



PLAN CINCINNATI

a comprehensive plan for the future

Land Use Working Group Meeting

October 14, 2010

Agenda

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- | | |
|-----------------------------|------------------|
| 1. Introductions | 6:00 – 6:15 p.m. |
| 2. Baseline Data Discussion | 6:15 – 7:45 p.m. |
| - Key Issues and Trends | |
| - Discussion | |
| 3. Next Steps | 7:45 – 7:50 p.m. |
| 4. Questions | 7:50 – 8:00 p.m. |

Introductions

Land Use

Goals for the Meeting

1. Understanding existing conditions and key findings
2. Understanding how they relate to the goal themes
3. Do we need to change the goal themes?
4. What are our priorities?

Land Use Working Group – What is our charge?

1. This element is dependent on the action steps proposed in other elements
2. In order to meet the overall goals and action steps of this Plan, do our current land use policies fit? If not, what will they look like?
3. What will our future land use map look like?

What is a Vision? A Goal? An Action Step?

6

Vision – An overarching aspiration

Goal

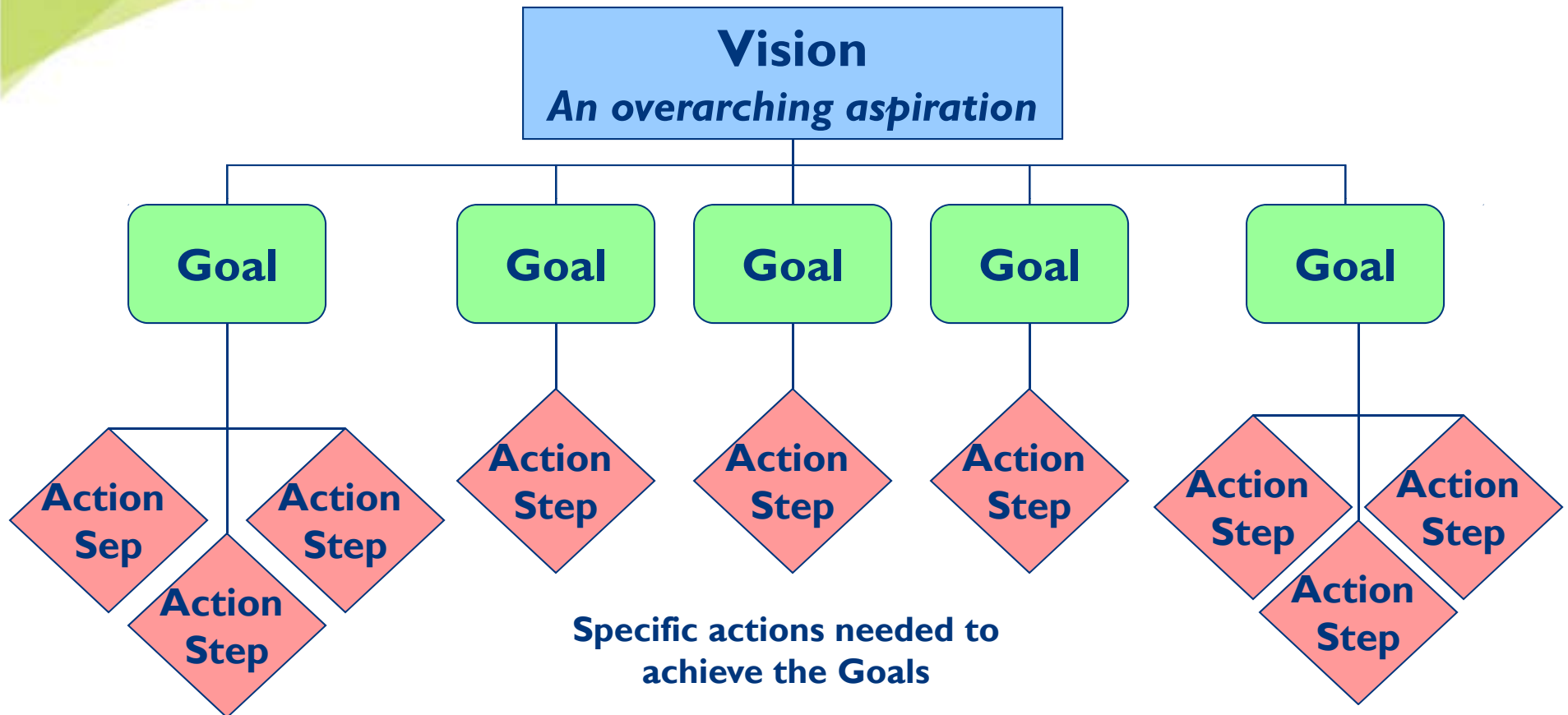
- An intended outcome expressed in simple terms
- Represents general concepts

Action Step

- Identifies the details necessary to reach a goal (what is going to be done, who is going to do it, when it will happen, etc.)

