



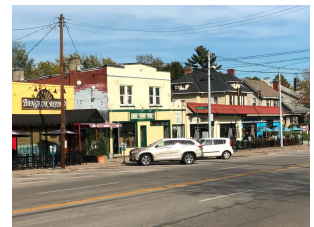
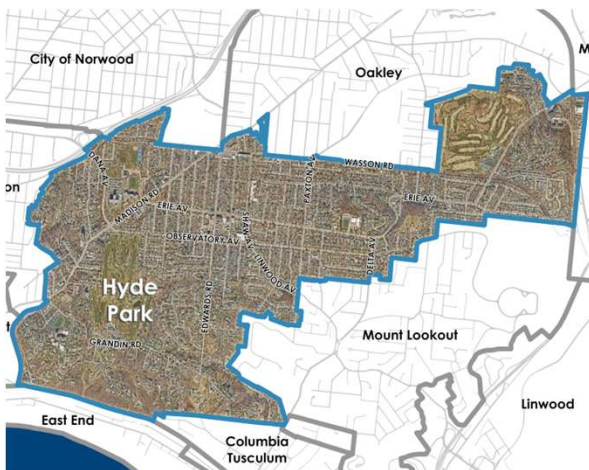
PLAN HYDE PARK

Housing & Growth Committee
March 31, 2026



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Hyde Park



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Steering Committee

Janet Buening
Kathryn Gibbons
Scott Hassell
Stan Kittle
Dick Males
Andy Scarpitti

Couper Gardiner
Dave Hapner
Anthony Isaacs
Norm Lewis
Sean McGrory
Lori Wellinghoff

Special thanks to the Hyde Park Community United Methodist Church, Clark Montessori School, and Eastside Recreation Center for hosting regular steering committee meetings and various public meetings.

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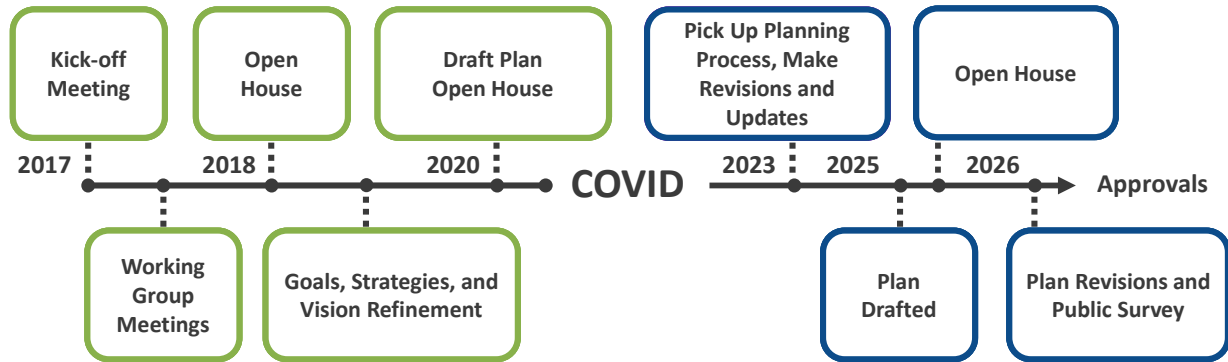
A Neighborhood Plan is a(n):

- Overview of the neighborhood and community
- Opportunity for residents to engage and establish the neighborhood's needs and priorities
- Roadmap for the community's future
- Guide for the Neighborhood Council, residents, and City staff
- Funding resource for neighborhood projects
- Tool for City staff when making policy decisions



