IN FEET COMMUNITY BOUNDARY STATISTICAL BOUNDARY NORTH

COMMUNITY SERVICES

INTRODUCTION

The population of Clifton is diverse. Transient students and long-time elderly residents, black and white, family and singles, old money and no money--all blend to create a healthy community. The desire to continue this diversity is reflected in the goals and objectives throughout this community plan.

This particular section of the plan recognizes the need for community services to maintain the mix of population in Clifton.

EXISTING CONDITIONS

In 1970, the population of Clifton was 10,736 (2,455 families). This represented slightly more than 2 percent of the total city population of 452,524. Of the total 1970 population for Clifton, 3,161 (29%) persons lived in census tract 70 (east Clifton); 4,079 (38%) lived in census tract 71 (west and north Clifton); and 3,496 (33%) lived in census tract 72 (south Clifton).* See Table 1, Population Trends.

As might be expected, given the proximity of the city's institutions of post-secondary education, Cliftonites are highly educated. Nearly 38% had completed four or more years of college, according to the 1970 census.

Clifton Elementary School is housed in two buildings, one on each side of McAlpin Avenue at Clifton Avenue. The Clifton Recreation Center is attached to the "old" school. Pupils go from Clifton Elementary to Schwab and Walnut Hills Jr. High, then to Aiken or Walnut Hills High.

In 1975 the school became the Clifton Multi-Age Magnet School, an alternative school that attracts students from throughout Cincinnati. This created a needed population increase and racial balance. In 1975, 795 students attended Clifton, with 56% white, 35.8% black, and 8.2% other races.

Clifton is also served by the Roman Catholic Annunciation Church Elementary School, and eight preschool facilities.

Clifton's public facilities include a branch of the Cincinnati and Hamilton County Public Library; a Post Office branch; a fire station with a complement of 15 men; a police station, which is headquarters for District 5. All but the police station are located in the neighborhood business district on Ludlow Avenue (Map VIII:2).

*U.S. Census, 1970. See Map VIII:1 for boundaries.

Table I

Population Trends

	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1975</u>	<u>1976</u>	<u>1977 (Est)</u>	<u>1978 (Est)</u>
CT 70	3400	3545	3161(29%)	3035 (30%)	3046	2861	2859
CT 71	3817	3784	4079(38%)	3979 (39%)	3958	3951	3999
CT 72	1988	2306	3496(33%)	3107 (31%)	3038	3115	3203
Clifton	9205	9635	10736	10121	10042	9927	10061
City	503998	452524	452524	427045	423671	417147	414686

Source: U.S. Census of Population - 1950 - 1970; R. L. Polk Company - 1975 - 1978.

In 1970, 8.7% of Clifton's population was black, with the majority of black residents living in east Clifton. (Census tract 70.)*

In 1970, the age composition of Clifton was roughly similar to that of Cincinnati as a whole. Almost 20% of the residents were over 60 years of age, while about 31% were between 20 and 34 years old. Many in the latter category are transients who reside in Clifton while attending the University of Cincinnati; most live in south Clifton, tract 72.

*U.S. Census - 1970, See Map VIII:1 for boundaries.

Semi-public institutions include 12 churches; the 44-acre Bethesda-Scarlet Oaks Home for the Aged; two cemeteries; four fraternity houses; three clubs/lodges.

In 1976, 29 policemen were assigned to Clifton and the now defunct COM-SEC system was in use. An officer reports at monthly CTM meetings.

ANALYSIS

Factors that make a neighborhood attractive to present and potential residents is the availability of many convenient services and good schools.

Although the Cincinnati Public Schools, generally, have suffered for lack of funds, Cliftonites' efforts for the Clifton School Foundation have kept that school at a high-quality level. Those efforts must be continued. Activities involving Clifton youth, bringing together the children from public and private schools, should be promoted.

The continued presence of a large elderly population in Clifton helps keep a desirable age mix of residents. Services for the elderly, directed by the Clifton Senior Center, should be expanded so that all who wish to can participate. As inflation continues and more of the elderly on fixed incomes find it necessary to turn to welfare, helpful information should be disseminated to them.

Because the population is diverse, efforts and activities which bring the community together should be continued.

The generally high educational level of the residents suggests a need for diverse and readily available cultural activities and services. Because of the proximity of institutions of higher learning, liaison should be established so residents' needs can be fulfilled. The Public Library branch is inadequate to meet the needs of the community; it is too small and not open for enough hours. The library administration has indicated a willingness to relocate if a proper site can be found.

