CINCINNATI NEW
CLIMATE HOUSING
HAVEN PLAYBOOK

Seth Maney, Nathan Prass, Blake Woodruff

1 NEW
FRAMING & HOUSING
APPROACH PLAYBOOK

The American Dream
Past / 1950s

The perfect family life

The American Result
Present / 2020s
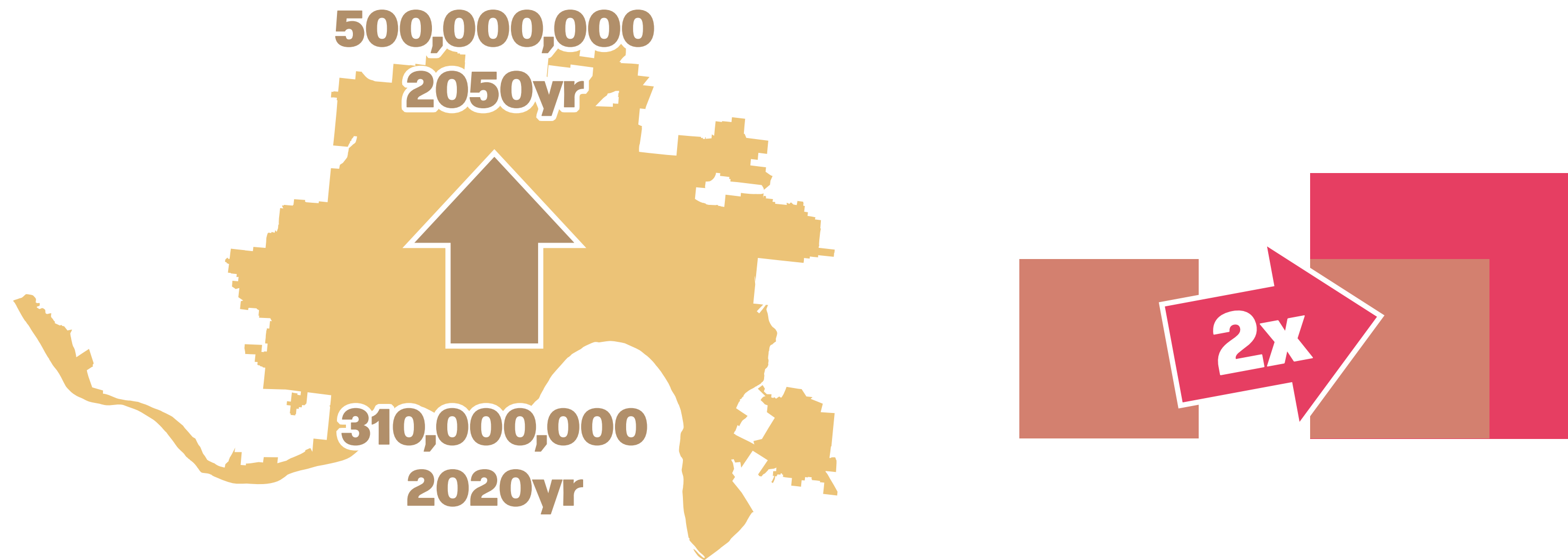
Pollution and poverty

The American Climate Crisis
Future / 2050s

Large-scale displacement

As a result of **70 years of suburbanization** + a future migrant **population boom**, Cincinnati needs a new **housing development playbook** to become an equitably-driven, sustainable and **strong**, **Climate Haven**.

500,000,000
2050yr

310,000,000
2020yr

2x

Due to climate migration the **population will increase by 200,000 by 2050**, almost **doubling the population**. The land within the **urban regional core** is fit for **repopulation** and infill before outward growth, in the suburbs, is necessary.

As a result of implemented strategies from the new housing development playbook, Cincinnati is a **thriving sustainable city** with a **high quality of life** and **equity** which has overcome 70 years of problematic development .

A **dense reigional urban core**, a good **mix of housing types**, walkable neighborhoods.

Objectives

- Maintain and promote **growth within the city**.

- **Populate existing neighborhoods** before outward growth.

- **Promote higher-density** development (through zoning).

- **Modernize building standards** and methods **with sustainable design**.

- **Retrofit existing neighborhoods** (suburban) to be more sustainable.

Issues

- Little to **no control over suburbanization**.

- Existing **vacant neighborhoods** need infilling before outward new growth should continue.

- Current **zoning is inadequate** for high-density development.

- Building standards, and **construction methods are unsustainable**.

- The **suburb lifestyle** is **unsustainable economically** and **environmentally**.
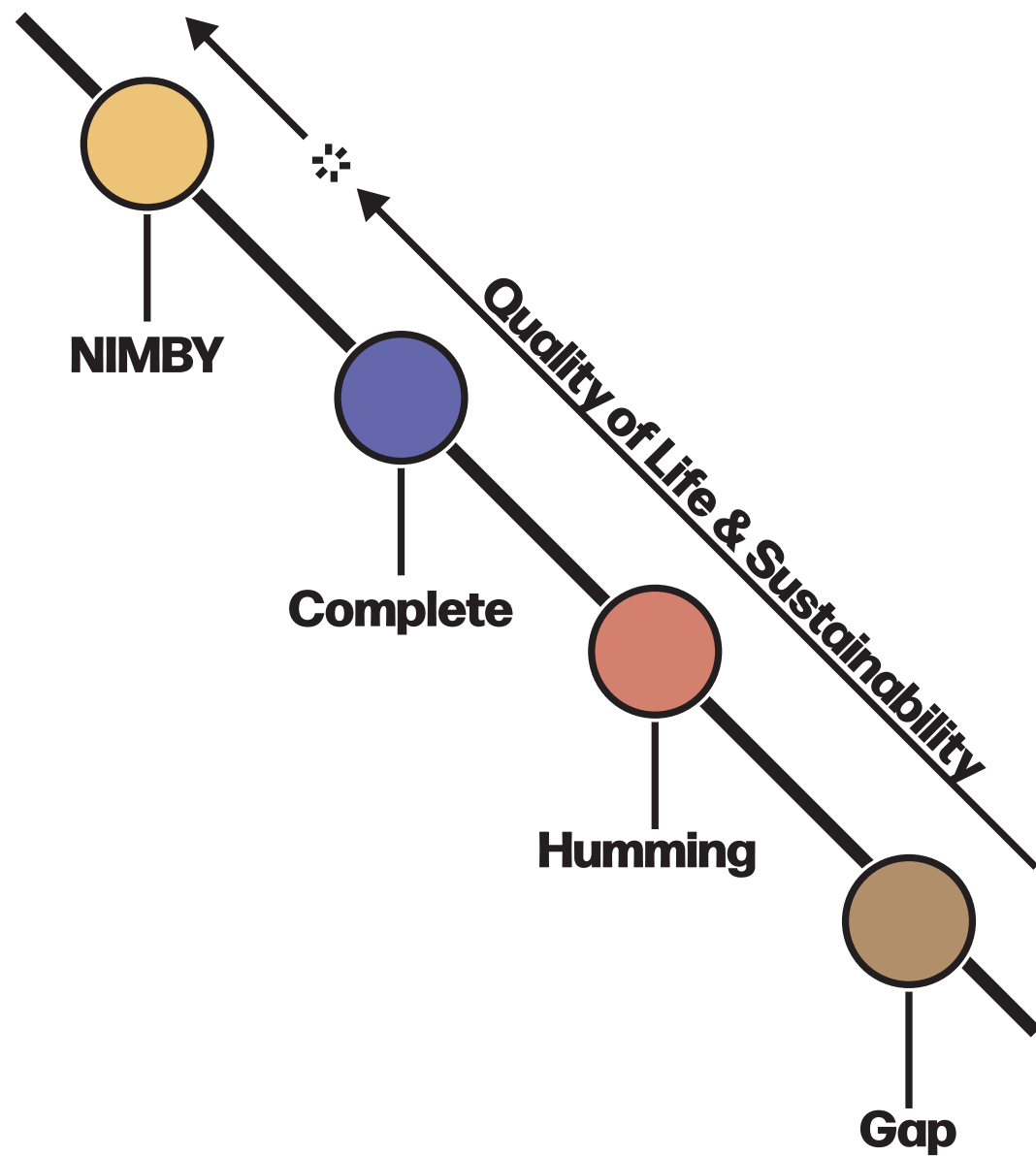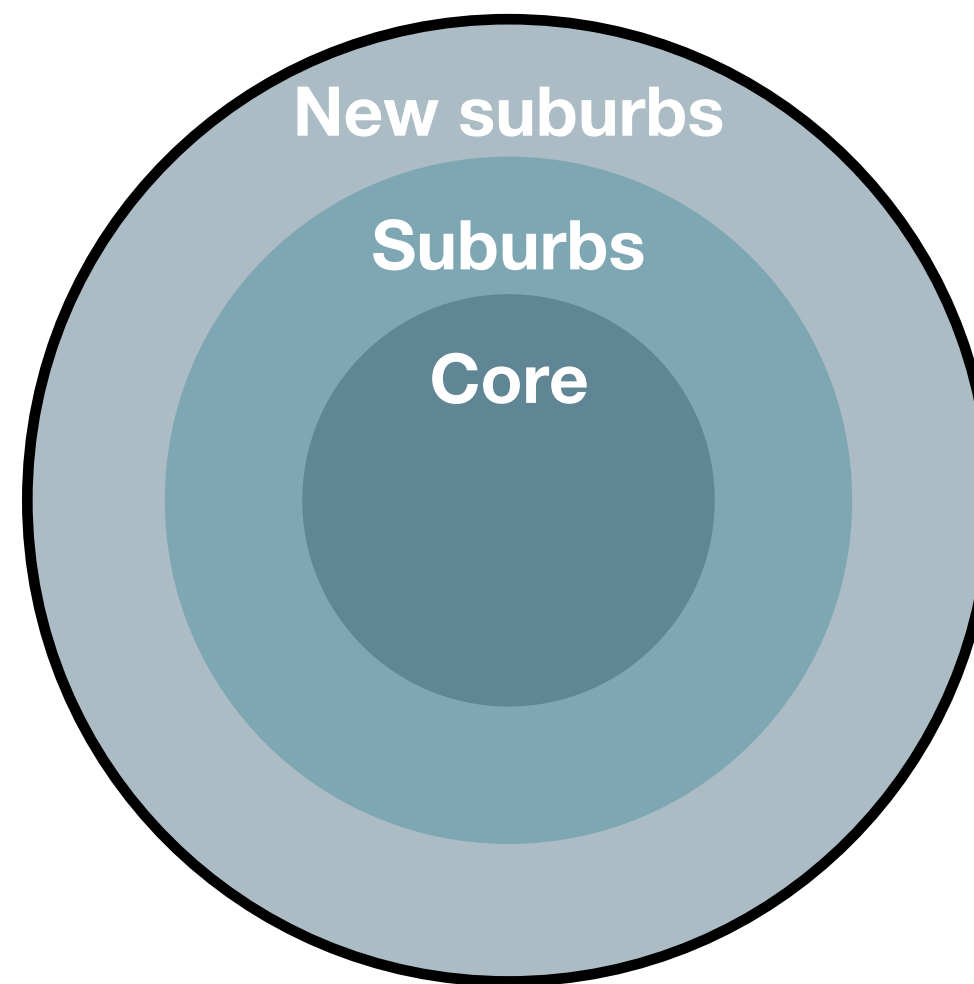
NEW

DYNAMICS HOUSING

OF CHNAGE PLAYBOOK

We can identify the **issues and solutions** of each neighborhood
based on **4 regional zones**, **4 typologies** and **4 densities**

