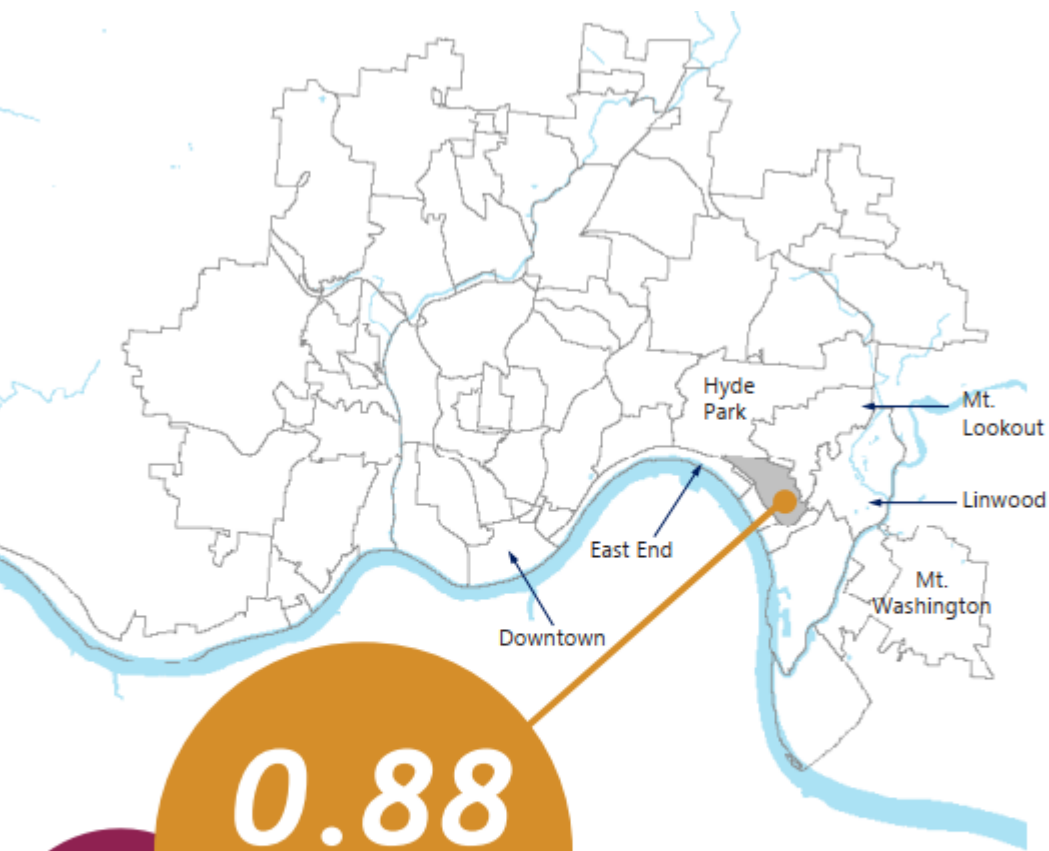




# Proposed Columbia Tusculum Neighborhood Plan *Do You Live CT?*

Equitable Growth & Housing Committee  
May 23, 2023



**563.2**  
acres

**0.88**  
Square Miles

42nd largest  
neighborhood



Map of the  
City of Cincinnati

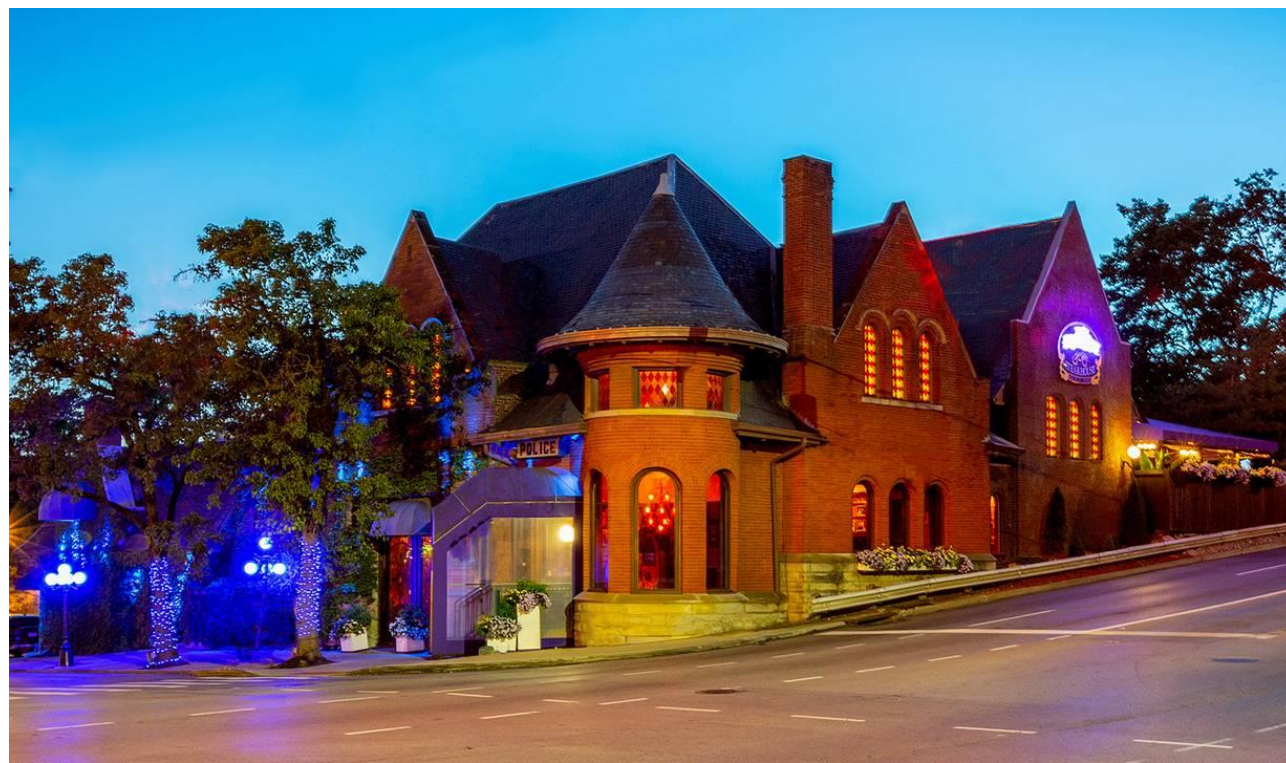
**Legend**

-  Urban Design Overlay District
-  Overlay Areas
-  Neighborhood Business District
-  River



Neighborhood  
Overlay District (East  
End)











# Approval Process

- **Columbia Tusculum Community Council**
  - Approved by CTCC in November of 2022
- **Interdepartmental Meeting**
  - April 26, 2023
- **City Planning Commission Meeting**
  - May 5, 2023
- **Equitable Growth and Housing Committee**
  - Today 😊
- *City Council*

# Do You Live CT? – Document Layout





## DEDICATION

**Do You Live CT?** is dedicated to former City of Cincinnati employee, colleague, and friend, **Jared Ellis**.

Jared was with Columbia Tusculum at the very start of the neighborhood plan process, and helped step up the success of this neighborhood plan. Humorous, passionate, kind, and dedicated are just a few of the million words to describe Jared. He was a hard-working and proud city planner and all the community members loved working with Jared. He was a prime example of the perfect public servant.

This plan will continue to carry Jared's spirit forward.





## **BUSINESS**

*CT strives to preserve and grow its strong collection of local businesses through emphasizing business diversity, walkability, and accessibility to Cincinnati's greatest playground while honoring our colorful heritage as Cincinnati's oldest community.*



## **TRANSPORTATION & CONNECTIONS**

*Increasing safety and efficiency to promote a vibrant and diverse neighborhood for residents and visitors by implementing pedestrian safety, traffic calming, and beautification. Thereby creating connectivity within a balanced network of transportation and recreation options including enhanced roads, walkways, and trails.*



## **HOUSING & DEVELOPMENT**

*CT is a community embracing its historic roots and is inclusive to all incomes and backgrounds. We strive to maximize the 15-minute community model with an emphasis on walkability and accessibility, integrate business assets and housing in a safe and "green" way, and grow with a diverse range of structure types, sizes, costs, and uses.*



## **PUBLIC SPACE & COMMUNITY**

*Building on our history, CT is committed to developing and preserving a safe, walkable neighborhood filled with charm and areas for recreation and community engagement.*





## **BUSINESS**

*CT strives to preserve and grow its strong collection of local businesses through emphasizing business diversity, walkability, and accessibility to Cincinnati's greatest playground while honoring our colorful heritage as Cincinnati's oldest community.*