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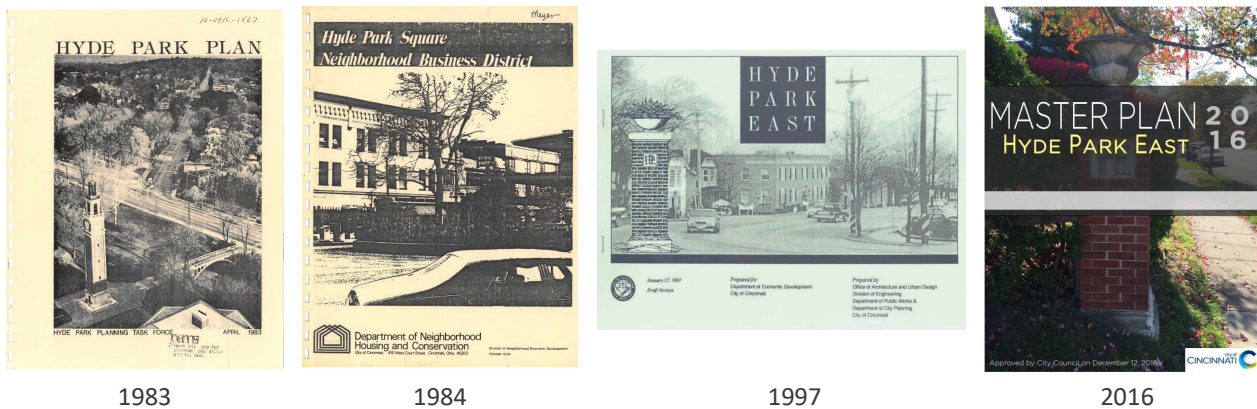
Plan Process



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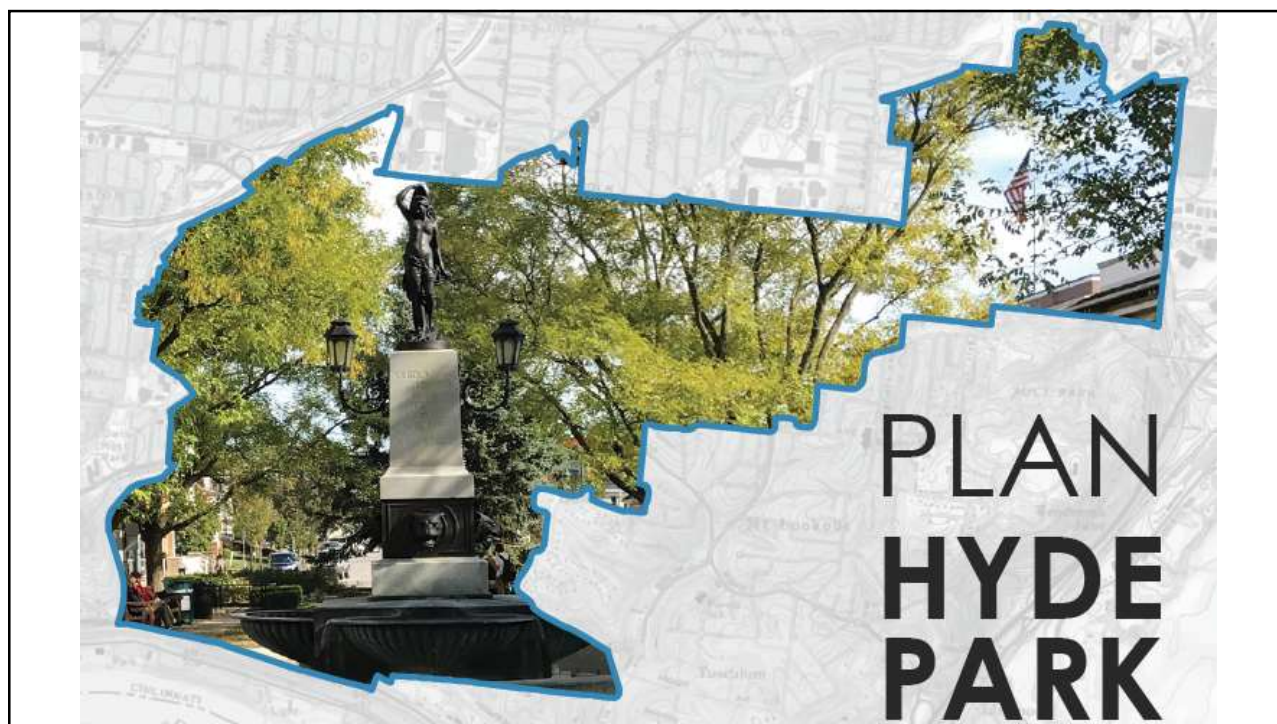
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Prior Planning Efforts



