



Springfield Township Comprehensive Neighborhood Master Plan



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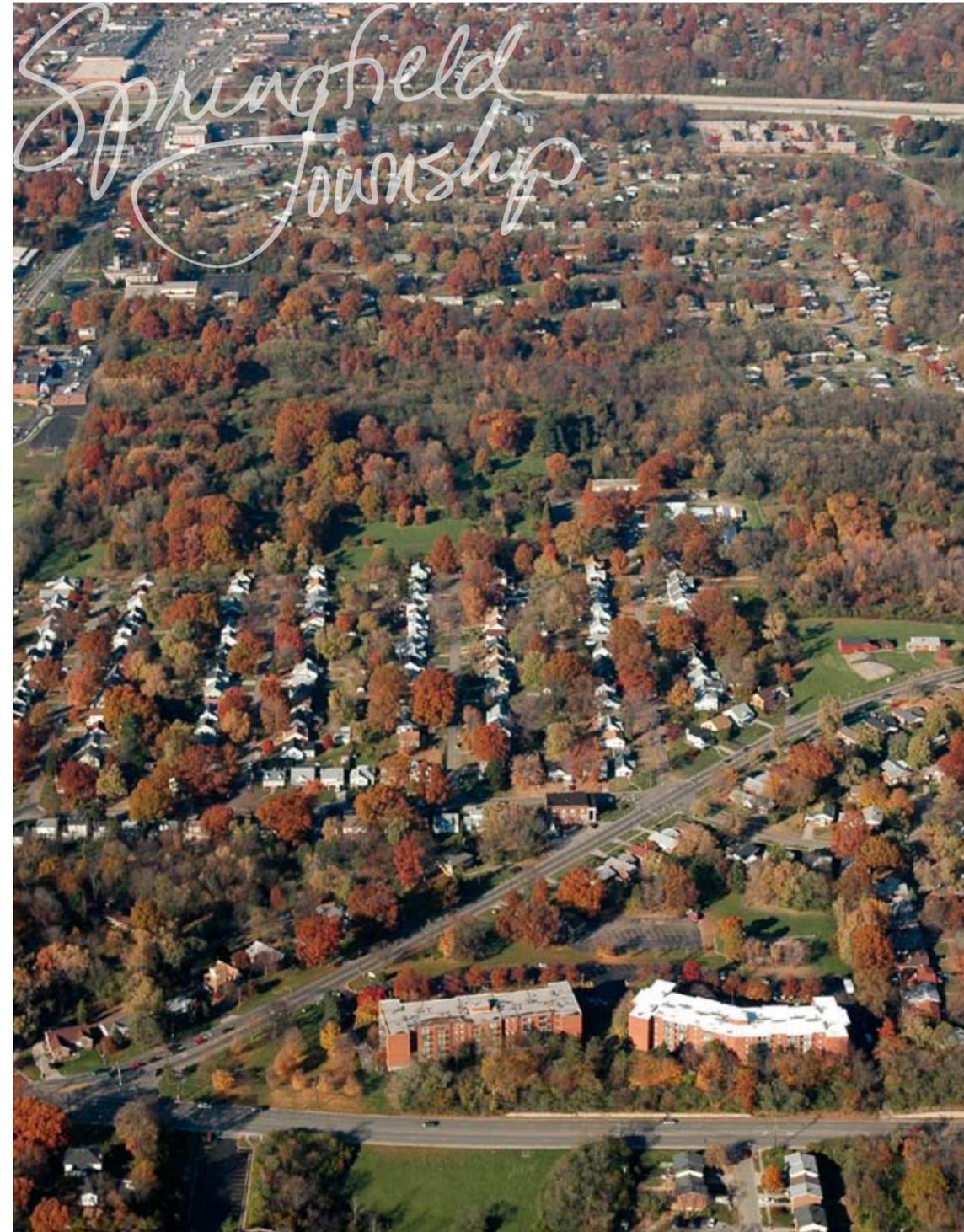
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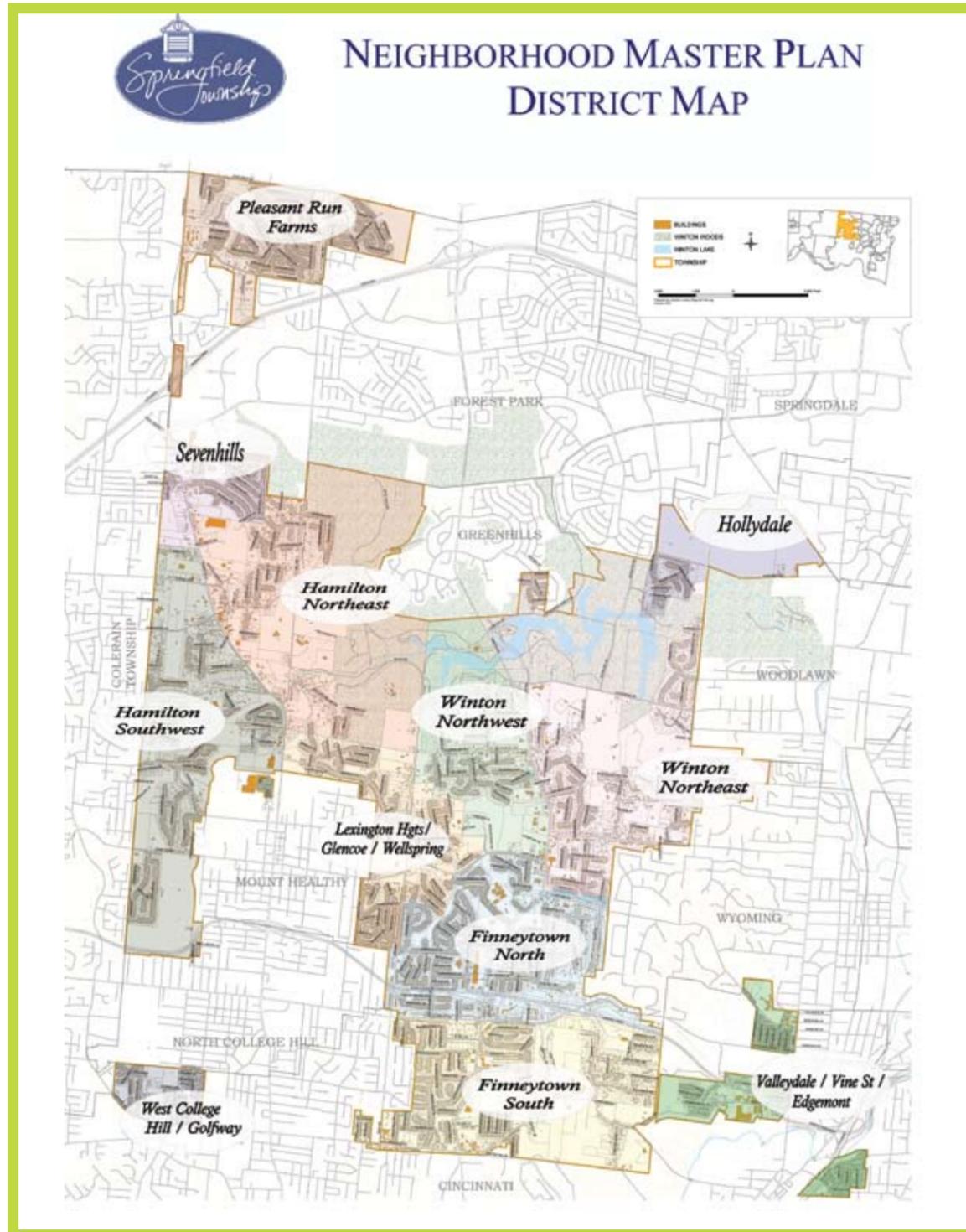


section 1

INTRODUCTION

- 7 Overview - Context For The Plan
- 8-10 Summary of the Planning Process
- 11 Relationship To Other Plans
- 11 Plan Format & Components





Overview - Context For the Neighborhood Master Plan

Springfield Township is a diverse community of many distinctive neighborhoods. Founded in 1795, the Township has over 16 square miles of area and a population of 39,755 residents. Located in the center of Hamilton County just 15 miles north of downtown Cincinnati and within a short drive of other Greater Cincinnati business centers, Springfield Township's location in the region and proximity to an expansive transportation network are key assets. Ronald Reagan Highway, I-75 and I-275 all pass through the Township linking it with major employers, shopping and entertainment centers. The Township is also located within a 15-minute drive of the University of Cincinnati and Xavier University and six of the premier medical centers and hospitals in the region.