Police relations have been excellent, but the number of officers assigned to Clifton has been cut and the number of burglaries and larcenies has risen. The neighborhood business district "beat cop" has been reassigned. Efforts should be made to get the "beat cop" back; his presence strengthened police community relations and provided reassurance for the elderly residents.

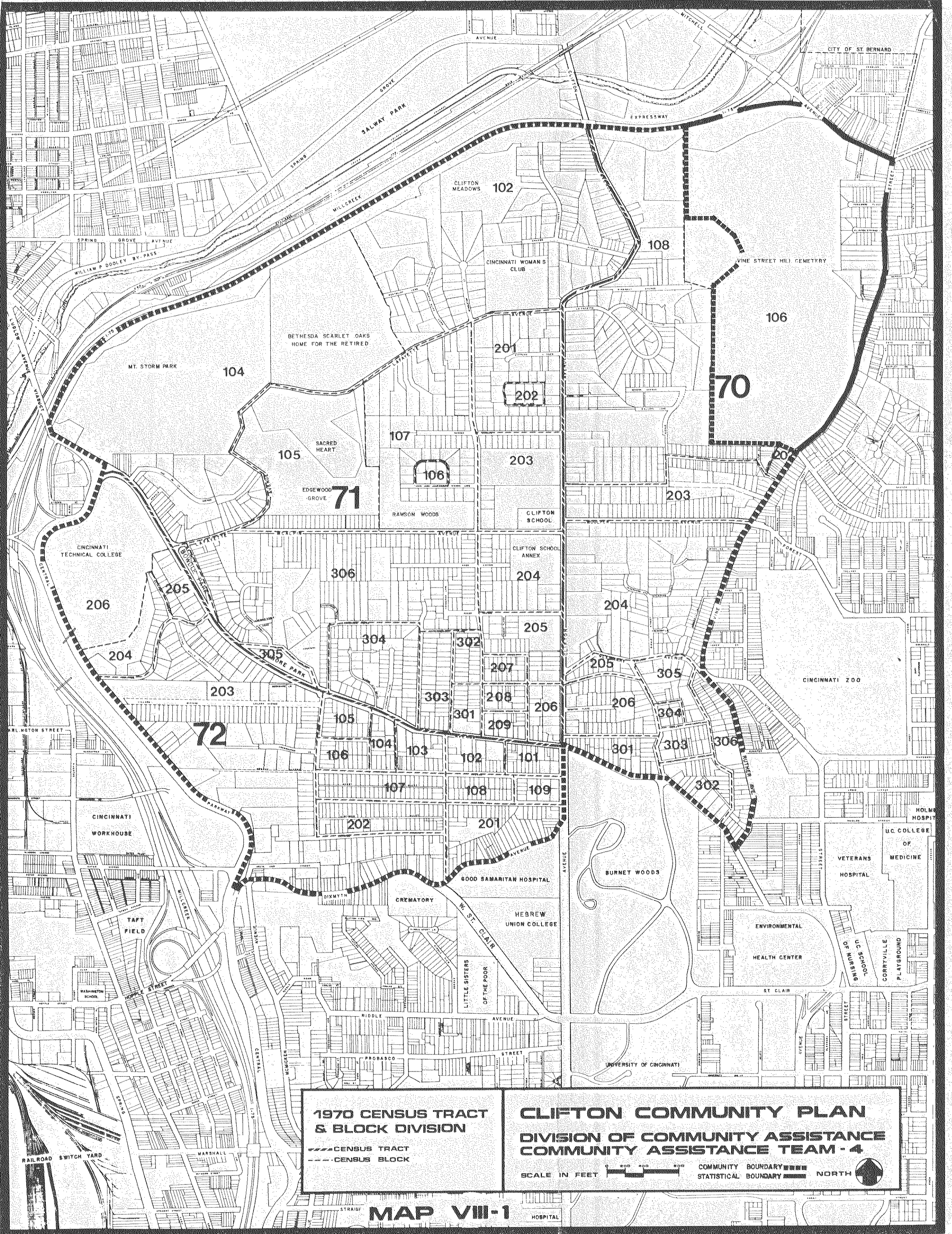
Clifton Town Meeting, the community council, represents the community in dealing with the city. Efforts have been made to increase both membership and involvement of Clifton residents, and those efforts should be continued.

