

Honorable City Planning Commission
Cincinnati, Ohio

SUBJECT: A report and recommendation on the proposed *Do You Live CT?* as the Columbia Tusculum neighborhood's guiding comprehensive plan document.

BACKGROUND:

The Department of City Planning and Engagement, along with the Columbia Tusculum Community Council (CTCC), *Do You Live CT?* steering committee and community members, are pleased to share the result of a two-and-a-half-year planning effort to create their first neighborhood-wide plan for Columbia Tusculum.

The purpose of this neighborhood plan is to establish an innovative direction for the eastern community, update it to 2023 and to *plan* out the next ten-to-fifteen years for the neighborhood. This plan documents Columbia Tusculum's visions for the future while focusing on four theme areas: Business, Transportation & Connections, Housing & Development, and Public Space & Community.

Neighborhood plans are crucial for residents to have a concrete vision of their neighborhood which may be used to reference and guide the future of their community. The plans make it easier to obtain grants or other funds for recommendations within their plan. Lastly, plans make it easier to get support from City Council on the direction the community wishes to proceed regarding future development and direction.

NEIGHBORHOOD PLANNING PROCESS & COMMUNITY ENGAGEMENT:

The *Do You Live CT?* planning process consisted of a two-and-a-half-year long community-led process. The Columbia Tusculum Community Council requested a neighborhood plan through the Department of City Planning and Engagement. This planning process began in early 2020, shortly before the COVID-19 Pandemic.

The kickoff meeting for *Do You Live CT?* was held on February 24, 2020 at the Carnegie Center. The kickoff was a success with over 35 residents and community members attending. This meeting allowed community members to become familiar with and learn about the neighborhood planning process and to voice their comments regarding their vision for the neighborhood. The kickoff meeting had boards and input stations showcased to gather feedback on what the priorities of the plan should be, including the plan name, *Do You Live CT?*, which was picked by residents.

The goal of the kickoff meeting was to identify the potential themes of the plan, while establishing a steering committee of residents, business owners, and community council officials who would oversee the planning process along with the Department of City Planning & Engagement. The four official theme areas were created at this time. These theme areas ultimately guided conversations between the steering committee, staff, and residents to assist them in moving forward in the formation of the goals, strategies, and action steps found in this plan. These theme areas are additionally found on p. 7 on the plan document or see "Theme Areas and Goals, Strategies, and Action Steps" section of this staff report.

The steering committee held meetings to plan future working groups and to prioritize topics and future goals. The working groups were split up and identified by the themes mentioned above. Following a pause during the Pandemic, the first working group meeting was held on June 21, 2021 at the Carnegie Center to outline the roles of each working group and to develop vision statements for each theme. The second meeting was held on September 20, 2021 with a focus on creating goals for each of the four themes. The third meeting was held on November 29, 2021 which finessed the goals and drafted strategies and action

steps for the theme areas. The last meeting was held on March 28, 2022 which finalized these strategies and action steps as well as oriented the conversations around land use and zoning. All working group meetings were notified via social media and the Department's webpage, as well as the inclusion of physical flyers in which steering committee members passed out to businesses and residences.

A total of four steering committee meetings were held, mostly virtually via Zoom due to the Pandemic, and a total of four working group meetings were hosted and held for the public. Snacks and beverages were additionally provided by generous members of the steering committee. Over 50 individuals from the Columbia Tusculum neighborhood attended or participated in providing input for this plan.

The planning process received additional support from a University of Cincinnati student, Jacob Gagnon, who curated a website that described the ongoing planning process, in addition to the draft priorities, existing conditions, history, and past plans. The webpage also enabled additional involvement from the public by allowing residents to sign up for updates, take a survey, and upload their favorite photos of the neighborhood.

This website may be accessed here: <https://do-you-live-ct-ucgissa.hub.arcgis.com/>.

PLAN OVERVIEW:

The neighborhood plan consists of 63 pages of detailed thoughts and goals which includes public input from a span of over more than two years. This document outlines the history, acknowledging the neighborhood's rich past and present, existing conditions, goals and strategies, and implementation timelines. This plan, created through the community-led, lengthy process, will guide Columbia Tusculum for future policy and development recommendations, investment and programming decisions, identification of key aspects for safe and viable connections, business-promotion, and community engagement.

Introduction to the Columbia Tusculum Neighborhood

Columbia Tusculum is located on the east side of the City of Cincinnati and is the City's oldest neighborhood. Columbia Tusculum offers a unique and historic experience to residents and visitors. Primarily a residential community, Columbia Tusculum boasts several well-known businesses such as Allyn's Café, Stanley's Pub, and The Precinct, and is home to the Carnegie Center. Containing several historic homes, Columbia Tusculum is known for its prestigious, hillside housing stock which offers beautiful views of the surroundings areas.

Dedication to Jared Ellis

The *Do You Live CT?* steering committee and project manager are ecstatic to dedicate this plan to former project manager and City Planner, Jared Ellis. Jared was a passionate City employee, colleague, and friend. Jared commenced the neighborhood planning process with the Columbia Tusculum community and collaborated with them before the COVID-19 Pandemic. He was the definition of the ideal public servant who was proud to serve Cincinnati and work with all 52 neighborhoods. This plan, among other efforts, will continue to carry Jared's spirit forward.

History, Housing and Past Plans

The history section of the plan contains a three-page summary of the history of the neighborhood, including a simple timeline and a section regarding the historical housing stock. It is interesting to note that approximately 31% of the housing stock within Columbia Tusculum was built in 1930 or before.

There have been a few plans in the past that have included Columbia Tusculum but *Do You Live CT?* is the first neighborhood plan to encapsulate the entire neighborhood. These plans included the *Neighborhood Business District Urban Renewal Study* (1996) and the *Neighborhood Business District Urban Design Plan* (1999). The neighborhood was additionally mentioned in the *East End Design Plan* (1977).

Existing Conditions

The existing conditions are presented in the plan with updated 2020 US Census data, highlighting information such as median income, median house value, types of households, educational attainment and more. Columbia Tusculum is the 42nd largest neighborhood in the City at just under 0.88 square miles and is bordered by Hyde Park, Mt. Lookout, Linwood and the East End. Approximately 1,500 residents reside in the neighborhood and it has a median income of \$113,000 as of the 2020 Census.

Theme Areas and Goals, Strategies, and Action Steps

There are four theme areas with a total of 13 goals, 26 strategies, and 69 action steps.

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.

The Business theme area has four (4) goals with eight (8) strategies and 23 action steps. The main objectives of this portion of the plan include increasing business density and developments. There is support in identifying creative options to attract new businesses, restaurants and entrepreneurial efforts while focusing on retaining and incentivizing existing small businesses.

Specific strategies outlined in this theme area include capitalizing on the proximity to existing and future bike trails, expanding and collaborating with City partnerships, and continuing to make Columbia Tusculum a unique destination by looking for opportunities to enhance social interaction via bicycle, vehicle or on foot. This plan lastly stresses the importance of business enterprises and highlights the desire to focus on small business enterprises (SBEs) and increasing opportunities for minority-owned business enterprises (MBEs), and women-owned business enterprises (WBEs).

Some innovative actions steps will allow the community to learn more about guerilla urbanism (tactical urbanism), education regarding tax incentives, participatory mechanisms where residents and stakeholders can provide input on priority reinvestment areas and incentivizing sustainable and energy efficient options for developments.

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.

The Transportation & Connections theme area has four (4) goals, ten (10) strategies and 27 action steps. This theme area has the most action steps compared to the other three theme

areas. Transportation and connections are vital for thriving neighborhoods and the main objective of this section and reiterates the action steps of the Business theme area by promoting bike trail usage and continuing trail/biking efforts.

Specific innovative outcomes highlighted in this section include pursuing grants for electric vehicle (EV) charging stations, conducting a neighborhood-wide transportation preference study, and engaging landscape architectural professionals and City resources for new streetscape efforts on top of street calming ideas.

Housing & Development:

CT is a community embracing its historic roots and is inclusive of 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.

The Housing & Development theme area has two (2) goals, four (4) strategies and five (5) action steps. Columbia Tusculum wants to embrace and promote density within their neighborhood by providing and increasing a full spectrum of housing options and price points by focusing not just on single-family, but also only two-, three-, and four-family units including multi-family developments.

One of the action steps in this section specifically states to support the 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.

The Public Space & Community theme area has three (3) goals, four (4) strategies and 13 action steps. The ideas in this theme area focus on continuing the connections with existing organizations such as Alms Park Allies, Cincinnati Park Advisory Council, 3 East Business Association, CROWN, and more. The neighborhood wants to continue to leverage the existing organizations and highlight all what Alms Park and Columbia Tusculum have to offer.

Lastly, Columbia Tusculum has a unique charm to it, also sometimes being known as the “San Francisco of Cincinnati”. This plan identifies these historic assets and roots and prioritizes the ongoing maintenance of existing historic buildings and aesthetic details with specific action steps of creating a historic maintenance plan and considering revisions to the Historic District Conservation Guidelines.

Existing Land Use and Zoning

The majority of Columbia Tusculum is predominantly residential, specifically single-family residential consisting of nearly half of the zoning within the neighborhood. Alms Park makes up 30 percent of the neighborhood. The existing land use and zoning maps may be found on p. 39 and p. 40 in the plan.

Future Land Use and Existing Overlay Areas/Tools

Future land use is important for neighborhoods, and the City as a whole, and is integral to building and managing the future of properties and vacant land. Considerate planning may also reduce environmental footprint, promote social connectivity, support transportation options, and enhance communities. Columbia Tusculum additionally has tools implemented within the neighborhood to help preserve its spirit and keep it unique.

Columbia Tusculum currently has an Urban Design Plan and a significant portion is located within an Urban Design Overlay District (UDOD). UDODs (referenced in Chapter 1437 of the Cincinnati Zoning Code) are intended to protect and enhance the physical character or the business district, prevent the deterioration of property and blighted conditions, encourage private investment to improve and stimulate the economic vitality and social character of selected business districts, and to ensure that infill development does not adversely affect the physical character of the area.

Columbia Tusculum is known for its vast hillsides. The majority of the community is located within the Hillside Overlay District which is an overlay district that mandates any development within this area to specific regulations to ensure the design is up to standards due to the steep topography.

Historic Districts (referenced in Chapter 1435-07-01 of the Cincinnati Zoning Code) are commonly found throughout Cincinnati, 26 in total, and Columbia Tusculum has one as well, the Columbia Tusculum Historic District. All of these districts mandate special requirements to continue preserving the neighborhood's character. They are comprised of two or more parcels and contain two or more Historic Assets typical of one or more eras in the city's history or representing an assemblage of structures important to the city's history.

Ideas for the future include preserving hillsides and ensuring that future development is consistent with homes and hillside standards and increase commercial density where appropriate within the neighborhood business district.

Implementation Charts and Additional Appendices

The Appendix includes implementation charts for each of the four (4) theme areas. The charts provide the following information on each action step within the plan's strategies and goals:

- *Time Frame:* The time frames are approximations of how long it would take an action step to be completed, ranging anywhere from 3 months up to 10 years, including multiple ongoing items.
- *Priority Level:* The priority level was determined by the steering committee in collaboration with City staff.
- *Potential Partners:* This identifies additional organizations that could assist in the completion of the action steps such as other City Departments, businesses, Tri-State Trails, and Ohio Kentucky Indiana Regional Council of Governments (OKI).

CONSISTENCY WITH PLAN CINCINNATI (2012):

Do You Live CT? is constructed upon and consistent with the comprehensive plan for the City of Cincinnati, *Plan Cincinnati*, that was adopted by City Council in 2012. The plan is consistent with all five Initiative Areas of *Plan Cincinnati* - Compete, Connect, Live, Sustain, and Collaborate. These Initiative Areas align with the Guiding Policy Principles by increasing our population, building on our assets, becoming

recognized, being aggressive and strategic in future growth and development, and to develop a culture of health embodied by thriving residents.

Compete Initiative Area

Goal to “Foster a climate conducive to growth, investment, stability, and opportunity” (p. 102) and Goal to “Become nationally and internationally recognized as a vibrant and unique city” (p. 121). 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).

Columbia Tusculum has stated their goals to increase business density, invest in multi-modal connection between businesses and the community, turn the attention to local business programs and certifications, and to continue promoting and encouraging affordability options in the business world. Emphasizing the importance of Business Enterprises is specially outlined in Goal 3 of this section, focusing on small business enterprises, minority owned business enterprises, and women-owned business enterprises.

Connect Initiative Area

Goal to “Develop an efficient multi-modal transportation system that supports neighborhood livability” (p. 129) and the Strategy to “Support regional and intercity transportation initiatives” (p. 144). Columbia Tusculum plans to capitalize on regional bicycle connections while promoting pedestrian safety and connectivity throughout the neighborhood. They intend to additionally promote access to quality transportation alternatives and to enhance community character while expanding its transportation infrastructure.