Because of its strategic location and proximity to other business and entertainment centers, the Township remains a predominantly residential community. Families are attracted to the many different neighborhoods that accommodate all income levels and reflect many different lifestyles. Like many first-ring suburbs, however, Springfield Township is faced with both tremendous opportunities and difficult challenges. In order to meet these challenges and preserve the distinctive character, services and quality of life that Township residents have come to expect and appreciate, the Board of Trustees together with Township staff and a cross section of community representatives created and adopted a Township Vision Plan in 2007. Through a series of generalized goals and action step statements, the Vision Plan outlines the needs, wants and aspirations of those who make their living and raise their families in Springfield Township.

One of the key action steps recommended in the Vision Plan is the completion of a more detailed Township Master Plan. Because the Township is a unique, diverse community that is comprised of many different neighborhoods, each with its own unique character, attributes and needs, the Board of Trustees and Township staff recognized that a Master Plan design utilizing a one-size-fits-all format for the entire Township might fail to address the individual and specific needs of the individual neighborhoods. Therefore, a Master Plan process was initiated that embraced the Township for what it is - a community of neighborhoods. Creating a Neighborhood Master Plan that encompasses many individually customized, but unified neighborhood and district plans, allows the Board of Trustees to better ensure the Township's sustainability and creates a path for a bright future and a guide to take advantage of strategic opportunities.

The Township Neighborhood Master Plan process design involves the designation and recognition of twelve specific Township districts and neighborhoods and the creation of unique individualized plans for each. This plan involves the study and analysis of existing conditions in each of these areas from a physical condition, land use and zoning policy standpoint and provides specific recommendations regarding both short and long-term goals and policies that should be implemented.

The Township Neighborhood Master Plan also provides operational and service delivery recommendations regarding specific areas that were identified through the planning processes as areas of weaknesses or as opportunities for success.



Summary of the Planning Process

Although the Township has many distinctive neighborhoods, the Township Board of Trustees and staff eventually narrowed the field to 12 different neighborhoods or districts for purposes of creating the most effective Neighborhood Master Plan. Given the geographic configuration of the Township, many of the neighborhoods/districts already exist and have a strong identity that is accentuated by a civic, social or sports organization, school district, or church. Others have been formed more to reflect common socioeconomic conditions, land use and development patterns, and due to Township operational and service delivery plans. The twelve neighborhoods/districts are: Valley, Sevenhills, West College Hill, Hollydale, Lexington Heights, Southwest Hamilton Avenue, Northeast Hamilton Avenue, Northwest Winton Road, Pleasant Run Farms, Northeast Winton Road, Finneytown North and Finneytown South.

Neighborhood meetings were held in each of the twelve districts during the months of August and October (2009) to begin the process of creating the Plan. Residents and business owners were mailed a 5" X 8" postcard notifying them of the initial neighborhood meetings. Other notifications were done through press releases and the Township website.

Each neighborhood meeting began with a presentation of current neighborhood conditions. This provided residents with statistical information as it relates to where they live and how their area compared not only with the Township as a whole but how their neighborhood compared with surrounding communities.

The following existing conditions information was provided at each of the neighborhood meetings:

- o Existing Land Use (Including residential break-out by type, owner occupied and assisted/non-assisted)
- o Existing Zoning
- o Current Proposed Land Use Plan Recommendation
- o Redevelopment Potential
- o Property Maintenance Violations
- o Foreclosed Properties
- o Infrastructure: Streets by type and condition, other public infrastructure facilities by type, and condition
- o Crime Rate and Service Details
- o Fire and EMS calls and response time data
- o Other miscellaneous service delivery issues or utilization data
- o Special characteristics/attributes



Postcards were mailed to every resident inviting them to their district meeting.

All residents attending the Neighborhood/District Public Meetings were also asked to fill out a survey that posed additional questions. The survey was focused on determining resident service expectations, evaluation of Township services and the level of priority or importance they place on each.

The second half of the meeting was designed to gather specific suggestions from residents. This segment was used as an idea brainstorming session from residents - things to make their neighborhood better, stronger, sustainable and more prosperous. The following brainstorming questions were asked during the moderated public input portion of the meetings:

NEIGHBORHOOD/DISTRICT

- o Strengths – Best Thing About
- o Weaknesses – Biggest Problem
- o Opportunities – What Theme or Signature Could be Developed
- o Threats – What trends most concern you
- o Alternatives – What methods can be used to solve these concerns and problems

LAND USE/ZONING AND REDEVELOPMENT (NEIGHBORHOOD AND TOWNSHIP-WIDE)

- o What major land use/zoning changes (if any) would you recommend from the current plan?
- o What redevelopment opportunities do you believe exist in your neighborhood and within the Township that should be pursued?

TOWNSHIP SERVICES

- o What are the primary infrastructure concerns in your neighborhood?
- o What trends or issues most concern you in your neighborhood or the Township and what methods can be used to solve these concerns?
- o What can the Police, Fire, Service (public works) and Parks Services do to improve services to your neighborhood?
- o How can the Township better communicate with you?
- o How can tax and service delivery issues best be explained to you so you can make a well informed decision?
- o What types of community events should the Township sponsor?
- o Are there Township Services that we are not doing that we should be doing or those that we are that we should not be?

Residents from each neighborhood listed what they saw as the positives of living in Springfield Township. They also listed in what areas they believed opportunities existed to improve the future and specific areas that improvement was needed or where specific focus or solutions were necessary to address a problem area. All of the suggestions and comments from the meetings were recorded. Summarized below are the comments and suggestions that were listed in some form at every single meeting in each of the categories:

Positives of Living in Springfield Township:

- Location
- Outstanding Township Services
- Governmental Leadership
- Strong and Diverse Neighborhoods and Neighbors
- Low Crime
- High Quality of Life/Excellent Place to Raise a Family
- Green space and Parks
- Quiet
- Overall Community Diversity

Opportunities:

- Increased Property Maintenance Enforcement
- Expanded Relationship and Collaboration with School Districts
- Township Services re: Brush, Recycling, Trash Collection and Litter
- Beautification Projects
- Youth Activities

Weaknesses – Areas Needing Specific Solutions or Focus:

- Property Taxes
- Vacant/Foreclosed Housing/Sub-standard Rental Property
- Lack of Street Lighting
- School Taxes/Performance
- Dog Related Issues/Pit Bulls
- Economic Development
- Infrastructure Maintenance



Resident Steering Committee Schedule

March	Township Overview & Introductions
April	Township Finance 101 Recommendations to Achieve Township Stability
May	Township Services Overview Recommendations in Marketing/Events, Working with Schools, Brush Service and Garbage Collection
July	Police Services/Crime Recommendations re: Crime Prevention, Youth Activities, Dog Related Issues
September	Neighborhood Stability Recommendations re: Property Maintenance/Rental Issues/Foreclosures, Beautification Projects, Parking Issues, Litter and Streetlights
October	Infrastructure Recommendations re: Street, Sidewalk and Drainage Plans and Funding
November	Planning, Land Use and Economic Development Recommendations re: Neighborhood and Corridor Land Use, Development and Economic Development Strategies

The next step in the process involved the creation of Neighborhood Steering Committees to work with Township staff in the development of plans designed to take advantage of the attributes, options for the opportunities and solutions to the weaknesses and problem areas.

A total of seventy steering committee members comprised of members representing each neighborhood district were chosen by the Trustees to provide more detailed information and input regarding final plan recommendations. The committee members were selected from a large group of individuals who demonstrated an interest in participating in the planning process.

The Neighborhood Steering Committee met during an eight month period that started in March 2010 and concluded in November 2010. The Committee focused on topics and issues that affect the overall Township from a policy and/or service delivery standpoint as well as issues and land use policies that were peculiar to each individual neighborhood.

The Neighborhood Steering Committee, working with Township staff, followed the schedule shown to the left and prepared the formal recommendations that comprise this plan.

The Township contracted in July 2010 with the firm KKG for professional design services to assist in the completion and review of the market studies, land use, zoning overlay, development standards and overall development strategies and recommendations presented in this plan.