GOALS AND OBJECTIVES

1. To encourage, throughout the entire life span, the transmittal and acquisition of adequate knowledge and skills for the achievement of optimal personal and social development.
 - 1.1 A wide range of educational opportunities should be readily available to the community.
 - 1.1.1 The Clifton Elementary School should maintain a general education program which is available to all children within Clifton.
 - 1.1.2 Clifton Senior Center Advisory Committee should develop ongoing educational programs which specifically meet the needs of senior citizens.
 - 1.1.3 The Central Community Health Board should be continually encouraged to bring their various educational programs to Clifton.
 - 1.1.4 Clifton Town Meeting should encourage a broad program of youth activities (such as Boy Scouts, Campfire Girls, etc.) in the community.
 - 1.1.5 Clifton Town Meeting should provide the various community/area educational institutions with current membership lists to be used for receipt of informational material from those institutions.
 - 1.1.6 Clifton Town Meeting Education Committee should attempt to identify areas of educational need and indicate those agencies or groups who can best meet those needs.
 - 1.2 A larger public library facility with increased operating hours should be located in Clifton.
 - 1.2.1 Clifton Town Meeting should continually advise the administration of the Public Library of Cincinnati and Hamilton County of possible sites for a larger facility.
 - 1.2.2 Clifton Town Meeting should work with the PLCHC to determine which additional hours would best serve Clifton residents.
 - 1.3 The Senior Center should be maintained in Clifton.
 - 1.3.1 Clifton Town Meeting should work with the Senior Center Advisory Committee to expand services.

2. To promote a high level of governmental services in the Clifton community.
 - 2.1 Effective police protection should be increased.
 - 2.1.1 The District 5 police station should be maintained at its present location on Ludlow Avenue.
 - 2.1.2 An officer should continue monthly reports to Clifton Town Meeting.
 - 2.1.3 Clifton Town Meeting should continue to work for the reinstatement of a "beat cop" in the neighborhood business district.
 - 2.1.4 Clifton Town Meeting should promote enforcement of dog leash laws.
 - 2.2 The present high caliber of fire protection should be maintained.
 - 2.2.1 A Fire Division official should report to Clifton Town Meeting periodically.
 - 2.3 An adequate Post Office, with increased staff, should be maintained in Clifton.
3. To promote a sense of community across the diverse population residing in the Clifton area.
 - 3.1 A strong, effective and representative community council should be maintained.
 - 3.1.1 Efforts should be continued to increase resident involvement and membership in Clifton Town Meeting. One-third of the residents should be members by 1980.
 - 3.1.2 Clifton Town Meeting should continue to maintain an office visible to the community.
 - 3.2 Existing special community events should be continued and additional community participation programs should be developed.
 - 3.2.1 The Clifton Business and Professional Association should continue sponsorship of the Flea Market.
 - 3.2.2 The Clifton School Foundation should continue to sponsor Breakfast with Santa.
 - 3.2.3 Clifton Town Meeting should continue to sponsor its House Tour, Memorial Day Parade and Monte Carlo event.
 - 3.2.4 Clifton Town Meeting should work to develop programs for youngsters that help to enhance the appearance and livability of the community.





- 3.3 Racial mixture and cultural diversity of participants and staff in all school, youth and recreational programs serving the Clifton community should be encouraged.
4. To maintain and foster good relationships between providers of service to the Clifton community and the community residents.
 - 4.1 A strong community involvement with public education should be continued.
 - 4.1.1 Clifton should continue representation on the Board of the Clifton School Foundation.
 - 4.1.2 Clifton Town Meeting should seek representation on advisory and support bodies of public schools serving Clifton students.
 - 4.1.3 Members of the Clifton Town Meeting Education Committee should regularly attend Cincinnati Board of Education meetings.
 - 4.2 Liaison should be established with the various neighboring public and semi-public institutions.
 - 4.2.1 Clifton Town Meeting should provide community relations offices of these institutions with information, on a continuing basis, on Clifton Town Meeting's programs and activities.
 - 4.3 Information about available human services should be disseminated.
 - 4.3.1 The Clifton Town Meeting office should post information on its office bulletin board.
 - 4.3.2 The Clifton Town Meeting bulletin should publish pertinent information.
 - 4.3.3 Clifton Town Meeting should develop a directory of resources available in the Clifton area.

