

<b>Sustainability</b>
Try not to tear buildings down
Carrots/sticks - make sure incentives are in place
Make sure best assets are not overcrowded with inappropriate uses
What are our best natural assets?
Reuse of buildings - sustainability of historic structures
Homogeneity is a risk of mixed use
Availability to retain population - opening up gaps - when redevelopment opportunities are presented, use may be undesirable to surrounding communities
Redevelopment must be done with care
Denser development is more efficient
Combined sewer overflow problems are a major hindrance to development
Class of neighborhoods that are low income, historic, mixed use. Those neighborhoods need a lot of attention and may not fit into the lifestyle of people in the future. Don't focus on gentrification alone. Reinvent what we are doing - are they worth saving?
Encouraging recycling in a certain way. How might places be used differently? Redirect redevelopment
Accommodate social responsibilities - poor, at-risk, elderly
Leadership in Energy and Environmental Design (LEED) rating system to zoning - use as guide
No housing should be near a landfill - zoning may prevent that
Commercial zone could be rezoned to residential zones where needed

<b>Future Growth versus Contraction</b>
Do you plan for contraction or does it just happen?
Growth or contraction depends on part of the city
Consider demographics - more single households, empty-nesters - do we need as many large-lot single family?
Different price option, different life stages, different neighborhoods cater to those
Zoning helps to determine use
Good family living/amenities downtown
Need a mechanism to shrink neighborhood business districts
Consolidate demolition into usable green space - ability to build a new and revitalize
In some neighborhoods - families have moved out, many vacancies, hillsides, sewer problems - on the other side may be a beautiful community - need tools to help revitalize
Decreasing neighborhoods - cost of services

<b>Future Growth versus Contraction (continued)</b>
development
Land banking could be good tool - clean title
Targeted demolition

<b>Density</b>
Cluster zoning is good - higher density with more open space
Zoning Code specifies maximum, not minimum
Really dense mixed use areas must be around transit or traffic will choke
Be careful about how you define sprawl - there is a need for low-density & high density - both are compatible with transit
areas?
In encouraging high density, you can't destroy what is there now
Many historic homes don't work in today's world - (1 bath, 2nd floor)
Corridors built up densely for transit, in between mixed-use, then single family further out
Can Building Code accommodate changes to single family homes, larger families, etc.
Switching from low-density to high density must be done in a sensitive way so as to not harm what is there
How will streetcar help or harm neighborhood?
Mix income groups together - low rent option in high-rent neighborhoods.
Alleyway conversions to allow for carriage homes

<b>Mixed-use</b>
Expanding areas where we allow mixed use
Transportation is a consideration
Underutilized residential areas close to industrial areas - focus on providing residential near
Mixed use buildings versus mixed use neighborhoods
How can people with limited money get to jobs offered in suburbs?
Bringing point A. and point B. closer together - not necessarily improve transportation (in land use element)
Live/work areas
Class distinction where employment and housing are considered
Mixed income as a consideration
Home-based businesses

<b>Mixed-use (continued)</b>
Housing and employment are not always close (Fay Apartments) and transit system doesn't facilitate - shrink, or improve transit
Consider reducing regulations for off-street parking (need transit)
Mixed use areas are a tiny portion of City
Need right mix of carrots/sticks

<b>Best Practices (BP) and Key Area Experts</b>
Portland, OR - good family living/amenities downtown
Carriage houses in Chicago
Alleyway conversions? BP for built-out areas
Incentivize zoning info - BPs
Bad zoning - worst practices
What is Federal Government planning money wise, e.g. sustainable communities (U.S. Department of Housing and Urban Development (HUD))
Homebuilder, realtors, developers must be at the table, Presidents of Community Councils, Land Use Attorney

<b>Specific Data</b>
Within acreage - how much is underutilized?
Land intensity - floor area, height, intensity of use, people per square foot density
What went wrong with past zoning? - deterioration - what zoning allowed this?
Existing convertible infrastructure - rails to trails
Political climate with future Form-Based Codes
Legal environment for recommendations and future zoning

<b>Other Planning Efforts</b>
History lesson on Cincinnati - how did we develop the way we did?
Past comprehensive plans - revisit
Parks Plan, Hamilton County master plan
City's transit plan, rail plan
Zoning Code

<b>Maps/Other</b>
Intensity of use - floor area ratio
Population density
Established uses, "big smokestacks"
Changing land uses over time
Under utilized transit corridors - rails to trails, etc
Property values with parcels