Plan Policy Hierarchy

3-part structure for plan recommendations



Preliminary Land Use Goals

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1. Mixed Use
2. Density
3. Future Growth vs. Contraction
4. Sustainability

Review of Key Issues and Trends

Land Use

General Demographic Data

Land Use

Highlights of the Existing Conditions

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1. Cincinnati is a city in transition

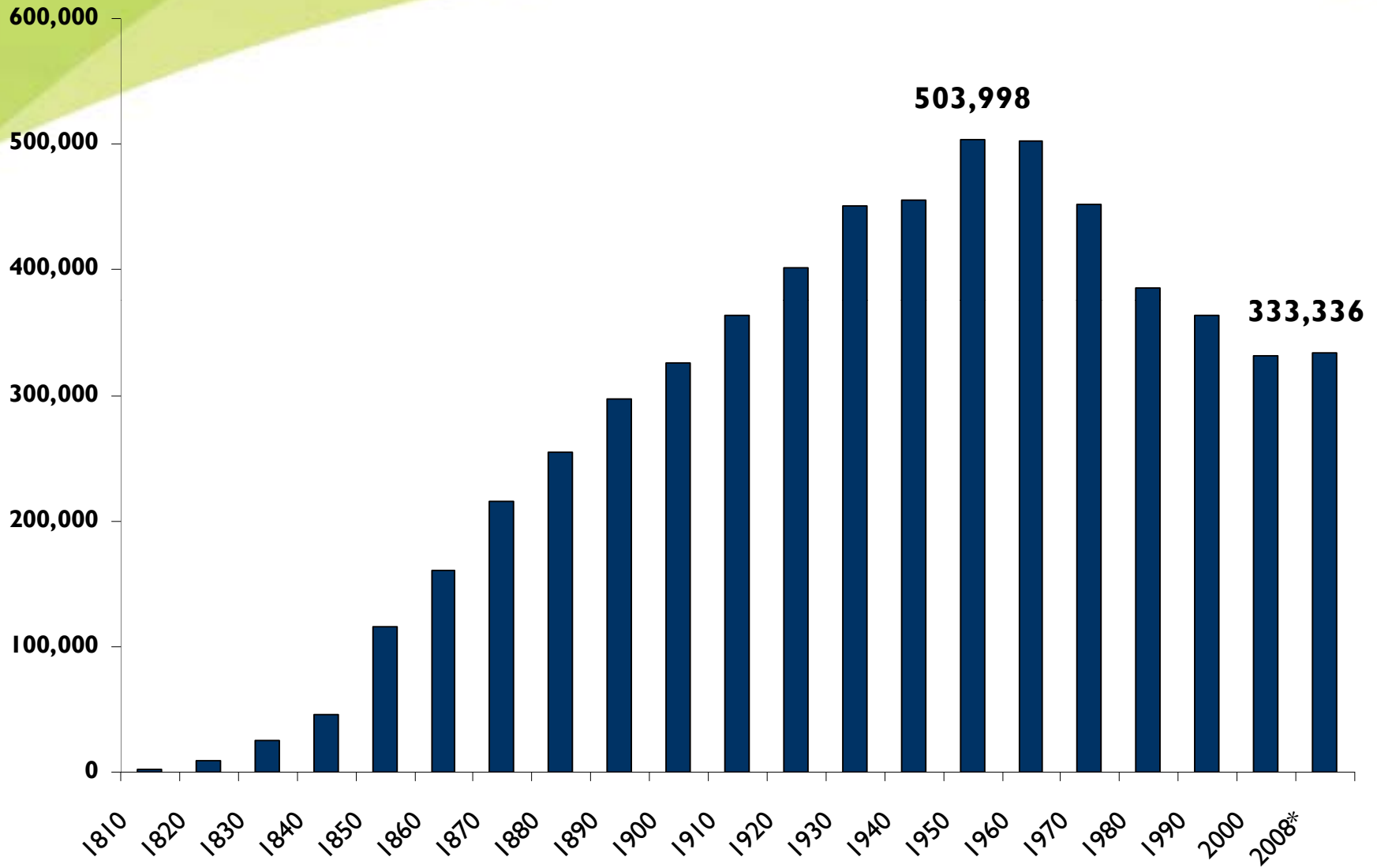
- Population size
- Composition

2. Significant vacant and underutilized land

3. Need for neighborhood stabilization

4. Inconsistency between aspiration and behavior

Population



Land Use

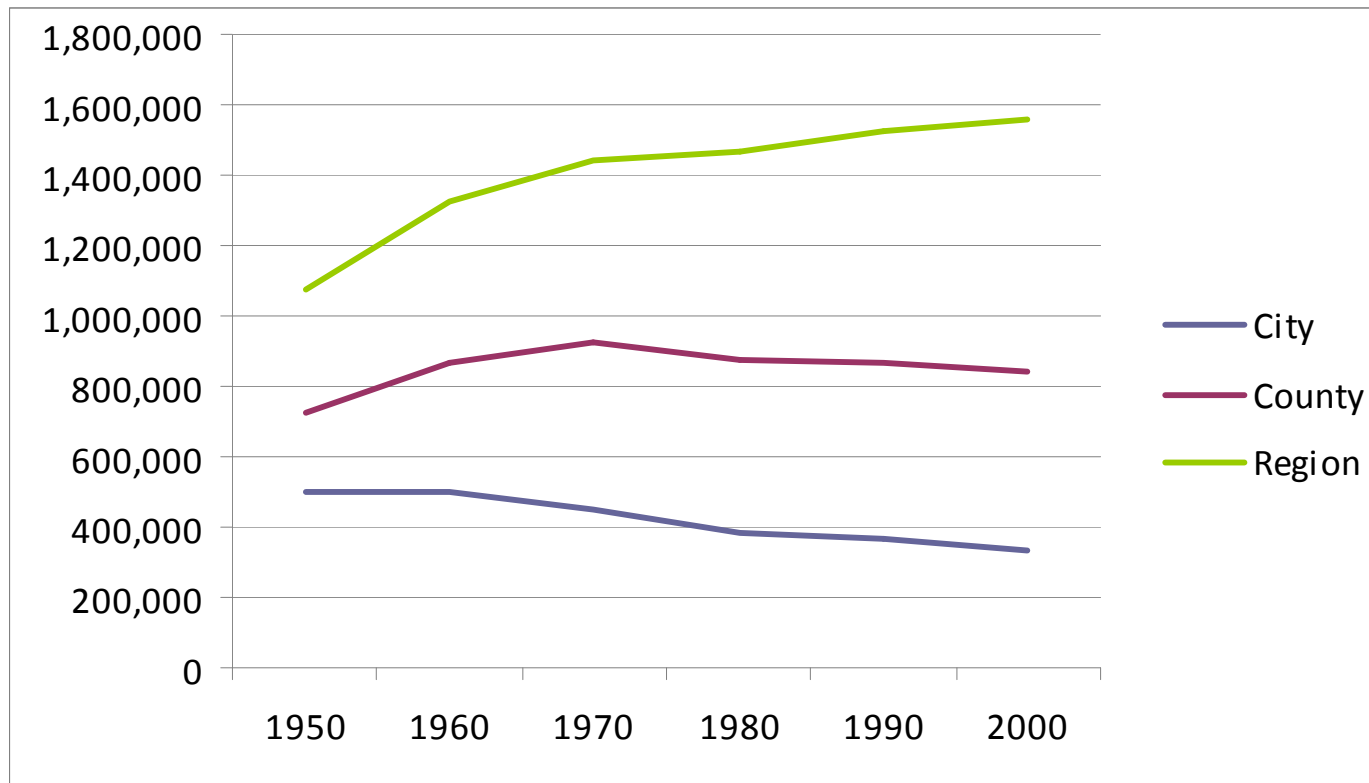
Population

Population in the City, County, and Metropolitan Area 1950 - 2000

	1950	1960	1970	1980	1990	2000
City of Cincinnati						