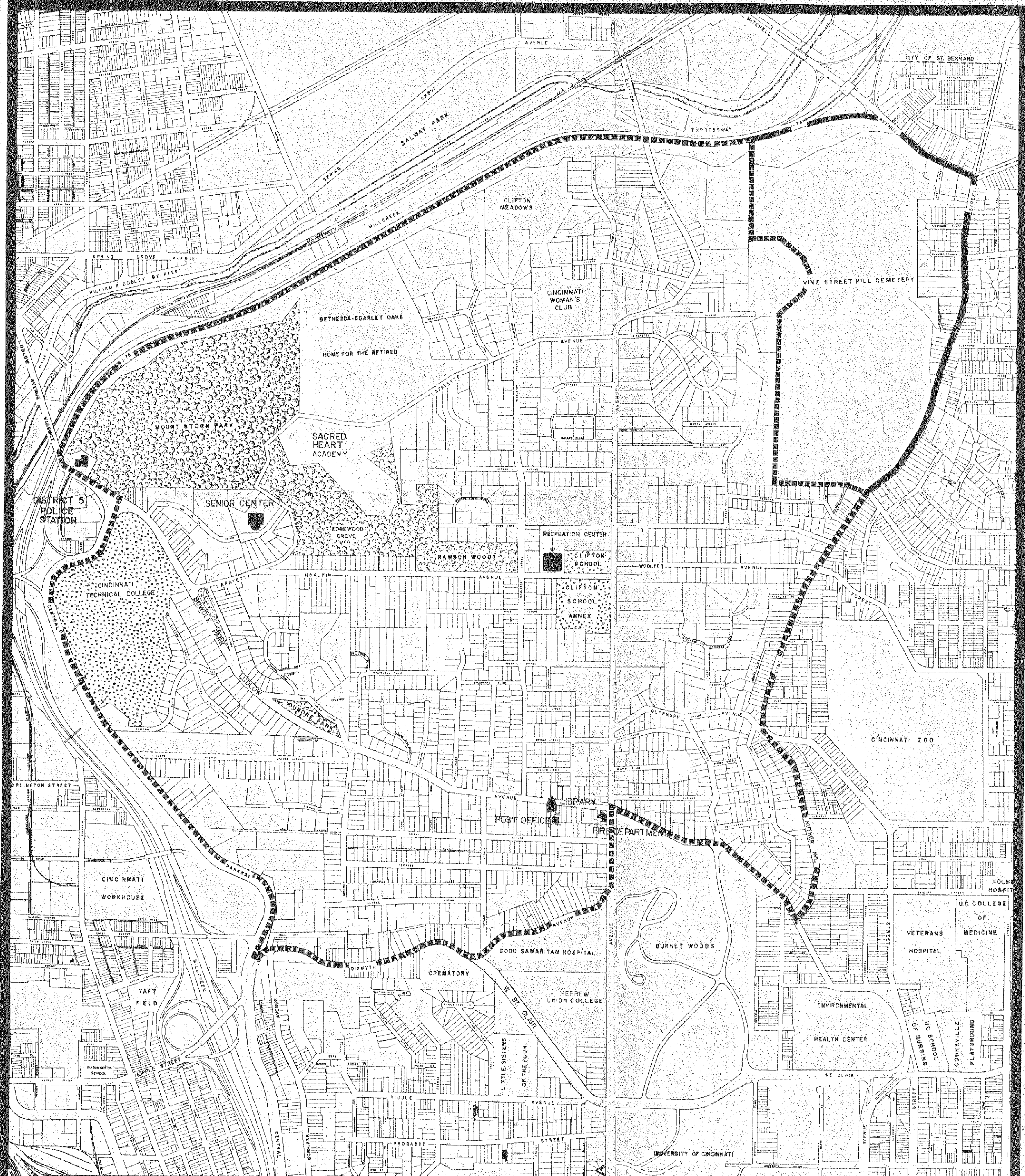


1970 CENSUS TRACT & BLOCK DIVISION

- - - - - CENSUS TRACT
 - - - - - CENSUS BLOCK

CLIFTON COMMUNITY PLAN
DIVISION OF COMMUNITY ASSISTANCE
COMMUNITY ASSISTANCE TEAM - 4

SCALE IN FEET 
 COMMUNITY BOUNDARY  STATISTICAL BOUNDARY  NORTH 



EXISTING PUBLIC FACILITIES

**CLIFTON COMMUNITY PLAN
DIVISION OF COMMUNITY ASSISTANCE
COMMUNITY ASSISTANCE TEAM - 4**

SCALE IN FEET 0 200 400 600
 COMMUNITY BOUNDARY [dashed line symbol]
 STATISTICAL BOUNDARY [dotted line symbol] NORTH [arrow symbol]

APPENDIX

CITY PLANNING COMMISSION ACTION

After review by City departments and subsequently by the CTM Planning Committee, the final draft of the Clifton Plan (dated December, 1981) was submitted to the Cincinnati Planning Commission for review and approval. On January 8, 1982, the Planning Commission took the following action.