Live Initiative Area

Goals to “Build a robust public life” (p. 149), “Create a more livable community” (p. 156), and “Provide a full spectrum of housing options, and improve housing quality and affordability” (p. 164) and the Strategies to “Develop and maintain inviting and engaging public spaces to encourage social interaction between different types of people” (p. 150), “Become more walkable” (p. 157), and to “Support and stabilize our neighborhoods” (p. 160). Columbia Tusculum may have a high house value, however they plan to embrace and promote density throughout the entire neighborhood while continue embracing its roots and welcoming individuals from all backgrounds and incomes.

Sustain Initiative Area

Goal to “Become a healthier Cincinnati” (p. 181), specifically through the Strategies to “Preserve our natural and built environment” (p. 193), “Protect our natural resources” (p. 194) and to “Preserve our built history” (p. 197). Preserving the historic assets of Cincinnati’s oldest neighborhood is extremely vital. Columbia Tusculum has stated in its goals some sustainable ideas such as promoting group ride share trips to Downtown or other destinations and partnering with OES to pursue grants for public EV charging stations in the neighborhood.

Collaborate Initiative Area

Goal to “Work in synergy with the Cincinnati community” (p. 209) and the Strategy to “Unite our communities” (p. 210). The Public Space & Community theme area is very consistent with this Initiative Area as Columbia Tusculum will continue fostering relationships with the community while celebrating its historic charm and ensuring complete, safe connections within the neighborhood.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following action:

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

Respectfully submitted:



Jesse Urbancsik, Senior City Planner
Department of City Planning and Engagement

Approved:



Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

DO *You* LIVE CT?

A Neighborhood Plan

Columbia Tusculum
Cincinnati, OH

Columbia Tusculum Community
Council

Approved 11/21/22

City Planning Commission

Approved XX/XX/23

City Council

Approved XX/XX/23



**COLUMBIA
TUSCULUM**

EST 1788



APPROVED

Columbia Tusculum Community Council
Interdepartmental Review
City Planning Commission
Equitable Growth and Housing Committee
City Council

11/21/2022
04/26/2023
xx/xx/2023
xx/xx/2023
xx/xx/2023



TABLE OF CONTENTS

Acknowledgments	04
Executive Summary	06
Introduction/Plan Dedication	08
History	11
Previously Approved Columbia Tusculum Plans	16
Existing Conditions	18
Plan Process	22
Plan Theme Areas	25
Business.....	27
Transportation & Connections	31
Housing & Development.....	35
Public Space & Community.....	37
Existing Land Use & Zoning	39
Future Land Use	41
Consistency with Plan Cincinnati	43
Appendices	45
A. City Council Resolution.....	46
B. Implementation Tables.....	48

ACKNOWLEDGMENTS

City of Cincinnati Mayor

Aftab Pureval

City of Cincinnati City Manager's Office

Sheryl M. M. Long, City Manager

William Weber, Assistant City Manager

Virginia Talent, Assistant City Manager

City of Cincinnati City Council

Jan-Michele Lemon Kearney, Vice Mayor

Victoria Parks, Council Member, President Pro Tem

Reggie Harris, Council Member

Meeka Owens, Council Member

Scotty Johnson, Council Member

Jeff Cramerding, Council Member

Mark Jeffreys, Council Member

Liz Keating, Council Member

Seth Walsh, Council Member

Department of City Planning and Engagement

Katherine Keough-Jurs, FAICP, Director

Alex Peppers, AICP, Deputy Director

Jesse Urbancsik, Senior City Planner and Project Manager

Andy Juengling, AICP, Former Senior City Planner and Previous Project Manager

Jared Ellis, Former City Planner and Previous Project Manager

Emily Burns, Former Seasongood Intern

Noelle Scheper, Former Intern

Joseph Kinskey, Former Intern

City of Cincinnati Administration and Staff

Art Dahlberg, Director, Department of Buildings and Inspections

Markiea Carter, Director, Department of Community and Economic Development

John Brazina, Director, Department of Transportation and Engineering

Cheri Rekow, Senior City Planner, Department of Transportation and Engineering

Morgan Noel Smith, Development Officer, Department of Community and Economic Development

Beth Johnson, AICP, Former City Urban Conservator

University of Cincinnati

Jacob Gagnon, Student

City Planning Commission

Byron Stallworth, Chair
Jacob Samad, Vice Chair
Daniella Beltran
John Eby
Sheryl M. M. Long
Jan-Michelle Lemon Kearney, Vice Mayor
Anne Sesler

Do You Live CT? Steering Committee

Matt Ackermann
Aaron Burkhardt
Angie Hawk
Tim Hecker
Garrett Hickey
Kathie Hickey
Dustin Martin
Matt Yauch

Transportation & Connections Team

Aaron Burkhardt
Mike Kovasckitz
Mark Erhardt
Brian Hickey

Housing & Development Team

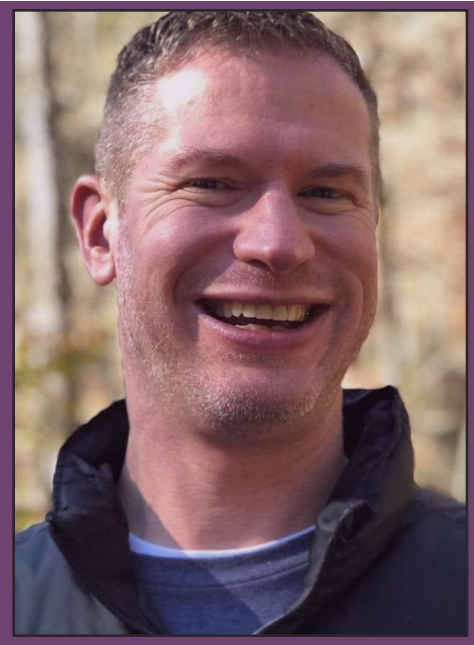
Angie Hawk
Tim Hecker
Anthony Ricciardi
Faith Calgile

Special Thanks To...

The Carnegie Center
Streetside Brewery
Columbia Tusculum Community Council
and more.

This plan could not have been completed without all of those who contributed by sharing your stories, ideas, expertise, and most importantly, time.





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.

EXECUTIVE SUMMARY

The Department of City Planning and Engagement, along with the Columbia Tusculum Community Council, **Do You Live CT?** Steering Committee and community members are pleased to share the results of a two and a half year effort to create the most recent neighborhood plan for Columbia Tusculum. In early 2020, the Columbia Tusculum Community Council requested assistance from the Department of City Planning and Engagement to prepare an updated plan for the neighborhood. The purpose of this new plan was to establish an innovative direction for the eastern community, updating it to 2022 and to plan out the next ten-fifteen years of the neighborhood.

This plan documents the neighborhood's vision for the future while focusing on four Theme Areas: **Transportation & Connections, Business, Housing & Development, and Public Space & Community.** These Theme Areas were created by the Steering Committee at the beginning of the planning process and helped shape the outline and vision of this document. The Theme Areas may be found below in addition to the theme vision.



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.

This page was intentionally left blank



INTRODUCTION

Columbia Tusculum has not had a plan since the Columbia Tusculum Urban Design Plan Phase II which was adopted in 1999. **Do You Live CT?** is the first plan dedicated to the entire neighborhood as a whole. In addition to the Urban Design Plan, the Columbia Tusculum Neighborhood Business District Plan was adopted in 1996. Both of these previously approved plans were re-reviewed to continue the same vision but updated to the 2020s.

Do You Live CT? showcases the entire neighborhood's vision and goals for the next few decades. Located on the east side of the City of Cincinnati and being the City's oldest neighborhood, Columbia Tusculum offers a unique and historic experience to residents and visitors. Although, primarily a residential community, Columbia Tusculum boasts a number of well-known businesses such as Allyn's Café, Stanley's Pub and The Precinct, and is home to the Carnegie Center. Containing a number of historic homes, Columbia Tusculum is known for its prestigious, hillside housing stock which offers beautiful views of the surroundings areas.

This document outlines the history, acknowledging the neighborhood's rich past and present, existing conditions, goals and strategies, and implementation timelines. This plan, created through the community-led, lengthy process, will guide Columbia Tusculum for future policy and development recommendations, investment and programming decisions, identification of key aspects for safe and viable connections, business-promotion, and community engagement.



History

HISTORY

Benjamin Stites, **the founder of Columbia**, first explored the area when pursuing a band of Native American horse thieves up the Little Miami Valley while on a trading expedition in Kentucky. He returned to his family in Pennsylvania and traveled to New Jersey where he spoke to John Cleves Symmes, a member of Congress. Symmes had made a large purchase of land in modern-day Ohio and agreed to sell a parcel of 20,000 acres to Stites located near the junction of the Ohio and Little Miami River in what was known as the Northwest Territory.

Benjamin Stites gathered a party of 26 settlers, and they landed at the first high bank approximately one mile north of the mouth of the Little Miami on November 18th, 1788, establishing Columbia. It was the only second white settlement in Ohio and was competing to be the major village in Symmes' purchase. Due to frequent flooding from the Ohio River and the United States Army's decision to build Fort Washington at Losantiville (modern day Cincinnati), the dominant community in southwest Ohio became Cincinnati instead of Columbia.

Columbia's early days began with the establishment of guards and blockhouses, which became a fort known as Fort Miami. The settlers had initial friendly contact with the Native Americans, and the Native Americans would make visits to the blockhouses and join the settlers in festivities, but this uneasy calm lasted only a few months. In 1789, several settlers were killed and captured by the Native Americans. The conflict between the Native Americans and the settlers in the first years of Columbia was so severe that early maps marked the name of the settlement as "Slaughterhouse".

Columbia established the first school in Hamilton County on June 21st, 1790, along with a cornmill, and by the end of 1790, there were 50 cabins. However, Columbia never flourished into a major commercial center due to its flooding problem, which led to the residents of Columbia moving between 1800 and 1815 to slightly higher ground at the base of Tusculum hill. The only remains of the first location of Columbia are the Pioneer Cemetery, and the last blockhouse from the first settlement collapsing in 1838 due to an unusually large wake created by two passing steamboats.

Compared to the earlier years, Columbia became a fairly prosperous community in the 19th century and was home to an economy based on agriculture, manufacturing, and river trade due to the fertile land and the nearby Ohio River. Columbia became a center of transportation early on in its history with a road surveyed from Cincinnati to Columbia, the Anderson Turnpike passing through Columbia on its route to Chillicothe in 1835, and the incorporation of the Little Miami Railroad in 1836. The town also witnessed the evolution of flatboats to steamboats that utilized Columbia as a place to dock and trade. In 1866, the Cincinnati and Columbia Railway Company began operation of "steam dummies," which were a popular way for residents to get from Columbia to Mt. Lookout.

In 1863, Nicholas Longworth, who was the largest landowner and Cincinnati's first millionaire, passed away, and the land was subdivided and would come to be known as Longworth's Tusculum. The area covered from modern-day Eden Park to Alms Park and once held vineyards, which deteriorated due to black rot and loss of laborers during the Civil War. In 1866, Joseph Longworth laid out two major subdivisions, Undercliff and Mt. Tusculum, in that area of Columbia. The latter subdivision, which included Nicholas Longworth's vineyards, had lots ranging in size from 5,000 square feet to twelve

acres, which were intended for the well-to-do. These sold very slowly, while the lots in Undercliff that included smaller lots aimed at nearby workers sold three times as fast.

Due to numerous transportation connections, Columbia officially became incorporated as a village in 1868 and was annexed by the City of Cincinnati in 1873. Columbia had an extensive business district and was home to major employers such as the Boldt Glass Company on Davis Lane. In 1907, the Pittsburgh, Cincinnati, Chicago and St. Louis Railroad, which then controlled the old Little Miami line, purchased land in Undercliff and constructed a mile-long railyard, solidifying Columbia as a hub of railroad activity. This resulted in industrial and lower-income housing being established near the river and railroad while the hillsides and hilltops of Tusculum remained middle-income and wealthy residential areas. In 1925, E.H. Lunkenheimer donated 204 acres of ground in modern-day Linwood, right next door to Columbia, for the construction of Lunken Airport, which would come to be known as one of the largest and finest municipal airports in the world in the 1930s.

Between 1930 and 1937, Columbia Avenue was improved to establish Columbia Parkway, which became the main artery connecting communities across the East End of Cincinnati, including Columbia and Tusculum.

While the town did rely on the Ohio River for its economic success in its early years, the river would cause major floods in 1913, 1918, and 1924, with the worst flood being in 1937, reaching a final crest of 80 feet and submerging most of Columbia. After the end of WWII, and with soldiers returning from the war, many people in Columbia-Tusculum started to move out to the suburbs, which resulted in a decline in the area. There were waves of migrants through the 1970s, with new residents from eastern Kentucky looking for job opportunities and moving to Columbia-Tusculum.

Starting in the late 1970s, there was renewed interest in both living in the city and Victorian architecture, which resulted in many young people returning to the area and restoring the historic homes to their former glory. New construction followed, and new businesses, including specialty stores, started establishing themselves in the commercial district along with new firms, taking the place of older industries.