Population	503,998	502,550	452,524	385,457	364,040	331,285
Households	159,129	161,827	159,838	157,677	154,342	148,095
Household size	3.02	3	2.72	2.35	2.26	2.24
Balance of Hamilton County						
Population	219,954	361,571	471,494	487,767	502,188	514,018
Households	63,970	102,560	135,431	164,561	184,539	198,695
Hamilton County Total						
Population	723,952	864,121	924,018	873,224	866,228	845,303
Households	223,099	264,387	295,269	322,238	338,881	346,790
Balance of Metropolitan Area						
Population	349,125	457,034	515,839	594,440	659,864	711,452
Households	102,514	130,488	152,683	198,757	235,541	260,616
Metropolitan Area Total						
Population	1,073,077	1,321,155	1,439,857	1,467,664	1,526,092	1,556,755
Households	325,613	394,875	447,952	520,995	574,422	607,406

Population

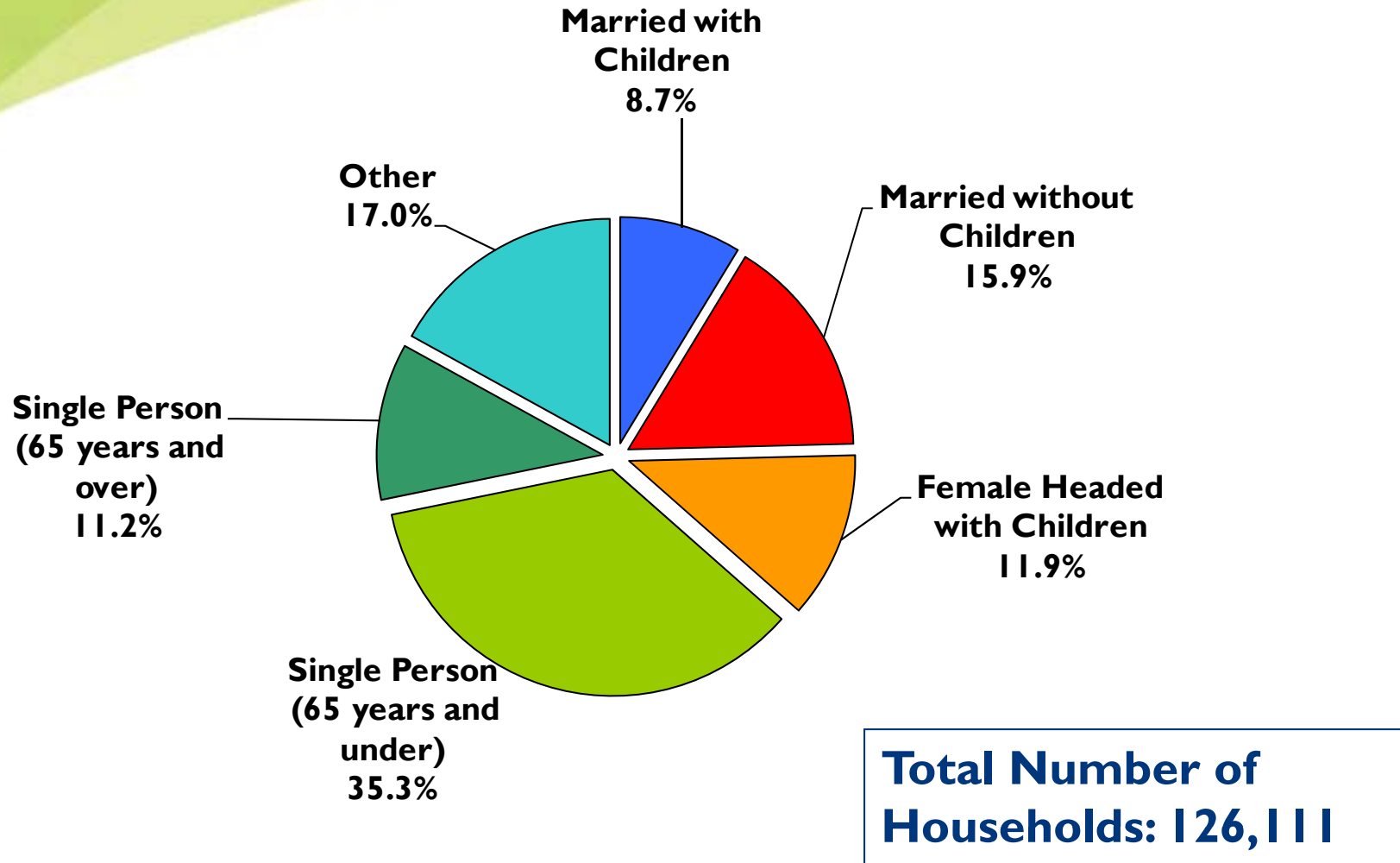
Population in the City, County, and Metropolitan Area 1950 - 2000