- **Increase** business density
- **Invest** in multi-modal connection between businesses and community members/visitors
- **Focus** our community on local business programs and certifications
- **Encourage** and *promote* affordability options





## **BUSINESS**

*CT strives to preserve and grow its strong collection of local businesses through emphasizing business diversity, walkability, and accessibility to Cincinnati's greatest playground while honoring our colorful heritage as Cincinnati's oldest community.*

- Fill empty storefronts and prioritize filling of empty lots
- Encourage a mix of developments
- Establish and promote clear incentives for redevelopment
- Capitalize on proximity to bike trails
- Emphasize the importance of Business Enterprises
- Support creative options in order to attract new businesses, restaurants, and local entrepreneurial efforts







## TRANSPORTATION & CONNECTIONS

*Increasing safety and efficiency to promote a vibrant and diverse neighborhood for residents and visitors by implementing pedestrian safety, traffic calming, and beautification. Thereby creating connectivity within a balanced network of transportation and recreation options including enhanced roads, walkways, and trails.*

- **Capitalize** on regional bicycle connections
- **Promote** pedestrian safety & connectivity throughout the neighborhood
- **Promote** access to quality transportation alternatives and options
- **Maintain** and *enhance* community character while expanding transportation infrastructure





## TRANSPORTATION & CONNECTIONS

*Increasing safety and efficiency to promote a vibrant and diverse neighborhood for residents and visitors by implementing pedestrian safety, traffic calming, and beautification. Thereby creating connectivity within a balanced network of transportation and recreation options including enhanced roads, walkways, and trails.*

- Promote completion of trails in the CT vicinity
- Develop & maintain accessible, well-lit entrances to trail network
- Partner with DOTE to identify best practices and locations for traffic calming, focusing on pedestrian safety along Columbia Parkway between Tusculum Avenue and Delta Avenue (in the Neighborhood Business District)
- Prioritize sidewalk safety and maintenance
- Expand place-making and wayfinding opportunities to complement existing urban design







## **HOUSING & DEVELOPMENT**

*CT is a community embracing its historic roots and is inclusive to all incomes and backgrounds. We strive to maximize the 15-minute community model with an emphasis on walkability and accessibility, integrate business assets and housing in a safe and “green” way, and grow with a diverse range of structure types, sizes, costs, and uses.*

- **Embrace** and *promote* density in the neighborhood
- **Continue** embracing Columbia Tusculum’s historic roots while welcoming all backgrounds and incomes





## HOUSING & DEVELOPMENT

*CT is a community embracing its historic roots and is inclusive to all incomes and backgrounds. We strive to maximize the 15-minute community model with an emphasis on walkability and accessibility, integrate business assets and housing in a safe and “green” way, and grow with a diverse range of structure types, sizes, costs, and uses.*

- Provide and increase a full spectrum of housing options and price points
  - Focus on not just single-family, but also 2-,3-, 4-family and multi-family developments
- Use the existing development momentum to further spur development activity
  - Continue educating residents and promoting progressive trends: Transit-oriented developments (TODs), microneighborhoods, and placemaking
- Support future inclusion of Accessory Dwelling Units (ADUs)







## ***PUBLIC SPACE & COMMUNITY***

*Building on our history, CT is committed to developing and preserving a safe, walkable neighborhood filled with charm and areas for recreation and community engagement.*

- **Foster** relationships within the community
- **Celebrate** CT's historic charm
- **Ensure** complete, safe connections within the neighborhood





## ***PUBLIC SPACE & COMMUNITY***

*Building on our history, CT is committed to developing and preserving a safe, walkable neighborhood filled with charm and areas for recreation and community engagement.*

- Continue building relationships
- Continue ongoing maintenance of existing historic buildings and aesthetic detail
- Ensure continuity and access of sidewalks for a more accessible/walkable neighborhood