Lunken Airport 1940 (Cincinnati Museum Center)



Lunken Airport 1940 (Cincinnati Museum Center)



Columbia Parkway 1938 (University of Cincinnati Library)

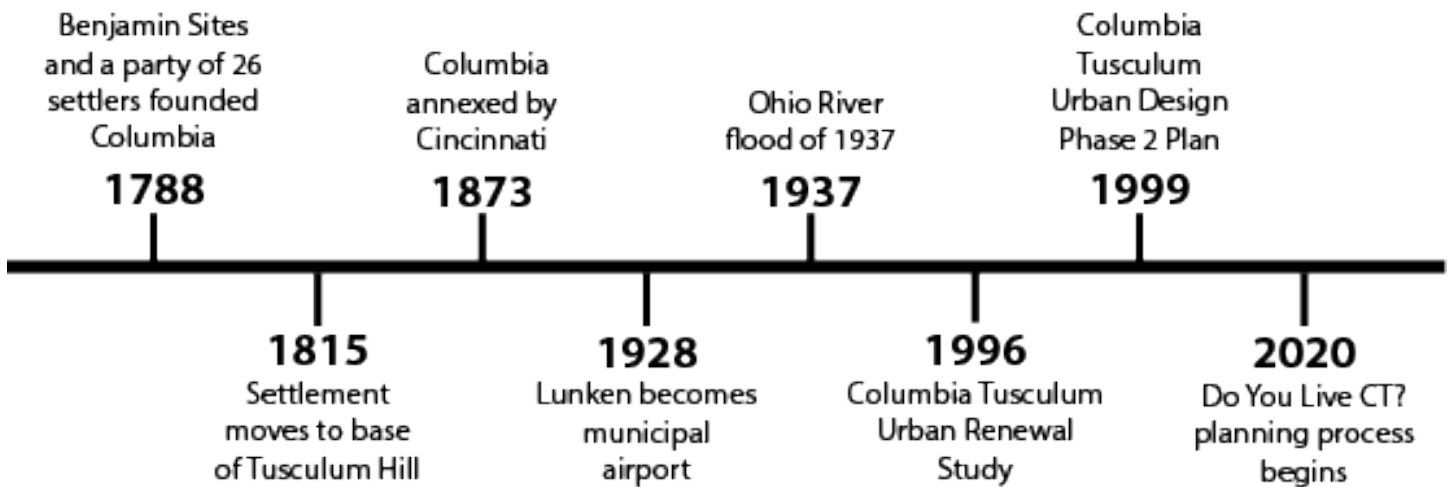
There are many historic areas and buildings in Columbia-Tusculum such as the Columbia Business District, Columbia Baptist Church, St. Stephen’s Roman Catholic Church, Spencer Township Hall, Odd Fellows Temple, Columbia post office, Sixth District Police Station, McKinley Public School, and the American Legion Hall.



Painted Ladies (columbiatusculum.org)

Source: **The Bicentennial Guide to Greater Cincinnati: A Portrait of Two Hundred Years**

History Synopsis Timeline



A Columbia Tusculum History

Historical Housing

Columbia Tusculum has a beautiful stock of historic housing that ranges over the span of the past two centuries. Additionally, the neighborhood was the site of Homearama 2020, which added a fair amount of new luxury housing to the area. With housing stock ranging from the early 1800's homes of prominent families to modern-day mini-McMansions, the neighborhood has homes from every decade, with surpluses of housing occurring during the neighborhood's most popular decades.

With railway, streetcar and steamboat transportation methods allowing the area to be substantially more accessible, a multitude of housing was built during the late 1800's up until the early 1920's. Classic Victorian homes were built to line the streets of the neighborhood, creating a uniform-looking area.

It wasn't until the late 1970's and into the 80's that after a gradual decline in population due to a want for a more suburban lifestyle, Columbia Tusculum gained a revival of interest due to the oil crisis and new interest in Victorian architecture. This resulted in another surplus of new homes to be built, in addition to the Victorian homes being renovated and restored to the glory of their earlier days.

This new interest towards living in the city while still being able to live within a small, suburban-style community has only gained more momentum since the late 1970's and as such, a combination of modern row houses and luxury suburban homes have been built throughout the neighborhood.

31%
1930 & Before
Source: 2016-2020 ACS

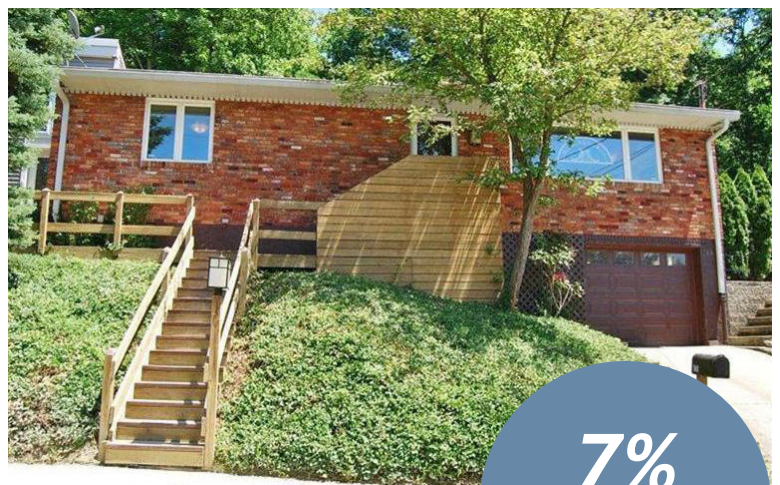


533 Tusculum Ave
circa **1880**
(zillow.com)



1%
1940 - 1949
Source: 2016-2020 ACS

617 Athens Ave
circa **1946**
(realtor.com)



548 Hoge St circa **1959**
(realtor.com)

7%
1950 - 1959
Source: 2016-2020 ACS

Historic Homes



7%
 1960 - 1969
 Source: 2016-2020 ACS

736 Elsinboro Dr circa **1969**
 (realtor.com)



18%
 1970 - 1979
 Source: 2016-2020 ACS

701 Reisling Knoll
 circa **1978**
 (realtor.com)



8%
 1980 - 1989
 Source: 2016-2020 ACS

443 Flinn Ave
 circa **1938**
 (realtor.com)



15%
 1990 - 1999
 Source: 2016-2020 ACS

606 Athens Ave circa **1994**
 (realtor.com)



5%
 2000 - 2009
 Source: 2016-2020 ACS

533 Hoge St circa **2000** (realtor.com)



8%
 after 2009
 Source: 2016-2020 ACS

558 Empress Ave circa **2015** (zillow.com)

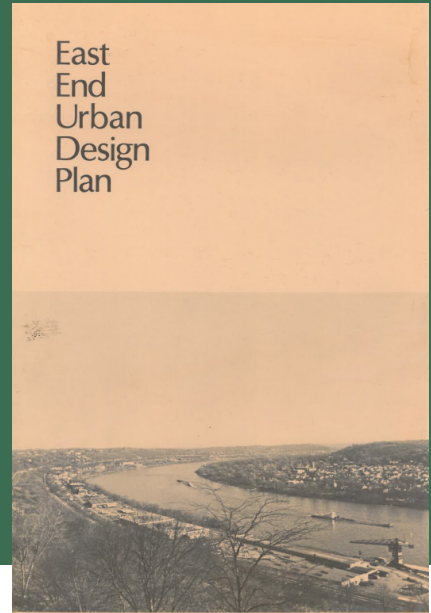
1977 East End Urban Design Plan

The 1977 plan was developed as an outline for the future of East End, giving direction for future public improvement projects. A general focus of the design plans was to encourage rehabilitation and preservation of exiting residential units where economically feasible with a lesser emphasis on commercial and industrial development.

Although the 1977 East End Urban Design Plan encompasses goals and strategies for the entirety of the East End Area, Columbia Tusculum was designated as the focus area since it contained the largest concentration of people, and the neighborhood's location lent the area to be a "major image-maker" for the rest of East End.

The plan identified five major goals for the Columbia Tusculum Area:

- 1) Create a "new" historical image tied to the community's river heritage,
- 2) Reinforce an active neighborhood center on Eastern Avenue including a revitalized commercial district and public events,
- 3) Develop safe and attractive linkages to connect the community,
- 4) Provide a reasonable balance between pedestrian and vehicular needs, and
- 5) Upgrade the visual image of the community through good urban design.

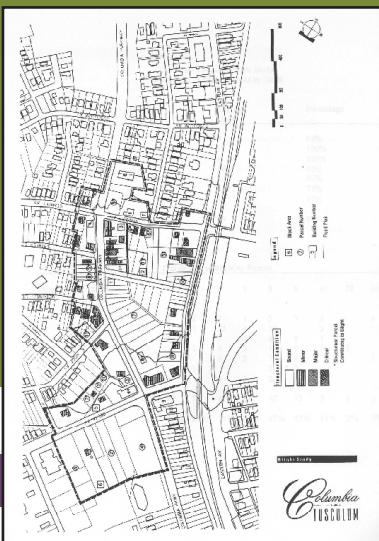
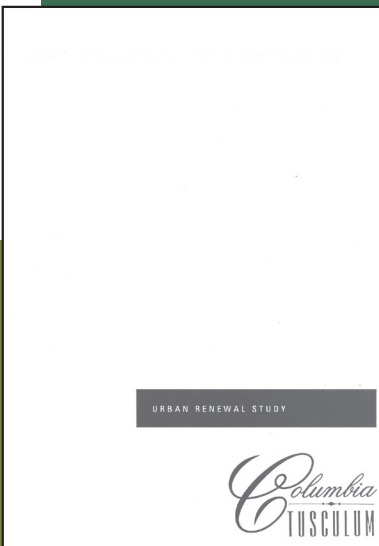


1996 Columbia Tusculum Urban Renewal Study

The 1996 study of Columbia Tusculum's Neighborhood Business District (NBD) focused on determining whether the study area should be considered blighted based on the definition laid out in the Cincinnati Municipal Code.

Based on fourteen (14) factors of blight, the study found that 89% of structures or vacant parcels in the study area fulfilled the outlined criteria.

The study concluded that Columbia Tusculum's NBD should be designated as a "blighted area," proposing development options for large vacant parcels at Delta Avenue and Columbia Parkway to improve and further develop those areas.



PREVIOUSLY APPROVED PLANS

Columbia Tusculum has had two past plans – one **Neighborhood Business District Urban Renewal Study** (1996) and one **Neighborhood Business District Urban Design Plan** (1999) – and was also mentioned in the **East End Urban Design Plan** (1977). These plans were considered in the creation of this plan. This section provides an overview of the past plans for the neighborhood.

1999 Columbia Tusculum Urban Design Phase II Plan

Following the 1996 urban renewal study, the goal of the 1999 Neighborhood Business District Urban Design Plan was to modify and direct new strategies for development and the community based current conditions and a review of the goals, strategies, and implementation of the earlier Phase and the Columbia Tusculum Focus Area of the 1977 East End Urban Design Plan.

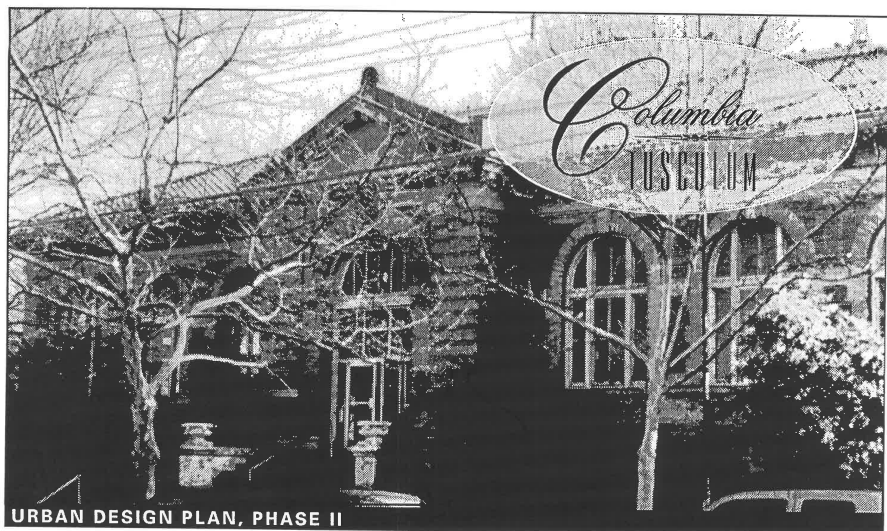
Under the three umbrellas of Image & Identity, Design & Infrastructure, and Business Development, Retention & Recruitment, the Phase II Plan identified the following goals:

- Create an attractive, positive image and identity for the district;
- Provide attractive, safe, and serviceable vehicular and pedestrian circulation into and through the district;
- Improve the serviceability of flood prone areas;
- Maintain the existing historic architectural character of the district;
- Improve alternative transportation options through the district;
- Reconnect Columbia Tusculum to the river and its river history;
- And maintain and strengthen the neighborhood's economic environment.

Neighborhood plans are crucial for residents to have a concrete vision of their neighborhood which may be used to reference and guide the future of their community.