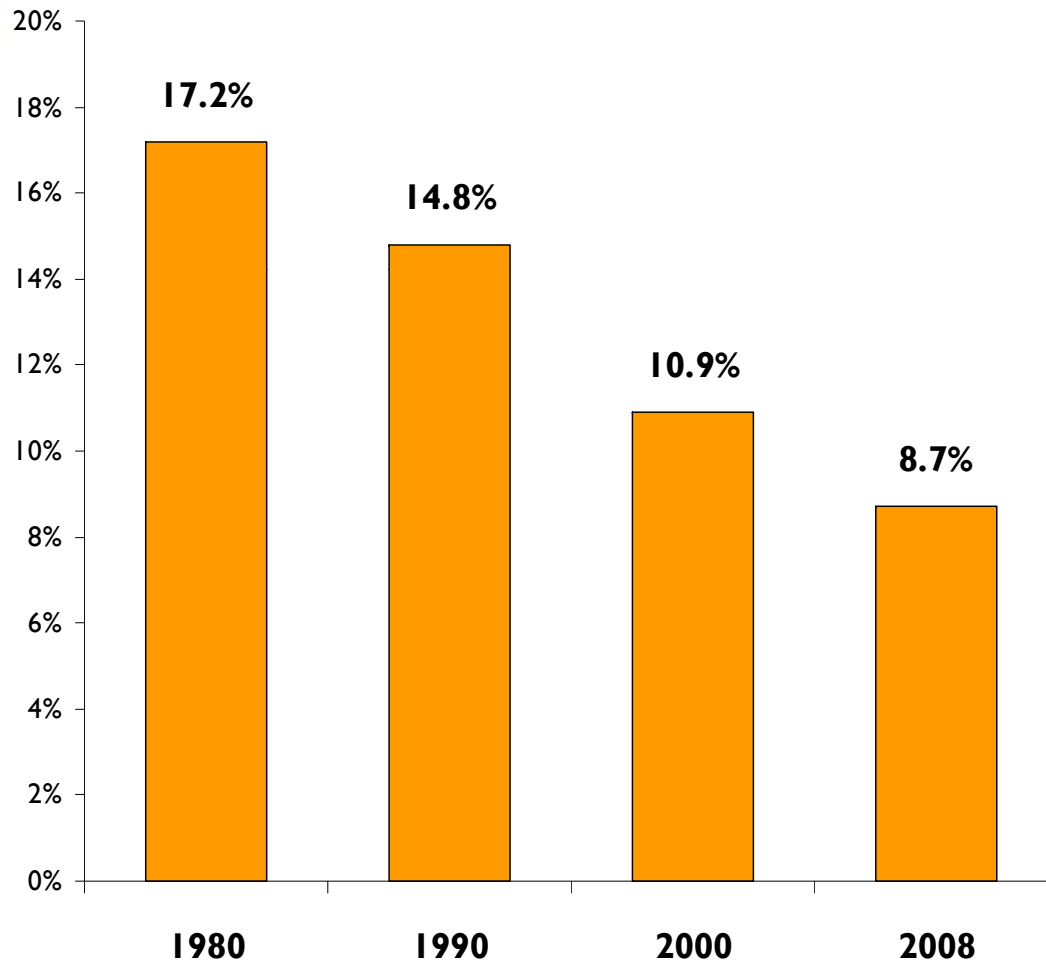
Population Projections – 2030

- Hamilton County - projected to decline about 11.5%
- Predicted to grow - Butler, Brown, Clermont and Warren counties in Ohio; Dearborn and Ohio counties in Indiana; and Boone, Gallatin, Grant, and Kenton counties in Kentucky.
- Boone County - predicted to double in size between 2005 and 2050.