<u>VALLEYDALE DISTRICT</u> Ryan Collins Carl Gehr Alberta Hemsley Kathy Lawhorn Ron Sauder	<u>WINTON NORTHWEST DISTRICT</u> Tim Cleary Jim Reno Bobbie Wavra Mouch Richard Magnus
<u>SEVENHILLS DISTRICT</u> Anita Grace Jessica Walker John Wintz	<u>PLEASANT RUN FARMS</u> Chip Bergquist Monica Bowles Randy Scheib Jason Henry
<u>WEST COLLEGE HILL DISTRICT</u> Stephanie Harris Tanya Lewis Mark Walpole Dickie Thompson Roy Rogers Clara Haris Mary Cinquina	<u>WINTON NORTHEAST</u> Manish Sharma Kevin Holthaus Jim Ollier Michael Catanzaro John Slone Bob Stevenot Dick Alexander Daniel & Marge Gibbons Melanie Crowe
<u>HOLLYDALE NEIGHBORHOOD DISTRICT</u> Herb Grinstead Joseph Johns Jerry Maxey	<u>FINNEYTOWN SOUTH</u> Jeff Dean Donna Saul Susan Wagner John Listermann Bill Angert Norbert Gilman Mike Battles Dan Deitsch
<u>LEXINGTON HEIGHTS DISTRICT</u> Barbara Dawson Bill Luchsinger Kathleen Luhn Juanita Robinson	<u>FINNEYTOWN NORTH</u> Gerri Frank Jim Golan John Rapach Julie Stark Sherry Kelley Marshall Tracey Carraher Bob Heglin Richard Okenfuss Wes Gurdler
<u>HAMILTON SOUTHWEST DISTRICT</u> Mark Smith Retina Carter Jack Herb Christopher Venneman Brenda Hicks Cindy Tomaszewski	
<u>HAMILTON NORTHEAST DISTRICT</u> John Artmayer Dianne Schreck Martin Eisele Dave Rieman Dan Foertsch	

Relationship to Other Plans

In addition to the above-mentioned Vision Plan processes, the Township also has adopted a Land Use Plan (updated every five years). The land use recommendations included for each of the twelve neighborhoods in this Neighborhood Master Plan serve as the current update to the Township's Land Use Plan.

An award-winning streetscape and zoning overlay district plan was also prepared and adopted by the Township for the business section of the Winton Road Corridor. In conjunction with substantial public investment that has been recently made by the Township and Hamilton County, the Winton Road Corridor Overlay District and design guidelines were adopted to govern the approval process of any new development along Winton Road. The guidelines are used by Township officials as the basis for approving development proposals made for properties along a portion of Winton Road to achieve high quality site design, architectural character and site amenities.

The Township also contracted to have both a residential and commercial market study completed. Although the residential and retail market studies were conducted and recommendations made prior to the recent downturn in the economy, both studies indicated strong development and redevelopment opportunities for the Township, especially in the central or core region.

According to the studies, completed in 2008, Springfield Township and its surrounding housing markets are among the most diverse household profiles and clustering of neighborhoods in the Greater Cincinnati region. The greatest concentration of household activity and stability is found at the Township core (as defined by the Winton Road Corridor Study), along with the wealthiest psychographic lifestyle segments within the Township. All of the distinctive Township neighborhoods and six surrounding cities are within 10 minutes of this "core". Unlike other zones for redevelopment consideration, the "core" is not void of vibrant housing activity and more affluent households now scattered away from the zone. This coupled with the fact that the Township owns approximately 50 acres of the undeveloped land in this area, makes the "core" the unique development and redevelopment "high ground" in the Township, according to the study.

Although the housing market performance had been strong and steady prior to the recent economic downturn, amid a wealth of older housing stock, the study identified a significant lack of single family attached housing choices. The study recommended that a well-planned redevelopment of the "core" area of the Township would draw from affluent move-up households concentrated east of the area. Including an array of single-family attached housing products within a lifestyle mixed-use redevelopment would give key "stakeholders" from the Township and surrounding areas a product not found in Springfield Township today and give them an option to remain in the community.

The commercial market assessment analyzed the existing and projected trade area data. Again, this study was completed prior to the recent economic downturn. However, the study determined moderate demand for new retail, restaurant and office space over the next five years. The study indicated that the demand for new high-quality mixed-use development to be the strongest. Approximately 145,000 square feet in a mixed-use project that includes a residential portion could be absorbed in the Township over the next five years, according to the study.

Both of these studies were reexamined and the data and recommendations refreshed as a part of this planning process. The revised recommendations are included as part of this plan.

Plan Format and Components

The recommendations presented in this plan are organized into three distinctive categories as follows:

- Township Services/Operations/Policies
- Township and Individual Neighborhood Master Plan
- Special Projects/Intergovernmental Relationships

This document is organized in such a manner so as to serve not only as a guide for specific actions that should be taken on for individual neighborhoods within the Township, but also as a comprehensive action plan that links and reinforces the interrelationship that exists and should be strengthened by common goals.





section 2

MARKET UNDERSTANDING

- 13 Regional Context
- 14 Key Market Directives
- 15 Core Area
- 16-20 Market Capture
- 21-22 Demographics
- 23-24 Housing Data
- 25 Commercial Use Analysis

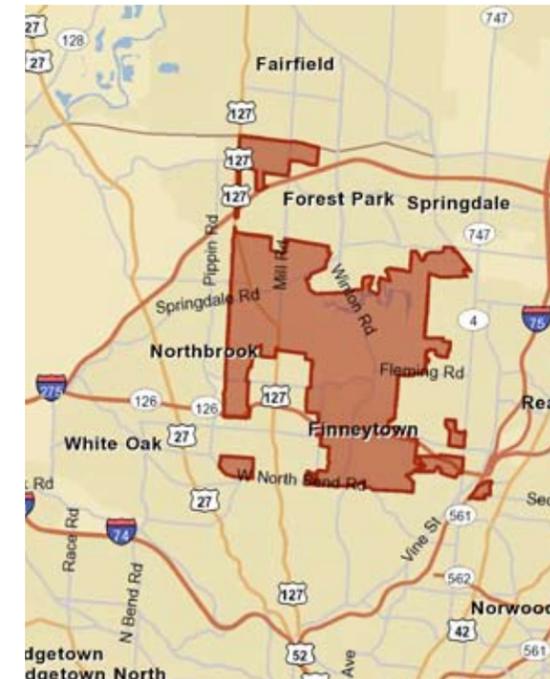
Regional Context

Springfield Township is a mosaic of neighborhoods representing some of the best places in Greater Cincinnati to live and raise a family.

Springfield Township prides itself on being a “community of neighborhoods” and a great place to call home. The township covers 16 ^{1/2} square miles and is located in the northern part of Hamilton County, Ohio.

It has convenient access to I-275, Cross County (Reagan) Highway and Interstate 75. As a result of incorporations and annexations over the years to surrounding communities, there are many small “islands” that exist within the township.

The information and exhibits in the following section provide an overview of the general context of the local marketplace in relation to the larger competitive environment. The exhibit on the following page illustrates the Springfield Township boundaries and location within the county.



Springfield Township Approximate Boundaries

Property Advisors/Dinn

Much study has been made recently of the Springfield Township marketplace. A recent collaboration by Property Advisors and Michael Dinn, CRE reported the following general suggestions:

- Scarcity of home transfers in the upper price points – from \$170,000 – 350,000
- Market is served by older single-family attached homes – from \$120,000 - \$350,000
- The “Core” is redevelopment high ground – Core is Winton & Galbraith Rd
- Significant lack of single-family attached housing choices
- Opportunity for move-up households from the edges of the Township

Key Market Directives

Updated Recommendations

Having reviewed these past studies with an eye toward updated market and economic intelligence, Front Street Analysis and Graydon Head further offer the following:

- Springfield Township is primarily a stable residential community - a wonderful place to raise a family. Overtime, as the population ages, new housing types must be available to allow residents to stay in the Township once they are ready for a different housing options.
- The Township should seek to actively attract new, younger residents.
- Leverage Township owned property toward development of additional housing types to attract new residents to the area.
- Connect alternative transportation such as bike/multi-purpose and pedestrian connections throughout area.
- Central Park & Bridgecreek (Drees development) are latest examples of single-family attached housing choices in Springfield Township. Central Park asking prices range from \$125,000 (2BR/2BA Condo) to \$135,000 (3BR/2BA Condo). Bridgecreek asking prices range from \$125,000 (2BR/2BA Condo) to \$185,000 (3BR/2BA Condo).
- Newer single family residential asking prices range from \$200,000 to \$300,00 in Springfield Township.
- New single family attached housing range recommendation - \$170,000 to \$225,000.
- New single family residential housing range recommendation - \$225,000 to \$300,000.
- Today’s residential developments need their own identity and sense of place. Developing such communities with a vision for the entire site is very important for a quality development, rather than “piece-meal” development. This will bring the highest and best use and ensure high quality.
- Residential development should be targeted to tomorrow’s empty-nester with a mix of densities/products. Examples include Great Tradition’s Vintage Club.
- Green space, walking trails and amenity spaces internal to the development as well as external linkages to surrounding amenities should also be considered.
- A quality rental apartment development should be considered.
- Commercial development should focus on smaller, tenant specific, professional office. Retail space is in oversupply locally and regionally. Any new retail development should be carefully considered and leverage the high visibility along Winton Road and Ronald Reagan Highway.