Neighborhood plans also make it easier to obtain grants or other funds for recommendations in their plan.

Lastly, plans make it easier to get support from City Council on the direction the community wishes to proceed in regarding development.



Prepared for
Department of Economic Development
City of Cincinnati

Final
February 17, 1999

Prepared by
Office of Architecture and Urban Design
Division of Engineering Works &
Department of Public Works &
Department of City Planning
City of Cincinnati

EXISTING CONDITIONS

Columbia Tusculum offers residents **a dense suburban feel**, often referred to as “the San Francisco” of Cincinnati. As the city’s oldest neighborhood, it maintains its historical housing stock proudly, being famous for its many “Painted Lady” Victorian houses. The neighborhood is home to many young professionals as it offers an easy commute Downtown and boasts a variety of restaurants, bars, and breweries.

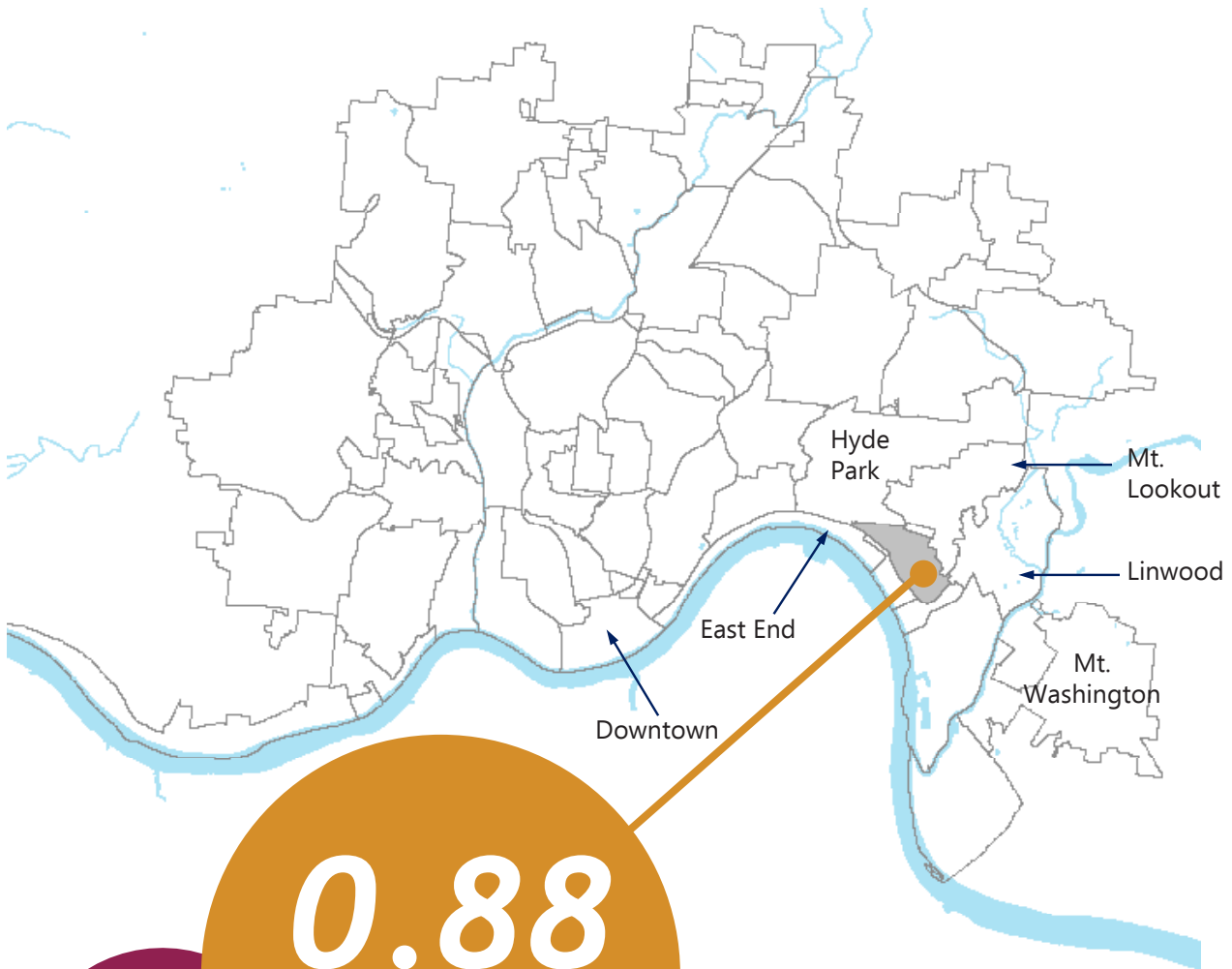
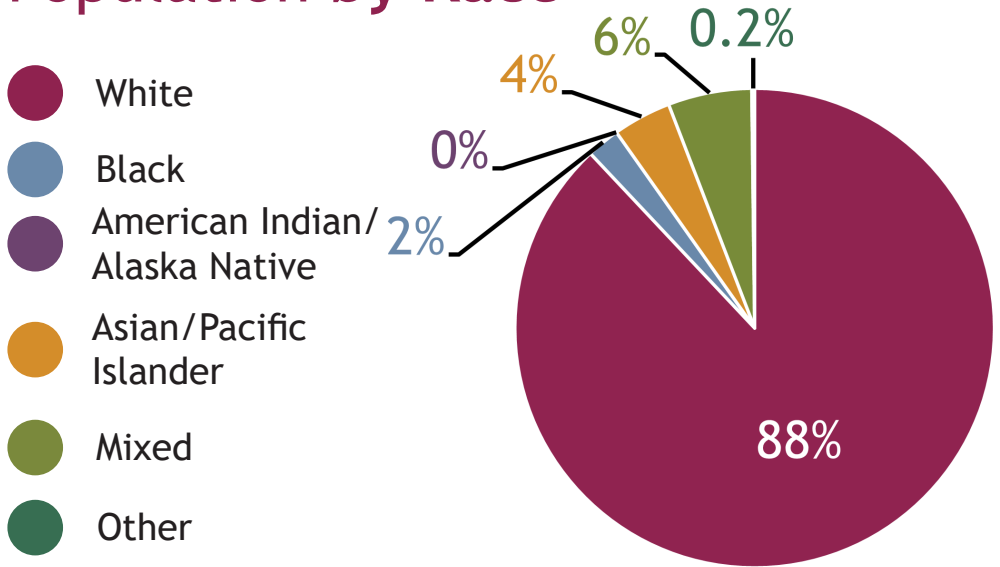
The map below outlines the boundary of Columbia Tusculum, also displaying the Urban Design Overlay District, Neighborhood Business District, and the Overlap Boundary with the East End. Columbia Tusculum is one of Cincinnati’s smallest neighborhoods at 0.88 square miles (563.2 acres).



Population by Race

Columbia Tusculum is situated in the "east side" of the City and is directly adjacent to the neighborhoods of Hyde Park, Mt. Lookout, Linwood, and the East End.

There is additionally an Overlay portion of the neighborhood shared with the East End.



0.88
Square Miles
42nd largest neighborhood

563.2
acres

Map of the City of Cincinnati

Population

1,523
Total Population
Source: 2020 Census

32
Median Resident Age
Source: 2016-2020 ACS

Cincinnati
32.4

17%

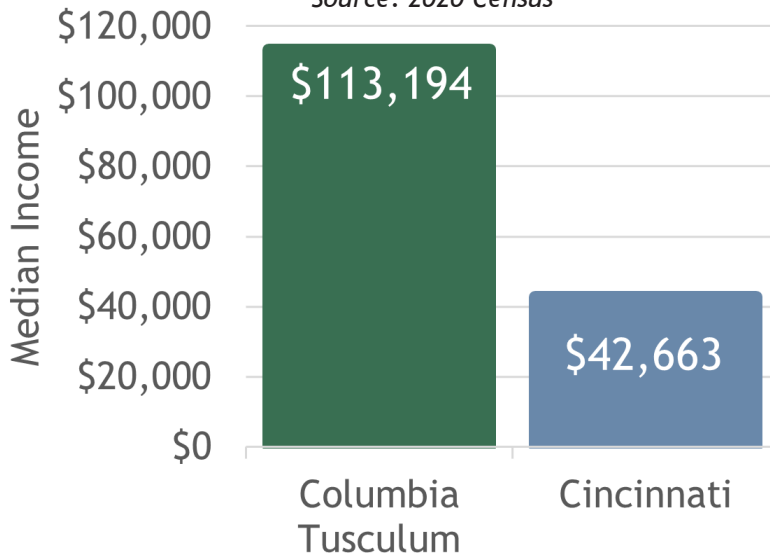
Population increase
from 2010 to 2020
Source: 2010 & 2020 Census



71%
of residents moved to
Columbia Tusculum
after 2010
Source: 2016-2020 ACS

Columbia Tusculum and
Cincinnati 2020 Median Income

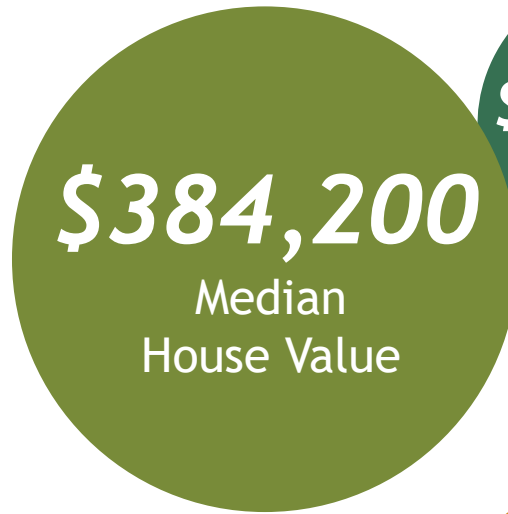
Source: 2020 Census



90%
commute alone by
personal vehicle
Source: 2016-2020 ACS

99%
of households own
at least 1 vehicle
Source: 2016-2020 ACS

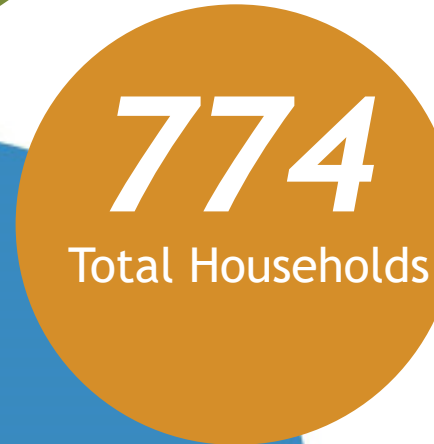
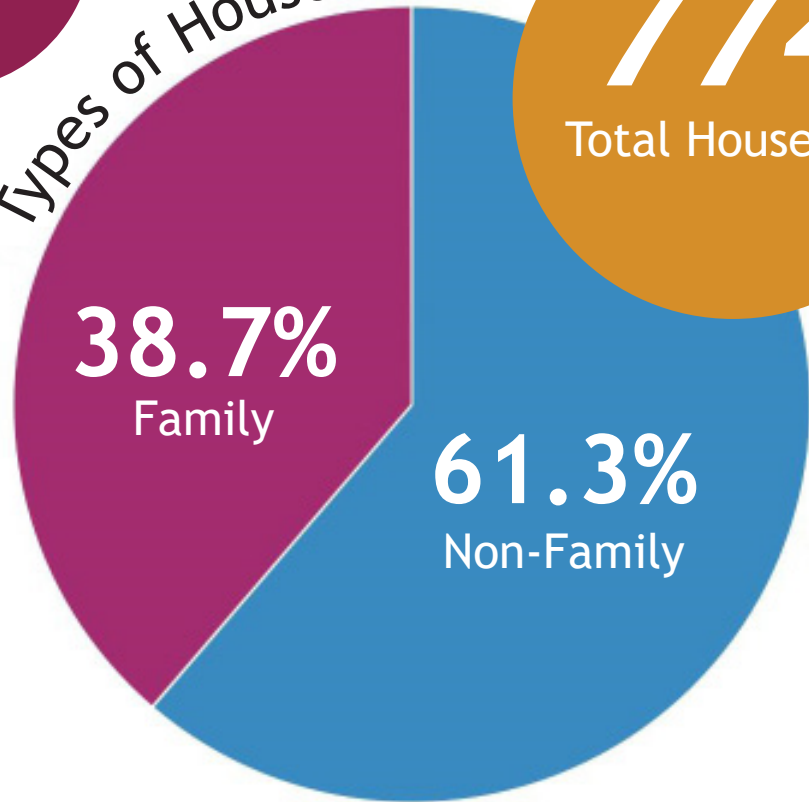
Housing



With being the **42nd largest neighborhood** in Cincinnati, Columbia has a population just over 1,500 residents and is 0.88 square miles.

The housing stock and historic homes in Columbia Tusculum are the main components on what makes the neighborhood the way it is today. The median home value of \$384,000 is nearly three times more than the City-wide median which is \$138,000.