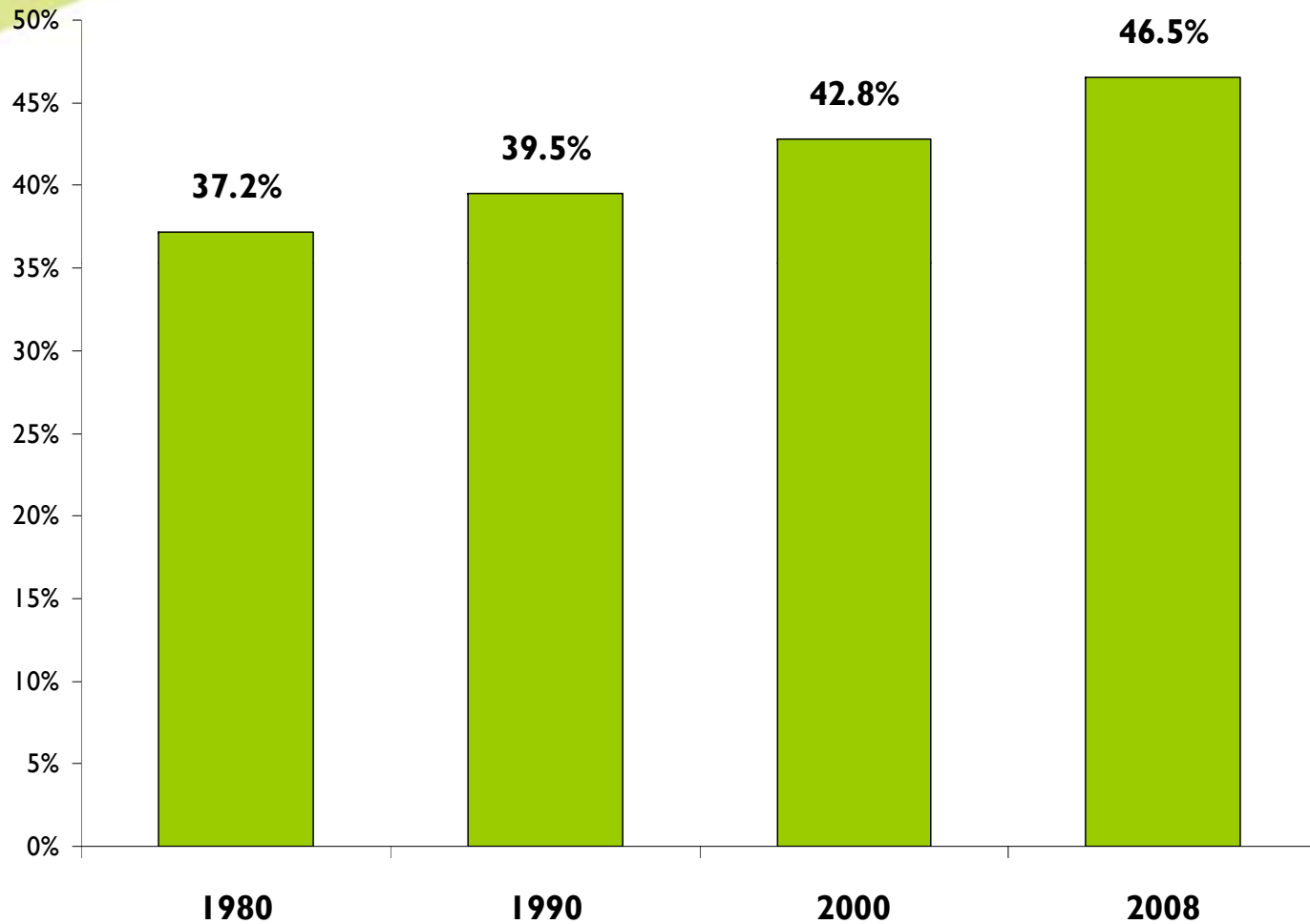
Household Composition – 2008



Married Family with Children



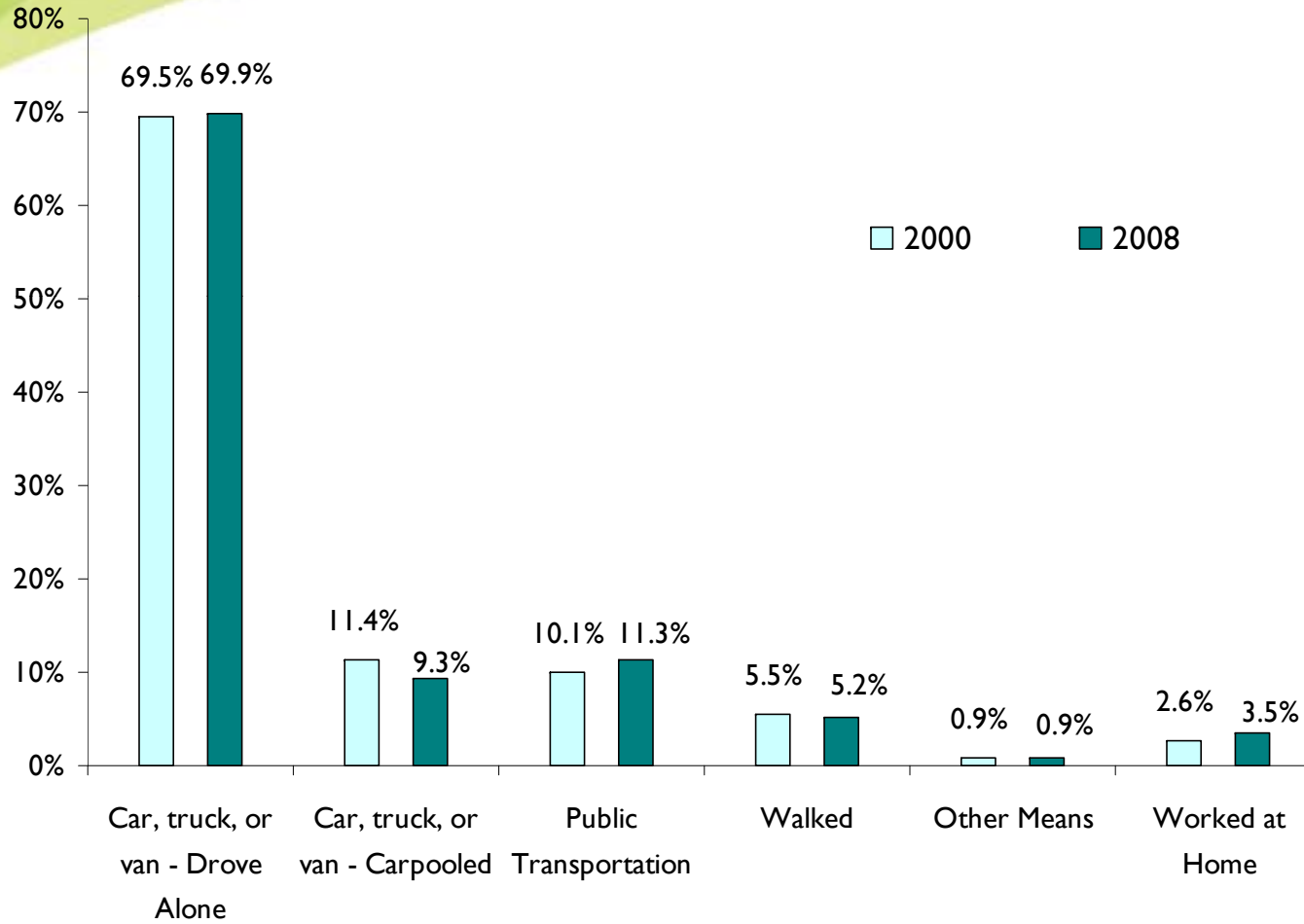
Single Person Households



Poverty by Age

Age	Cincinnati city, Ohio in Poverty	Cincinnati city, Ohio Total	Percent of City in Poverty
Total:	69,722	318,152	22%
Under 5 years	8,366	23,276	36%
5 years	1,617	4,401	37%
6 to 11 years	9,180	26,953	34%
12 to 17 years	6,644	24,676	27%
18 to 64 years	38,319	200,976	19%
65 to 74 years	2,993	19,597	15%
75 years and over	2,603	18,273	14%

Commuting to Work



Cincinnati - Land Use

Land Use for the City of Cincinnati			
Land Use Code	Description	Area in Acres	% of Land Use
AG	Agriculture	120.96	0.26%
C	Commercial	2,628.70	5.55%
CD	Condominiums	300.81	0.64%
CH	Congregate Housing	47.76	0.10%
ED	Educational	1,349.66	2.85%
GS	Green and Open Space	419.74	0.89%
HI	Heavy Industrial	1,275.11	2.69%
IN	Institutional	2,878.71	6.08%
LI	Light Industrial	1,638.33	3.46%
MF	Multi-Family	3,382.06	7.14%
MU	Mixed Use	298.46	0.63%
NA	Not Available	2,110.05	4.46%
O	Office	536.26	1.13%
PR	Parks & Recreation	6,890.05	14.55%
PS	Public Service	552.56	1.17%
PU	Public Utilities	683.83	1.44%
RO	Right-Of-Way	728.16	1.54%
SF	Single Family	13,039.45	27.54%
TF	Two-Family	1,578.89	3.33%
TP	Transportation	3,877.53	8.19%
UA	Unassigned	102.27	0.22%
VA	Vacant	2,907.23	6.14%
TOTAL		47,346.60	100.00%