# Future Land Use & Potential Development Areas

## Legend


 Potential Development Area

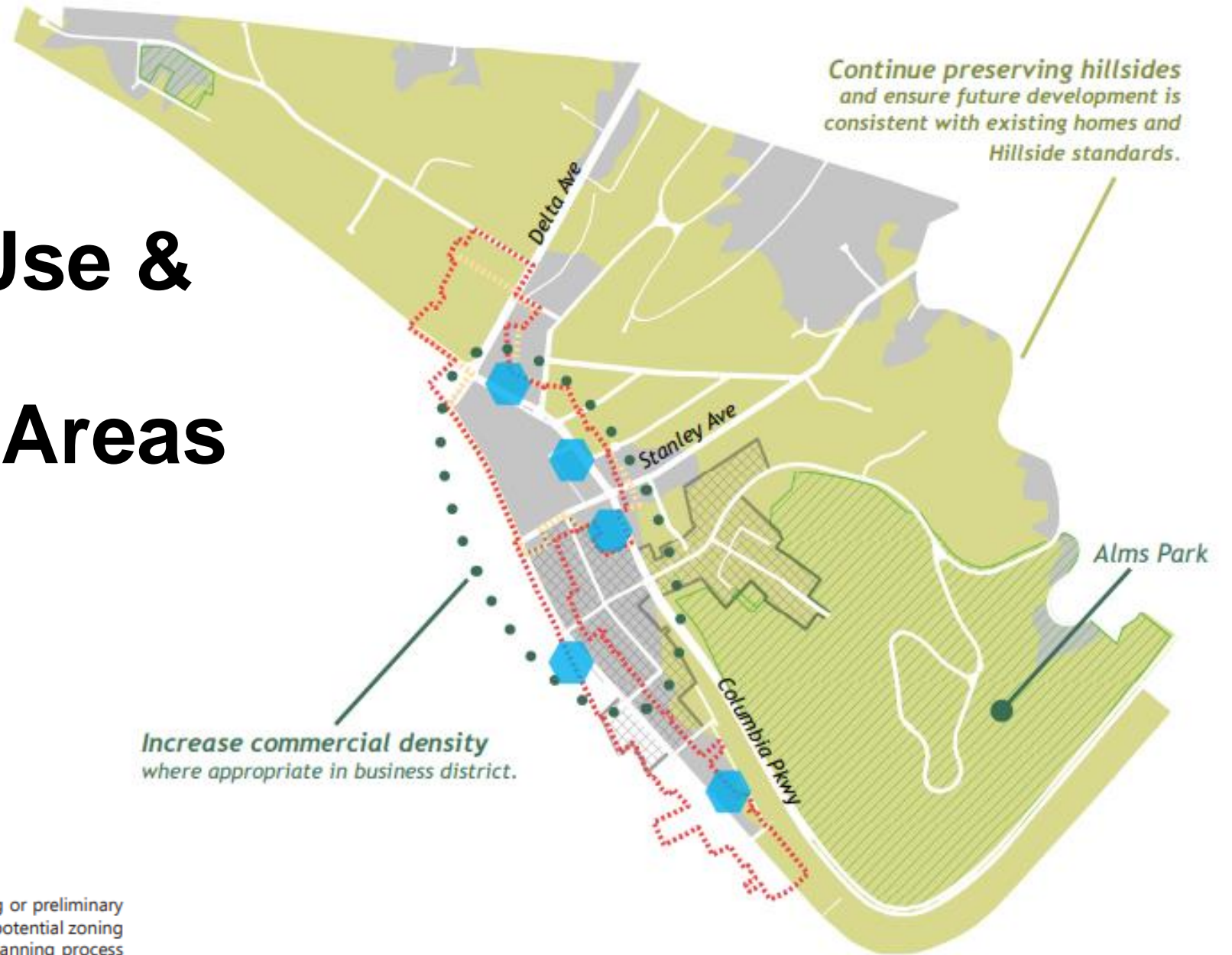
## Special Districts

 Business District

 Urban Design Overlay

 Historic District

 Hillside District



*Continue preserving hillsides and ensure future development is consistent with existing homes and Hillside standards.*

*Increase commercial density where appropriate in business district.*

**\*\*This map does not deviate significantly from existing zoning or preliminary land development code updates but should be used to guide potential zoning changes and redevelopment, and to encourage a land use planning process that emphasizes community input.**