Four Typologies
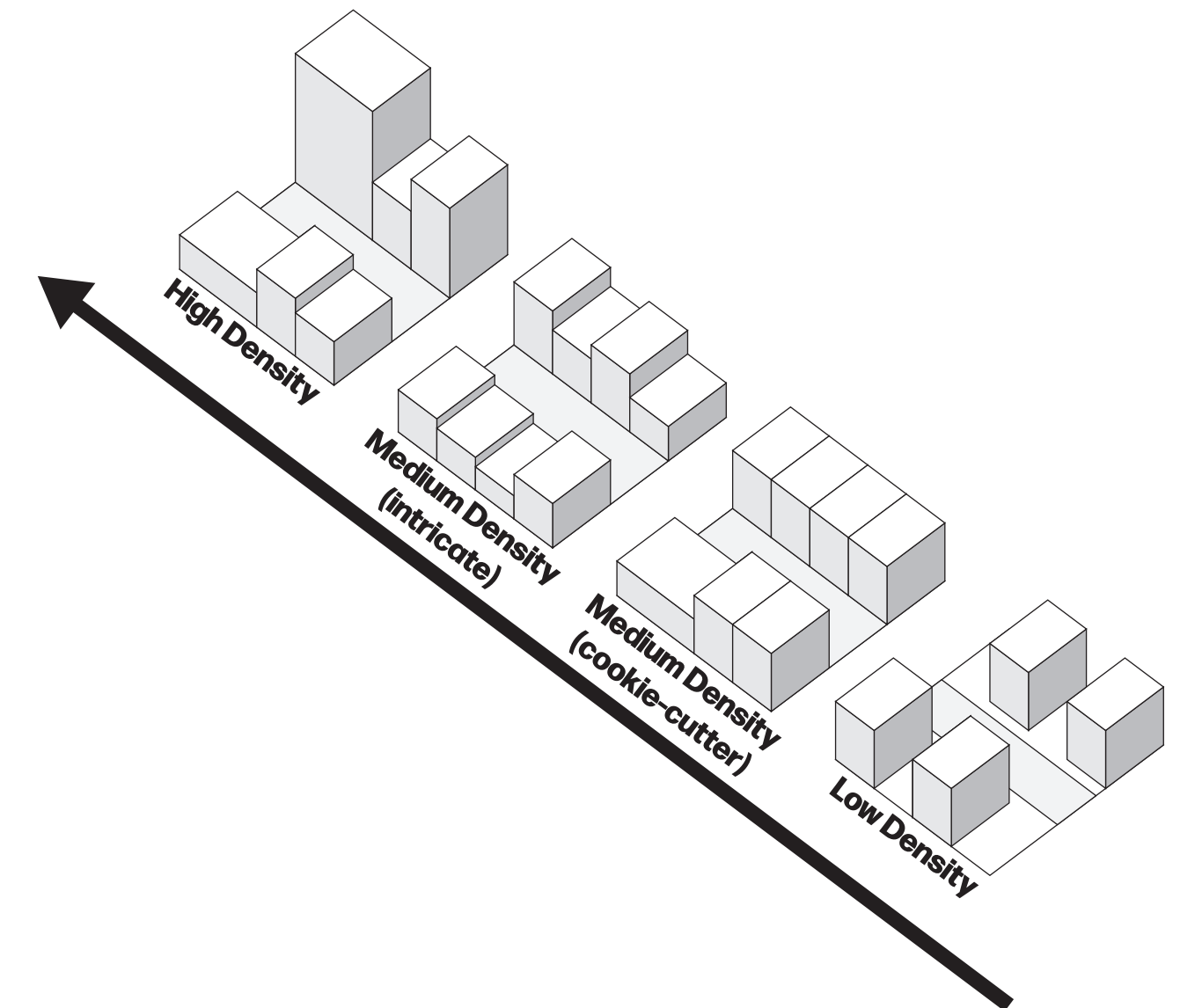

NIMBY

Complete

Humming

Gap

Quality of Life & Sustainability

Regional Zones

New suburbs

Suburbs

Core

Four Densities

High Density

Medium Density
(intricate)

Medium Density
(cookie-cutter)

Low Density

Hyde Park

Clifton

College Hill

South Fairmount

| Metrics	NIMBY	Complete	Humming	Gap
Primary Schools *Presence of primary school*	✓	✓	✗	✗
NBD *Presence of Neighborhood Business District*	✓	✓	✓	✗
Sufficient Income *Neighborhood median income compared to citywide median income*	✓	✓	✗	✗
Existing Vacancy *Neighborhood housing vacancy rate compared to citywide vacancy rate*	✗	✗	✓	✓
Mix of Housing Types *Neighborhood paying 30% or below for housing*	✗	✓	✓	✗
Affordable Housing *Neighborhood multi family housing stock percentage compared to citywide percentage.*	✗	✓	✗	✗

Housing

These are the results of an analysis of all 52 neighborhoods which make up Cincinnati, plus St. Bernard and Norwood.

These neighborhoods make up the **Regional Urban Core**.

In order to not paint with a wide brush we need to break these neighborhoods down further...
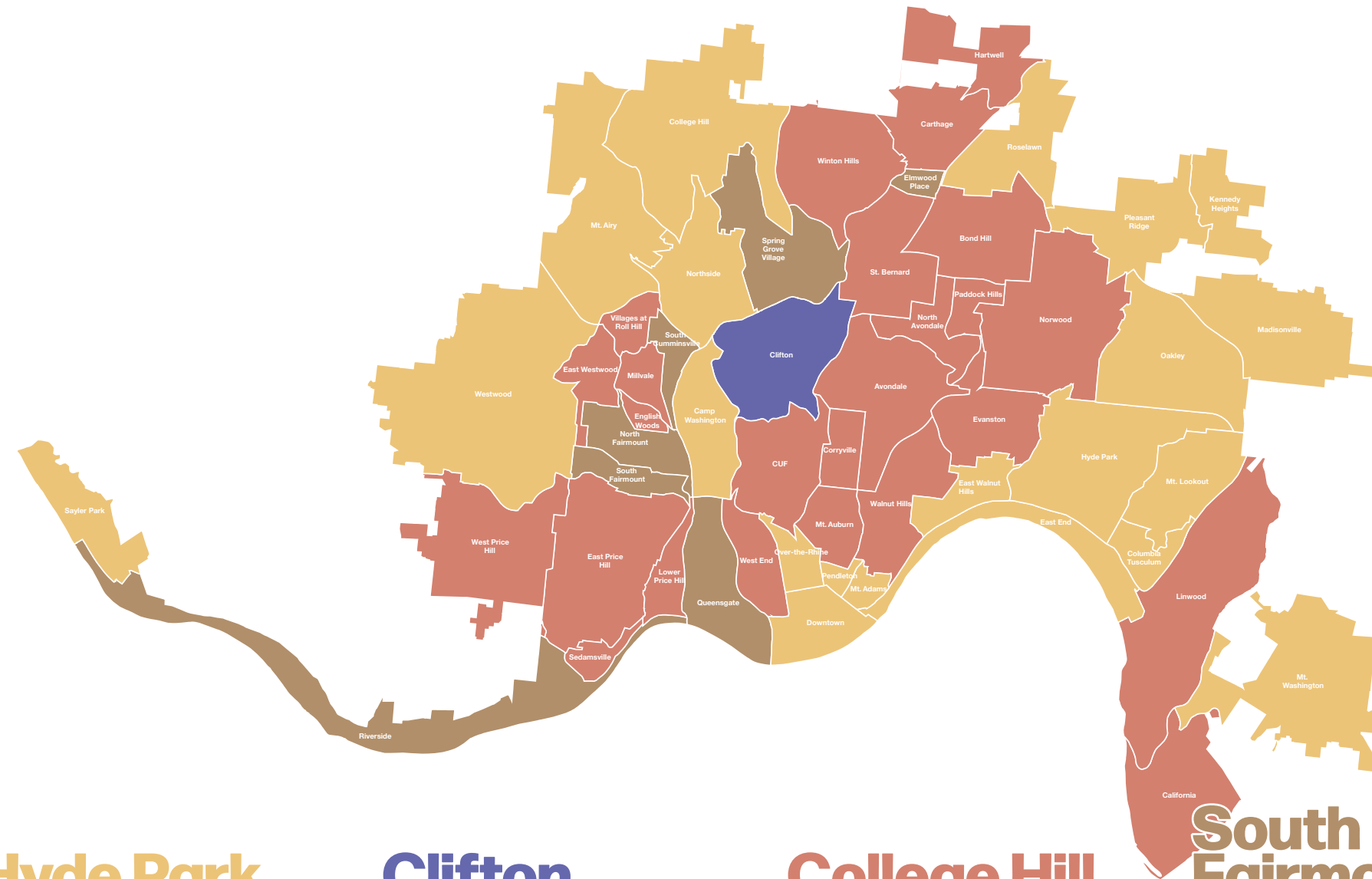
NIMBY 21

Complete 1

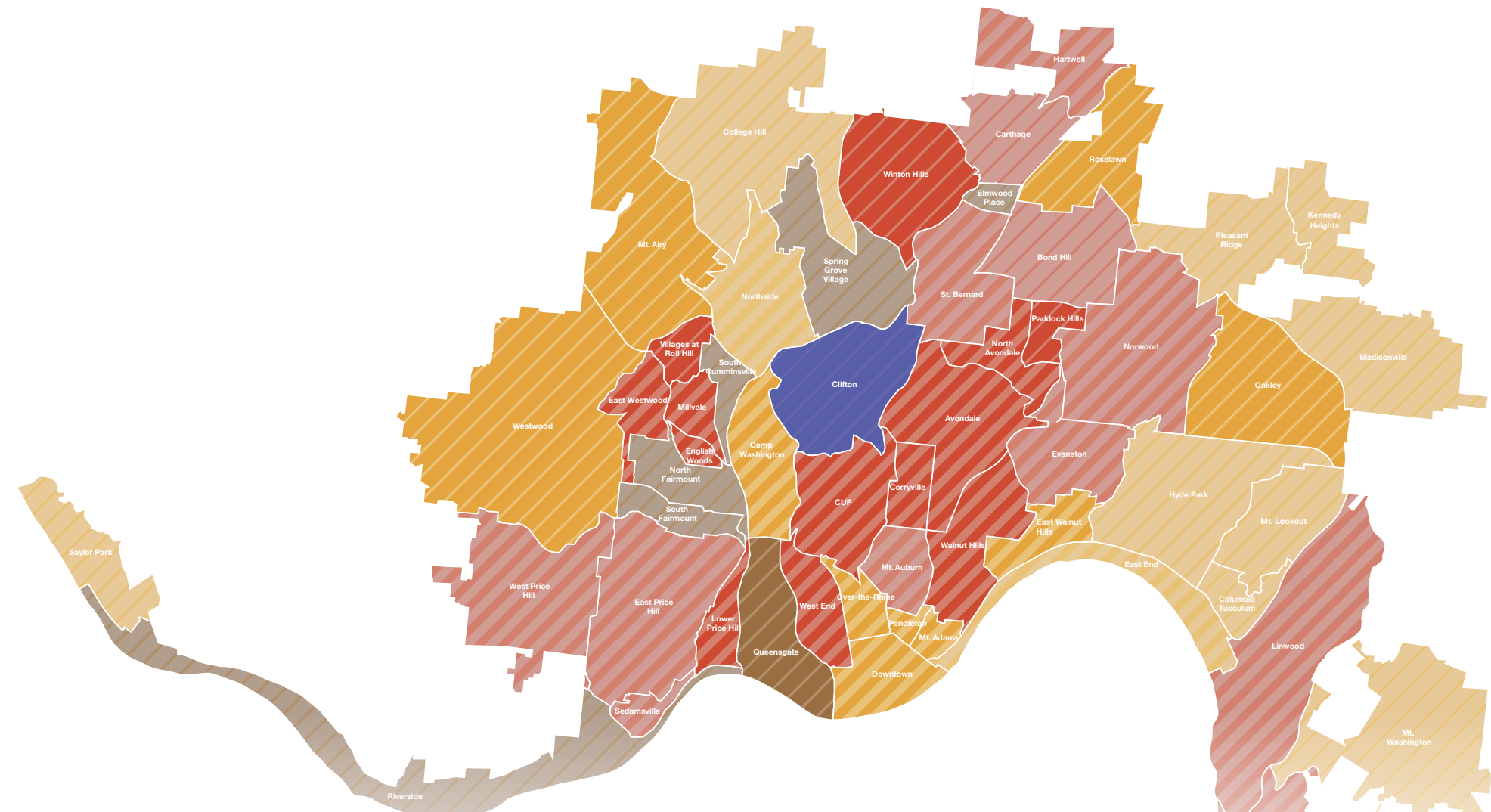**Humming** 25

Gap 7

Hyde Park

Medium Density

Clifton

Medium Density

College Hill

Medium Density

South Fairmount

Low Density

2.4 NEIGHBORHOOD BREAKDOWN

NIMBY | 21

Lack of Multi-Family

High Vacancy
- East End
- Northside

Low Vacancy
- Columbia Tusculum
- Hyde Park
- Madisonville
- Mt. Lookout
- Mt. Washington
- Pleasant Ridge
- Sayler Park
- College Hill
- Kennedy Heights

Abundance of Multi-Family

High Vacancy
- Camp Washington
- East Walnut Hills
- Over-the-Rhine
- Downtown
- Mt. Adams
- Pendleton

Low Vacancy
- Mt. Airy
- Oakley
- Roselawn
- Westwood

Complete | 1

Abundance of Multi-Family

Low Vacancy
- Clifton

Humming | 25

Lack of Multi-Family

High Vacancy
- Evanston
- Hartwell
- West Price Hill
- St. Bernard
- Norwood
- California
- East Price Hill
- Mt. Auburn
- Sedamsville
- Linwood

Low Vacancy
- Bond Hill
- Carthage

Abundance of Multi-Family

High Vacancy
- North Avondale
- Avondale
- Lower Price Hill
- Walnut Hills
- West End
- Corryville
- CUF
- East Westwood
- English Woods
- Millville