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Plan Organization

- Executive Summary
- Vision
- Introduction
- Existing Conditions
- Goals and Objectives
- Future Land Use
- Implementing the Plan



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EXISTING CONDITIONS

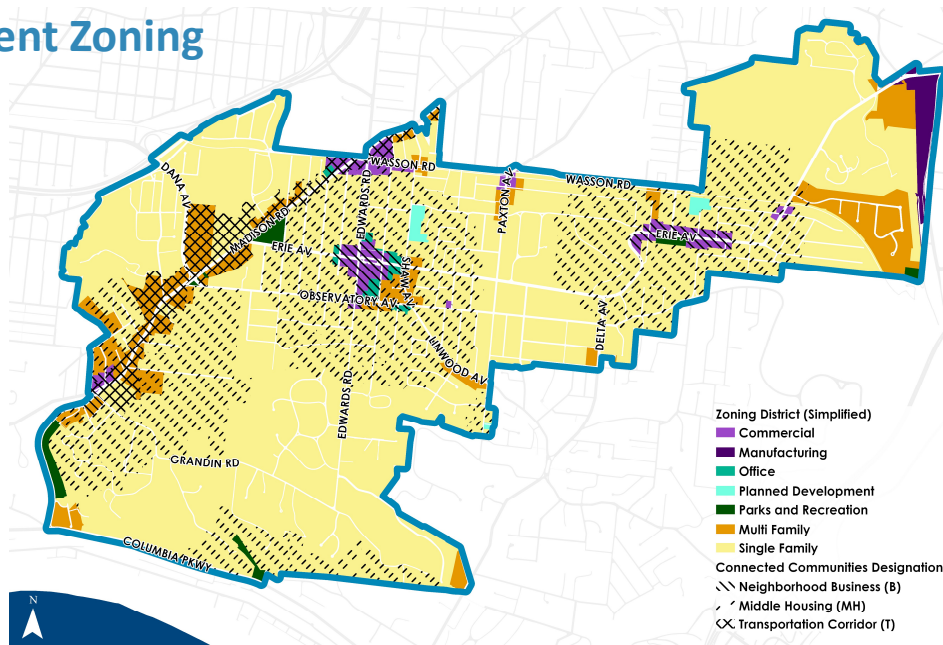
This section addresses topics such as zoning, land use, and urban form; topography and flood plain (if applicable); transportation corridors, streets, and rights-of-way; parks and recreation areas; vacant or underutilized land; historic districts and landmarks; accessibility issues; the environment; and other issues. Population characteristics can be found in the following section, **Demographics**.



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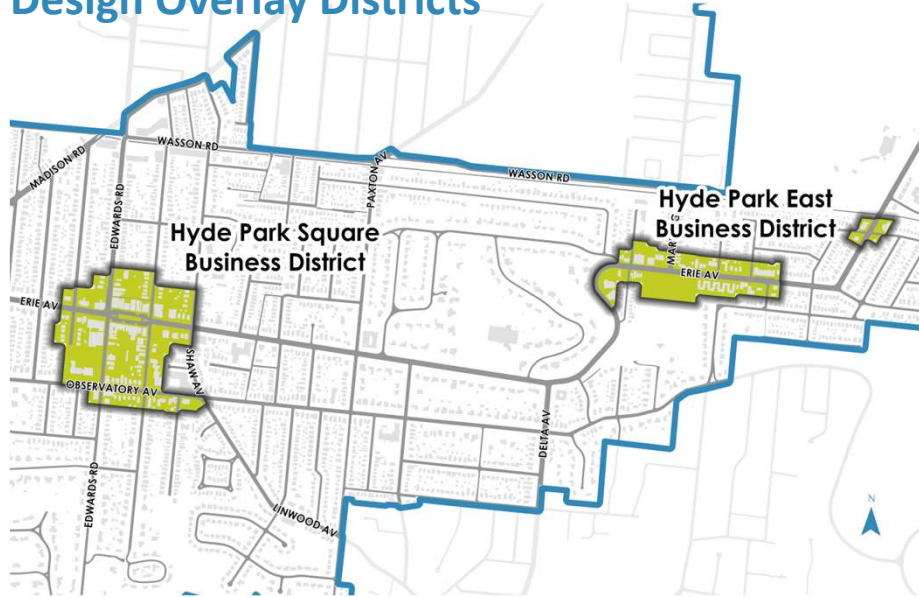
Current Zoning