# Implementation


## HOUSING & DEVELOPMENT THEME AREA

Goal	Strategy	Action Step	Priority Low, Medium, High	Time Frame Short, Medium, Long	Partners/ Resources
Embrace and promote density in the neighborhood	Provide and increase a full spectrum of housing options and price points	Focus on not just single-family, but also two-family, four-family, and multi-family developments	High	Ongoing	DCPE, DCED, City Departments
		Ramp up housing production to catch-up with other regions	Medium	Ongoing	Developers, DCED
	Use the existing development momentum to further spur development activity	Continue educating residents and promoting progressive trends that correlate with City- and Region-wide goals such as Transit-Oriented Development (TODs), Microneighborhoods, and Placemaking	High	Ongoing	City Departments
		Support the future inclusion of Accessory Dwelling Units (ADUs) into the Cincinnati Zoning Code	High	Ongoing	DCED, DCPE, City Council
	Review existing guidelines and codes to identify potential adjustments	Review the existing conservation guidelines and consider potential changes	Low	2-3 Years	City Departments

## BUSINESS THEME AREA

Goal	Strategy	Action Step	Priority Low, Medium, High	Time Frame Short, Medium, Long	Partners/ Resources
Increase Business Density	Fill Empty Storefronts and prioritize filling of empty lots	Identify anchor businesses and create a map to share with business owners and community members	Medium	3-6 Months	DCED, DCPE, Business Owners, CTCC
		Identify property owners and find out why lots or property is open	Medium	3-6 Months	Hamilton County, DCED, DCPE, Realtors
		Conduct exercises and participatory mechanisms where residents and stakeholders can provide input on priority reinvestment areas	Medium	Ongoing	Business Owners, Residents
		Continue to work with business owners, developers, real estate agencies to enhance and maintain relationships for the good of Columbia Tusculum	High	Ongoing	Business Owners, Residents, Realtors, CTCC
	Encourage a mix of developments within the neighborhood	Analyze existing areas within the neighborhood where multi-use development can occur and where it is appropriate with the permitted land use	High	3-6 Months	DCPE, DCED
		Incentivize energy efficient developments	High	Ongoing	Developers, OES



**CITY PLANNING AND ENGAGEMENT** Connect With City Planning and Engagement:  



City Planning and Engagement / Neighborhood Plans / Ongoing Neighborhood Planning Processes / Do You Live CT? | Columbia Tusculum

**CITY PLANNING AND ENGAGEMENT MENU**

- About City Planning and Engagement ▾
- City Planning and Engagement Calendar
- City Planning Commission
- Community Engagement Meetings ▾
- Maps, Data, and Resources
- Neighborhood Plans** ▲
- Approved Plans
- Ongoing Neighborhood Planning Processes**
- Plan Cincinnati ▾
- Planning Projects and Studies ▾
- Subdivisions and Lot Splits
- Historic Conservation ▾
- Zoning Administration
- News
- Contact Us

## Do You Live CT? | Columbia Tusculum

### Status Spotlight

The Columbia Tusculum community is finished the goals, strategies and action steps for each of the four theme areas in the *Do You Live CT? Neighborhood Plan*.

Click [here](#) or the image below to read the draft neighborhood plan!





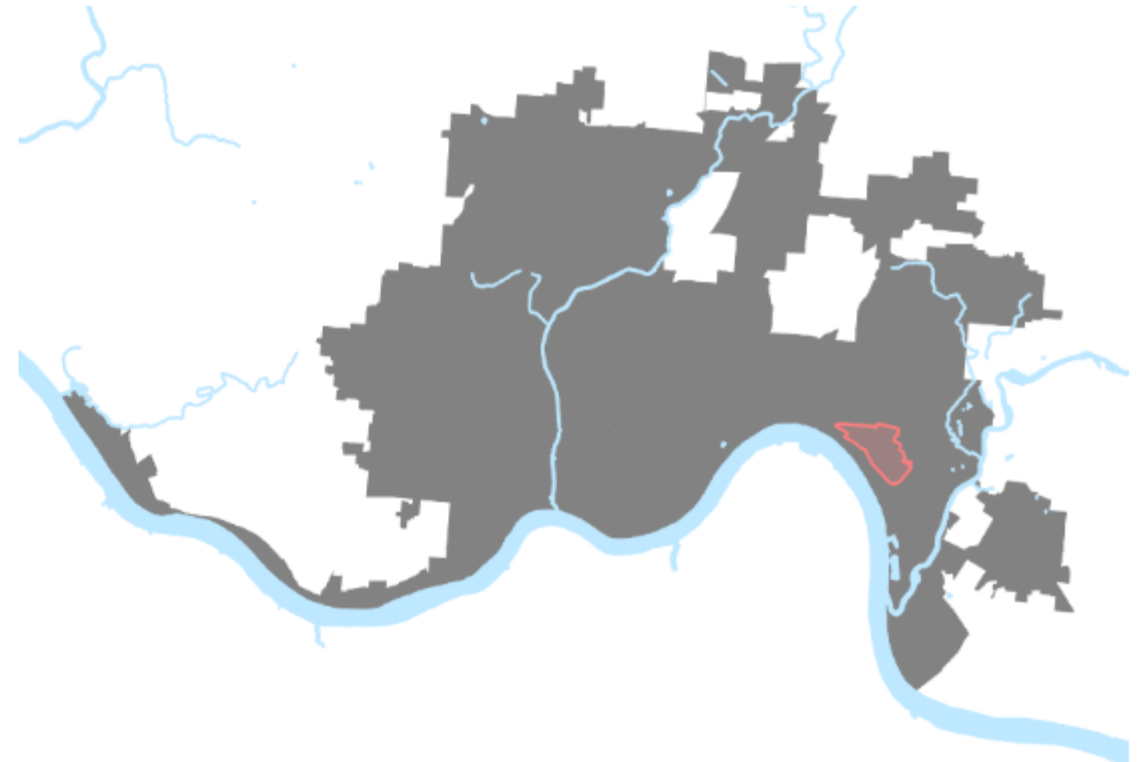
# Columbia Tusculum Neighborhood Planning Process