Low Vacancy
- Villages at Roll Hill
- Winton Hills
- Paddock Hills

Gap | 7

Lack of Multi-Family

High Vacancy
- North Fairmont
- South Fairmont
- Spring Grove Village
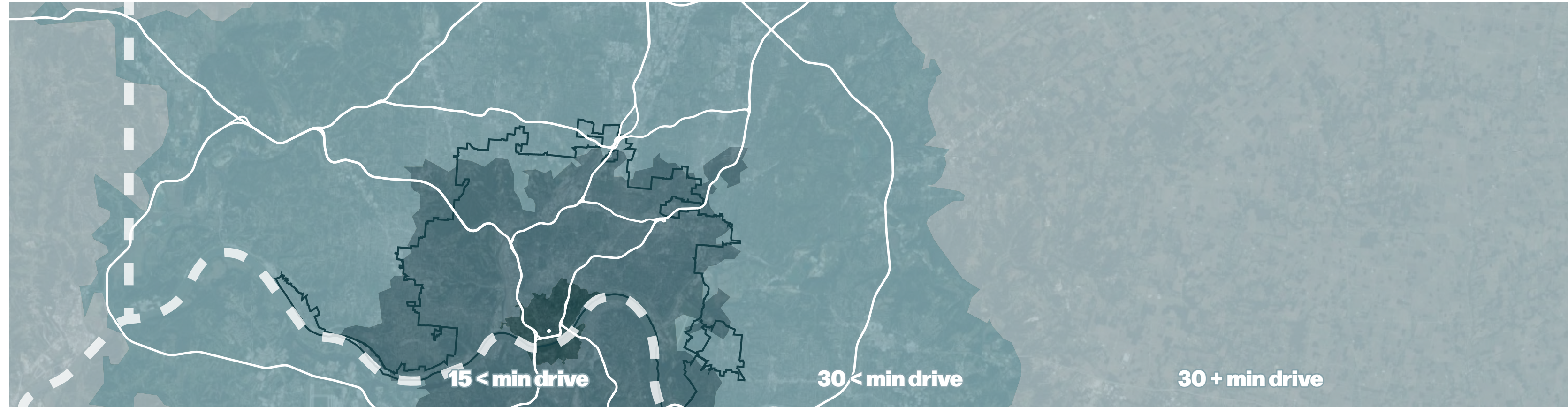- South Cumminsville
- Elmwood Place
- Riverside

Abundance of Multi-Family

High Vacancy
- Queensgate

3 NEW
STRATEGIC HOUSING
PLAN PLAYBOOK

3.1 BROAD STRATEGIES

15 < min drive 30 < min drive 30 + min drive

District

- ■ 5 < min drive
- ■ 15 < min drive
- ■ 30 < min drive
- ■ 30 + min drive

Urban Core

- Remove parking minimums
- In densest areas, institute parking maximums
- Accessory Dwelling Units
- Subdivision of lots over 1/4 of an acre
- Abolish single family zoning in the entire area

Suburbs

- Implement multi-family zoning
- Abolish Sing-Family zoning
- No greenfield development
- Incentive TOD around transit hubs
- Create Transit Development Districts for TODs

Exurbs

- Outside UGB
- Mini UGB's around existing towns
- Restrict sprawl around high-ways and arterials
- Conservancy districts to protect farmland and nature preserves

NIMBY

Complete

Humming

Gap

Diversify
Mitosis
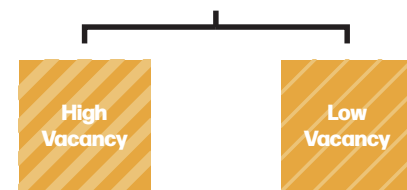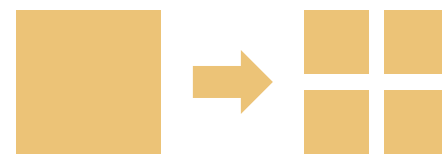
Continues
Marathon>Sprint

Rejuvenate
Foster Opportunity
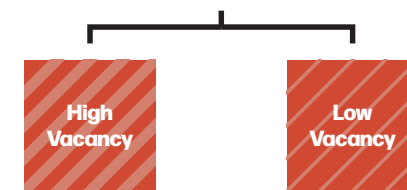
Heal
Mend

High Vacancy

Low Vacancy

Low Vacancy

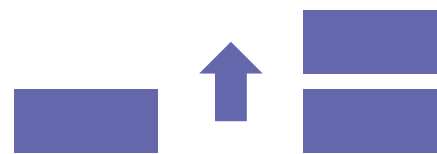**High Vacancy**

Low Vacancy

High Vacancy

- Camp Washington
- East Walnut Hills
- Over-the-Rhine
- Downtown
- Mt. Adams
- Pendleton
- East End
- Northside

- Mt. Airy
- Oakley
- Roselawn
- Westwood
- Columbia Tusculum
- Hyde Park
- Madisonville
- Mt. Lookout
- Mt. Washington
- Pleasant Ridge
- Sayler Park
- College Hill
- Kennedy Heights

- Clifton

- North Avondale
- Avondale
- Lower Price Hill
- Walnut Hills
- West End
- Corryville
- CUF
- East Westwood
- English Woods
- Millville
- Evanston
- Hartwell
- West Price Hill
- St. Bernard
- Norwood
- California
- East Price Hill
- Mt. Auburn
- Sedamsville
- Linwood

- Villages at Roll Hill
- Winton Hills
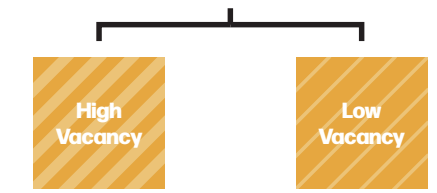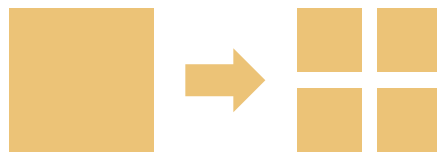- Paddock Hills
- Bond Hill
- Carthage
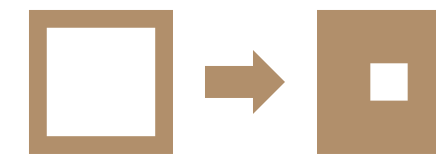
- North Fairmont
- South Fairmont
- Spring Grove Village
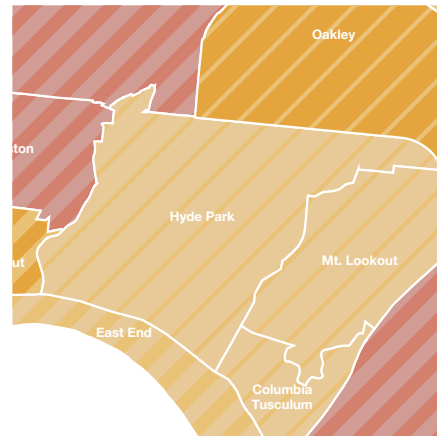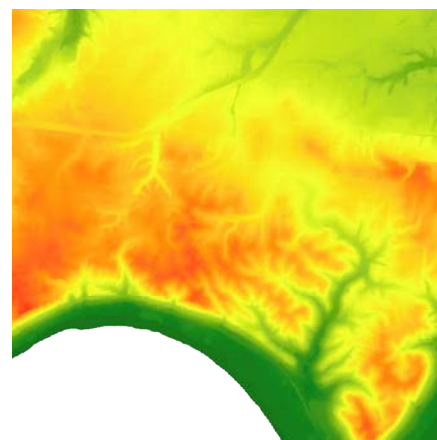- South Cumminsville
- Elmwood Place
- Riverside
- Queensgate

3.2.1 NIMBY STRATEGIES

Diversify

Typology

High Vacancy

- Camp Washington
- East Walnut Hills
- Over-the-Rhine
- Downtown
- Mt. Adams
- Pendleton
- East End
- Northside

Low Vacancy

- Mt. Airy
- Oakley
- Roselawn
- Westwood
- Columbia Tusculum
- Hyde Park
- Madisonville
- Mt. Lookout
- Mt. Washington
- Pleasant Ridge
- Sayler Park
- College Hill
- Kennedy Heights

District

Topography

Built Environment

Define Features
- Lack of MF
- Low vacancy
- Aversion to change
- Predominantly SF
- Established NBD
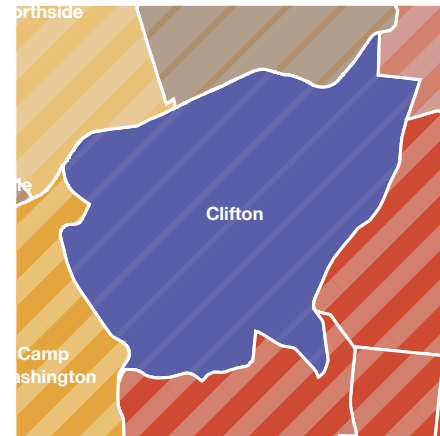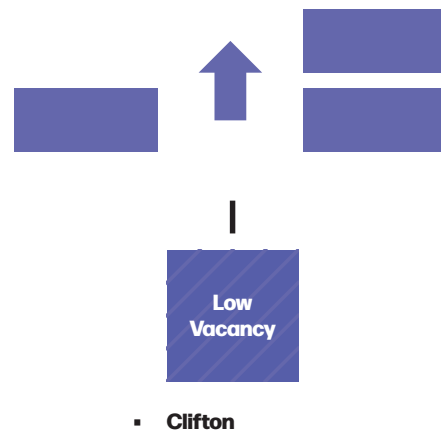- Presence of neighborhood school
- Relatively stable

Strategies
- Incentivize dense MF (10+ units)
- Increase population by 25% within 1/2 of NBD
- Double # of affordable units for citywide AMI
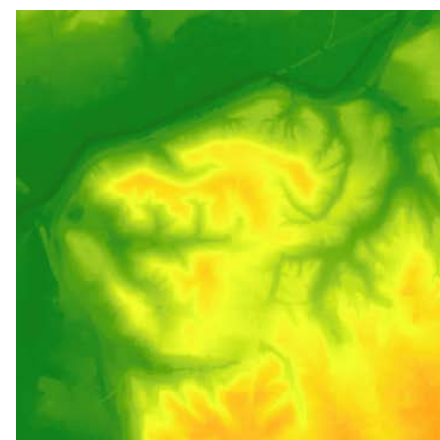- Abolish SF

Continues

Typology

District

Topography

Built Environment

Defining Features
- Mixed income
- Low vacancy
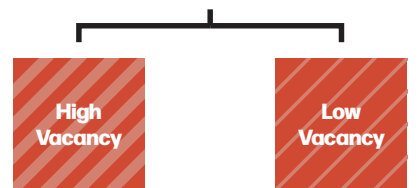- Mixed housing types
- Established NBD

Strategies
- Encourage dense (10+ units) mixed income units
- Increase density from 6.5 ppl/acre to 10 ppl/acre
- Diversify housing options for rent and for sale by size, price, and type
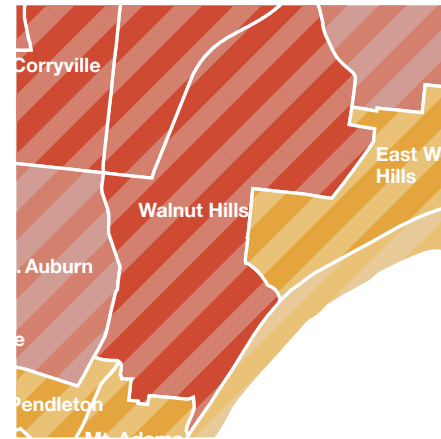- Expand the NBD to include more commercial opportunites (shops, services, offices)
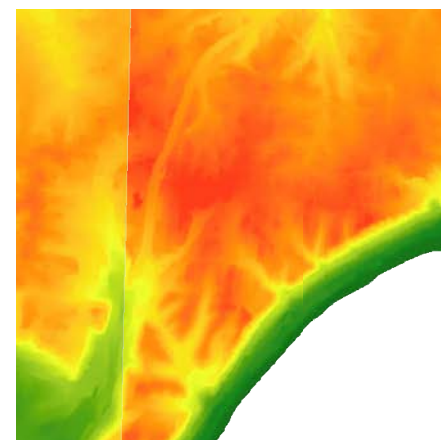
Rejuvenate

Typology

District

- North Avondale
- Avondale
- Lower Price Hill
- Walnut Hills
- West End
- Corryville
- CUF
- East Westwood
- English Woods
- Millville
- Evanston
- Hartwell
- West Price Hill
- St. Bernard
- Norwood
- California
- East Price Hill
- Mt. Auburn
- Sedamsville
- Linwood