1. Accepted the Clifton Community Plan, December, 1981 as a guide for making planning decisions.
2. Adopted from the plan, appropriate Goals and Policies, Projects and Programs for Clifton as part of the Coordinated City Plan. (See pages following.)

COORDINATED CITY PLAN

Part II: Community and Special Area Policies

SECTION NO.	7 (1/420)
POLICY DIVISION	Clifton
CATEGORY	Land Use
SUBCATEGORY	Overall Land Use Development
Adopted	1/8/82
Revised	

GOALS and POLICIES ¹

PROJECTS or PROGRAMS

Residential

1. Maintain the low density residential characteristics of portions of Clifton identified generally as: area north of the Glenmary - Bryant - Ludlow axis; area west of Morrison; the Howell - Terrace area; and the area east of Brookline. P.8.
2. Maintain the medium density residential characteristics in small portions of Clifton identified generally as: area south of Lafayette Avenue near Ludlow and the frontage along Vine Street north of Ruther Avenue. P. 8
3. Maintain the high density residential characteristics near the Ludlow business district and in the Lowell Dixmyth area. Concentrate small size apartments in this area. P. 8
4. Large high-rise apartment building should be discouraged. P.8
5. At particular locations, consider low-rise apartments, where they are appropriate and compatible with the environment and permitted density. P. 8
6. To protect their position in the community, adequate housing for the elderly should be located convenient to shopping areas, public transit routes and easy walking grades. P. 27

Commercial

7. The main business district in the vicinity of Clifton and Ludlow Avenues should be maintained and improved, but its general character and boundaries should not undergo any substantial changes. P.9
8. Ludlow Avenue from west of Middleton Avenue to east of Clifton Avenue (Marburg Hotel) should be devoted to walk-in retail businesses in combination with residential apartments. P. 9
9. Clifton Avenue between Ludlow and Dixmyth is suitable for automobile oriented businesses. P. 9
10. Offices providing services to the local community can be located in appropriate areas peripheral to the business district. P. 9
11. Drive-in restaurants and fast food restaurants are not appropriate along Ludlow Avenue. P.9.
12. Development of any additional businesses should be confined within the neighborhood business area. P. 9
13. The character of the surrounding environment should be preserved by identifying the limits of the business district and developing effective buffers between business and residential areas. P. 9
14. New development in designated areas, consistent with the surrounding environment should be encouraged, especially the focal points of: P. 17
 - Clifton and Ludlow
 - Middleton and Ludlow
 - Telford and Ludlow
15. The street orientation of shops directly to the sidewalk should be maintained. Secondary rear entrances to commercial space should be de-emphasized. P. 10
16. Manufacturing, large scale shopping or commercial activities and additional dominant institutions will be discouraged. P. 17

Implementation of Clifton HBD Urban Design Plan adopted by Council on May 2, 1988 P.17, Map-V-1.

FOOTNOTES

¹ Clifton Town Meeting, Department of Neighborhood Housing and Conservation, Clifton Community Plan, December, 1981.

COORDINATED CITY PLAN

Part II: Community and Special Area Policies

SECTION NO	7 (1420)
POLICY DIVISION	Clifton
CATEGORY	Land Use
SUBCATEGORY	Overall Land Use Development
Adopted	1/8/82
Revised	

GOALS and POLICIES ^{/1}

PROJECTS or PROGRAMS

Commercial (Continued)

17. Small business areas located at the edges of Clifton should be studied in cooperation with other community councils. P. 18.
18. A secondary business district serving limited neighborhood needs should be maintained on Vine Street near Woolper Avenue. P. 18.
19. The office and business district serving City-wide needs and located along the Clifton section of Central Parkway should be maintained in a way consistent with the Parkway character. P. 18.