[Transportation & Connections](#)[Business](#)[Housing & Development](#)[Public Space & Community](#)

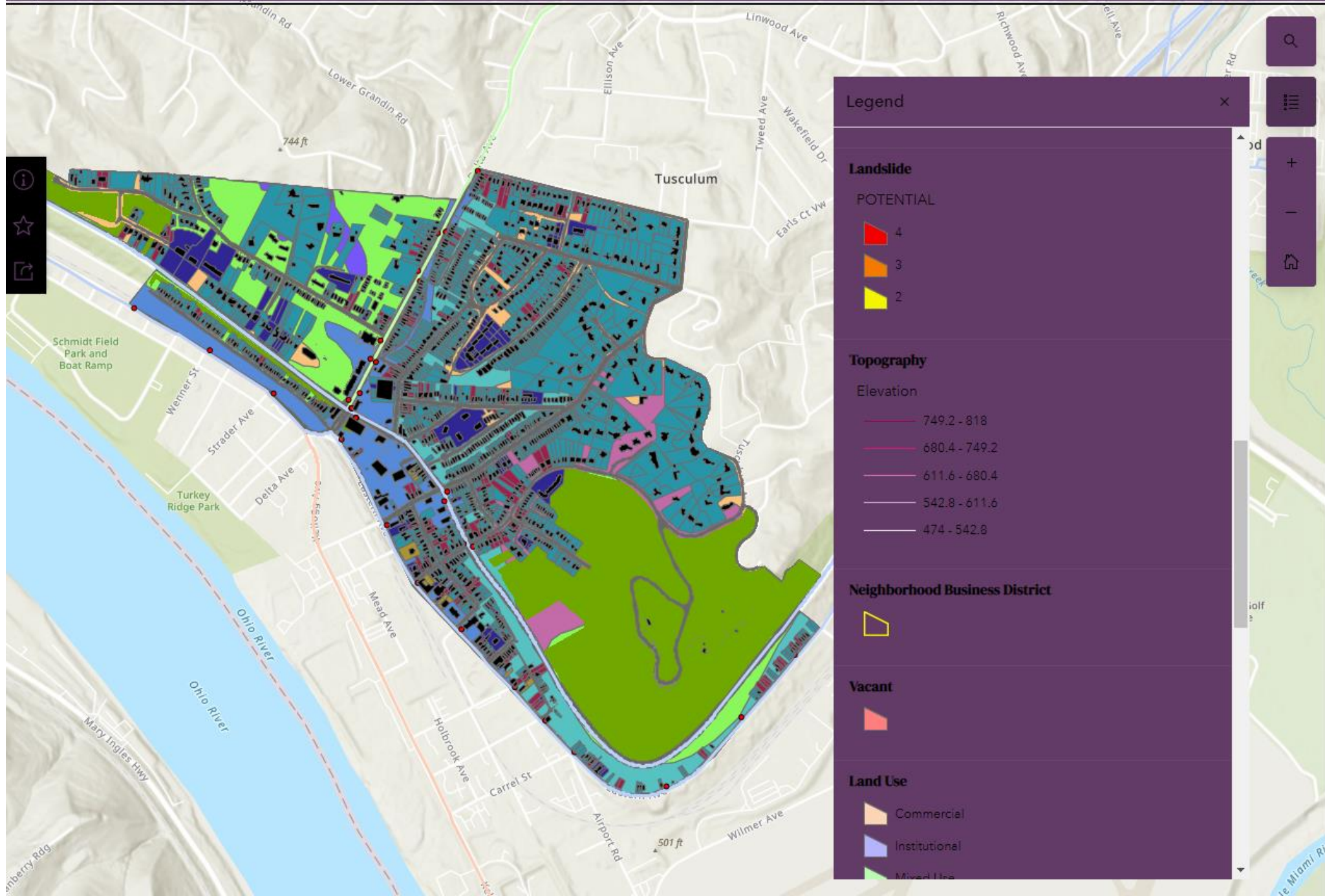
The City Planning and Engagement Department of Cincinnati is in the process of developing a new neighborhood plan for Columbia Tusculum, titled *Do You Live CT?* The neighborhood is past due for an updated neighborhood plan, as the last plan for the area was produced in 1999 through the *Columbia Tusculum Design Plan Phase 2*. The creation of a neighborhood plan can be an exciting opportunity for community members to develop the future that they want to see for their community, and the success of the plan will depend on support from these same community members.