- Villages at Roll Hill
- Winton Hills
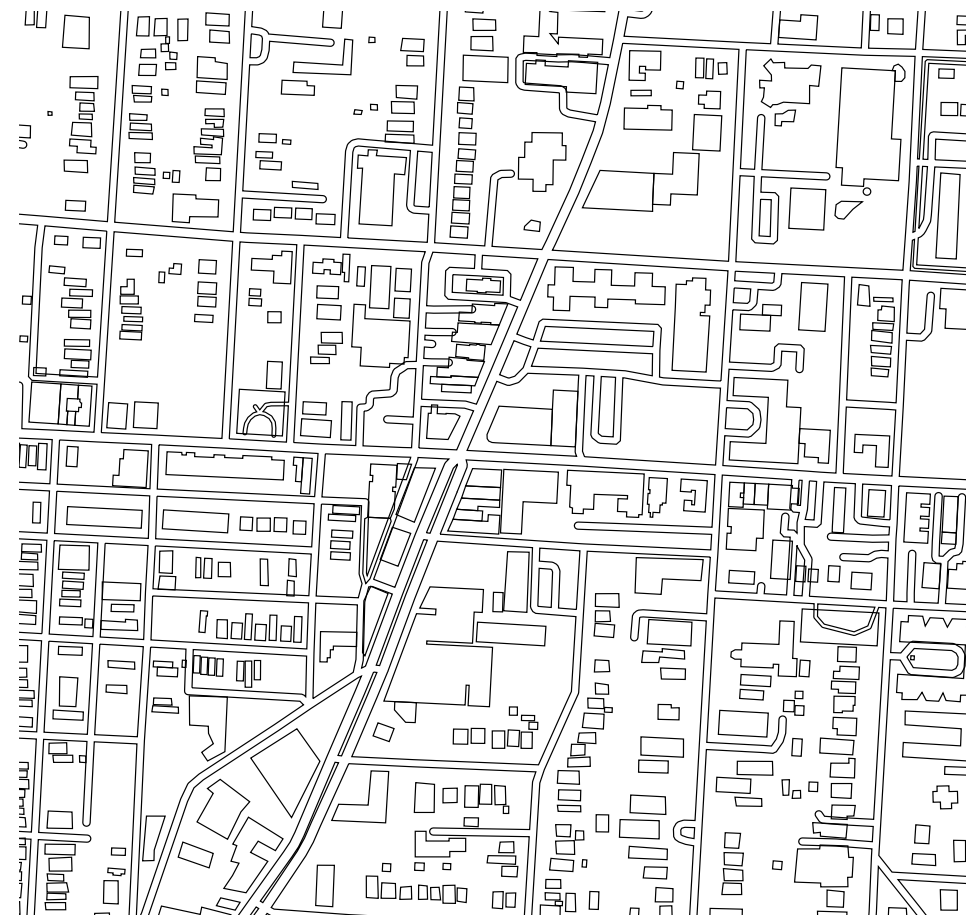- Paddock Hills
- Bond Hill
- Carthage

High Vacancy

Low Vacancy

Topography

Built Environment

Define Features
- High vacancy
- Struggling NBD
- Formerly dense
- Inefficient auto-oriented connections
- Subdivided by arterial connections

Strategies
- Architectural review board - to maintain neighborhood character and avoid generic infill
- Housing development focused around employment centers
- Increase density from 8.35 ppl/acre to 12 ppl/acre
- Increase incentives for LEED-certified renovation of existing buildings
- Focus densest development along transit corridors and within neighborhood centers
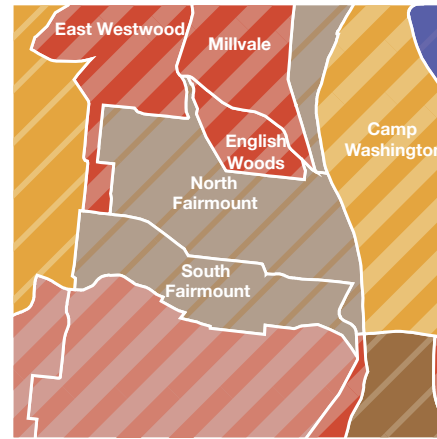- All infill must be denser than what previously existed on empty lots

3.2.4 GAP STRATEGIES
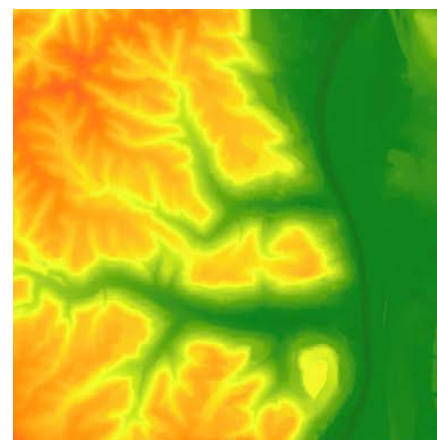

Heal
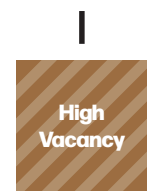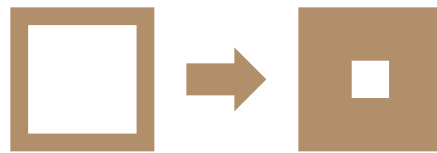
I

High Vacancy

- North Fairmont
- South Fairmont
- Spring Grove Village
- South Cumminsville
- Elmwood Place
- Riverside
- Queensgate

Typology

Core District

Topography
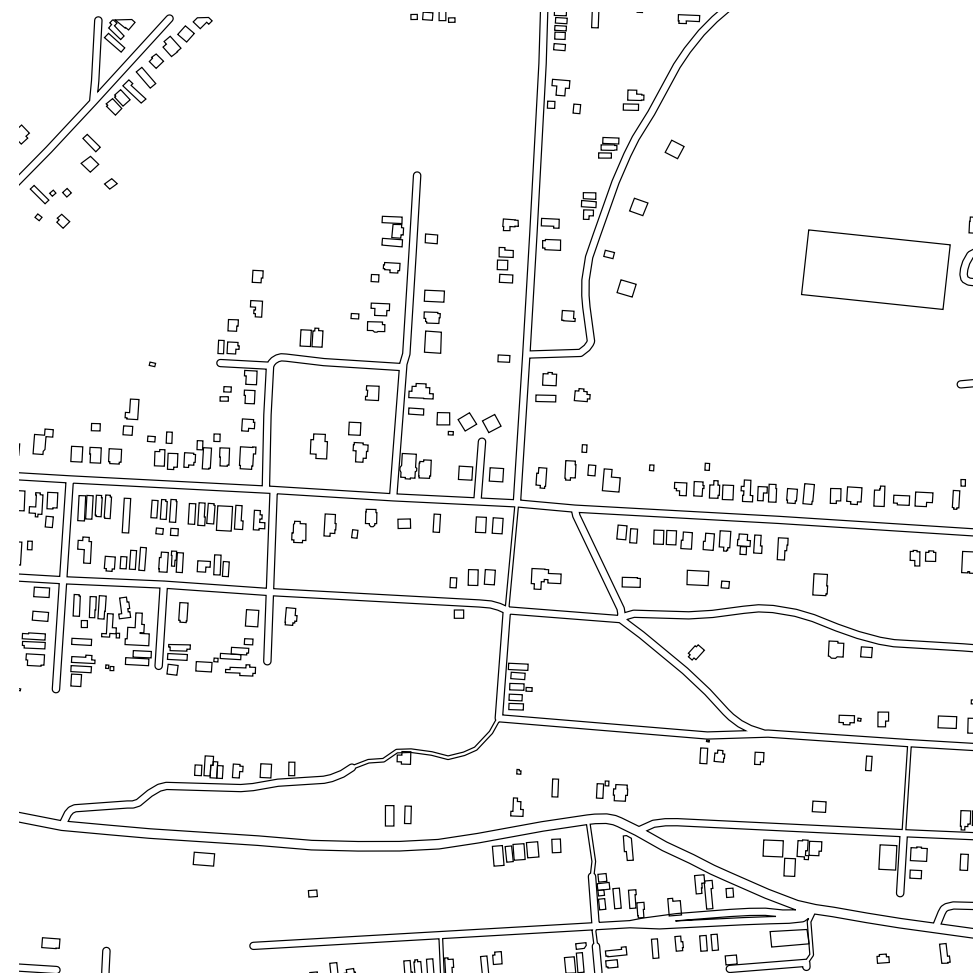
Built Environment

Defining Features
- Lack of economic activity
- Crime issues
- Depleted population
- Extreme levels of vacancy
- Low income
- Difficult to achieve high frequency of service for mass transit
- Lack of NBD

Strategies
- More frequent access to employment centers
- Incentivize development in the center of neighborhood to form NBDs
- Identify areas for commercial development/job centers
- Increase density from 4.78 ppl/acre to 8.5 ppl/acre
- Incorporate transit access in development planning and approval
- Create neighborhood focus area to establish identity
- Provide walkable and affordable childcare and

Humming

Gap
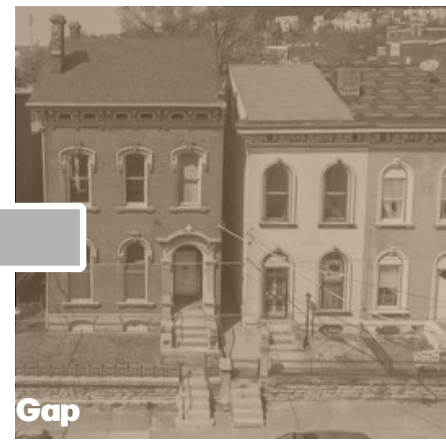
Rejuvenate

Heal

Foster Opportunity

Mend
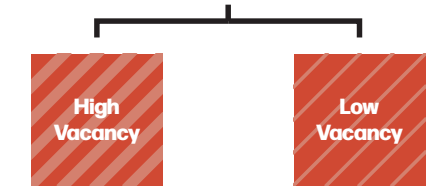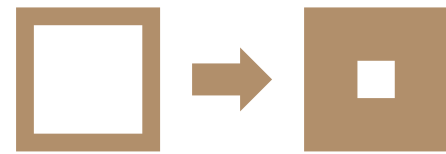
High Vacancy