Core Area

The Township-owned properties within Warder Nursery and along Galbraith Road represent significant opportunities to introduce an area of redevelopment and natural interaction space to reinvigorate the Springfield Township area to attract new residents. Other smaller infill sites are also available in an area serving as an important north-south and east-west connection in Greater Cincinnati.



Market Capture

The Township covers a wide geographic region without a single identifiable center point.

Springfield Township is very conveniently located inside the I-275 beltway around Greater Cincinnati.

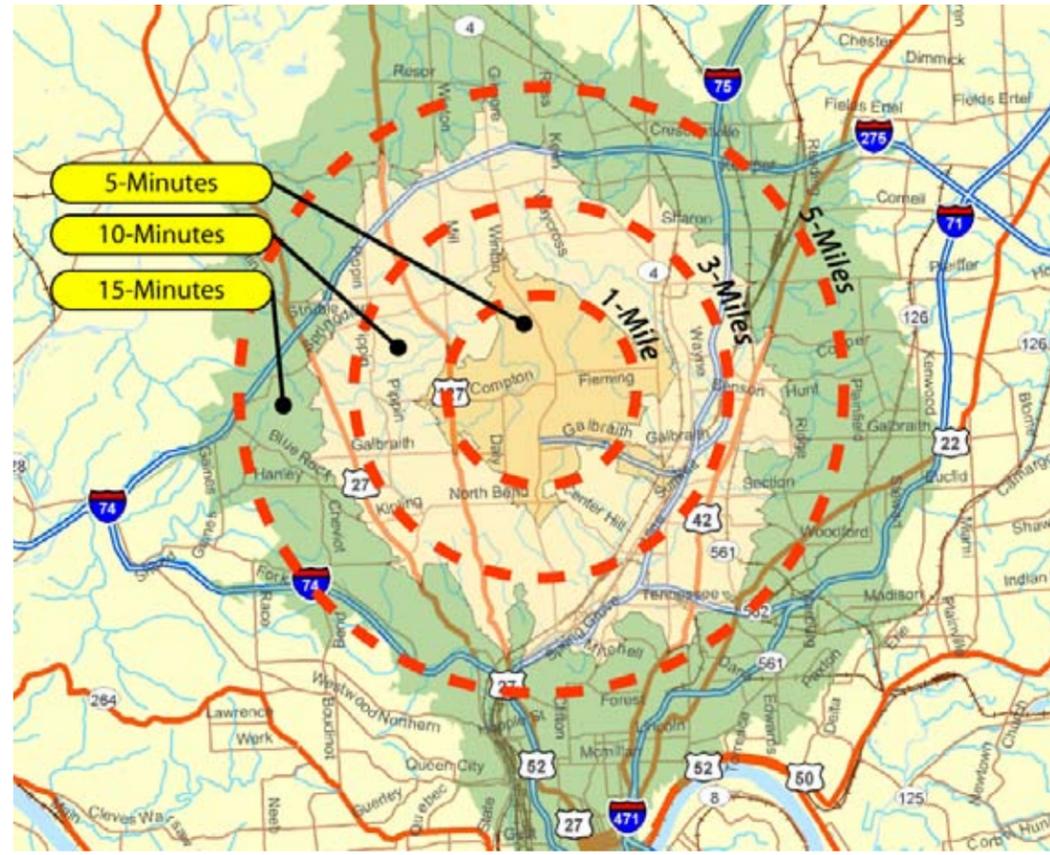
It is difficult to establish a single market area for a given geographic region - particularly one that is as widely spread as Springfield Township.

Consumers travel different distances for different types of retail and service purchases. Convenience purchases occur close to home and work while other types of retail purchases and services are sought at greater distances.

When evaluating the "market" for a particular community, a number of geographic regions should be studied.

The map (right) details the estimated drive time capture areas for 5, 10 and 15-minute drive around the general center of Springfield Township. This areas represent the region within a short and medium drive based on the transportation network around the Township.

In addition, circular radii for 1, 3 and 5-miles are also included. Many potential tenants seek demographics for circular geographies.



Springfield Township Drive Time Market Capture

Retail Geography



Who is Springfield Township?

While tabular demographic data tells some of the story, understanding and generalizing the various segments of the Springfield Township population is a complex exercise.

Commercially available demographic segmentation schemes allow for more in-depth description of consumer behaviors, attitudes and purchase preferences. These segment groups are formed through analysis of census data but also reference national survey data on product and media preference, credit use, and actual reported purchase behaviors.

The segments and their descriptions paint a rich picture of the variability in neighborhoods that make up the mosaic of Springfield Township.

The chart to the right shows the distribution of market segments for the Springfield Township population based on the Claritas Prizm segmentation system.

It should be noted that the six largest segments make up less than half of the population. This shows inherent diversity in the community since other communities of similar size tend to show more consolidation (i.e. fewer consumer groups make up half of the population).

The exhibits that follow describe the segments in greater detail.

Springfield Township Claritas Segments

Segments	Percentage
Beltway Boomers	7%
Domestic Duos	7%
Upper Crust	6%
Blue-Chip Blues	6%
Kids and Cul-de-Sacs	6%
New Empty Nests	5%
All Others	53%

Claritas Segments described in pages 18-20.

Consumer Segments / Key Motivations

Group	Description	Observations
Empty Nesters	Active Adults Grown Kids	Active Lifestyle Convenience Will Age / Housing Choices
Families with Children	Singles and Couples Raising Children	Education Family Activities Active / Outdoor Pursuits Convenience / Thrift
Singles & Starting Couples	Younger Singles Upstart Couples	Convenience Active / Social Lifestyle Fun / Outdoors
Seniors	Aging Singles & Couples	Convenience to Neighborhood Value Healthcare Activities / Interaction / Community

Beltway Boomers - 7% of Township

Upper Middle Class - Older Households with Children

The members of the postwar Baby Boom are all grown up. One segment of this huge cohort--college-educated, upper-middle class, and home-owning--is found in Beltway Boomers. Like many of their peers who married late, these Boomers are still raising children in comfortable suburban subdivisions, and they're pursuing kid-centered lifestyles.

Demographics / Descriptions

Live in Suburban Areas
Upper Middle Class Income
Age 45-64
Generally Have Kids at Home
White Collar, Mixed Employment
College Educated
Mostly Homeowners

Behaviors / Brand / Media Use

Shop at Wholesale Club
Domestic Vacation, Skiing
Play Racquetball
California Pizza Kitchen, Family Restaurants
Electronic Games, XBOX, Playstation
Read Scouting Magazine, Newsweek, PC World, Seventeen



Domestic Duos - 7% of Township

Middle Class - Older Households without Children

Domestic Duos represents a middle-class mix of mainly over-65 singles and married couples living in older suburban homes. With their high-school educations and fixed incomes, segment residents maintain an easy-going lifestyle. Residents like to socialize by going bowling, seeing a play, meeting at the local fraternal order, or going out to eat.

Demographics / Descriptions

Live in Suburban Areas
Midscale Income
Above Average Savings / Investments
Age 65+
Generally Do Not Have Kids at Home
Mostly Retired

Behaviors / Brand / Media Use

Veterans / Military
Shop at Kohl's
Eat at Bob Evan's
Watch Live from Lincoln Center, Jeopardy
Own Municipal Bonds / Annuities
Read Smithsonian, AARP
Order from Reader's Digest



Upper Crust - 6% of Township

Upscale Older Households without Children

The nation's most exclusive address, Upper Crust is the wealthiest lifestyle in America--a haven for empty-nesting couples between the ages of 45 and 64. No segment has a higher concentration of residents earning over \$100,000 a year and possessing a postgraduate degree. And none has a more opulent standard of living.