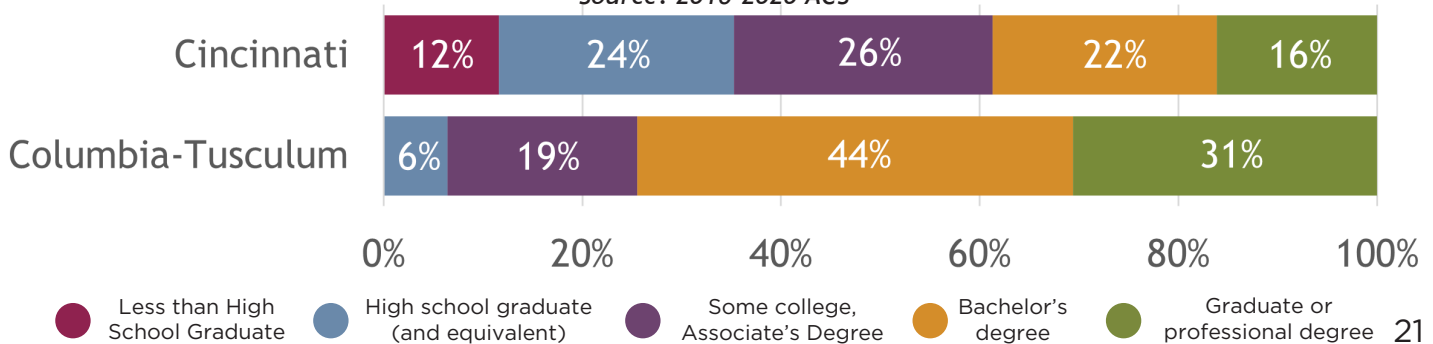
Types of Households



Education

Educational Attainment in Columbia Tusculum compared to Cincinnati

Source: 2016-2020 ACS



What does CT mean to you?



NEIGHBORHOOD PLAN WORKING GROUP MEETING #3

DO YOU LIVE CT? COLUMBIA TUSCULUM

DO YOU LIVE CT? is a neighborhood plan focused on Columbia Tusculum's new visions for the future. You are invited to attend our upcoming Working Group meeting to **discuss goals and action steps** focused around accomplishing this revitalization in the following theme areas:

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

All are welcome and encouraged to join!

If you are interested in learning more, signing up for a working group, or attending the meeting, please contact:
Jesse Urbancsik at jesse.urbancsik@cincinnati-oh.gov

WHEN + WHERE

MONDAY, November 29, 2021

Starting at 6:00pm

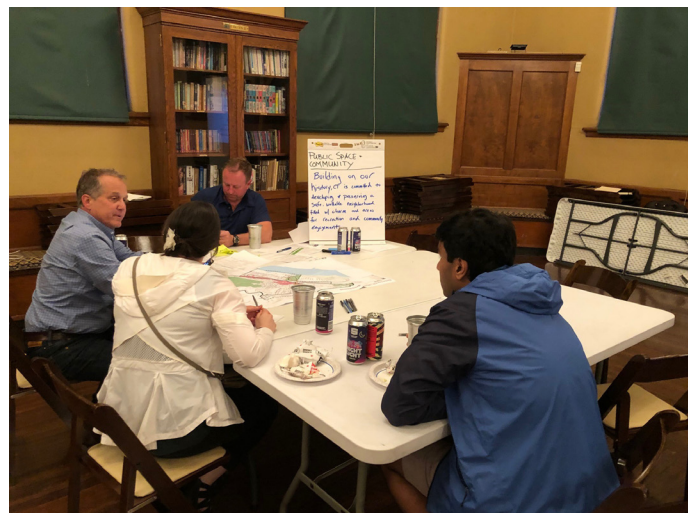
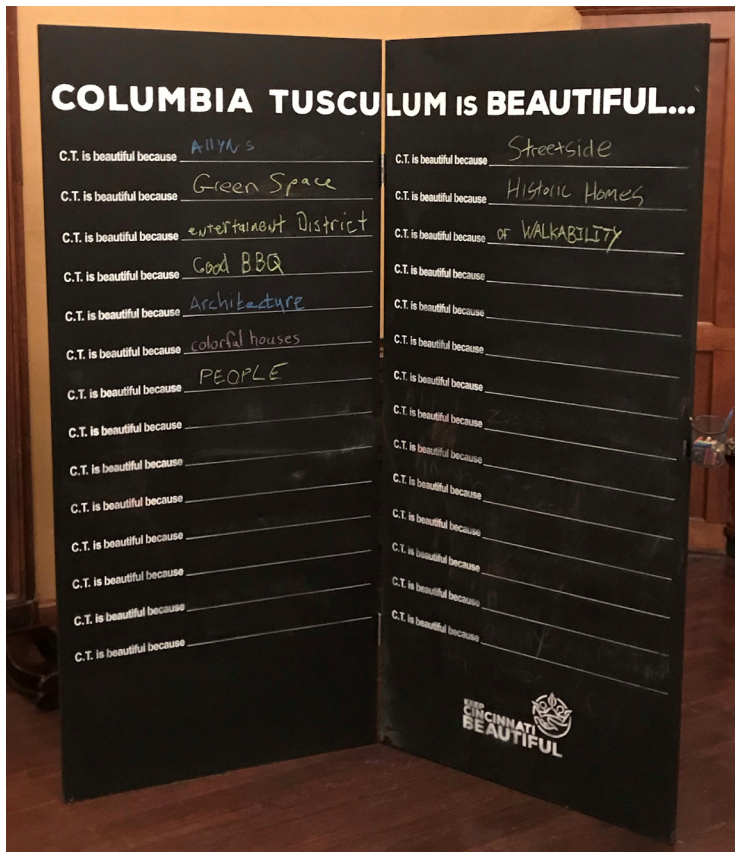
at the CARNEGIE CENTER

3738 Eastern Avenue, Cincinnati, OH 45226

SCAN ME



For more information, please visit <http://www.cincinnati-oh.gov/planning/> or scan the QR Code above



All photos on this page were provided by: Andy Juengling and Jesse Urbancsik

PLANNING PROCESS

The **Do You Live CT?** planning process consisted of a two-and-a-half-year long community-led process. The Columbia Tusculum Community Council requested a neighborhood plan through the Department of City Planning and Engagement. This planning process began in early 2020, right before the Covid-19 Pandemic commenced.

The kickoff meeting for **Do You Live CT?** was held on February 24, 2020 at the Carnegie Center, much like the rest of the working group meetings. The kickoff was a huge success with over 35 residents and community members attending. This meeting allowed community members to become familiar with and learn about the neighborhood planning process and to voice their comments regarding their vision for the neighborhood. The Kickoff had boards and input stations showcased at the Carnegie Center to gather feedback on what the priorities of the plan should be, including the plan name, **Do You Live CT?**, which was picked by residents.

The goal of the Kickoff meeting was to identify the potential themes of the plan, while establishing a steering committee of residents, business owners and community council officials who would oversee the planning process along with the Department of City Planning & Engagement. Four official theme areas were created: Transportation & Connections, Business, Housing & Development and Public Space & Community. These theme areas ultimately guided conversations between the steering committee, staff, and residents to assist them in moving forward in the formation of the goals, strategies, and action steps found in this plan. (These Theme Areas are additionally found on p. 7).

The steering committee held meetings to plan future working groups and to prioritize topics and future goals. The working groups were split up and identified by the themes mentioned above. The first working group meeting was held on June 21, 2021 at the Carnegie Center to outline the roles of each working group and to develop vision statements for each theme. The second meeting was held on September 20, 2021 with a focus on creating goals for each of the four themes. The third meeting was held on November 29, 2021 which finessed the goals and drafted strategies and action steps for the theme areas. The last meeting was held on March 28, 2022 which finalized these strategies and action steps as well as oriented the conversations around land use and zoning. All working group meetings were notified via social media and the Department's webpage, as well as the inclusion of physical flyers in which steering committee members passed out to businesses and residences.

A total of four steering committee meetings were held, mostly virtually via Zoom due to the Pandemic, and a total of four working group meetings were hosted and held for the public. Snacks and beverages were additionally provided by generous members of the steering committee. Over 50 individuals from the Columbia Tusculum neighborhood attended or participated in providing input for this plan.

The planning process was also uplifted by assistance from a University of Cincinnati student who curated a website that described the ongoing planning process, in addition to the draft priorities, existing conditions, history, and past plans. The webpage also enabled additional involvement from the public by allowing residents to sign up for updates, take a survey, and upload their favorite photos of the neighborhood!

Visit!

Columbia Tusculum Neighborhood Planning Process ArcGis Hub:
<https://do-you-live-ct-ucgissa.hub.arcgis.com/>

This page was intentionally left blank

PLAN THEME AREAS

The steering committee worked to identify **Theme Areas** that will transform into Working Groups for the planning process. These themes are centered around transportation and connections, business, housing and development, and public space and community. All four of these themes were developed through collaboration with city planners as well as the working groups representing the Columbia Tusculum neighborhood.

These Theme Areas will help to guide conversations moving forward and assist in the formation of the goals and strategies that will be identified in this plan. Each of the theme areas will be found on the next several pages, including the goals, strategies, and action steps for all four. The vision statements for all four may are below:



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.

Photo by: Moey Inc



Photo by: Moey Inc

Business

BUSINESS THEME AREA

Goal 1 Increase Business Density



1.1: Fill empty storefronts and prioritize filling of empty lots

1.1.1: Identify anchor businesses and create a map to share with business owners and community members

1.1.2: Identify property owners and find out why lots or properties are vacant

1.1.3: Conduct exercises and participatory mechanisms where residents and stakeholders can provide input on priority reinvestment areas

1.1.4: Continue to work with business owners, developers, and real estate agencies to enhance and maintain relationships for the good of Columbia Tusculum

1.2: Encourage a mix of developments within the neighborhood consistent with existing businesses in scale

1.2.1: Analyze existing areas within the neighborhood where multi-use development can occur and where it is appropriate with the permitted land use

1.2.2: Incentivize energy efficient and sustainable developments

1.3: Establish and promote clear incentives for redevelopment of certain types of projects

1.3.1: Work with current and future property owners for the potential of creating Business Improvement Districts (BIDs)

1.3.2: Research existing incentives and resources that could assist property owners or future developers for infill development

1.3.3: Explore additional development incentives including tax incentives, density bonuses, reduce and alternate parking requirements to attract appropriate and meaningful development

1.3.4: Collaborate with the Department of Community and Economic Development to utilize existing incentives such as Tax Increment Financing (TIFs), Community Reinvestment Area Tax Abatements, and Neighborhood Business District Support Grants (NBDSG)

1.3.5: Set up a business sub-committee of Columbia Tusculum Community Council

Goal 2

Invest in a multi-modal connection between businesses and community members/visitors

2.1: Make Columbia Tusculum a unique destination by looking for opportunities to enhance social interaction on foot, bicycle or in vehicles

- 2.1.1: *Encourage new amenities and activities that will continue to make Columbia Tusculum a more attractive community to business, residents, and visitors*
- 2.1.2: *Expand partnerships with City Departments, Cincinnati Parks, Carnegie Center, and other visual arts programs or organizations to promote a variety of arts and cultural components*
- 2.1.3: *Encourage the community council to invest in guerrilla urbanism to help make roads safer for pedestrians and bicyclists*
- 2.1.4: *Continue to sponsor events that bring attention to the neighborhood like the annual Flying Pig Marathon water station, Historic Home Tour, and more*

2.2: Capitalize on proximity to bike trails

- 2.2.1: *Implement more signage to encourage walking/biking*

Goal 3

Focus our community on local business programs and certifications

3.1: Emphasize the importance of Business Enterprises

- 3.1.1: *Focus on Small Business Enterprises (SBEs)*
- 3.1.2: *Focus on Minority-Owned Business Enterprises (MBEs)*
- 3.1.3: *Focus on Women-Owned Business Enterprises (WBEs)*

3.2: Collaborate with different organizations in the City to promote the incentives of existing programs

- 3.2.1: *Continue to promote the Columbia Tusculum Business Association to get more businesses to join*
- 3.2.2: *Promote the City's Small Business Assistance funds (MicroCity Loan and Grow*

Goal 4

Encourage and promote affordability options in businesses

4.1: Support creative options in order to attract new businesses, restaurants, and local entrepreneurial efforts

4.1.1: Catalog and identify grants and resources to help offset costs of opening business or remediation of environmental issues

4.1.2: Create affordable rent program for small businesses



Photo by: Moey Inc



Photo by: Google Maps

Transportation

TRANSPORTATION & CONNECTIONS THEME AREA



Goal 1 Capitalize on regional bicycle connections

1.1: Promote completion of trails in the vicinity of Columbia Tusculum that are identified in adopted or officially recognized trail plans