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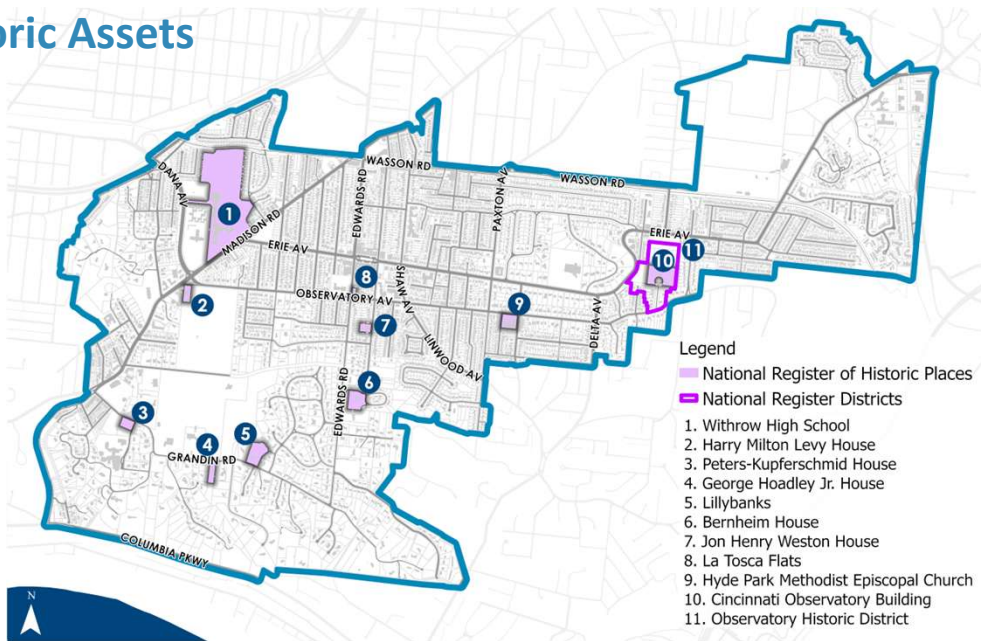
Urban Design Overlay Districts



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Historic Assets

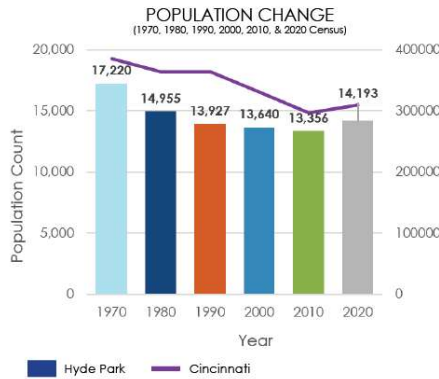


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DEMOGRAPHICS

In preparing a plan for the future of the Hyde Park community, it is important to understand the existing population and population trends over time—both Citywide and at the neighborhood level. The following demographics discussion will summarize key demographics from 1980, 1990, 2000, 2010, and 2020 U.S. Census Bureau data. It should be noted that the analysis relies primarily on data provided by the U.S. Census Bureau. For the purposes of gathering data, Hyde Park refers to Census Tracts 49, 50, and 51.



In 2020, Hyde Park's population was 14,193, a 6% increase from 2010, although still below the 1970 population level of 17,220. Approximately 66%, or two-thirds, of Hyde Park's current residents moved to the neighborhood between 2010 and 2020. While the average age in Hyde Park is 35, most of the new residents moving in are younger. Of the new residents who moved to the neighborhood between 2019 and 2020, around 60% were between the ages of 20 and 29.

