

**SUBJECT:** A report and recommendation on the proposed neighborhood plan, Plan Hyde Park, as the Hyde Park neighborhood's guiding comprehensive plan document.

**EXHIBITS:**

Provided in addition to this report are the following exhibits:

- Exhibit A     *Plan Hyde Park*

**BACKGROUND:**

The Department of City Planning and Engagement, along with the Hyde Park Neighborhood Council (HPNC), *Plan Hyde Park* Steering Committee, and community members, is pleased to share the result of a multi-year planning effort to create the first neighborhood-wide plan for Hyde Park since 1983.

The purpose of this neighborhood plan is to establish the direction for the community, update it to 2026, and to plan out the next ten-to-fifteen years for the neighborhood. This plan documents Hyde Park's vision for the future while focusing on four theme areas: Quality of Life, How We Move, Hyde Park Square, and Built 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. The plans make it easier to obtain grants or other funds for recommendations within their plan. Lastly, plans identify the direction the community wishes to proceed regarding future development and other initiatives.

**NEIGHBORHOOD PLANNING PROCESS & COMMUNITY ENGAGEMENT:**

The *Plan Hyde Park* planning process consisted of a nearly nine-year community-led process. The extended timeline was largely due to COVID interruptions and subsequent changes to the neighborhood that necessitated updates to the draft goals and strategies. The Hyde Park Neighborhood Council requested a neighborhood plan from the Department of City Planning and Engagement through the Community Budget Request Process.

The kickoff meeting for *Plan Hyde Park* was held in June of 2017 at Clark Montessori school. A Community Survey was also circulated. In addition to the kickoff meeting, Steering Committee members held various "meeting in an envelope" sessions with community members around the neighborhood. Taking the information and insights gathered from the kickoff meeting, survey, and Steering Committee-led sessions, the Steering Committee held a series of public sessions from September of 2017 to September of 2018 to draft goals, strategies, and action steps. A public Open House meeting to gather feedback about the draft goals, strategies, and action steps was held in September of 2018, followed by refinement. After a year of crafting the plan document, the draft plan was presented to the community in January of 2020. In Spring of 2020, the plan process was paused due to the COVID-19 pandemic.

After taking time to get reacquainted with the plan, the Steering Committee and City needed to update the goals and strategies to reflect changes to the neighborhood, including the completion of the portion of Wasson Way within Hyde Park and the adoption of new zoning designations. An updated draft of the document was presented to the community at a public meeting in April of 2025. Community members were largely in agreement with the goals and strategies presented, though there were many questions and comments regarding the proposed Future

Land Use recommendations. The Steering Committee took time to diligently work through public comments. The final draft plan was posted online on January 12, 2026, and solicited additional feedback, which was also incorporated into the plan where appropriate.

The plan document was presented to the Hyde Park Neighborhood Council at their regular meeting on February 10, 2026. The Hyde Park Neighborhood Council reviewed and voted to approve the plan, with one abstention.

## **PLAN OVERVIEW:**

The neighborhood plan consists of 118 pages of detailed recommendations and goals curated carefully and thoughtfully by the Steering Committee and community. This document outlines the neighborhood's rich history, existing conditions, goals and strategies, and implementation plan. This plan, created through the community-led process, will guide Hyde Park 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 and Past Plans***

In addition to the last comprehensive plan completed for the Hyde Park neighborhood in 1983, three other plans have been completed for the neighborhood. This section outlines the goals of these previous plans, with each plan reflecting the time in which they were created. The first, *Hyde Park Plan*, was adopted in 1983. This plan attempted to maintain a harmonious balance between the Hyde Park Square Business District and the surrounding residential areas, focusing on smooth transitions from commercial, to multi-family, to single-family uses. In 1984, the *Hyde Park Square Neighborhood Business District Urban Design Plan* was adopted, providing a systematic approach to guide development in Hyde Park Square. A study of the Hyde Park East business district, named the *Hyde Park East Neighborhood Business District Plan*, was completed in 1997. Following the study, the community requested the *Hyde Park East Master Plan*, completed in 2016. Both plans focused on creating a healthy, walkable neighborhood business district with its own distinct identity.

### ***Existing Conditions***

To understand how to put the community's intentions to work, it's important to understand the current state of the neighborhood. This section of the plan outlines the most recent data for neighborhood census data, household income, educational attainment, housing stock and age of development, natural features and topography, street network and connectivity, neighborhood assets, and existing land use and zoning.

### ***Theme Areas and Goals, Strategies, and Action Steps***

The following section outlines the goal areas of the Hyde Park community, organized into four theme areas:

#### ***Quality of Life***

The main objectives of this theme area include creating a vibrant neighborhood with a strong identity and expanding opportunities for community interaction, promoting Hyde Park schools, and maintaining and enhancing the existing tree canopy and green spaces.

#### ***How We Move***

The main objectives of this theme area include promoting pedestrian, bicycle, and traffic safety, especially along Wasson Way and around key safety improvement locations, as identified in the proposed plan (p.

62). Improving public transportation, preserving residential streets, and planning for future transportation needs—including passenger pick up and drop off zones—are also included.