Demographics / Descriptions

Live in Suburban Areas
 High Income and Very High Savings
 Age 45-64
 Generally Do Not Have Kids at Home
 Management Level Employment
 Have Graduate and Higher Degrees

Behaviors / Brand / Media Use

Shop Saks, Bloomingdales, Talbots
 Read WSJ, NYT, Travel & Leisure, Forbes
 Watch Washington Week
 Own/Lease Mercedes, BMW, Acura, Infiniti, Lexus
 Travel / Take Cruises
 News Radio, New Yorker, Money Magazine



Blue-Chip Blues - 6% of Township

Middle Class - Younger Households with Children

Blue-Chip Blues is known as a comfortable lifestyle for ethnically-diverse, young, sprawling families with well-paying blue-collar jobs. The segment's aging neighborhoods feature compact, modestly priced homes surrounded by commercial centers that cater to child-filled households.

Demographics / Descriptions

Live in Suburban Areas
 Midscale Class Income - Age 25 - 44
 Ethnically Diverse
 Generally Have Kids at Home
 Service and Mixed Employment
 Some College Educated

Behaviors / Brand / Media Use

Eat / Play at Chuck E Cheese
 Buy Children's Clothes & Toys
 Own Game Systems - Xbox, Playstation
 Checkers / Little Ceasars Pizza
 Buy Children's Clothes
 Read Parenting, Latin Media & Watch Cartoons



Kids & Cul-de-sacs - 6% of Township

Upper Middle Class - Younger Households with Children

Upper-middle class, suburban, married couples with children--that's the skinny on Kids & Cul-de-Sacs, an enviable lifestyle of large families in recently built subdivisions. With a high rate of Hispanic and Asian Americans, this segment is a refuge for college-educated, white-collar professionals with administrative jobs and upper-middle-class incomes. Their nexus of education, affluence, and children translates into large outlays for child-centered products and services.

Demographics / Descriptions

Live in Suburban Areas
Upper Middle Class Income - Age 25 - 44
Ethnically Diverse
Generally Have Kids at Home
White Collar and Mixed Employment
Some College Educated

Behaviors / Brand / Media Use

Shop at Walgreens
Buy Baby Dolls & Toys
Read Cosmo Girl Magazines
Play Soccer / Use Check Cashing Merchant
Buy Children's Clothes
Read Parenting, Latin Media & Watch Cartoons



New Empty Nests - 5% of Township

Upper Middle Class Mature Households without Children

With their grown-up children recently out of the house, New Empty Nests is composed of upper-middle income older Americans who pursue active--and activist--lifestyles. Most residents are over 65 years old, but they show no interest in a rest-home retirement. This is the top-ranked segment for all-inclusive travel packages; the favorite destination is Europe.

Demographics / Descriptions

Live in Suburban Areas
Upper Middle Class Income
Age 65+ Households Without Children
Mostly Retired and Homeowners
Mixed Employment / Many are Single
Have Graduate Degrees

Behaviors / Brand / Media Use

Shop Bloomingdale's, Talbots
Drives Buick LaCross
Watch 60 Minutes, Attend Opera
Municipal Bonds, Annuities
Travel / Cruises
Read Reader's Digest, Barron's, Golf Digest, Smithsonian, Tennis



Demographics

Population and Household Growth								
	Springfield Twp	1-Mile	3-Miles	5-Miles	5-Min	10-Min	15-Min	MSA
2000 Total Population	37,587	22,500	85,976	258,586	42,200	268,286	591,376	2,009,632
2010 Total Population	37,605	22,166	84,072	252,791	41,128	262,403	582,464	2,180,823
2015 Total Population	38,249	22,489	85,219	256,491	41,676	266,206	592,126	2,267,477
2010 - 2015 Annual Rate	0.34%	0.29%	0.27%	0.29%	0.27%	0.29%	0.33%	0.78%
2000 Households	13,988	8,994	35,050	107,305	17,744	110,232	248,862	779,226
2010 Households	14,009	8,830	34,089	104,585	17,228	107,350	244,041	848,004
2015 Households	14,256	8,960	34,545	106,122	17,457	108,881	248,204	882,936
2010 - 2015 Annual Rate	0.35%	0.29%	0.27%	0.29%	0.26%	0.28%	0.34%	0.81%
2010 Average Family Size	3.10	2.99	3.07	3.06	2.99	3.06	3.06	3.09

Source: U.S. Census 2000, ESRI Current Year Estimates and 5-year Projections.

Springfield Township has just over 14,000 households and 37,000 persons based on previous estimates by U.S. Census Bureau.

In 2008, the Township challenged the census which resulted in a higher revised population of 39,755.

The population is growing - albeit at a rate just slightly less than the Cincinnati Metropolitan Statistical Area.

Households by Type								
	Springfield Twp	1-Mile	3-Miles	5-Miles	5-Min	10-Min	15-Min	MSA
Family Households	76%	70%	64%	62%	64%	63%	58%	68%
Married-couple Family	57%	52%	43%	40%	45%	43%	39%	52%
With Related Children	25%	23%	19%	18%	20%	20%	18%	25%
Other Family (No Spouse)	19%	19%	21%	22%	18%	20%	19%	16%
With Related Children	13%	13%	15%	15%	12%	14%	13%	11%
Nonfamily Households	25%	30%	36%	38%	36%	37%	42%	33%
Householder Living Alone	22%	26%	32%	33%	32%	32%	35%	27%
Householder Not Living Alone	3%	3%	4%	5%	5%	5%	7%	5%
Households with Related Children	38%	36%	34%	34%	33%	33%	31%	36%
Households with Persons 65+	26%	28%	27%	25%	28%	26%	23%	21%

Source: U.S. Census 2000, ESRI Current Year Estimates and 5-year Projections.

The vast majority (over 75%) of households in the Township are classified as families - almost 40% are households with children.

Fully one-quarter of households have at least one member over the age of 65.

Population by Age - Current Year Estimates								
	Springfield Twp	1-Mile	3-Miles	5-Miles	5-Min	10-Min	15-Min	MSA
Median Age	39.8	41.1	39.1	37.9	39.9	38.5	36.9	36.7
2010 Population by Age								
Total	37,602	22,167	84,071	252,792	41,127	262,401	582,462	2,180,823
Age 0 - 4	6%	6%	7%	7%	6%	7%	7%	7%
Age 5 - 9	7%	6%	7%	7%	6%	7%	6%	7%
Age 10 - 14	7%	7%	7%	6%	7%	6%	6%	7%
Age 15 - 19	8%	7%	7%	7%	7%	7%	7%	7%
Age 20 - 24	6%	6%	6%	7%	6%	7%	8%	7%
Age 25 - 34	11%	11%	11%	13%	12%	12%	14%	13%
Age 35 - 44	12%	12%	13%	13%	13%	13%	13%	14%
Age 45 - 54	15%	15%	15%	14%	15%	15%	14%	15%
Age 55 - 64	13%	13%	12%	12%	12%	12%	11%	11%
Age 65 - 74	8%	8%	7%	7%	7%	7%	7%	6%
Age 75 - 84	5%	6%	6%	5%	6%	5%	5%	4%

Source: U.S. Census 2000, ESRI Current Year Estimates and 5-year Projections.

Overall, the Township appears to tend toward slightly older residents. The average age of a Township resident is just under 40 while the Cincinnati Metropolitan Statistical Area overall reports median age of under 37.

Demographics

The local population tends to be educated. Over 60% of population in Springfield Township (and 66% of population with 1-mile of the intersection of Winton and Galbraith Roads) have education beyond high school compared to 55% of the MSA's overall population.

Educational Attainment - Current Year Estimates								
	Springfield Twp	1-Mile	3-Miles	5-Miles	5-Min	10-Min	15-Min	MSA
Total	25,063	15,016	55,559	167,111	27,962	175,071	384,964	1,427,563
Less than 9th Grade	2%	3%	4%	4%	3%	4%	4%	4%
9th - 12th Grade, No Diploma	7%	7%	10%	11%	8%	10%	10%	9%
High School Graduate	29%	25%	29%	31%	29%	32%	28%	32%
Some College, No Degree	20%	20%	19%	19%	20%	19%	19%	19%
Associate Degree	9%	8%	8%	8%	8%	8%	7%	8%
Bachelor's Degree	21%	24%	19%	16%	20%	17%	19%	18%
Graduate/Professional Degree	12%	14%	12%	11%	13%	10%	12%	10%
High School or Less	39%	34%	42%	46%	40%	46%	42%	45%
More than High School	61%	66%	58%	54%	60%	54%	58%	55%

Source: U.S. Census 2000, ESRI Current Year Estimates and 5-year Projections.