Parks, Recreation and Open Space

20. Pursue the Development of the Sacred Heart Property for a combination of residential and recreation uses. P. 13.
21. Support the development of facilities proposed in the Recreation Plan based on community priorities. P. 13.
22. Improvements in the established right-of-way should be pursued to increase recreational opportunities and improve community appearance. P. 13.
23. Continue to devote major areas of Clifton Parks to natural woods and cover for birds, wildlife, and wildflowers. P. 14.
24. The Park Board should be encouraged to retain substantial areas of the parks in the natural cover. P. 14.
25. The retention of private open space to supplement public open space should be encouraged. P. 14.

Public Services

26. Public service and social service centers providing daily services to the community should be located near the population and business center at Clifton and Ludlow Avenues, including public library, post office, firehouse, Clifton Town Meeting Office, mental health center, senior services center. P. 9.

Education

27. The existing public and private grade schools serving the community should be maintained. The location of nursery school and day care centers should be carefully considered to avoid incompatibility with residential areas. P. 9.

Institutional

28. Recognizing that many institutions are now located in and near Clifton, additional city-wide institutions should be discouraged from locating in Clifton, to avoid excessive concentration. P. 8.

Sacred Heart tennis courts and ballfields Map N-2.

Complete recreational complex (additional parking) at Clifton School Map N-2.

Development of Juergens Playfields. Map N-2.

FOOTNOTES

^{/1} Clifton Town Meeting, Department of Neighborhood Housing and Conservation. Clifton Community Plan, December, 1981.

COORDINATED CITY PLAN

Part II: Community and Special Area Policies

SECTION NO.	7 (3000)
POLICY DIVISION	Clifton
CATEGORY	Transportation
SUBCATEGORY	Arterial System, Public Transit, Pedestrian, Parking
Adopted	1/8/82
Revised	

GOALS and POLICIES ^{/1}

PROJECTS or PROGRAMS

Transportation

Arterial System

1. Improve the transportation patterns in Clifton to provide the best possible vehicular circulation, traffic safety, and access. P.21.
2. Promote improvement of alternate routes that could divert crosstown traffic around the Clifton community. P. 21.
3. Promote the safety of Clifton Avenue and Ludlow Avenue as the major streets which carry cross-Clifton traffic and truck traffic serving the business district. P. 21.
4. Clifton Avenue should be maintained in a way that will reduce hazards and at the same time retain its attractiveness, but not encourage an increase in traffic. P. 21.
5. Truck deliveries should remain on Ludlow and be limited to specific times and locations to best serve businesses with the greatest demand. Where practical, and in any new development, off-street delivery points should be created. P. 21.
6. A network of secondary streets should be developed to safely accommodate traffic existing from parking, and direct it to major streets for dispersion, eliminating, in time, automobile exits onto Ludlow. P. 21.

Public Transit

7. Provide adequate mass transit service at a reasonable distance for all citizens of Clifton. P. 23.

Pedestrian

8. Provide for safe pedestrian and non-motorized vehicular traffic including special provisions for the handicapped. P. 23.

FOOTNOTES

^{/1} Clifton Town Meeting, Department of Neighborhood Housing and Conservation, Clifton Community Plan, December, 1981.

COORDINATED CITY PLAN Part II: Community and Special Area Policies

SECTION NO. 7 (2600)

POLICY DIVISION Clifton

CATEGORY Historic Preservation

SUBCATEGORY _____

Adopted 1/8/82 **Revised** _____

GOALS and POLICIES ¹

PROJECTS or PROGRAMS

Historic Preservation

1. The distinctive architectural periods and styles which exist in Clifton should be preserved. P. 27
2. Promote the historic image and desirability of residential Clifton as a stable community. P. 27
3. Protect historical buildings or objects which are in danger of alteration, decay or destruction. P. 27

FOOTNOTES

¹ Clifton Town Meeting, Department of Neighborhood Housing and Conservation, Clifton Community Plan, December, 1981.

COORDINATED CITY PLAN

Part II: Community and Special Area Policies

SECTION NO	7 (4000)
POLICY DIVISION	Clifton
CATEGORY	Environment
SUBCATEGORY	
Adopted	1/8/82
Revised	

GOALS and POLICIES ¹

PROJECTS or PROGRAMS

Environment

1. The environmental quality of Clifton should be in keeping with a high quality residential neighborhood. P. 3.
2. Clifton's unique system of gas and boulevard street lighting should be retained and maintained. P. 3.
3. Both public and private tree planting programs should be encouraged for beautification of Clifton. P. 3.

FOOTNOTES

¹ Clifton Town Meeting, Department of Neighborhood Housing and Conservation. Clifton Community Plan, December, 1981.

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