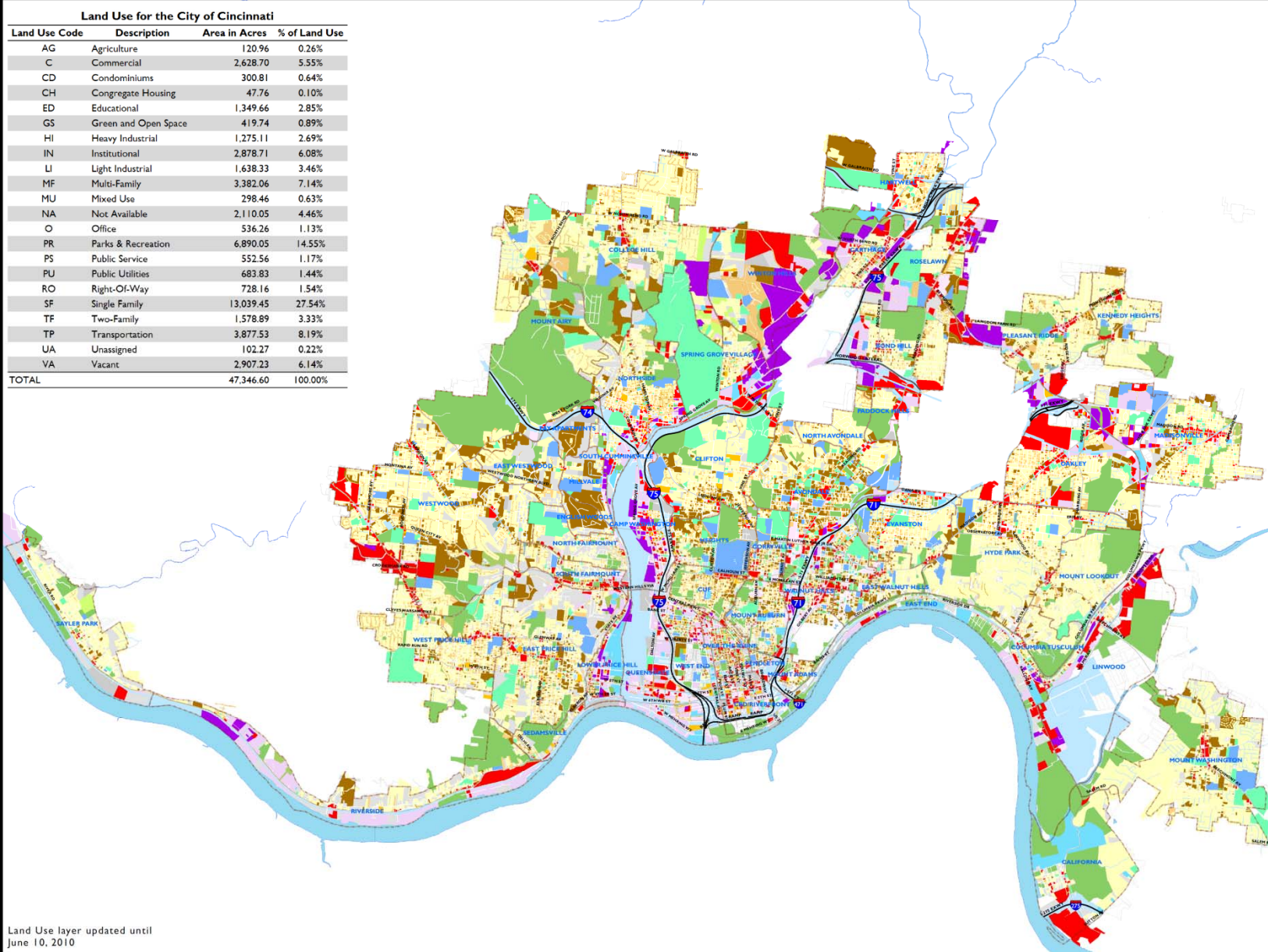
Legend

- Major Street
- Expressway
- ▭ City of Cincinnati
- River

Land Use

LUCODE

- AG
- C
- CD
- CH
- ED
- GS
- HI
- IN
- LI
- MF
- MU
- NA
- O
- PR
- PS
- PU
- RO
- SF
- TF
- TP
- UA
- VA



Land Use layer updated until June 10, 2010

0 5 10 20 Miles

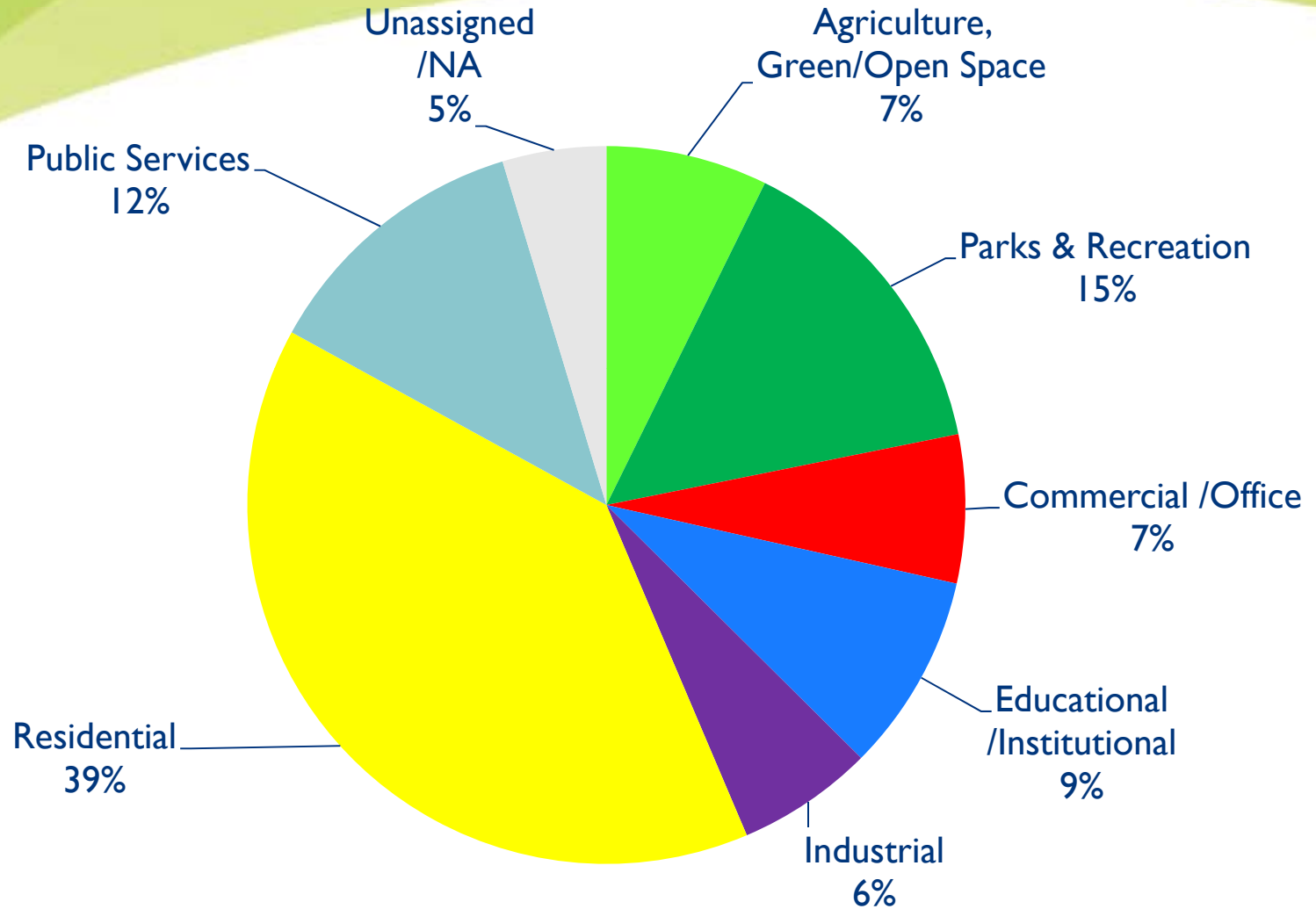
Date: August 2010
 Map No.: PC_CPB_08_2010_TJ21