- 1.1.1: Identify regional trail network gaps in Columbia Tusculum vicinity*
- 1.1.2: Identify preferred locations for trail heads, bike rental (Red-Bike), and bike racks, using zone districts to avoid incompatible areas*
- 1.1.3: Track and report on City/OKI/State trail planning efforts for Columbia Tusculum trail advocacy*
- 1.1.4: Partner with neighborhood institutions, and public agencies (i.e. Cincinnati Parks and Recreation) to share underused surface parking lots and locate bike racks*
- 1.1.5: Invite trail planning and funding agencies (OKI, Green Umbrella/Tri-State Trails, and Devou Good) to CTCC meetings or Transportation Committee working groups to inform CT on proposed routes/plans*

1.2: Develop & maintain accessible, well-lit entrances to the trail network

- 1.2.1: Optimally use available parking and commercial zone districts to locate bike amenities*

Goal 2 Promote pedestrian safety & connectivity throughout the neighborhood

2.1: 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 (NBD))

- 2.1.1: Submit speed cushion locations*

2.1.2: Contact DOTE-Transportation Planning and Design (TPUD) Street Calming Program to discuss problem areas that may warrant speed bumps/cushions, traffic signs, pavement markings, and other Ped. Safety Program tools

2.1.3: Contact DOTE-Traffic Engineering for new or replacement signs, signals, and pavement markings

2.2: Prioritize sidewalk safety and maintenance

2.2.1: Partner with DOTE (Street Rehab Program and Sidewalk Safety Program) to identify and map gaps in sidewalk network

2.2.2: Prioritize areas for sidewalk construction and submit requests via the City's Community Budget Request process

2.3: Employ a carrot and stick approach to discourage or eliminate truck traffic on one-lane residential streets, such as Morris Place, and direct it to Kellogg Ave and Eastern Ave

2.3.1: Request DOTE truck traffic management tools and work with local businesses to educate truck drivers on appropriate and efficient travel routes through Columbia Tusculum

Goal **3** **Promote access to quality transportation alternatives and options**

3.1: Promote alternatives to personal gas-powered vehicles including bus ridership, bike share, ride share, electric vehicles (EV) and other alternative transportation modes

3.1.1: Participate in METRO planning studies and widely circulate surveys to residents

3.1.2: Apply to CNBDU for additional bus stop amenities consistent with existing Columbia Tusculum urban streetscape

3.1.3: Identify optimal Red-Bike station locations in Columbia Tusculum and work with Red-Bike to install

3.1.4: Promote group ride share trips to the CBD and other common destinations

3.1.5: Partner with OES to pursue grants for public EV charging stations in Columbia Tusculum

3.2: Explore opportunities to expand connectivity to adjacent neighborhoods

3.2.1: Complete a neighborhood survey to gain insight into residents' transportation preferences. Use this information to promote neighborhood preferences (could include additional opportunities in bus ridership, bike share, electric vehicles)

3.2.2: Promote trails and paths north of rail road tracks to minimize rail crossing

3.3: Coordinate with Planning & Development to encourage future developments to include adequate parking where on-street parking is saturated

Goal 4

Maintain and enhance community character while expanding transportation infrastructure

4.1: Expand place-making and wayfinding opportunities to complement existing urban design

4.1.1: Identify funding sources or other resources for urban design and street amenities

4.1.2: Photo, document, and map thoroughfares in need of urban design (e.g. Eastern Avenue between Delta Avenue and Carrel Street, Stanley Avenue between Kellogg Avenue and Vineyard Place)

4.1.3: Engage landscape architecture professionals and City resources to create a vision for significant thoroughfares (Eastern, Stanley) and develop streetscape proposals to beautify streets, as well as enhance connectivity and calm traffic

4.1.4: Consult with Urban Forestry on street tree availability

4.1.5: Apply for CNBDU funding or other sources to fund gateways or wayfinding systems (in conjunction with the Public Space & Community Committee)

4.1.6: Partner with DOTE-UD (Graphic Design) to develop CT identity, gateway, or wayfinding concepts that reflect CT community character and compliment or tie into existing systems

4.2: Continue the ongoing maintenance of existing infrastructure

4.2.1: Assemble a neighborhood committee to complete improvements and maintain the railroad tunnel at Congress Avenue & Eastern Avenue

4.2.2: Report city roadway and sidewalk maintenance issues via Fixit Cincy App or the City 'Contact Us' online portal - Publicize reporting contact information



Photo by: Google Maps

Housing

HOUSING & DEVELOPMENT THEME AREA



Goal 1 Embrace and promote density in the neighborhood

1.1: Provide and increase a full spectrum of housing options and price points

1.1.1: Focus on not just single-family, but also two-family, four-family, and multi-family developments

1.2: Use the existing development momentum to further spur development activity

1.2.1: Ramp up housing production to catch-up with other regions

1.2.2: Continue educating residents and promoting progressive trends that correlate with City- and Region-wide goals such as: Transit-Oriented Development (TODs), Microneighborhoods, and Placemaking

1.3: Review existing guidelines and codes to identify potential adjustments

1.3.1: Support the future inclusion of Accessory Dwelling Units (ADUs) into the Cincinnati Zoning Code

1.3.2: Review the existing Historic District Conservation Guidelines and consider potential changes

Goal 2 Continue embracing Columbia Tusculum's historic roots while welcoming all backgrounds and incomes

1.1: Target future residential (or mixed) developments in transit- and amenity-rich locations

1.1.1: Educate neighborhood about existing incentives/assistance for tax abatements, code compliance (to improve existing housing stock/conditions), infill housing, and assisting seniors in staying in their homes or neighborhood



Photo by: 365cincinnati.com

Community

PUBLIC SPACE & COMMUNITY THEME AREA



Goal 1 Foster relationships within the community

1.1: Continue building relationships with existing organizations within Columbia Tusculum

1.1.1: Foster relationships specifically with Alms Park Allies, 3 East Business Association, CROWN, Irish Heritage Center of Cincinnati, St. Stephen Catholic Church, and Columbia Baptist

1.2: Focus on programming and events to improve community interaction and communication

1.2.1: Leverage the existing Cincinnati Park Advisory Council (CPAC) for Alms Park improvements and potential programming

1.2.2: Build a calendar of community-focused neighborhood events to highlight events such as Street Fest, Fall Festival at the Carnegie, Flying Pig and Queen Bee cheer stations, Wine Tasting and Art Show, and more

1.2.3: Share event information on Facebook and in the monthly e-newsletter

Goal 2 Celebrate CT's historic charm

2.1: Continue ongoing maintenance of existing historic buildings and aesthetic details, as well as find financial support for historic recreation

2.1.1: Create a historic maintenance plan for areas and buildings within the Historic District (i.e., period lighting, brick alleys)

2.1.2: Consider the use of tax credits for capital projects

2.1.3: Consider revisions to the Historic District Conservation Guidelines

2.1.4: Apply for Certified Local Government funding from the State Historic Preservation Office to create self-guided walking tours

2.1.5: Identify and create a map of unique assets, landmarks, natural features, streetscapes, and patterns of development that distinguish each character area and create a “sense of place”

Goal 3

Ensure complete, safe connections within the neighborhood

3.1: Ensure continuity and access of sidewalks for a more walkable neighborhood

- 3.1.1: Identify missing sidewalk and pedestrian connections and promote ideas to integrate them into the existing pedestrian network*
- 3.1.2: Determine the appropriate funding mechanism and partners for connectivity opportunities*
- 3.1.3: Connect with Cincinnati Riding or Walking Network (CROWN) regarding the Oasis Trail*
- 3.1.4: Gain an understanding of the proposed route/plans and insure the implementation of the Transportation & Connections strategies and action steps*



Photo by: weddingwire.com

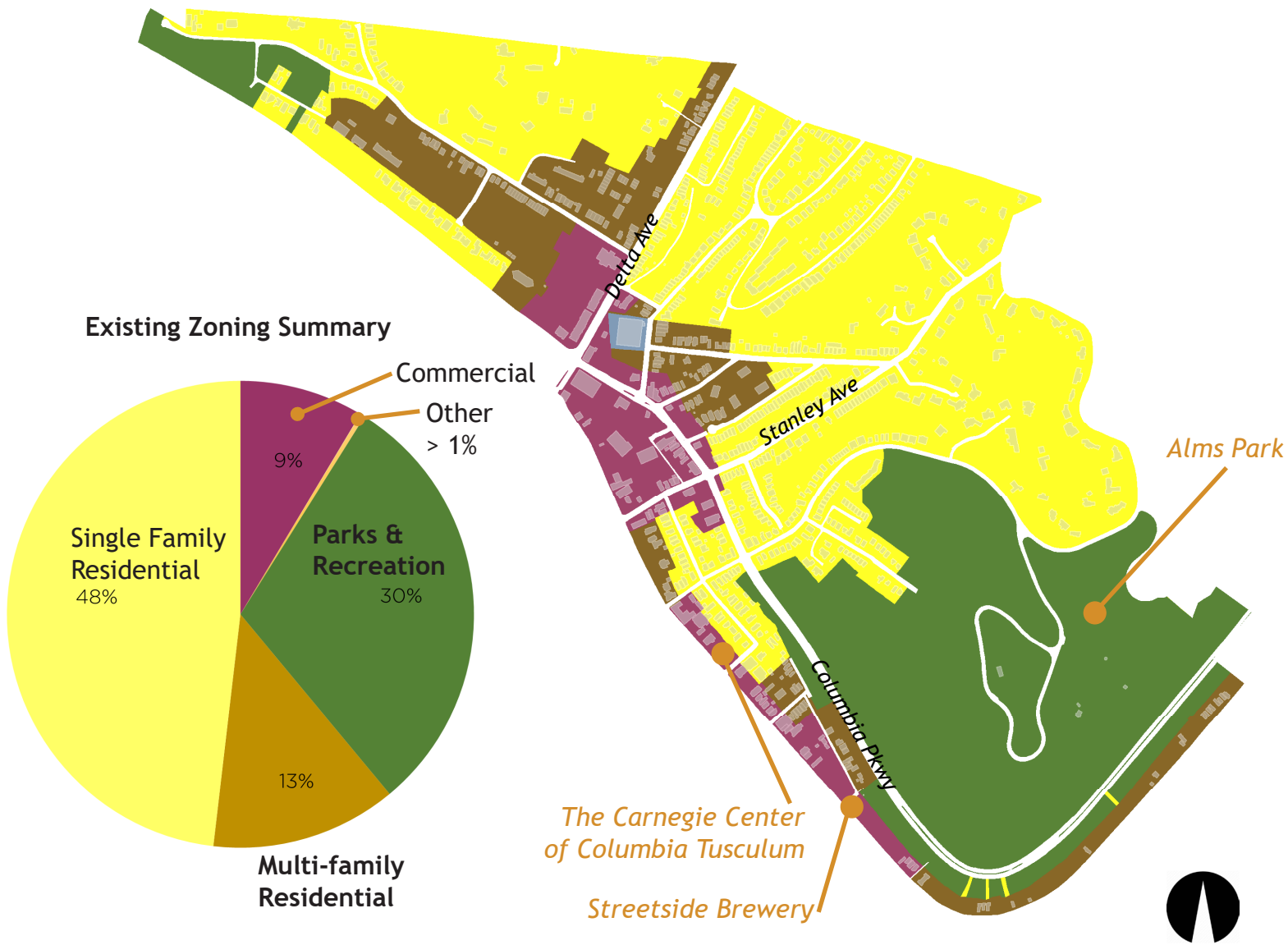
EXISTING LAND USE

The **existing land use** of Columbia Tusculum may be found on the map below. It is important to note that land use and zoning are different terms. Land use refers to the building and occupancies of the land while zoning highlights the activities and development permitted.








EXISTING ZONING

The **existing zoning** of Columbia Tusculum may be found on the map below. The majority of the existing zoning in Columbia Tusculum is single-family, which consists of Single Family SF-2, SF-4, SF-6, and SF-20. The second largest zoning district is Parks and Recreation, with the majority of the space being taken up by the well-known Alms Park.



