

Gateway QUARTER Planning Principles

Guiding Principles for 3CDC's Development in Over-the-Rhine

With the help of the Over-the-Rhine Comprehensive Plan and local community stakeholders, 3CDC has developed a set of planning principles that will guide 3CDC's work to make Over-the-Rhine a safe and attractive neighborhood for residents and visitors alike.

- Build and strengthen the OTR Comprehensive Plan and other existing plans and studies for the redevelopment of the neighborhood.
- Strengthen area destinations that attract and encourage neighborhood and regional participation.
- Engage and involve a diverse group of OTR developers and other local organizations, architects and entrepreneurs, to the greatest extent possible in performing revitalization work.
- Dramatically increase the population of homeowners in the neighborhood.
- Stimulate and foster new residential and commercial investments at all economic levels to establish a stable mixed income and diverse neighborhood.
- Engage community stakeholders in Over-the-Rhine area in the redevelopment efforts of the neighborhood.
- Protect and preserve historic building stock and public right-of-way, unless it is deemed infeasible to restore.
- Ensure that infill and new construction on vacant sites strengthen the streetscape and blend into the historic character of the neighborhood.
- Residential projects that include plans for off-street parking should preferably be placed in the rear or screened from sidewalk view.
- Involve community partners in the education and promotion of home ownership opportunities in the Over-the-Rhine area to families of all income levels.
- Enhance and expand Over-the-Rhine parks as viable gathering spaces that are well maintained, accessible and meet the needs of the growing community for residents and visitors.

The Cincinnati Center City Development Corporation (3CDC) is a private, non-profit firm formed to develop downtown Cincinnati's real estate assets into projects that strengthen the city. This includes housing, culture, and entertainment venues that create a diverse mix of opportunities that make Cincinnati a better place to live for its residents. Among 3CDC's projects is the Fountain Square renovation.

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