### ***Hyde Park Square***

The main objectives of this theme area include promoting and maintaining Hyde Park Square’s aesthetic and historic qualities, focusing on the existing Urban Design Overlay District, encouraging a mix of uses to support Hyde Park as a walkable neighborhood, and coordinating events on the Square.

### ***Built Environment***

The main objectives of this theme area include enforcing or amending the Zoning Code to align with other goals expressed in the plan, such as walkability and quality of life; implementing mechanisms to encourage new development to adhere to the existing community aesthetic; and promoting a range of housing opportunities for all stages of life.

### ***Future Land Use***

Future land use is important for neighborhoods, and the City as a whole, because it is integral to building and managing the future of properties and vacant land. In the Future Land Use section, Hyde Park outlines a vision for the neighborhood’s growth and development, balancing the preservation of its residential character with opportunities for strategic development. The map (p. 93) reflects the goals of keeping commercial uses in existing commercial districts for targeted investment and expanding housing diversity to meet the needs of current and future residents while maintaining the residential form of the neighborhood.

### ***Implementation Plan***

The implementation plan consists of charts for each of the four theme areas. The charts provide the following information on each action step within the plan’s strategies and goals:

- *Priority Level:* The priority level was determined by the Steering Committee in collaboration with City staff.
- *Effort Level:* The effort 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 action steps such as City Departments, Cincinnati Public Schools, Cincinnati Recreation Commission, and the many other community agencies and organizations who support the community now to expand and renew their work in Hyde Park.

### **CONSISTENCY WITH PLAN CINCINNATI (2012):**

*Plan Hyde Park* 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 developing a culture of health embodied by thriving residents (p. 74).

### ***Compete Initiative Area***

The proposed plan is consistent with *Plan Cincinnati* Compete goal to “Cultivate our position as the most vibrant and economically healthiest part of our region” (p. 114) and the strategy to “Target investment to

geographic areas where there is already economic activity” (p. 115). One of the community priorities identified in *Plan Hyde Park* is to “promote commercial development in existing commercial areas” (p. 6), which substantially complies with the Compete Initiative Area.

### ***Connect Initiative Area***

The proposed plan is consistent with *Plan Cincinnati* Connect goal to “Develop an efficient multi-modal transportation system that supports neighborhood livability” (p. 129) and the strategies to “Expand options for non-automotive travel” (p. 130) and to “Plan, design and implement a safe and sustainable transportation system” (p. 135). The How We Move theme area in *Plan Hyde Park* substantially complies with the goals of the Connect Initiative Area.

### ***Live Initiative Area***

The proposed plan is consistent with *Plan Cincinnati* Live goals to “Build a robust public life” (p. 149), to “Create a more livable community” (p. 156), and to “Provide a full spectrum of housing options, and improve housing quality and affordability” (p. 164) as well as 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), and to “Offer housing options of varied sizes and types for residents at all stages of life” (p. 169). Goals in the Quality of Life and Built Environment theme areas of *Plan Hyde Park* substantially comply with the Live Initiative Area, especially the Built Environment goal to “Promote a range of housing opportunities to retain current residents and attract new residents at all stages of life” (p. 84).

### ***Sustain Initiative Area***

The proposed plan is consistent with *Plan Cincinnati* Sustain goal to “Preserve our natural and built environment” (p. 193) and the strategies to “Protect our natural resources” (p. 194) and to “Preserve our built history” (p. 197). The *Plan Hyde Park* Built Environment goal to “Preserve Hyde Park’s residential form” (p. 82) and the strategy to “Explore the designation of historic districts within Hyde Park to promote design integrity and preserve their contribution to Hyde Park’s distinctive aesthetic” (p. 83) substantially comply with the Sustain Initiative Area.

### ***Collaborate Initiative Area***

The proposed plan is consistent with *Plan Cincinnati* Collaborate goal to “Work in synergy with the Cincinnati community” (p. 209) and the strategy to “Unite our communities” (p. 210). The Quality of Life theme area, especially the goal to “Create a vibrant neighborhood where all people, both residents and visitors, feel welcome and connected” (p. 48), substantially complies with the Collaborate Initiative Area.

## **ADMINISTRATIVE APPROVAL**

The proposed plan was reviewed by City departments. An interdepartmental meeting was held on March 20, 2025. Departments were asked to pay special attention to the Implementation section of the plan. No objections were raised; some departments provided additional resources to be included in the plan document.

## **SPECIAL ACKNOWLEDGEMENTS**

The Department of City Planning and Engagement (DCPE) would like to specifically acknowledge the Steering Committee members who volunteered countless hours and for whom DCPE is grateful for their time, effort, and expertise, specifically: Janet Buening, Couper Gardiner, Kathryn Gibbons, Dave Hapner, Scott Hassell, Anthony

Isaacs, Stan Kittle, Norm Lewis, Dick Males, Sean McGrory, Andy Scarpitti, and Lori Wellinghoff. DCPE also extends special thanks to the Hyde Park Community United Methodist Church, Clark Montessori School, and Eastside Recreation Center for hosting regular steering committee meetings and various public meetings throughout the plan process.

**RECOMMENDATION:**

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

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

Respectfully submitted:

Approved:



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