Household income appears strong - median household income for Township residents is higher than the Cincinnati MSA. Growth in income appears to lag the market slightly.

Median Household Income - Current Year Estimates								
	Springfield Twp	1-Mile	3-Miles	5-Miles	5-Min	10-Min	15-Min	MSA
Household Income Base	14,011	8,832	34,089	104,584	17,227	107,353	244,038	848,001
< \$15,000	7%	9%	13%	14%	10%	12%	15%	10%
\$15,000 - \$24,999	6%	7%	10%	11%	9%	10%	10%	8%
\$25,000 - \$34,999	7%	8%	11%	11%	10%	11%	10%	9%
\$35,000 - \$49,999	16%	16%	17%	17%	18%	17%	16%	15%
\$50,000 - \$74,999	24%	25%	21%	21%	23%	21%	19%	21%
\$75,000 - \$99,999	20%	17%	13%	14%	16%	14%	14%	17%
\$100,000 - \$149,999	15%	12%	9%	9%	9%	10%	10%	14%
\$150,000 - \$199,999	3%	3%	3%	2%	2%	2%	3%	3%
\$200,000 +	3%	3%	3%	2%	3%	3%	3%	3%
Average Household Income	76,242	72,142	63,452	60,592	64,949	63,329	64,013	72,641
Median Household Income								
2000 Base Census Year	51,987	49,554	40,149	37,657	43,039	39,830	38,090	44,842
2010 Current Year Estimate	63,954	59,199	49,332	47,942	52,482	49,908	48,740	58,606
Growth	23%	19%	23%	27%	22%	25%	28%	31%
2015 Five-Year Projection	71,269	64,949	56,556	55,875	59,442	57,656	56,680	65,615
Projected Growth	11%	10%	15%	17%	13%	16%	16%	12%

Source: U.S. Census 2000, ESRI Current Year Estimates and 5-year Projections.

Springfield Township is a diverse population - one in three person is African American, Hispanic or some other race / ethnicity.

Race and Ethnicity - Current Year Estimates								
	Springfield Twp	1-Mile	3-Miles	5-Miles	5-Min	10-Min	15-Min	MSA
Total	37,605	22,166	84,072	252,793	41,128	262,403	582,464	2,180,823
White Alone	62%	64%	59%	57%	66%	64%	62%	84%
Black Alone	34%	33%	37%	38%	30%	32%	33%	12%
American Indian Alone	0%	0%	0%	0%	0%	0%	0%	0%
Asian or Pacific Islander Alone	1%	1%	1%	1%	1%	1%	2%	2%
Some Other Race Alone	1%	1%	1%	1%	1%	1%	1%	1%
Two or More Races	2%	2%	2%	2%	2%	2%	2%	2%
Hispanic Origin	2%	2%	2%	2%	2%	2%	2%	2%

Source: U.S. Census 2000, ESRI Current Year Estimates and 5-year Projections.

Housing Data

U.S. Census Housing Statistics								
	Springfield Twp	1-Mile	3-Miles	5-Miles	5-Min	10-Min	15-Min	MSA
2010 Housing Units	15,020	9,608	37,980	118,512	19,073	120,801	283,011	942,609
Owner Occupied Housing Units	73%	67%	54%	50%	58%	53%	46%	60%
Renter Occupied Housing Units	20%	25%	36%	38%	33%	36%	40%	30%
Vacant Housing Units	7%	8%	10%	12%	10%	11%	14%	10%
Median Home Value								
2000 Base Census Year	105,872	105,997	94,341	94,090	94,376	96,100	103,280	112,475
2010 Current Year Estimate	120,354	121,299	110,844	110,214	110,717	112,776	119,503	136,640
2015 Five-Year Projection	129,154	130,936	118,089	117,161	117,991	119,868	127,896	150,762
Total Growth Base to Projection	22%	24%	25%	25%	25%	25%	24%	34%
2000 Occupied Housing Units by Value								
Total	11,565	6,797	21,782	62,086	11,672	67,709	136,465	524,084
< \$50,000	3%	3%	5%	5%	3%	5%	6%	8%
\$50,000 - \$99,999	42%	43%	53%	53%	55%	51%	42%	35%
\$100,000 - \$149,999	36%	34%	24%	26%	26%	27%	28%	28%
\$150,000 - \$199,999	14%	14%	9%	8%	10%	9%	11%	14%
\$200,000 - \$299,999	4%	4%	6%	5%	3%	5%	8%	10%
\$300,000 - \$499,999	1%	2%	3%	3%	2%	3%	4%	4%
\$500,000 - \$999,999	0%	0%	1%	1%	0%	1%	1%	1%
\$1,000,000+	0%	0%	0%	0%	0%	0%	0%	0%
Average Home Value	118,074	124,074	121,354	115,938	113,288	118,918	135,716	140,518
Rent Rates								
Median Rent	\$521	\$499	\$440	\$418	\$488	\$426	\$423	\$438
Average Rent	\$511	\$508	\$495	\$453	\$576	\$465	\$461	\$466

Source: U.S. Census 2000, ESRI Current Year Estimates and 5-year Projections.

Local residential property appears to offer good value relative to the larger MSA. The average home value in the local Township area appears to be under \$120,000 and is expected to grow at a slightly lower rate than the market as a whole.

Vehicles per Household								
	Springfield Twp	1-Mile	3-Miles	5-Miles	5-Min	10-Min	15-Min	MSA
None	5%	8%	13%	14%	10%	12%	16%	10%
2	45%	41%	35%	33%	36%	35%	33%	39%
2	45%	41%	35%	33%	36%	35%	33%	39%
3	16%	14%	10%	10%	12%	11%	10%	14%
4	4%	3%	2%	2%	3%	3%	2%	4%
5+	1%	1%	1%	1%	1%	1%	1%	2%
Average Number of Vehicles Available	1.90	1.70	1.50	1.50	1.60	1.60	1.50	1.80

Source: U.S. Census 2000, ESRI Current Year Estimates and 5-year Projections.

Most households - as prevalent in an automobile serviced suburban area - have at least one vehicle.

Housing Data

One particularly interesting statistic is the lack of housing type diversity. In Springfield Township, most of the housing is detached single-family residential.

Over half of the housing was built prior to 1990 compared to 35% for the MSA. This points to the mature, built-out nature of the area.

Furthermore, the Township is in an area that benefits from stable - non-transient population. Nearly 70% of the residents moved into the area prior to 1970.

This strength, however, can become a liability if new housing choices are not offered, reinvestment in housing stalls or new residents cannot be attracted to the area.