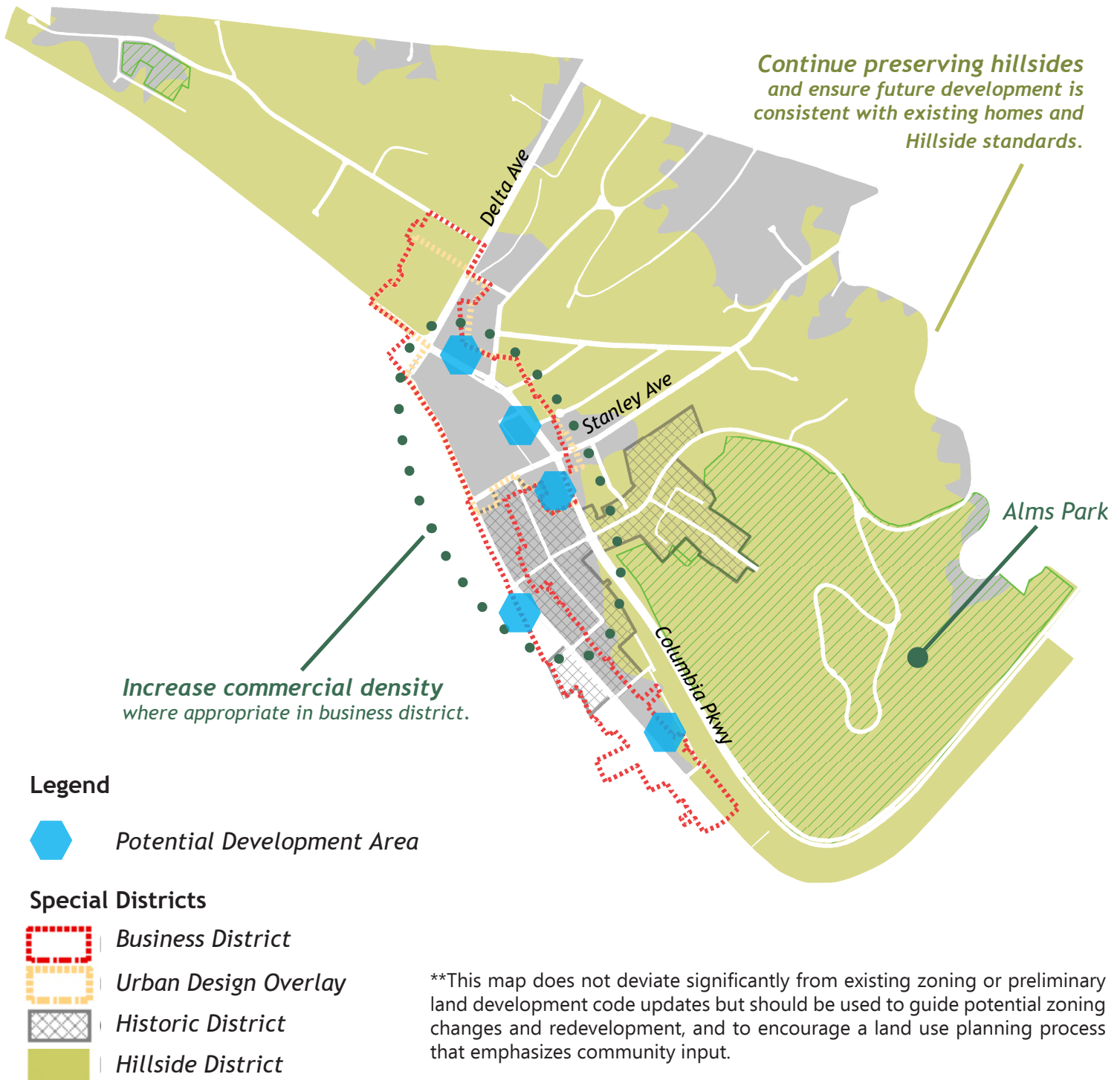
Zoning Districts

- | | |
|--|--|
|  Single Family Residential
(SF-2, -4, -6, & -20 Districts) |  Multi Family Residential |
|  Parks and Recreation |  Planned Development* |
| |  Commercial |

*Planned Development means a large, integrated development adhering to a comprehensive site plan and located on a single site (§ 1401-01-P12).

FUTURE LAND USE

For Columbia Tusculum being one of the smallest neighborhoods in Cincinnati, it has many important districts located within it: an Urban Design Overlay District, Historic District, Hillside Overlay District, and its own Neighborhood Business District. The map below highlights this including possible opportunity areas.



This page was intentionally left blank

CONSISTENCY WITH PLAN CINCINNATI (2012)

Do You Live CT? is consistent with all five Initiative Areas of **Plan Cincinnati** - Compete, Connect, Live, Sustain, and Collaborate.

These Initiative Areas align with the Guiding Policy Principles by increasing our population, building on our assets, becoming recognized, being aggressive and strategic in future growth and development, and to develop a culture of health embodied by thriving residents.

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).



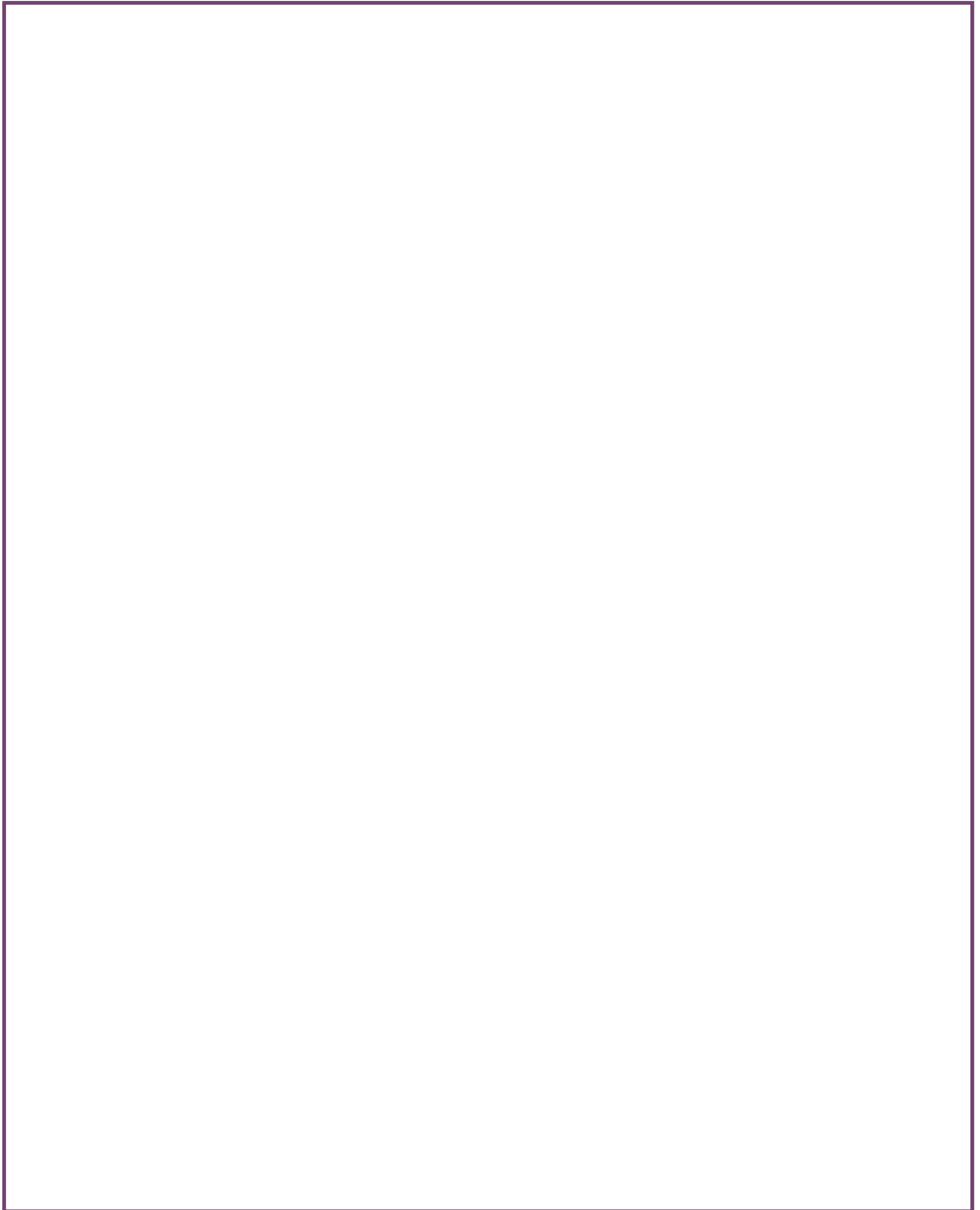
APPENDIX

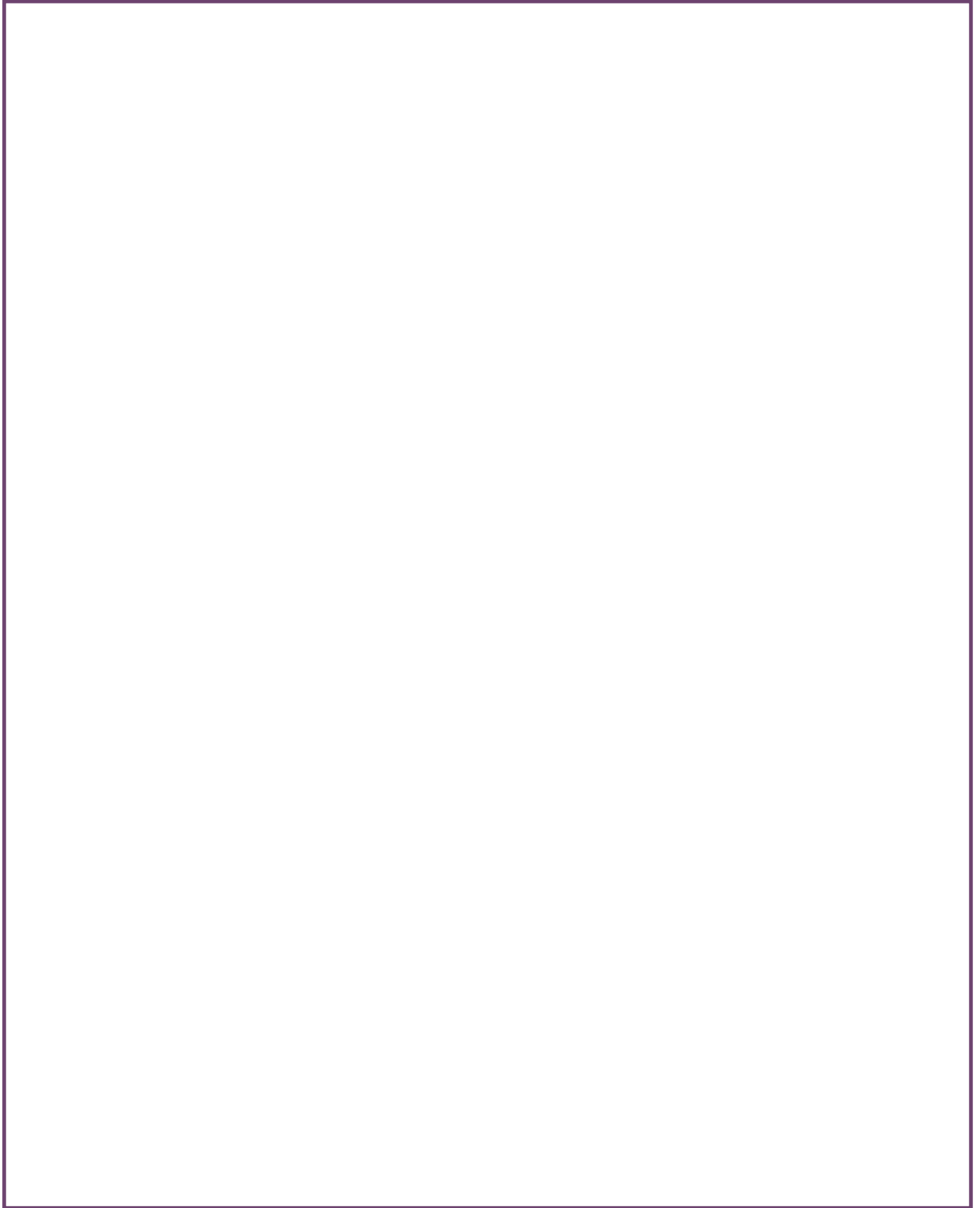
A. City Council Resolution.....	46
B. Implementation Tables.....	48
Business.....	48
Transportation & Connectivity.....	52
Housing & Development.....	59
Public Space & Community.....	60

ABBREVIATIONS

- B&I** – Department of Buildings and Inspections
- CP** - Cincinnati Parks
- CPAC** - Cincinnati Park Advisory Council
- CPD** – Cincinnati Police Department
- CPS** – Cincinnati Public Schools
- CRC** - City Recreation Commission
- CSR** – Customer Service Request (system)
- CTCC** – Columbia Tusculum Community Council
- DCED** – Department of Community and Economic Development
- DCPE** – Department of City Planning and Engagement
- DPS** – Department of Public Services
- DOT** – Department of Transportation and Engineering
- ODOT** – Ohio Department of Transportation
- OES** – Office of Environment and Sustainability
- OKI** – Ohio Kentucky Indiana Regional Council of Governments
- TST** – Tri-State Trails

CITY COUNCIL RESOLUTION





IMPLEMENTATION TABLES

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
	Encourage a mix of developments within the neighborhood	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
		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

Goal	Strategy	Action Step	Priority Low, Medium, High	Time Frame Short, Medium, Long	Partners/ Resources
Increase Business Density	Establish and promote clear incentives for redevelopment of certain types of projects	potential of creating Business Improvement Districts (BIDs)	High	2-3 Years	Residents, DCED
		Research existing incentives and resources that could assist property owners or future developers for infill development	Medium	Ongoing	DCED, DCPE, Business Owners, CTCC
		Explore additional development incentives including tax incentives, density bonuses, reduce and alternate parking requirements to attract appropriate and meaningful development	Medium	1-2 Years	Parking Services, DCPE
		Collaborate with the Department of Community and Economic Development to utilize existing incentives such as Tax Increment Financing (TIFs), Community Reinvestment Area Tax Abatements, and Neighborhood Business District Support Grants (NBDSG)	Medium	Ongoing	DCED, CTCC
		Set up a business sub-committee of CT Community Council	Low	1-2 Years	CTCC