Low Vacancy

High Vacancy

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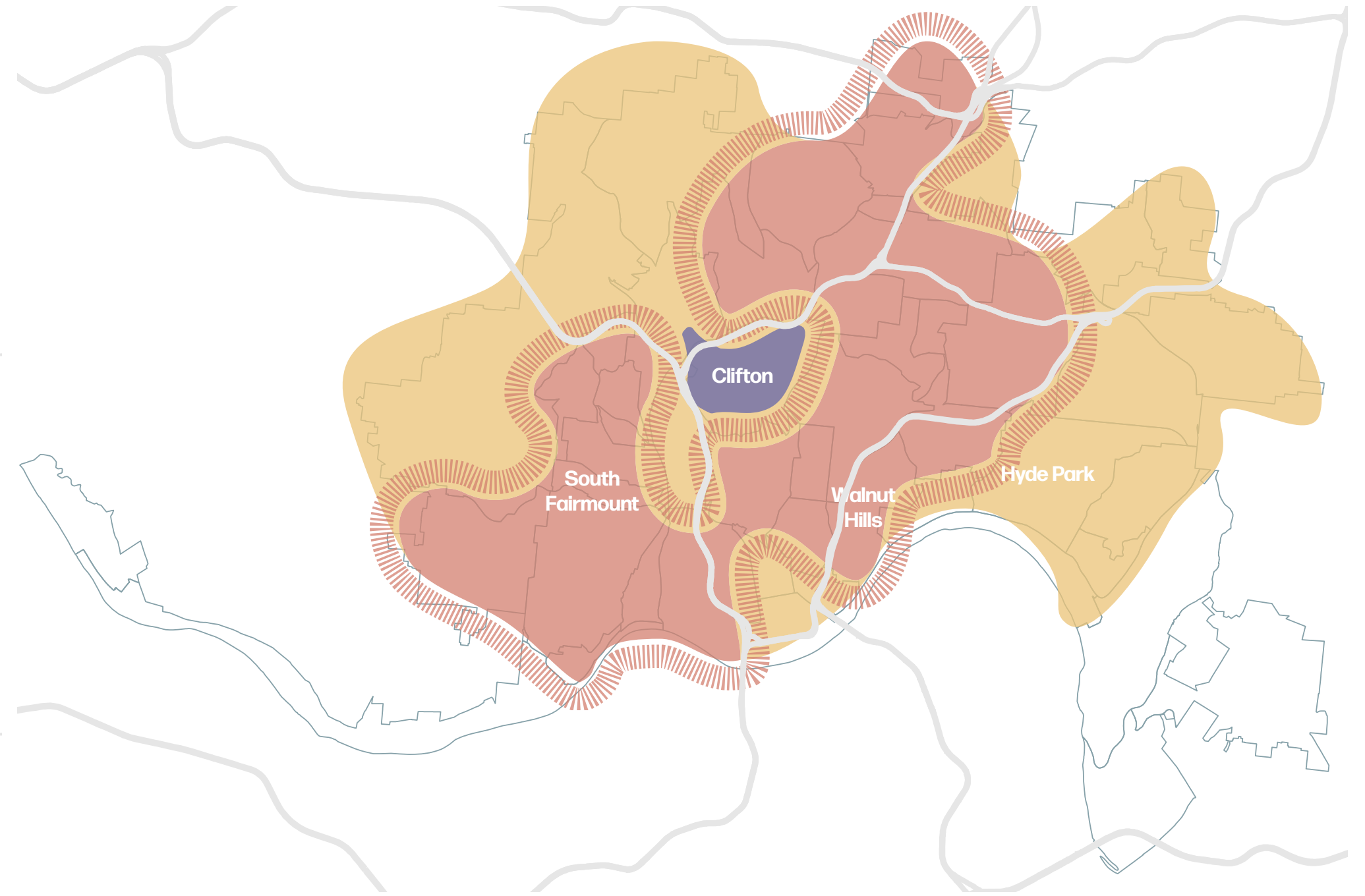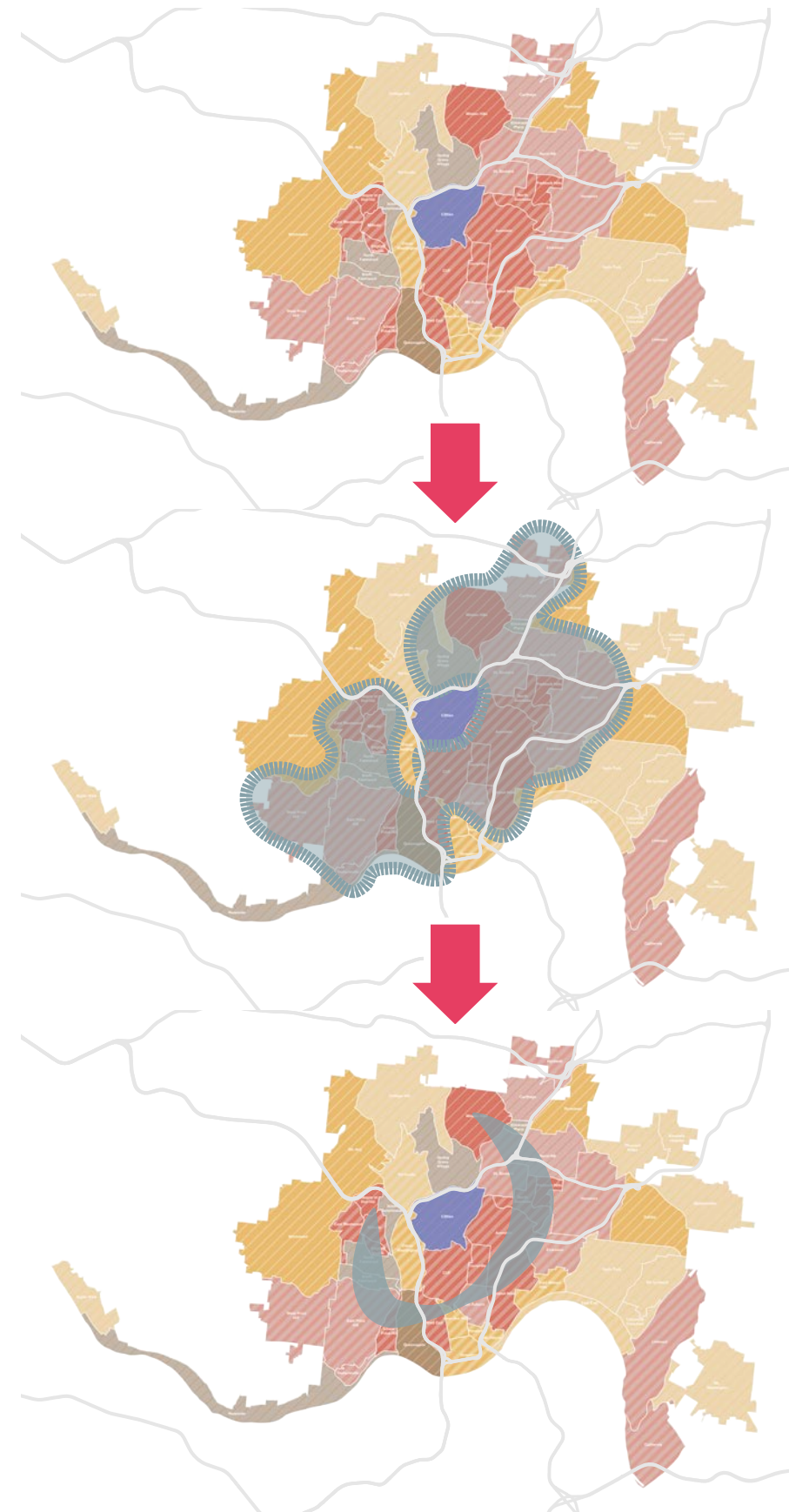
This is the focus within our study area—neighborhoods which fall within this "blob" or "crescent".

Clifton

South Fairmount

Walnut Hills

Hyde Park

West | Vacant Environment
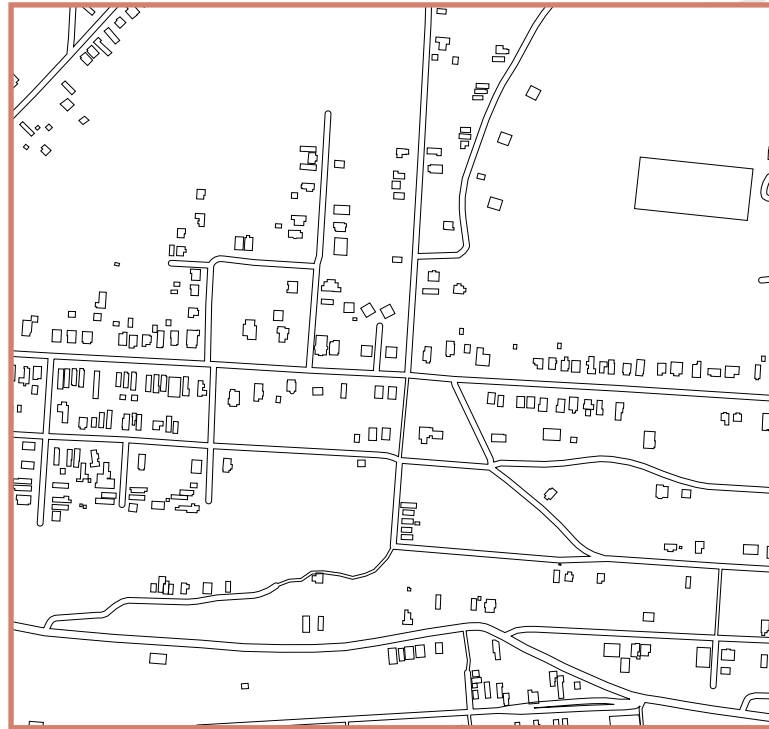
East | Developed Environment
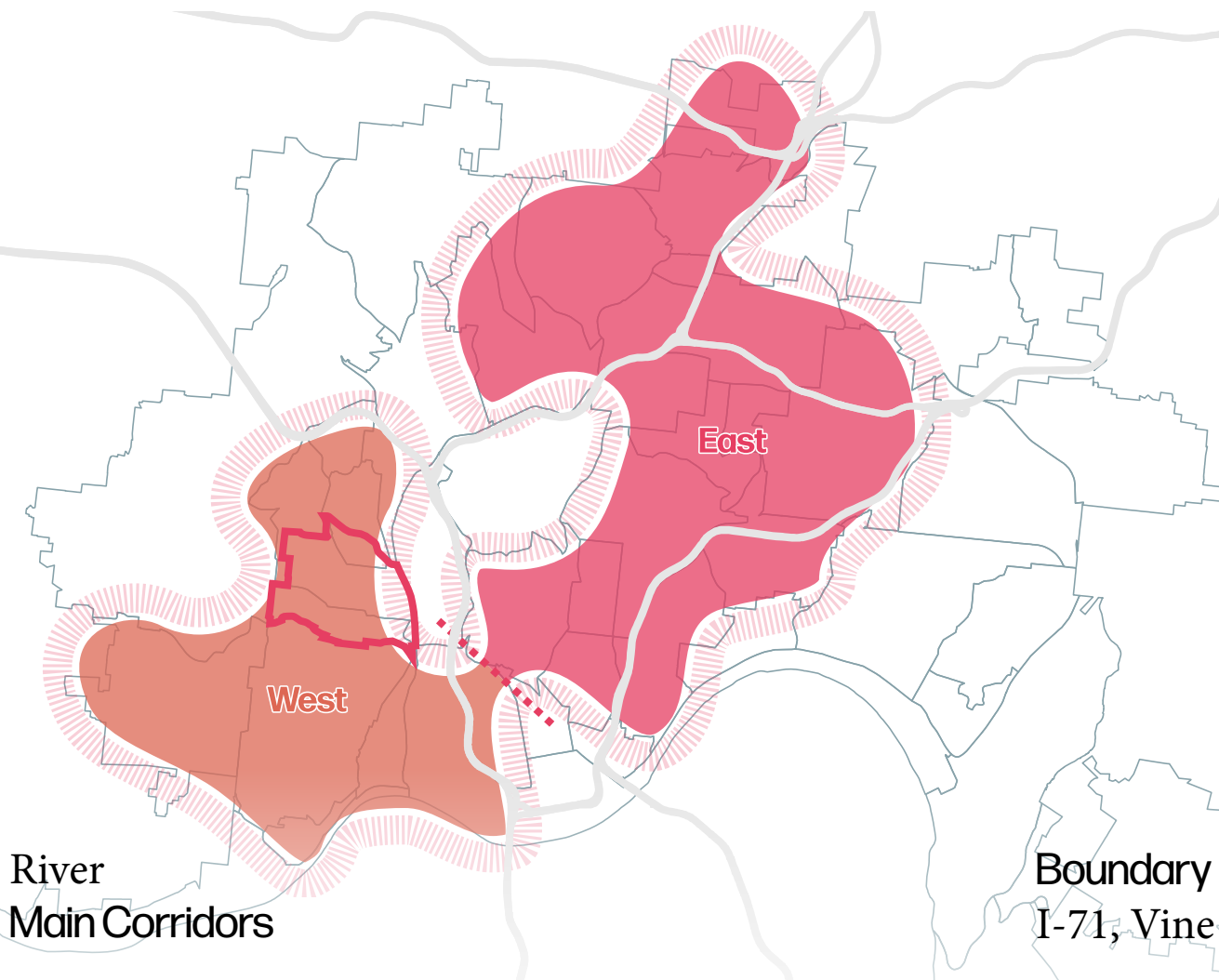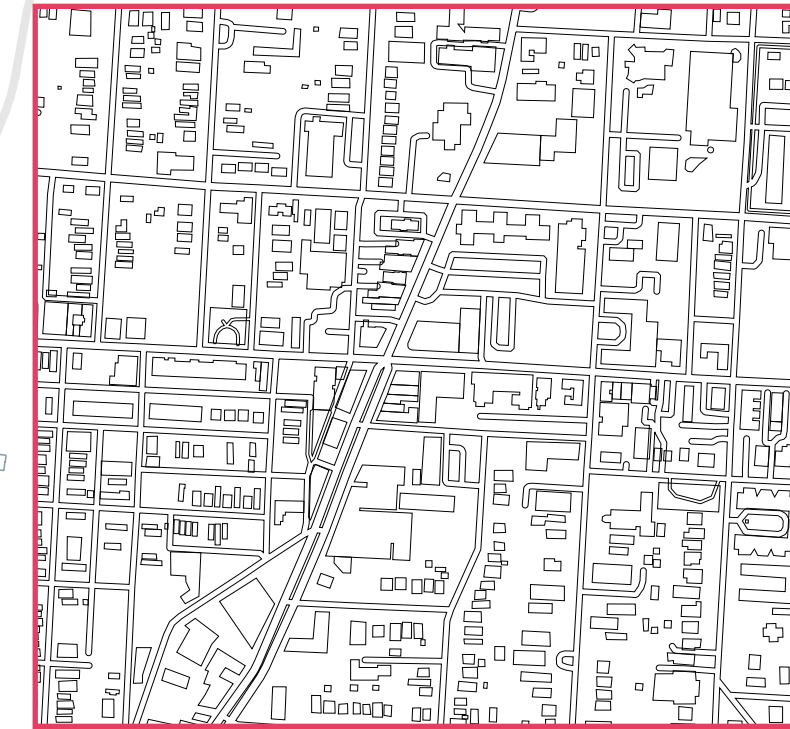
Boundary
I-74 and the Ohio River

Main Corridors

Define Features
- Sparsely populated
- Topography–challenging
- Inefficient auto-oriented connections
- Difficult to achieve high frequency of service for mass transit

Strategies
- More frequent access to employment centers
- Identify areas for commercial development/job centers
- Shorter travel times
- Goal of building 53,333.3 dwelling units
- Goal of 80,000 population increase
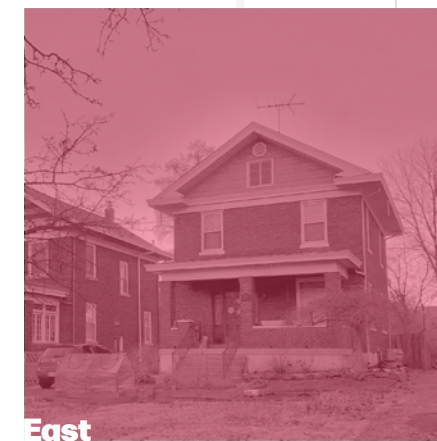
Boundary
I-71, Vine St

Define Features
- High vacancy
- Low income
- Subdivided by arterial connections
- Located close to employment centers

Main Corridors
Vine Street, Reading

Strategies
- Housing development focused around employment centers
- Goal of building 80,0000 dwelling units
- Goal of 120,000 population increase

4 NEW
PLAN HOUSING
PRIORITIES PLAYBOOK

To showcase 3 focused key strategies we've chosen the neighborhoods of English Woods, North Fairmount and South Fairmount.