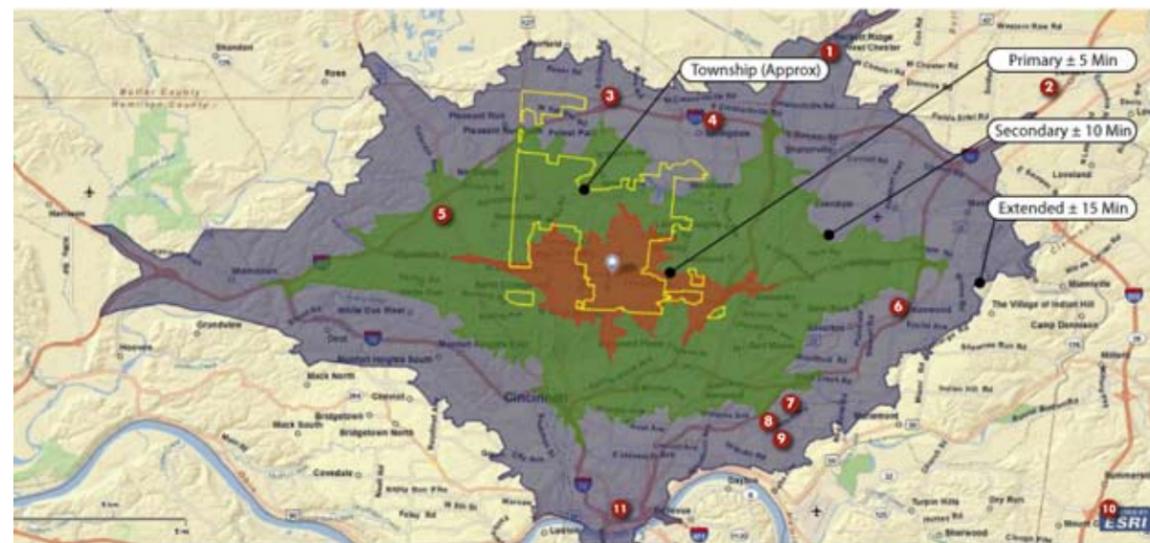
U.S. Census Housing Statistics - Continued								
	Springfield Twp	1-Mile	3-Miles	5-Miles	5-Min	10-Min	15-Min	MSA
2000 Housing Units by Units in Structure								
1, Detached	83%	74%	63%	56%	66%	59%	51%	63%
1, Attached	3%	4%	4%	4%	3%	4%	4%	4%
2	1%	2%	5%	6%	4%	6%	7%	5%
3 or 4	3%	4%	8%	9%	7%	9%	10%	6%
5 to 9	3%	5%	7%	8%	7%	7%	9%	6%
10 to 19	5%	7%	6%	8%	6%	7%	9%	7%
20+	2%	4%	8%	8%	6%	6%	10%	6%
Mobile Home	0%	1%	1%	1%	0%	1%	1%	4%
Other	0%	0%	0%	0%	0%	0%	0%	0%
2000 Households by Year Householder Moved In								
Moved in 1999 to March 2000	13%	14%	18%	20%	17%	19%	22%	20%
Moved in 1995 to 1998	24%	27%	28%	28%	28%	27%	29%	29%
Moved in 1990 to 1994	16%	15%	15%	15%	15%	16%	15%	16%
Moved in 1980 to 1989	16%	15%	14%	14%	14%	15%	14%	15%
Moved in 1970 to 1979	16%	12%	11%	11%	10%	11%	10%	9%
Moved in 1969 or Earlier	15%	17%	14%	12%	15%	13%	11%	10%
Median Year Householder Moved In	1991	1992	1994	1994	1994	1994	1995	1995
2000 Housing Units by Year Structure Built								
1999 to March 2000	2%	2%	1%	1%	1%	1%	1%	2%
1995 to 1998	4%	3%	1%	2%	2%	2%	2%	7%
1990 to 1994	3%	3%	1%	3%	2%	3%	4%	8%
1980 to 1989	4%	4%	4%	5%	4%	6%	7%	12%
1970 to 1979	18%	9%	11%	12%	9%	12%	13%	16%
1969 or Earlier	69%	80%	81%	78%	82%	78%	74%	56%
Median Year Structure Built	1963	1959	1956	1956	1956	1956	1956	1966

Source: U.S. Census 2000, ESRI Current Year Estimates and 5-year Projections.

Shopping in Springfield Township

There is neighborhood shopping in the Township at a couple different areas of concentration. Overall, shopping in the region tends toward other more densely developed shopping districts.

Regional competition from other retail districts offers Township residents convenient access to a wide variety of goods and services. The lack of large development areas in highly visible heavily trafficked corridors suggests limited opportunity for significant retail infill development.



Legend - Competitive Retail

- | | |
|---|----------------------------------|
| 1 Streets of West Chester | 7 Millworks |
| 2 Deerfield Towne Center | 8 Rookwood Commons and Pavilions |
| 3 Cincinnati Mills | 9 Hyde Park Plaza |
| 4 Tri-County | 10 Eastgate Mall |
| 5 Stone Creek Towne Center and Northgate Mall | 11 Tower Place and Downtown |
| 6 Kenwood | |

Commercial Use Analysis



Shopping Area at Winton Road and Galbraith Road

section 3A

PLAN RECOMMENDATIONS

Like many local governments throughout the State and across the country, Springfield Township is faced with unprecedented challenges, especially regarding fiscal issues.

The recommendations that follow in this plan are in response to those challenges and represent the opportunities for Springfield Township to transform itself in ways that are designed to enhance long term stability and provide greater value to the residents and businesses of the community.

These recommendations target specific ideas and areas of the Township as they relate to service delivery, operational issues and policies as well as special projects and intergovernmental collaborative efforts where the Township can become more flexible, adaptable and innovative resulting in improved services and heightened productivity.

Section 3A:

Township Services/Operations/Policies

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Plan For Special Projects and Intergovernmental Relations

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Township Services/Operations/Policies:

Financial Stability

Issue:

Many local governments across the state and country are suffering some degree of fiscal crisis at this time. Springfield Township is not immune to this issue either, as the effects from the downturn of the global economy, and the reduction of revenue from federal, state and local sources have impacted the budget.

Considerations:

Achieving financial stability for the Township entails two primary objectives: increasing revenues and improving productivity through enhanced efficiency and collaborative efforts. In 2008 the Board of Trustees formed a Budget and Finance Committee comprised of local residents and business owners with a financial background to work with staff and the Board in the review of budget related issues and township operational policies towards this end. Since this time the committee and staff have devised a number of different strategies and recommendations that were reviewed by the Neighborhood Plan Steering Committee and are shown below as the final recommendations of this plan. Many of these recommendations are currently being implemented.

Recommendations:

- Maintain and continue utilizing a results oriented budgeting process that focuses on outcomes and performance.
- Continue to pursue interdepartmental efficiency projects aimed at reducing support staff needs.
- Implement energy efficiency projects in all township facilities.
- Pursue collaborative and consolidation projects with other jurisdictions where costs can be reduced and service levels can be maintained or improved.
- Retain video service fee.
- Pursue grant and sponsorship opportunities.
- Increase community facility rooms and Grove Banquet Hall rental fees and review annually to ensure consistent with the market.
- Pursue the sale of undeveloped township land currently not in use at this time.
- Expand the existing police department impound lot.
- Create a Joint Economic Development District with an eligible municipality for purposes of levying an income tax to generate revenue in the event of the loss of a major source of revenue such as the estate tax.



Crime Prevention

Issue:

Despite the fact the Part One crime offenses have decreased over the past two years, including a 16% decline in 2010, and the fact that Springfield Township continues to have a much lower crime rate than many of its neighboring communities, crime prevention remains a top priority for residents and business owners.

Considerations:

Reorganizing patrolling patterns and reporting towards a neighborhood focus allows for the concentration and deployment of resources to effectively focus on the specific issues or need of each neighborhood which varies greatly from neighborhood to neighborhood.

Recommendations:

- Continue current staffing levels and programs, especially COMPSTAT, IMPACT, DART and Detective Divisions
- Continue to pursue collaborative and/or consolidation (expansion) efforts, both internally and externally with other departments to gain economies of scale.
- Maintain National Accreditation Status (CALEA) or Ensure compliance of polices and standards and training through similar national program such as Lexipol.
- Conduct a feasibility analysis regarding the creation of a Township Safety Service Department by combining the elements of Police, Fire, EMS and Public Works into one department in order to maintain service levels and reduce or maintain future costs.

Dog Related Concerns

Issue:

Due to recent state court decisions regarding the inability to prove breed specificity, the Township currently lacks the ability to enforce policy against vicious dogs and pit bulls until there is an event or attack. In addition, the capture of and storage of loose dogs by officers has become an increasing problem due to the downsizing of the SPCA. Successful prosecution of barking dogs has also been difficult due to court rulings requiring the presence of the complainant.

Considerations:

Attempts to contract with a professional who could prove breed specificity were unsuccessful, thus rendering the Township's current policy regarding vicious dogs ineffective.

Recommendations:

- Revise the existing township vicious dog resolution so that a (pre-attack or bite) violation occurs as a result of the behavior (menacing) rather than breed specificity (pit-bull).
- Fill cadet position to assist and coordinate dog related complaints and conduct follow-ups with owners and complainants.
- Add Township kennel facility for temporary storage of loose dogs until pick-up by the SPCA.
- Require patrol officers to achieve personal contact with owner of barking dog to issue warning or citation.

Parking Related Concerns:

Issue:

There are currently 94 different parking resolutions in effect in the Township regarding on-street parking restrictions. Many of these resolutions are duplicates or the need for the parking regulation no longer exists. The Township receives numerous complaints regarding vehicles being left on the street for extended periods of time, commercial vehicles being parked on residential streets and vehicles being parked on the unpaved portion of the right-of-way.

Considerations:

There is currently no Township resolution that prohibits parking on the street for 72 hours or longer. There is a state law that prevents extended parking, but it is vague as to whether the owners can be relieved of this requirement if they notify the police chief. There was also concern about individuals who parked their cars on the street while on vacation or needed the placement of commercial vehicles, construction/storage pods or dumpsters on the street during a construction or remodeling project.