This website is meant to serve as a tool for Columbia Tusculum residents and stakeholders to learn more about the planning process as well as provide input on the plan itself. Residents will find resources to better understand the process, how it will benefit their community, and how they can ensure that their voice is heard throughout the process. The details of which are outlined below.

The plan itself is separated into four distinct themes that will guide future planning efforts in the community. These themes are centered around









# Columbia Tusculum Neighborhood Planning Process

Transportation & Connections   Business   Housing & Development   **Public Space & Community**



## Do You Live CT? Community Feedback Survey

The purpose of this survey is to gather feedback from community members and stakeholders of the Columbia Tusculum neighborhood on their thoughts related to the neighborhood plan currently being developed.

[Take Survey](#)

ArcGIS ▾ Public Space & Community

[Open in Map Viewer](#)   [Modify Map](#)   [Sign In](#)

Details | Basemap | Share | Print | Measure | Find address or place

**Legend**

- Norwell Residence
- Police Station No. 6
- Robb, L. B., Drugstore
- Spencer Town Hall
- Stites House

**Parks and Green Spaces**

**Sidewalk**

Trust Center | Legal | Contact Esri | Report Abuse

Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, LINK-GIS/PDS. ... **esri**



# Consistency with *Plan Cincinnati* (2012)

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

Goal to “Foster a climate conducive to growth, investment, stability, and opportunity” (p. 102) and the Strategy to “Pursue new growth and business recruitment efforts in target industries” (p. 108). This plan is additionally consistent with the Goal to “Become nationally and internationally recognized as a vibrant and unique city” (p. 121) through the Strategy to “Promote Cincinnati’s lifestyle” (p. 122).

As it states in Plan Cincinnati, “Cincinnati is a special place...our distinctive housing, unique and walkable neighborhoods...Cincinnati can begin to grow into a large city while maintaining the benefits of a smaller community” (p. 122).

## **Connect** | *Bring people and places together.*

Goal to “develop an efficient multi-modal transportation system that supports neighborhood vitality” (p. 129) and the Strategy to “support regional and intercity transportation initiatives” (p. 144).

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

Goals to “build a robust public life” (p. 149) and “create a more liveable community” (p. 156) and the Strategies to “develop and maintain inviting and engaging public spaces to encourage social interaction between different types of people” (p. 150), to “become more walkable” (p. 157), to “support and stabilize our neighborhoods” (p. 160).

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

Goals to “become a healthier Cincinnati” (p. 181) and to “preserve our natural and built environment” (p. 193) with the Strategies to “protect our natural resources” (p. 194) and “preserve our built history” (p. 197).

## **Collaborate** | *Partner to reach our common goals.*

Goal to “Work in Synergy with the Cincinnati Community” through the Strategy to “unite our communities” (p. 210).



# Recommendation

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

**APPROVE** the *Do You Live CT?* plan as the neighborhood's guiding comprehensive plan document.