66%

OF RESIDENTS MOVED TO
HYDE PARK AFTER 2010
(2016-2020 ACS)

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Focus Areas

Quality
of Life



How We
Move



Hyde Park
Square



Built
Environment



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Quality of Life

Create a **vibrant neighborhood** where all people, both residents and visitors, feel **welcome and connected**.

Establish **Hyde Park schools** as community anchors that provide **outstanding educational opportunities** and serve as a **resource for the entire community**.

Protect the tree canopy and **establish parks, green spaces, and recreation areas and centers** that are accessible, well-maintained, and meet the needs of the community.

Maintain Hyde Park as a neighborhood that is **safe, clean, and visually appealing** for residents and visitors.



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How We Move

Promote **pedestrian, bicycle, and traffic safety**.

Ensure **Wasson Way** is usable, complete, safe, and neighbor-friendly.

Improve **public transportation** within Hyde Park.

Promote **walkability** and other **non-automotive transportation**.

Protect and preserve the **residential streets** of Hyde Park.

Plan for **future transportation** needs.



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Hyde Park Square

Maintain Hyde Park Square to ensure its **aesthetic qualities, historic characteristics, and variety of uses** that serve neighborhood residents and visitors alike.

Encourage a **mix of uses** on Hyde Park Square, with an emphasis on **pedestrian-oriented** retail and restaurants.

Beautify and improve the **streetscape and infrastructure** of Hyde Park Square.

Promote events on the Square that **build community and enhance commerce**.



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Built Environment

Preserve Hyde Park's **residential form**.

Promote a **range of housing opportunities** to retain current residents and attract new residents at all stages of life.

Expand community knowledge of the Zoning Code and City-wide development processes.

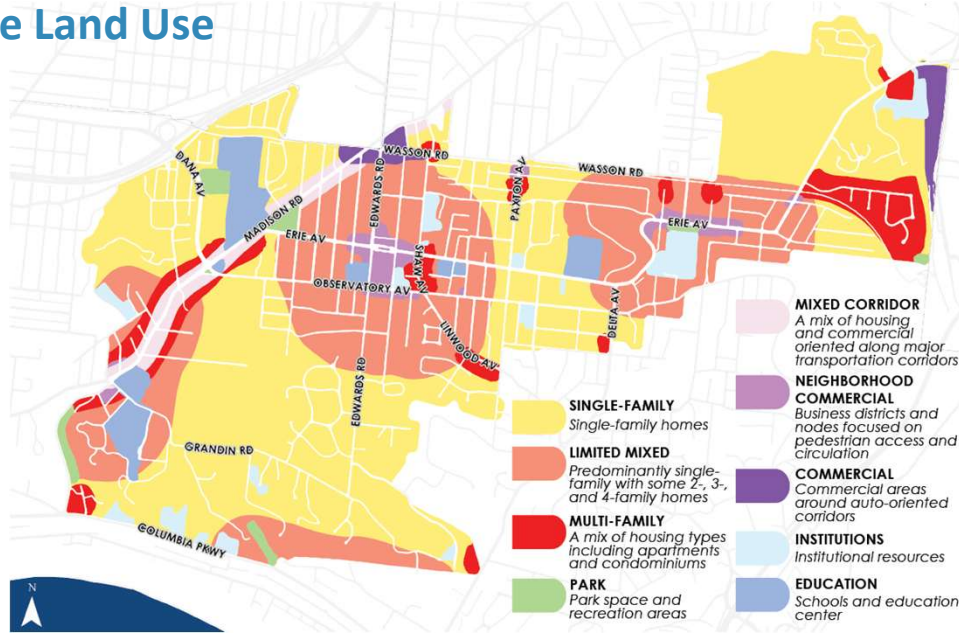
Find opportunities for the Zoning Code to **better align with this plan**.

Enforce Zoning, Building, and Health Code violations in a timely fashion.



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Future Land Use

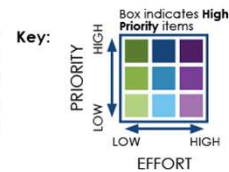


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IMPLEMENTATION STRATEGY

The following table lays out the preceding Goals, Strategies, and Action Steps. Each Action Step is categorized by its Priority and Effort Level. Relevant partners and resources are identified to provide a path forward to implementing Plan Hyde Park. A Partner/Resource abbreviation key is at the end of the section. The list of community partners in this table is not exhaustive, and the community thanks everyone working for the betterment of Hyde Park.