These 3 neighborhoods each represent a unique set of issues which seemingly represent the larger sum of neighborhoods in Cincinnati.

Out of an exhaustive list of strategies...
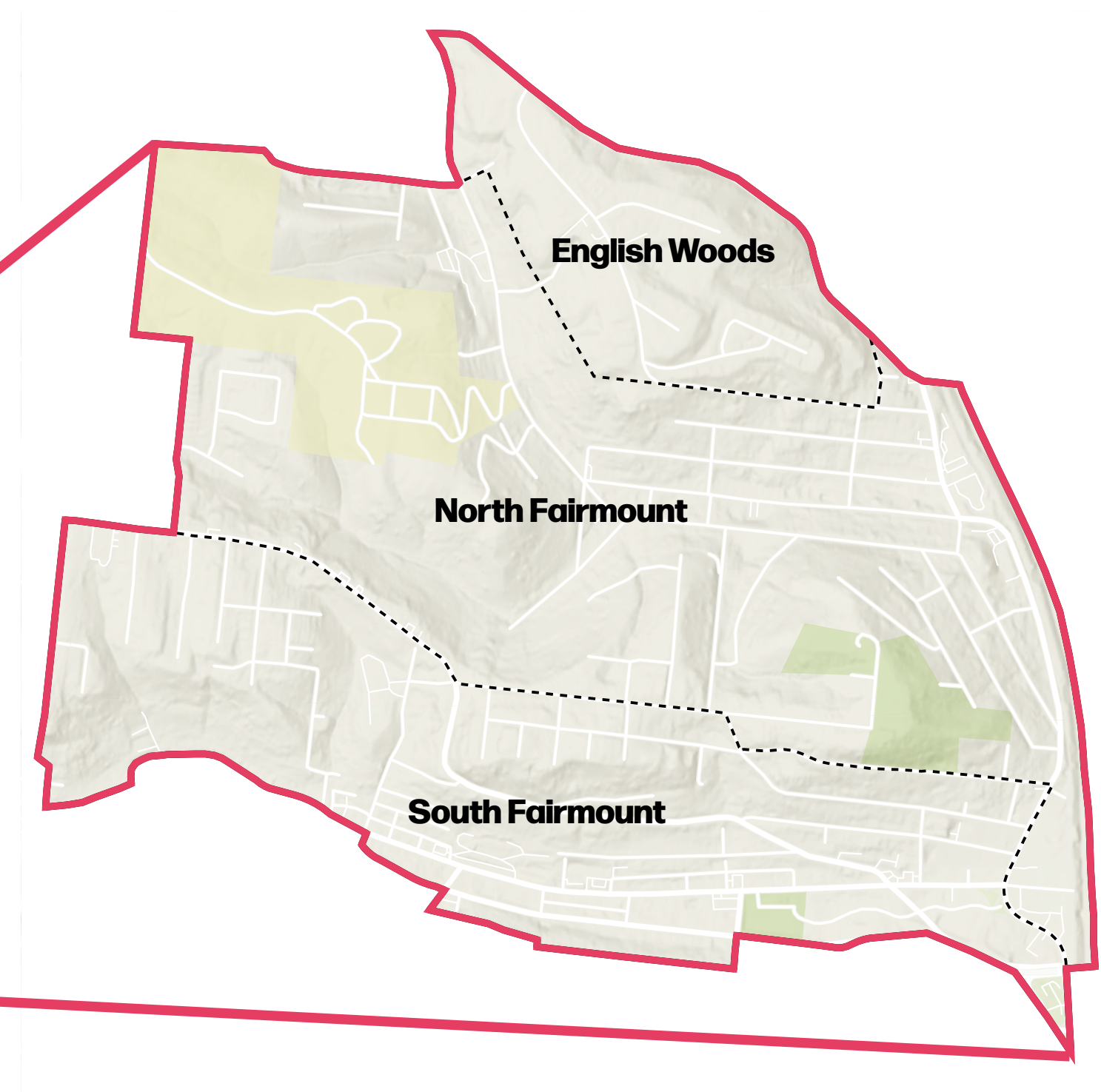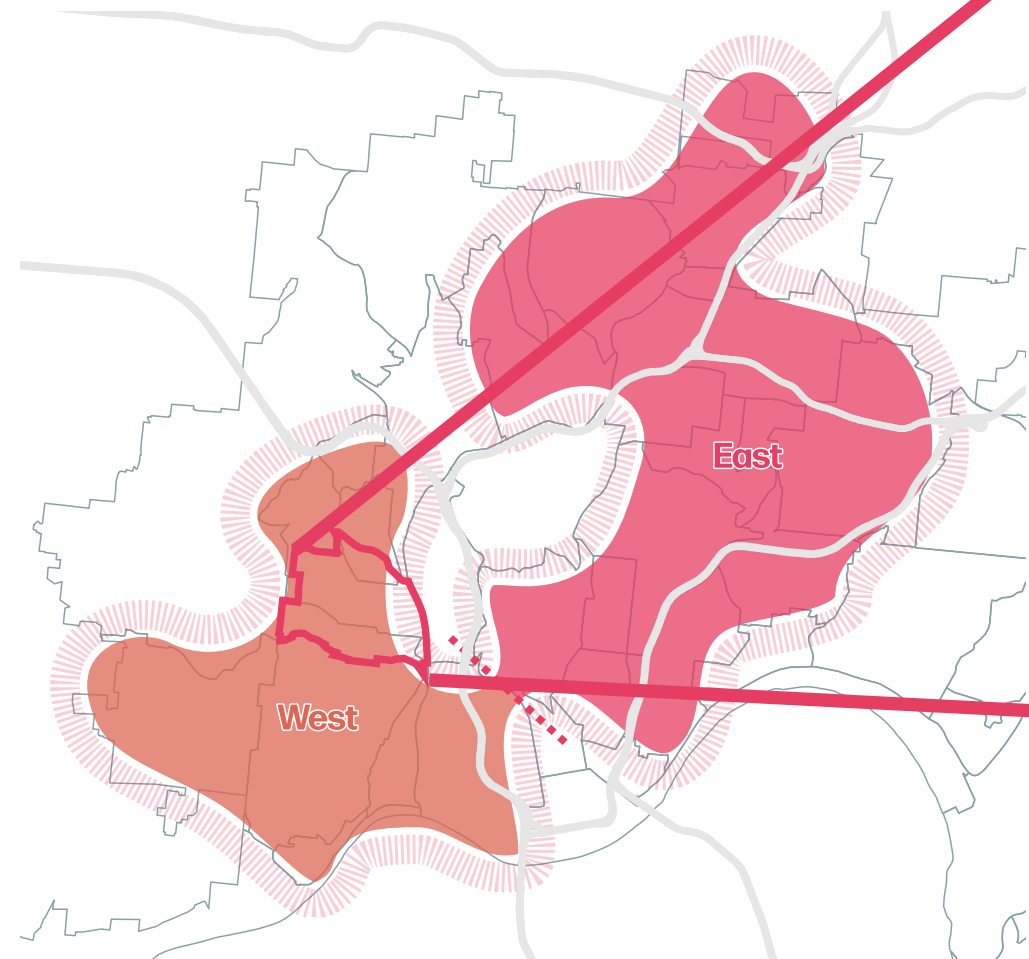
We've selected three priority strategies for neighborhoods to focus on in order to create momentum for change through the playbook.

Scorecard

Land-Use/Zoning

Housing Initiatives

2 Major Goals

1: How and Where Development Occurs

- Location (downtown, urban core, desired development zone)
- Process (present and support from city boards, committees, council)
- Critical Mass (adds population and jobs at or above minimum density/FAR threshold)
- Land Use (compatible with established smart growth/neighborhood plan, sufficiently mixed-use)
-

2: Improve Quality of Life

- Urban Design (human-scale buidling facade treatments)
- Compatibility with surrounding area
- Provision of accessible public outdoor space
- Multimodal transportation elements (transit coordination)
- Building location on site
- Streetscape treatment for maximum pedestrian comfort
- Alternative Pedestrian and Bicycle Access
- Bicycle-friendly
- Parking

Smart Growth Scorecard
University of Cincinnati - School of Planning

REVIEWER:
MARK ONE: ☐ SELF SCORE ☐ PRELIMINARY SCORE ☐ FORMAL SCORE

DEVELOPMENT: _____ DATE OF REVIEW: _____

GOALS	CATEGORY	ELEMENTS	CRITERIA	WEIGHT	VALUE	MAX. POINTS AVAILABLE	SCORE	COMMENTS	TOTAL Possible	TOTAL SCORE
			Criteria based on information that is not complete or available for scoring							
	Eligibility	1. Neighborhood Plans	Project does not conflict with adopted Neighborhood Plan for the area.							
		2. Historic Review	Projects proposing demolition/modification of historically significant buildings require review.							
		3. Incentive Package	Project may not receive Smart Growth Zone Specific incentives.							
SMART GROWTH GOAL I: Determine How and Where Development Occurs	Location (87 points)	1. Smart Growth Zones *(Eligible for only one zone - A,B, or C for a maximum possible 45 points)* A. Downtown	1. Anywhere	5	5	25				0
			2. Within a 1 block radius of a bus stop	5	4	20				
			3. Consistent with transit area plan							
		or B. Urban Core	1. Anywhere	4	3	12				0
			2. Within one lot deep of a Smart Growth Corridor	4	4	16				
			3. Consistent with transit area plan							
		or C. Desired Development Zone (DDZ) inside City Limits	1. Anywhere	3	1	3				0
			2. Within one lot deep of a Smart Growth Corridor/park & ride	3	3	9			45	
			3. Consistent with transit area plan							
		2. Location Risk	A. Focus on area of economic need	4	3	12				
			B. A "Trail Blazer" in an untested market			30			42	0
	Process (135 pts)	1. Community Council/City Council Committee *(Choose A or B)*	A. Requires dialogue and support by adjacent neighborhoods (Projects outside of Downtown)			75			75	0
			B. Downtown Projects			35				
		2. Urban Design Review Board *(Choose A or B)*	A. Presentation & endorsement of plans without conditions (Projects outside of Downtown)	5	2	10				
			B. Downtown Projects			50			50	0
		3. Historic Conservation Board	A. Presentation & endorsement of plans without conditions	5	5	25				
			B. Historically zoned buildings or buildings within a historic district			50			50	0
	Critical Mass (24 points)	1. Threshold Density A. Population (DUA)	1. Meets minimum threshold to support transit (7 to 12 dua average w/in one lot deep of Proposed Smart Growth Corridors. 12-25 dua average in Downtown) (Consistent with transit area plan)	3	4	12				
		B. Employment (FAR)	2. Meets minimum threshold to support transit (Min. FAR of .35 w/in one lot deep of Proposed Smart Growth Corridors or min. FAR of .5 in Downtown) (Consistent with transit area plan)	3	4	12			24	0
	Land Use (110 points)	1. Land Use Contribution *(Eligible for only one-A,B, or C for a maximum possible 35 points)* A. Downtown Projects	1. Regional draw - retail (anchor retail), entertainment, or cultural center	5	3	15				0
			2. Greater than 200 new housing units	5	4	20				
		or B. Urban Core Projects	1. Regional draw - retail (anchor retail), entertainment, or cultural center	4	3	12				0
			2. Variety of housing types (apartments, rowhouses, SF)	4	3	12				
			3. Greater than 200 new housing units	1	4	4				
		or C. Form-Based Code Projects	1. Meets Form-Based Codes and ordinances	3	1	3				0
			2. Variety of housing types (rowhouses, gar. apts, sf)	3	3	9				
			3. Town Center with neighborhood retail	3	3	9			35	0
	Land Use Continued (110 points)	2. Land Use Compatibility	1. Part of a Downtown District Plan							
			2. Consistent with a Corridor Plan							
			3. Consistent with a Transit Node Plan						0	0
		3. Mixed Use per Building *(Min. 20% for each use - residential, retail, office)*	A. Includes residential above 1st floor	5	4	20				
			B. Street level pedestrian uses	5	3	15				
			C. Includes 2 uses	5	3	15				
			D. Includes 3 uses	5	5	25			75	0
SMART GROWTH GOAL II: Improve Our Quality of Life	Urban Design (44 pts)	1. Building Facade Treatment	A. Division of facade into traditional 30'± increments	2	2	4				
			B. Variety of treatment and human scale details	2	2	4				
			C. 50% or more of facade in glass at street level	2	2	4				
			D. Well-defined entrances every 50' on street frontages	2	2	4			16	0
		2. Compatibility with Surrounding Area	A. Appropriate or compatible massing	2	2	4				
			B. Integration of height with abutting facades	2	2	4				
			C. Rear building treatment	2	2	4				
			D. Mechanical equipment screened where visible	2	1	2			12	0
		3. Provision of Accessible Public Outdoor Space	A. Area greater than 500 ft²	2	2	4				
			B. Provides table and chairs	2	1	2				
			C. Landscape, including trees	2	1	2				
			D. Pedestrian scaled lighting, min. 3 footcandles	2	1	2				
			E. Located adjacent to Greenway or Street	2	1	2				
			F. Provision of outdoor public art	2	2	4			16	0
	Multi-modal Transportation Elements (134 pts)	1. Transit Coordination	A. Project includes SORTA participation / coordination	4	5	20			20	0
			B. Provides facilities associated w/ multimodal transit							
		2. Building Location on Site	A. Oriented to pedestrian network	3	1	3				
			B. No drive through facilities	3	1	3				
			C. Buildings built up to right of way	3	4	12				
			D. Parking in rear of lot behind building	3	2	6			24	0
		3. Streetscape Treatment for Maximum Pedestrian Comfort	A. Street trees min. 4" caliper, 30' o.c. on all frontages	3	3	9				
			B. Use of smaller scale pavement (pavers or scoring)	3	1	3				
			C. Rain protection (awnings, arcades)	3	2	6				
			D. Maintain existing alleys or extend walkable street grid plan	3	3	9				
			E. First floor level at street level or within 18"	3	3	9				
			F. On street parking along street frontages	3	1	3				
			G. Min. 12' wide clear sidewalk along street frontage	3	3	9				
			H. Provision of pedestrian scale street lighting	3	1	3				
			I. Continuation of existing sidewalk networks	3	2	6				
			J. Crossing treatment at street corners (bulb outs, crossings)	3	4	12			60	0
		4. Alternative Pedestrian and Bicycle Access	A. Greenways							
			1. Access to and no interruption of greenbelt trails	2	2	4				
			2. Office, retail, or residential uses facing creek	2	2	4				
			B. Internal Sidewalk Network							
			1. Pedestrian network linking buildings on site and to streetscape sidewalks	2	4	8			16	0
		5. Bicycle Friendly	A. Bike racks (1:10), Bike Lockers (1:50) available	2	3	6				
			B. Locker room facilities, showers and dressing room	2	2	4				