Goal	Strategy	Action Step	Priority Low, Medium, High	Time Frame Short, Medium, Long	Partners/ Resources
Invest in a multi-modal connection between businesses and community members/visitors	Make Columbia Tusculum a unique destination by looking for opportunities to enhance social interaction on foot, bicycle or in vehicles	activities that will continue to make Columbia Tusculum a more attractive community to business, residents, and visitors	High	Ongoing	CTCC, Residents
		Expand partnerships with City Departments, Cincinnati Parks, Carnegie Center, and other visual arts programs or organizations to promote a variety of arts and cultural components	Medium	Ongoing	Parks, CTCC
		Encourage the community council to invest in guerrilla urbanism to help make roads safer for pedestrians and bicyclists	Medium	Ongoing	CTCC
		Continue to sponsor events that bring attention to the neighborhood like the annual Flying Pig Marathon water station, Historic Home Tour, and more	Low	Ongoing	CTCC, City Departments
	Capitalize on proximity to bike trails	Implement more signage to encourage walking/biking	Medium	2-5 Years	City Departments, Tri-State Trails
		Plan out and identify potential opportunities for new trail expansions	Low	1-2 Years	Tri-State Trails, CTCC

Goal	Strategy	Action Step	Priority Low, Medium, High	Time Frame Short, Medium, Long	Partners/ Resources
Focus our community on local business programs and certifications	Emphasize the importance of Business Enterprises	Focus on Small Business Enterprises (SBEs)	High	Ongoing	DCED, Business Owners
		Focus on Minority-Owned Business Enterprises (MBEs)	High	Ongoing	DCED, Business Owners
		Focus on Women-Owned Business Enterprises (WBEs)	High	Ongoing	DCED, Business Owners
	Collaborate with different organizations in the City to promote the incentives of existing programs	Continue to promote the Columbia Tusculum Business Association to get more businesses to join	Medium	Ongoing	Business Owners, CTCC
		Promote the City's Small Business Assistance funds (MicroCity Loan and Grow Cincinnati Fund) to encourage expansion within the small business community	Medium	Ongoing	City Departments
	Encourage and promote affordability options in businesses	Support creative options in order to attract new businesses, restaurants, and local entrepreneurial efforts	Catalog and identify grants and resources to help offset costs of opening business or remediation of environmental issues	Low	1 Year
Create affordable rent program for small businesses			Low	2-5 Years	City Departments, Hamilton County, State of Ohio

TRANSPORTATION & CONNECTIVITY THEME AREA

Goal	Strategy	Action Step	Priority Low, Medium, High	Time Frame Short, Medium, Long	Partners/ Resources
Capitalize on regional bicycle connections	Promote completion of trails in the vicinity of CT that are identified in adopted or officially recognized trail plans	Identify regional trail network gaps in CT vicinity	High	3-6 Months	OKI, TST
		Identify preferred locations for trail heads, bike rental (Red-Bike), and bike racks, using zone districts to avoid incompatible areas	Medium	1 Year	OKI, TST, CTCC
		Track and report on City/OKI/State trail planning efforts for CT trail advocacy	High	Ongoing	City Departments, OKI, TST, ODOT
		Partner with neighborhood institutions, and public agencies (i.e. Cincinnati Parks, and Recreation) to share underused surface parking lots and locate bike racks	Medium	Ongoing	CP, CRC

Goal	Strategy	Action Step	Priority Low, Medium, High	Time Frame Short, Medium, Long	Partners/ Resources
Capitalize on regional bicycle connections	Promote completion of trails in the vicinity of CT that are identified in adopted or officially recognized trail plans	Invite trail planning and funding agencies (OKI, Green Umbrella/Tri-State Trails...) to CTCC meetings or Transportation Committee working groups to inform CT on proposed routes/plans	Medium	Ongoing	TST, OKI
		Optimally use available parking and commercial zone districts to locate bike amenities	Medium	Ongoing	DCED, DCPE, CTCC
		Submit speed cushion locations	High	Ongoing	CTCC, City Departments
Capitalize on regional bicycle connections	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	Contact DOTE-Transportation Planning and Design (TPUD) Street Calming Program to discuss problem areas that may warrant speed bumps/cushions, traffic signs, pavement	Medium	2-3 Years	DOTE

Goal	Strategy	Action Step	Priority Low, Medium, High	Time Frame Short, Medium, Long	Partners/ Resources
Promote pedestrian safety & connectivity throughout the neighborhood	Neighborhood Business District (NBD)).	traffic signs, pavement markings, and other Ped. Safety Program tools			
		Contact DOTE-Traffic Engineering for new or replacement signs, signals, and pavement markings	Medium	Ongoing	DOTe
	Prioritize sidewalk safety and maintenance	Partner with DOTE (Street Rehab Program and Sidewalk Safety Program) to identify and map gaps in sidewalk network	High	1-2 Years	CTCC, DOTE
		Prioritize areas for sidewalk construction and submit requests via the City's Community Budget Request process	High	1 Year	DOTe, City Departments
	Employ a carrot and stick approach to discourage or eliminate truck traffic on one-lane residential streets, such as Morris Place, and direct it to Kellogg	Request DOTE truck traffic management tools and work with local businesses to educate truck drivers on appropriate and efficient travel routes through CT	Medium	Ongoing	DOTe

Goal	Strategy	Action Step	Priority Low, Medium, High	Time Frame Short, Medium, Long	Partners/ Resources
<p>Promote pedestrian safety & connectivity throughout the neighborhood</p>	<p>Promote alternatives to personal gas-powered vehicles including bus ridership, bike share, ride share, electric vehicles (EV) and other alternative transportation modes</p>	<p>Participate in METRO planning studies (CTCC) and widely circulate surveys to residents</p>	<p>Medium</p>	<p>Ongoing</p>	<p>METRO, CTCC, DOTE</p>
		<p>Apply to CNBDU for additional bus stop amenities consistent with existing CT urban streetscape</p>	<p>Medium</p>	<p>Ongoing</p>	<p>City Departments</p>
		<p>Identify optimal Red-Bike station locations in CT (see map for sites to be approved by CTCC) and work with Red-Bike to install</p>	<p>Low</p>	<p>3-6 Months</p>	<p>CTCC, Red Bike</p>
<p>Promote access to quality transportation alternatives and options</p>	<p></p>	<p>Promote group ride share trips to the CBD and other common destinations</p>	<p>Low</p>	<p>Ongoing</p>	<p>CTCC</p>
		<p>Partner with OES to pursue grants for public EV charging stations in CT</p>	<p>Low</p>	<p>Ongoing</p>	<p>OES</p>
	<p></p>	<p>Complete a neighborhood survey to gain insight into residents' transportation preferences. Use this information to</p>	<p></p>	<p></p>	<p></p>

Goal	Strategy	Action Step	Priority Low, Medium, High	Time Frame Short, Medium, Long	Partners/ Resources
Promote access to quality transportation alternatives and options	Explore opportunities to expand connectivity to adjacent neighborhoods	preferences. Use this information to promote neighborhood preferences (could include additional opportunities in bus ridership, bike share, electric vehicles)	Medium	1 Year	City Departments
		Promote trails and paths north of RR tracks to minimize rail crossing	High	Ongoing	TST, OKI
	Coordinate with Planning & Development to encourage future developments to include adequate parking where on-street parking is saturated	Optimally use available parking and commercial zone districts to locate bike amenities	High	Ongoing	City Departments
		Identify funding sources or other resources for urban design and street amenities	High	1-2 Years	City Departments

Goal	Strategy	Action Step	Priority Low, Medium, High	Time Frame Short, Medium, Long	Partners/ Resources
Maintain and enhance community character while expanding transportation infrastructure	Expand place-making and wayfinding opportunities to complement existing urban design	Photo document and map thoroughfares in need of urban design (e.g.: Eastern Avenue between Delta Avenue and Carrel Street, Stanley Avenue between Kellogg Avenue and Vineyard Place)	Low	6-8 Months	CTCC
		Engage landscape architecture professionals and City resources to create a vision for significant thoroughfares (Eastern, Stanley) and develop streetscape proposals to beautify streets, as well as enhance connectivity and calm traffic	Low	2-5 Years	CTCC
		Consult with Urban Forestry on street tree availability	Low	Ongoing	City Departments
		Apply for CNBDU funding or other sources to fund gateways or wayfinding systems (in	Medium	Ongoing	DOTe

Goal	Strategy	Action Step	Priority Low, Medium, High	Time Frame Short, Medium, Long	Partners/ Resources
enhance community character while expanding transportation infrastructure		Apply for CNBDU funding or other sources to fund gateways or wayfinding systems (in conjunction with the Public Space & Community Committee)	Medium	Ongoing	DOTE
		Design to develop CT identity, gateway or wayfinding concepts that reflect CT community character and compliment or tie into existing systems	Low	2-3 Years	DOTE
	Continue the ongoing maintenance of existing infrastructure	Assemble a neighborhood committee to complete improvements and maintain the railroad tunnel at Congress Avenue & Eastern Avenue	Low	1-2 Years	CTCC
		Report city roadway and sidewalk maintenance issues via FixIt Cincy App or the City 'Contact Us' online portal. Publicize reporting contact information	Medium	Ongoing	DOTE, City Departments

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
	Use the existing development momentum to further spur development activity	Ramp up housing production to catch-up with other regions	Medium	Ongoing	Developers, DCED
		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
	Review existing guidelines and codes to identify potential adjustments	Support the future inclusion of Accessory Dwelling Units (ADUs) into the Cincinnati Zoning Code	High	Ongoing	DCED, DCPE, City Council
		Review the existing conservation guidelines and consider potential changes	Low	2-3 Years	City Departments
	Continue embracing Columbia Tusculum's historic roots while welcoming all backgrounds and incomes	Target future residential (or mixed) developments in transit- and amenity-rich locations	Educate neighborhood about existing incentives/assistance for tax abatements, code compliance (to improve existing housing stock/conditions), infill housing, and assisting seniors in staying in their homes or neighborhood	High	Ongoing

PUBLIC SPACE & COMMUNITY THEME AREA

Goal	Strategy	Action Step	Priority Low, Medium, High	Time Frame Short, Medium, Long	Partners/ Resources
Foster relationships within the community	Continue building relationships with existing organizations within Columbia Tusculum	Foster relationships specifically with Alms Park Allies, 3 East Business Association, CROWN, Irish Heritage Center of Cincinnati, St. Stephen Catholic Church, and Columbia Baptist	Medium	Ongoing	Alms Park Allies, 3 East Business Association, Irish Heritage Center, Churches
		Leverage the existing Cincinnati Park Advisory Council (CPAC) for Alms Park improvements and potential programming	Medium	Ongoing	CP, CPAC
	Focus on programming and events to improve community interactive and communication	Build a calendar of community-focused neighborhood events to highlight events such as Street Fest, Fall Festival at the Carnegie, Flying Pig and Queen Bee cheer stations, Wine Tasting and Art Show, and more	Low	Ongoing	CTCC
		Share event information on Facebook and in the monthly e-newsletter	High	Ongoing	CTCC, DCPE
Celebrate CT's historic charm		Create a historic maintenance plan for areas and buildings within the Historic District (i.e., period lighting, brick alleys)	Medium	1-2 Years	City Departments
		Consider the use of tax credits for capital projects	High	Ongoing	City Departments

Goal	Strategy	Action Step	Priority Low, Medium, High	Time Frame Short, Medium, Long	Partners/ Resources
Celebrate CT's historic charm	Continue ongoing maintenance of existing historic buildings and aesthetic details, as well as find financial support for historic recreation	Consider revisions to the Historic District Conservation Guidelines	Low	2-3 Years	Cincinnati Preservation Association
		Apply for Certified Local Government funding from the State Historic Preservation Office to create self-guided walking tours	Medium	Ongoing	City Departments
		Identify and create a map of unique assets, landmarks, natural features, streetscapes, and patterns of development that distinguish each character area and create a "sense of place"	High	3-6 Months	DCPE
Ensure complete, safe connections within the neighborhood	Ensure continuity and access of sidewalks for a more walkable neighborhood.	Identify missing sidewalk and pedestrian connections and promote ideas to integrate them into the existing pedestrian network	High	1-2 Years	DOT, ODOT, City Departments
		Determine the appropriate funding mechanism and partners for connectivity opportunities	Medium	Ongoing	City Departments
		Connect with Cincinnati Riding or Walking Network (CROWN) regarding the Oasis Trail	Medium	5-10 Years	TST, DOT, City Departments

Goal	Strategy	Action Step	Priority Low, Medium, High	Time Frame Short, Medium, Long	Partners/ Resources
		Gain an understanding of the proposed route/plans and insure the implement of the Transportation & Connections strategies and action steps	Medium	2-5 years	DOTE, ODOT, City Departments

This page was intentionally left blank