QUALITY OF LIFE	Goal 1: Create a vibrant neighborhood where all people, both residents and visitors, feel welcome and connected.	
	Strategy 1: Establish and implement a strong neighborhood identity for Hyde Park.	
	ACTION STEP	PARTNERS/RESOURCES
	Create attractive gateways at key traffic and pedestrian portals to the neighborhood.	HPNC, HPNIC
	Maintain the flags/banners that identify the Hyde Park Square business district.	HPNC, HPNIC
	Strategy 2: Capitalize on neighborhood events unique to Hyde Park.	
Market events and activities in creative and comprehensive ways, using methods to reach all ages, backgrounds, and ethnicities, so that everyone has information and feels welcome.	HPNC, HPNIC, CRC, HPSBA, HPEBA	
Encourage the creation of additional signature events. Annual events currently include the Student of the Year Awards for all seven Hyde Park Schools (May), Hyde Park Blast (June), July 4th Fireworks in Ault Park (July), St. Mary's Church festival (August), the Hyde Park Art Show (October), Halloween on the Square (October), the holiday tree lighting (November), and the Farmers' Market (May - October).	HPNC, HPSBA	

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Consistency with Plan Cincinnati

Compete | *Be the pivotal economic force of the region.*

Goal to “Cultivate our position as the most vibrant and economically healthiest part of our region” and the strategy to “Target investment to geographic areas where there is already economic activity.”

Connect | *Bring people and places together.*

Goal to “Develop an efficient multi-modal transportation system that supports neighborhood livability” and the strategies to “Expand options for non-automotive travel” and to “Plan, design and implement a safe and sustainable transportation system.”

Live | *Strengthen our magnetic City with energized people.*

Goals to “Build a robust public life” and “Provide a full spectrum of housing options, and improve housing quality and affordability” and the strategies to “Develop and maintain inviting and engaging public spaces to encourage social interaction between different types of people,” to “Become more walkable,” and to “Offer housing options of varied sizes and types for residents at all stages of life.”

Sustain | *Steward resources and ensure long-term vitality.*

Goal to “Preserve our natural and built environment” and the strategies to “Protect our natural resources” and to “Preserve our built history.”

Collaborate | *Partner to reach our common goals.*

Goal to “Work in synergy with the Cincinnati community” and the strategy to “Unite our communities.”

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The screenshot shows the City of Cincinnati website for the Plan Hyde Park project. At the top, there is a navigation bar with links for BUSINESSES, RESIDENTS, VISITORS, SERVICES, GOVERNMENT, and HELP, along with a search icon and social media icons for Facebook, Twitter, and LinkedIn. The main heading is "PLAN HYDE PARK" in large, bold letters. Below the heading, there is a sub-heading "Plan Hyde Park" and a map of the neighborhood. A message box states: "Thank you to everyone who submitted comments about the draft plan. As of January 30, 2026, an updated draft of *Plan Hyde Park* is now available." The background section is titled "Background" and contains the following text: "Hyde Park is in the process of creating its first comprehensive plan for the neighborhood since 1983. A neighborhood plan is a guiding document for the neighborhood, residents, the city, and developers to make informed decisions. Our primary goal of the plan is to unite the community under a common vision for the future of the neighborhood and provide a guide for appropriate future development in our neighborhood. Led by the Hyde Park Neighborhood Council (HPNC), the Steering Committee has been meeting regularly to develop a planning process that engages the large variety of voices in our

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Approval Process

- **Interdepartmental Meeting with City Departments**

- March 20, 2025

- **Hyde Park Neighborhood Council**

- Approved on February 10, 2026



- **City Planning Commission**

- Approved on March 6, 2026

- **City Council**

- Housing and Growth Committee – **March 31, 2026**

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RECOMMENDATION

The City Planning Commission recommends that City Council take the following action:

APPROVE the proposed neighborhood plan, Plan Hyde Park, as the Hyde Park neighborhood's guiding comprehensive plan document.

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