Existing Zoning

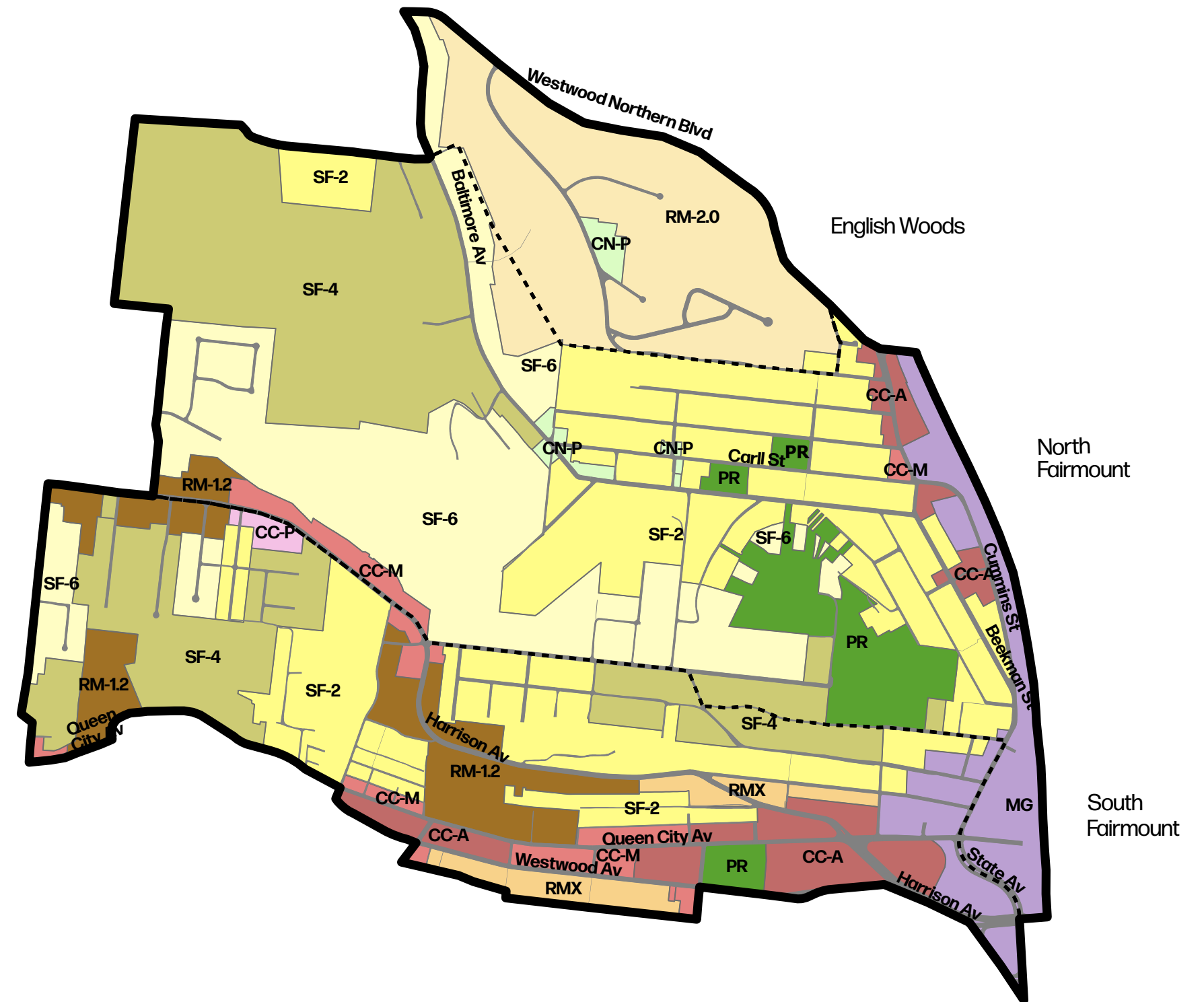|	
Single Family	63%
SF - 2	
SF - 4	
SF - 6	
Multi - Family	19%
RM - 1.2	
RM - 2.0	
RMX	
Commercial	8%
CN - P	
CC - P	
CC - M	
CC - A	
Manufacturing	6%
MG	
Parks & Recreation	4%
PR	

Form-Based Code

T5MS - T5 Main Street

- Small-to-Medium Footprint
- Diverse Mix of Frontages
- Retail, service, and residential uses in compact, walkable urban form

T4N.2 - T4 Neighborhood Small Footprint

- Small-to-Medium Footprint
- Diverse Mix of Frontages
- Support neighborhood-serving retail and service uses

T3N - T3 Neighborhood

- Small-to-Medium Footprint
- Detached, narrow-medium lots
- Protect the integrity of existing, small-to-medium lot homes

T3E - T3 Estate

- Medium-to-Large Footprint
- Detached, front setback
- protect the integrity of existing, medium-to-large lot homes
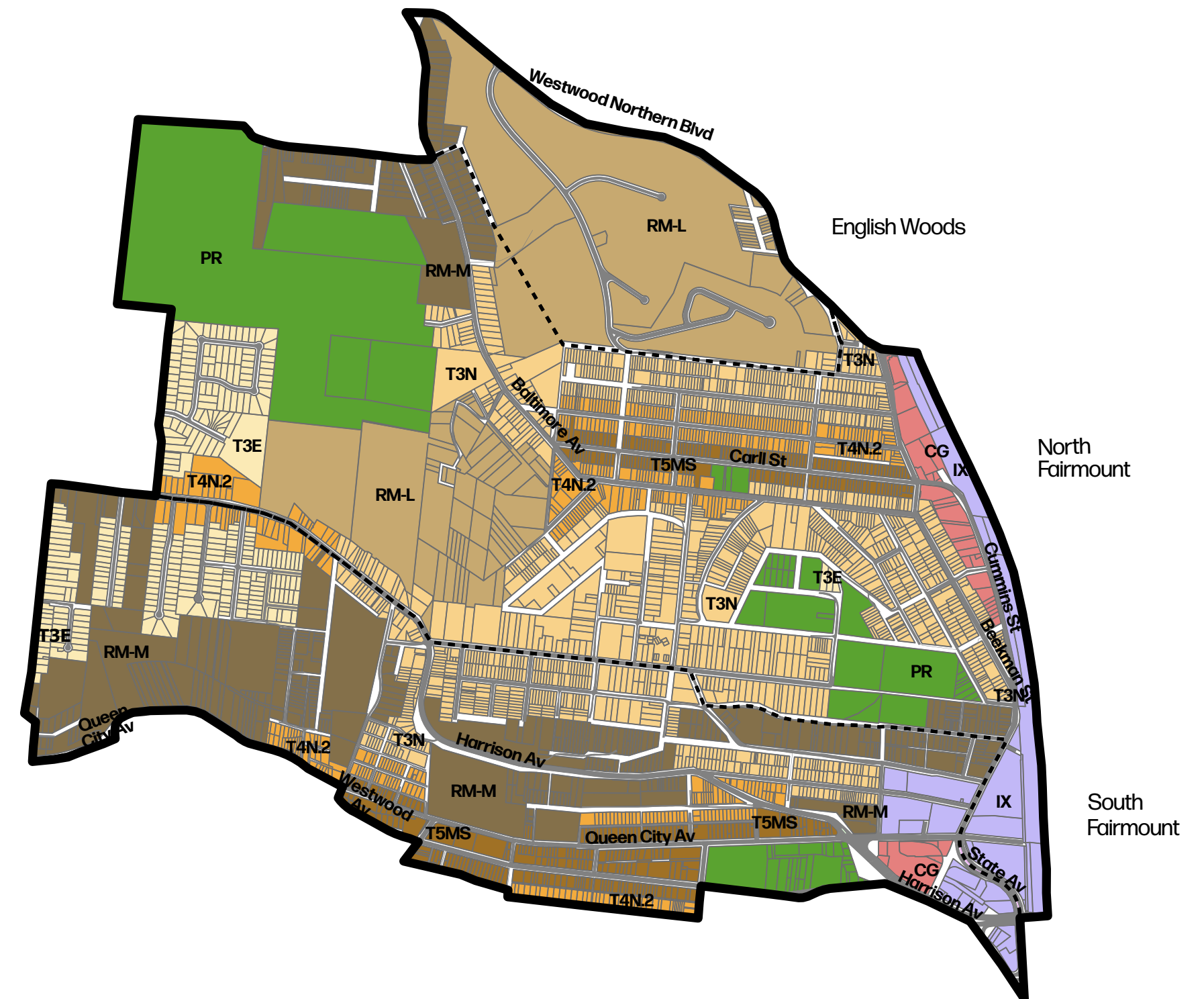
Through several initiatives we can adjust and reshape housing units to allow for higher density living, which are:

Subdivide, ADUs, Green Retrofit

Cemetery

Subdivide, ADUs, Green Retrofit

Development

Green Development

Infill, Subdivide, ADUs

Infill

Adaptive Reuse

Large-Scale Strategies

Adaptive Reuse

Infill

Individual Strategies

Green Retrofitting

Accessory Dwelling Units
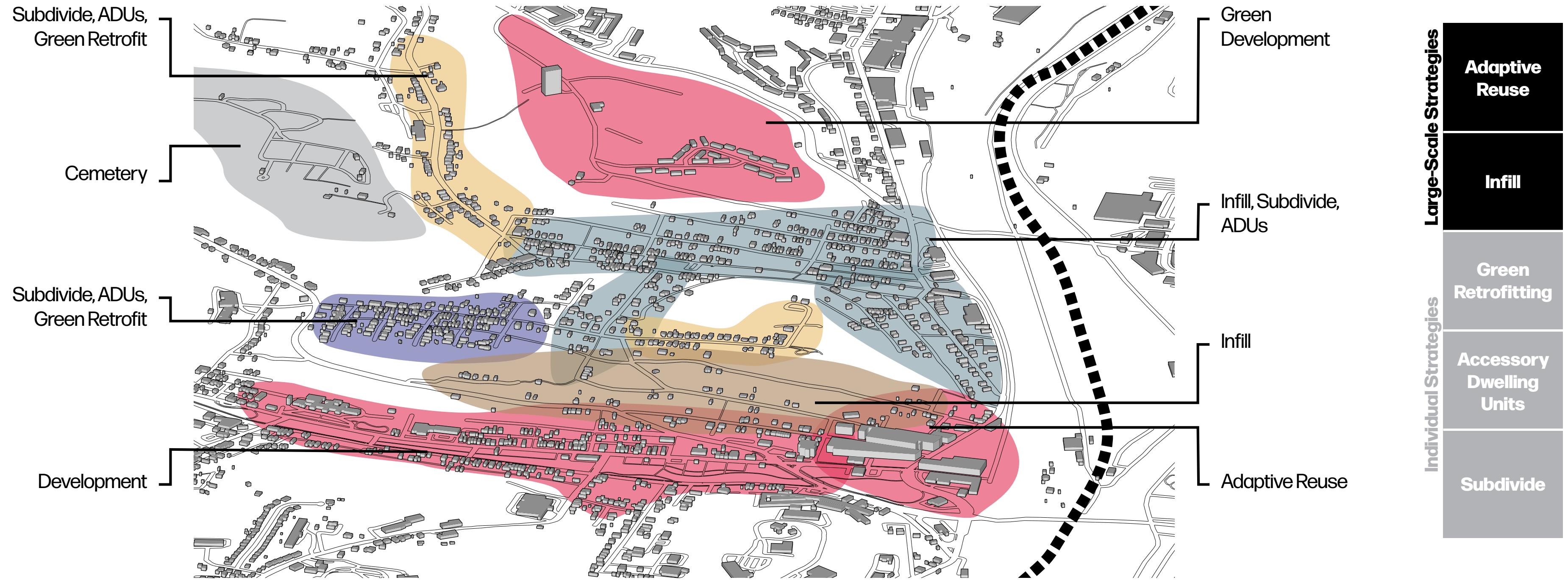
Subdivide

4.3.3 HOUSING INITIATIVES

Accessory Dwelling Units
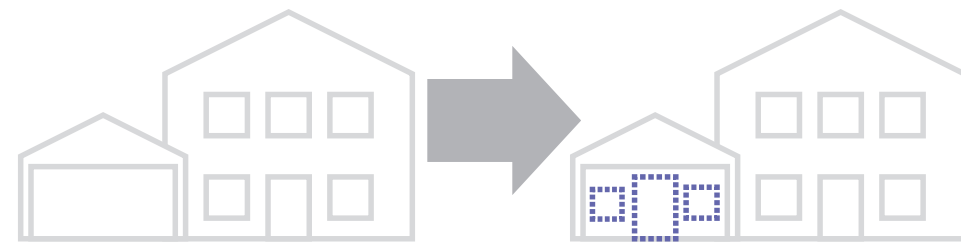
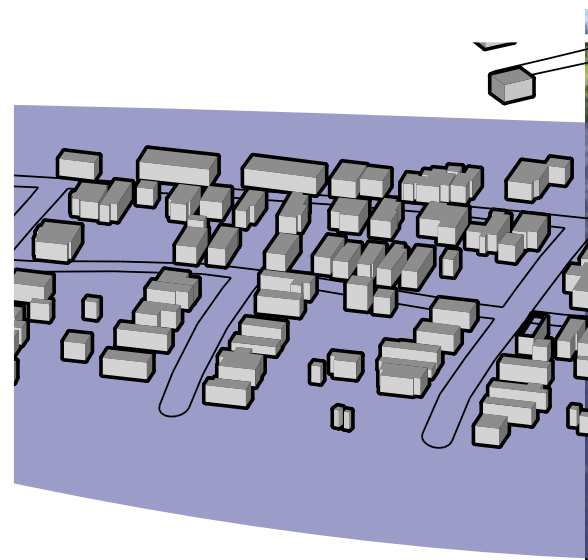Transform homes into multi-family—increase density.
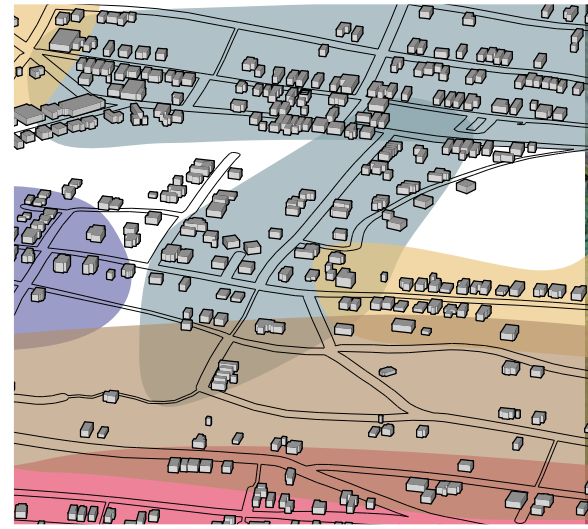
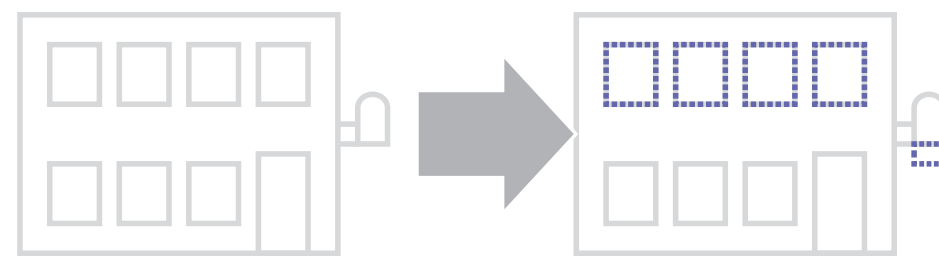## Subdivide
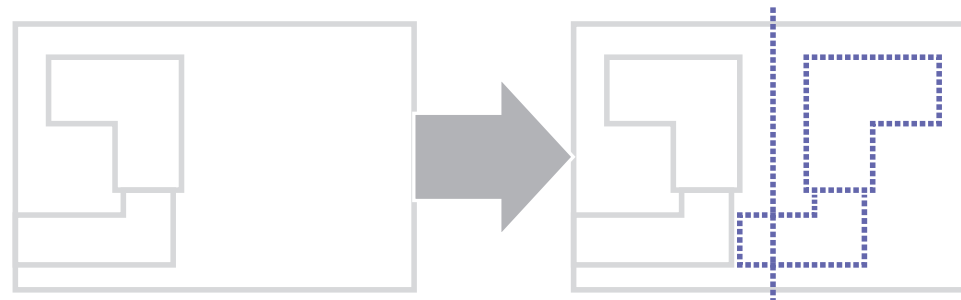
Subdivide parcels—increase density
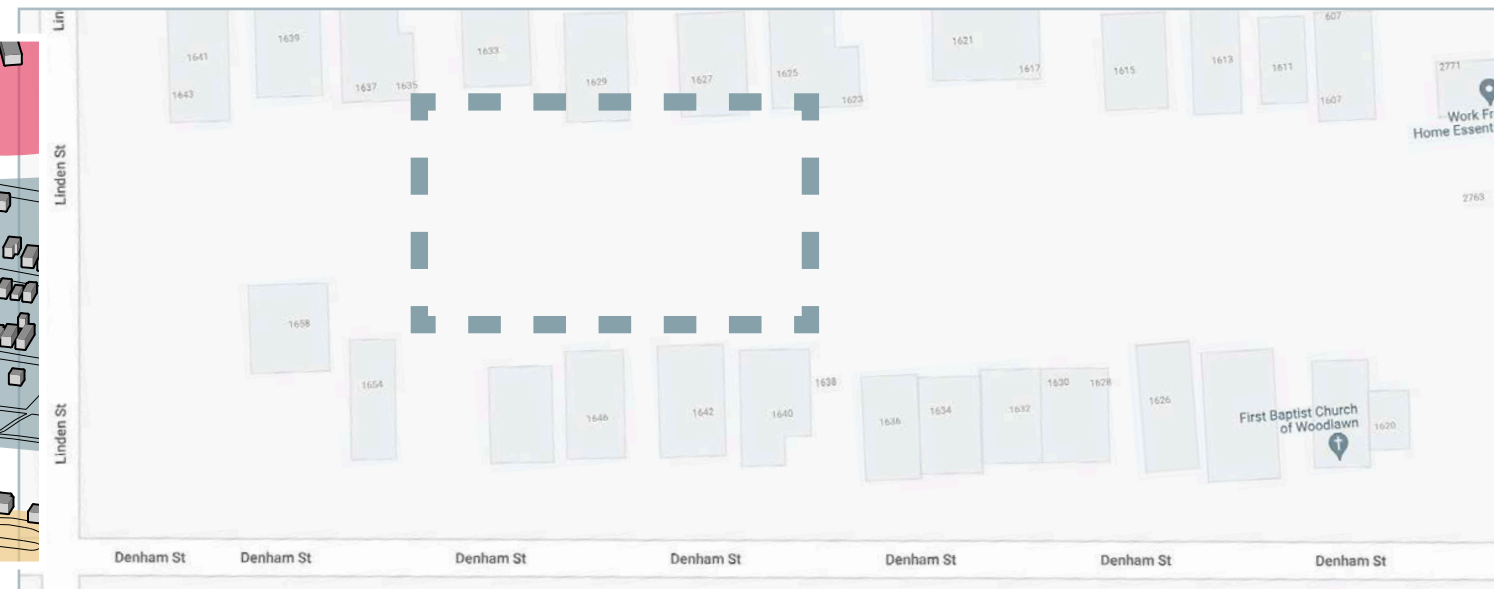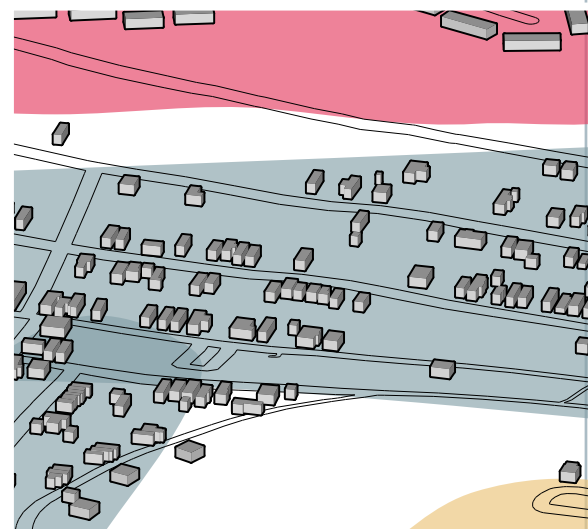
Green Retrofitting
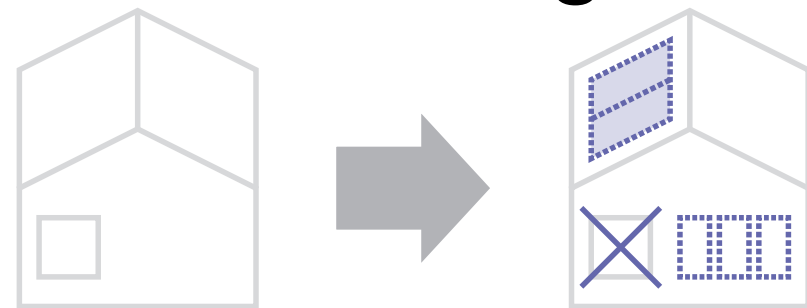
Retrofit current structures for passive-sustainability

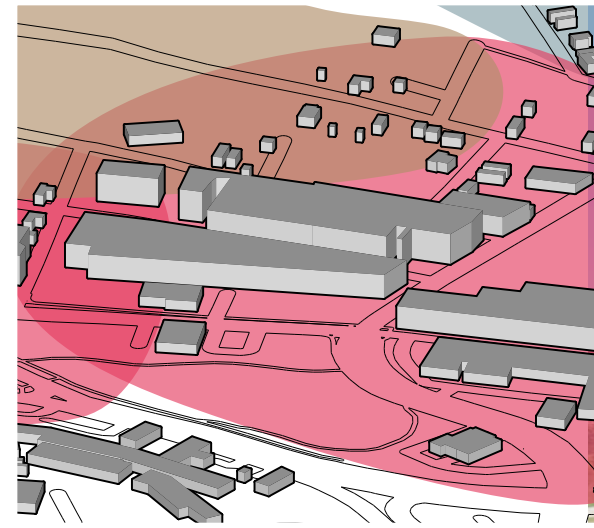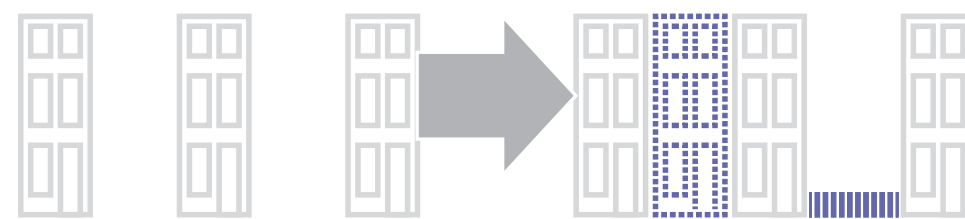## Adaptive Reuse

Take current assets and bring them into the present

Strategic Infill

Infill while retaining neighborhood character and open space