Department of City Planning and Buildings
 Charles C. Graves, III, Director



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 www.plancincinnati.org

Land Use



Current Land Use in the City

Land Use for the City of Cincinnati		
LAND USE	TOTAL ACRES	% OF TOTAL ACREAGE
Agriculture	120.96	0.26%
Commercial	2,628.70	5.55%
Condominiums	300.81	0.64%
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Vacant	2,907.23	6.14%
Unassigned	102.27	0.22%
Not Available	2,110.05	4.46%
TOTAL	47,346.60	100.00%
Prepared by: Department of City Planning and Buildings		
June, 2010		

Mixed Use

Land Use

Traditional Land Use Theory / Practice

1. Clustering of similar uses
2. Separate diverse uses
3. Land use hierarchy
 1. Parks/Open Space
 2. Residential
 3. Office
 4. Institutional
 5. Commercial
 6. Manufacturing
4. Encourage low density land uses in residential areas
5. Concentrate high density near commercial nodes and/or along major thoroughfares
6. Zoning is the primary tool

Discussion

Land Use

Discussion Ground Rules

- Speak one at a time
- Do not interrupt
- Listen respectfully and sincerely
- No side conversations
- Do not criticize each other
- Ask questions only for clarity
- Respect time agreements
- Turn cell phones to silent and take any calls outside

Mixed Use

1. Employment and housing location relationship
2. Traditional zoning vs. form-based code
3. Clustering similar land uses may create economic power
4. Some land uses are not appropriate to be mixed

Discussion Topic – Mixed Use

Based on what you have learned - and what you already know -
what are the implications for the goal?

I. What are the goals that we should develop?

Silent idea generation then round-robin discussion

Density

Land Use

How do we define density?

Where are the high density areas?

Downtown, business districts, direct access to transit, easily walkable?

Where are the medium density areas?

Near downtown, close to business districts, remains walkable?

Where are the low density areas?

Middle of neighborhoods, appears vehicle dependent?

Is Form-Based Code a way to define density in a developed urban environment such as Cincinnati?

Natural zone

Rural zone

Suburban zone

General urban core

Urban center

Urban Core

Special Districts

Walkable Urban verses Drivable Suburban

Discussion

Land Use

Preliminary Goal

Density

1. Focusing on low density single family may create loss of urban open space areas
2. Higher concentration of high density housing clustered may promote conservation of open space areas
3. Low density development patterns encourage sprawl
4. Inherent link between transportation and land use

Discussion Topic – Density

Based on what you have learned - and what you already know -
what are the implications?

I. What are the goals that we should develop?

Silent idea generation then round-robin discussion

Future Growth vs. Contraction

Land Use

Discussion

Land Use

Future Growth vs. Contraction

1. Economic growth is needed to increase the tax base
2. Provide space for growth in all sectors
 - a. Residential
 - b. Office
 - c. Commercial
 - d. Industrial
3. Why would we consider contraction?
4. What is the impact of eliminating certain land uses?
5. Is land-banking a good solution?

Discussion Topic – Future Growth vs. Contraction

Based on what you have learned - and what you already know - what are the implications?

I. What are the goals that we should develop?

Silent idea generation then round-robin discussion

Sustainability

Land Use

Discussion

Land Use

1. Reusing our physical assets in a new way
2. Horizontal subdivisions vs. vertical land development
3. Historical land use patterns guide development in many neighborhoods
4. How do we position utilities and other infrastructure to maintain current neighborhoods and promote responsible growth?

Discussion Topic – Sustainability

Based on what you have learned - and what you already know -
what are the implications?

I. What are the goals that we should develop?

Silent idea generation then round-robin discussion

Prioritization

Land Use

Next Steps

Land Use

Working Group Meetings

1. Baseline Understanding Part 1 May-June 2010
2. Baseline Understanding Part 2 Sept-Oct 2010
3. Goal and Vision Affirmation Nov-Dec 2010
4. Draft Action Steps Jan-Feb 2011
5. Final Action Step Recommendations

Questions?

Land Use

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