Recommendations:

- Pass new comprehensive parking resolution that rescinds all previous parking resolutions and creates new parking regulations, by sections, fire lane, special parking restrictions on certain streets (as previously have been adopted), 72 hour parking regulation, snow emergency, commercial vehicle prohibition and temporary parking for construction pods and dumpsters.
 - Parking on the street would be limited to 72 hours.
 - Parking of commercial vehicles would be prohibited.
 - Parking on the unpaved portion of the right of way would be prohibited.
 - Allow the special permitting for the placement of dumpsters and pods for construction projects when the placement in the yard is not feasible.

Property Maintenance

Issue:

With the global financial crisis of 2008 hitting the housing markets very hard, the number of foreclosures in Springfield Township increased dramatically to over 500 properties. Nuisance and property maintenance complaints also rose dramatically during this time period as vacant and abandoned properties were left unattended. One of the most difficult challenges presented by this situation was the inability to hold anyone responsible for property condition not to mention the overwhelming demands on staff time. An increase in the conversion of owner-occupied single family homes to rental properties also took place during this time.

Considerations:

The negative impact of a neglected property on a neighborhood both from an economic property value standpoint and overall perception of a neighborhood can be severe. Striking the balance between protecting property owner rights and the rights of greater good of the entire neighborhood was a strong consideration regarding this issue.



Recommendations:

- Adopt an Interior Rental Inspection Property Maintenance Program.
 - Include single family, duplex and four unit buildings.
 - Require annual permit and inspections with tenant change.
 - Use existing staff - increase their allowable work hours.
- Implement a Neighborhood Invested in Code Enforcement (NICE) Program.
 - Utilize Residents to form NICE Committees within their Neighborhoods.
 - Provide NICE Committee members training from Township Development Services Department.
 - Have Committees prioritize code violations to be addressed by Township Development Services Department.
 - Have NICE Committee members provide assistance to Township Development Services Department through initial violation and follow-up inspections.
- Help Initiate and Develop a County-Wide Land Bank Program (Foreclosures).
 - Work with County Officials to create Land Bank Program (Legislation is in place).
 - Allow local communities to be able to acquire vacant properties in tax foreclosure free and clear of liens prior to sheriff auction, which limits the chances of properties being purchased by speculators that have no interest in improving the community.
 - Allow Township to hold properties at no cost while trying to assemble multiple parcels for redevelopment.



Marketing and Communications

Issue:

As with many communities, Springfield Township struggles to adequately communicate information to current and prospective residents and businesses. The increasingly busy lives of citizens and the ever changing way they choose to receive information require communities to constantly examine the way they communicate information. Additionally, with the Township competing with other jurisdictions to attract and retain residents and businesses, it is important that we use every means available to promote the development opportunities and positive attributes of Springfield Township.

Considerations:

In reviewing this issue, considerations were given to current communication methods and the relative costs. It was determined that a more comprehensive marketing strategy was needed that included strategies for internal marketing to existing residents and businesses, external marketing to prospective residents, marketing that would create business growth, and ways to increase utilization of the Grove Banquet Hall and Senior Center.



Recommendations:

- The Township should utilize a variety of communication methods and social media type techniques to inform its existing and prospective residents and businesses owners as follows:
 - Website
 - Video/Waycross
 - Press Releases
 - Social Media: Facebook, You Tube, Twitter, Constant Contact
 - Publications
 - Networking – Community Connections, Finneytown Business Network
 - Special Events
- The Township should utilize internal marketing techniques to achieve resident retention and improve the quality of life.
 - Informing residents of current issues and activities to increase awareness and community involvement
 - Providing “good news” stories and experiences to improve image and bring awareness to current residents
- The Township should utilize external marketing techniques to attract new residents and promote home ownership
- The Township should enhance economic development efforts.
 - Improve website information and land use availability database to retain existing businesses and attract new businesses and investment.
- The Grove Banquet Hall and Senior Center utilization should be increased by
 - Increasing Rental Fees to current market levels
 - Conduct a marketing campaign to highlight The Grove as moderately priced facility with superior amenities compared to the competition.



Infrastructure

Issue:

Providing sufficient funding is the primary issue in maintaining the Township infrastructure system. A one mill road district levy passed in 1996, generating approximately \$500,000 annually for the resurfacing of the Township's 92 miles of streets. This funding amount will not allow the Township to successfully maintain the street system by scheduling streets on a 15-20 repaving schedule, as is generally expected and required. Current funding puts the Township on a 40-45 repaving cycle, and that is expected to increase each year. The general fund is unable to consistently supplement yearly infrastructure demands due to the lack of funding and due to the fact that it has multiple other service and capital demands. The following shows the increasing deterioration of Township streets during a three year period.

2007

Good Condition (76-100)	266 Streets
Fair Condition (60-75.99)	84 Streets
Poor Condition (0-59.99)	50 Streets

2010

Good Condition	249 Streets
Fair Condition	71 Streets
Poor Condition	80 Streets

Considerations:

The Township has attempted three times to pass a road district levy and one other time to pass a general fund levy since 2007 to add the revenues to maintain the street system as needed. Each of these levy attempts was defeated by the voters.

Currently, street improvements are made using a project prioritization process that is based on condition by using a Pavement Management System. The last survey was conducted in 2007. This system consists of the following:

- Survey conducted by independent engineering firm regarding the condition of all 400 (92 miles) Township streets
- Computerized ranking of pavement condition for all streets
- Used to determine annual street resurfacing priority and budget

The Township also uses a variety of different street improvement techniques to utilize the limited funding most effectively. State Capital Improvement Program (SCIP) grants have helped greatly, however, each grant requires significant match amounts and the process is highly competitive, meaning that project funding is not guaranteed.

In short, there are more qualifying projects that need to be completed than there are dollars available to complete them. This problem is exacerbated each year funding is not increased.

In preparing recommendations for this issue the following questions were asked:

- How important is the condition of our (your) streets?
- At what level should we fund street repair and improvements?
- Should the Township continue to fund sidewalk repair (100K/year)?
- How should we fund the needed increases to maintain our infrastructure?
- How should we prioritize the improvements – Township-wide or by Neighborhood District?



Recommendations:

- The Township should continue to conduct pavement management system analysis to rank streets into good, average or poor condition ratings and implement a treatment process that involves crack seal and a rejuvenating process on good condition streets, thin overlay on average condition streets, and full-depth repair on poor condition streets.
- Street improvements should be scheduled and funded on a 20-22 year repavement schedule.
- The Township should continue to fund sidewalk repair.
- Street conditions should be ranked and prioritized by neighborhood district.
- Neighborhood districts should vote to decide whether to create individual improvement districts to fund infrastructure improvements.
- The Township should use the revenues generated by any individual Neighborhood improvement districts to create tax anticipatory notes to fund the necessary improvements in that neighborhood.
- The existing road district levy should be used for sidewalk repair, SCIP and other match project funds on township-wide projects.

Brush Service

Issue:

Due to budget limitations in 2009, the Township ceased providing brush service to residents. Throughout the public meetings, the restoration of the service was proposed by many residents.

Considerations:

Township staff evaluated many different options in the consideration of this service restoration as presented below:

- Restore to original service – unlimited 32 week service.
- Reduce months to June - August
- Reduce months and offer service one week a month.
- Reduce months and offer service by district.
- Offer service for a fee as subscription service.
- Allow drop-off service.

Recommendations:

Except in cases of emergency relating to major storms, brush service should not be restored due to the following concerns:

- The high cost and long term sustainability funding concerns that exist
- The difficulty staffing the service and the unpredictable demand levels
- The large geographic area of the Township that must be covered consisting of over 200 miles of road frontage
- The confusion of service/fairness in paying for service
- The high cost for percentage of users
- The fact that no other Township in Hamilton County provides the service
- The fact that the service has already been eliminated

Garbage Collection

Issue:

Residents currently contract on their own for garbage collection service. Ohio Law allows for the Township to select and contract with a sole source garbage collection and dumping facility to provide this service to residents (at their own cost) thereby eliminating residents' rights to choose their own service, but in an attempt to provide them with overall cost savings.

Considerations:

The Township has an opportunity to join with other local governments to form a solid waste aggregation consortium for purposes of providing garbage collection services at a reduced rate from what the majority of residents are currently paying.

Recommendation:

- The Township should join a local consortium of other local governments to contract residential garbage collection and other related services such as recycling through sole source garbage collection company in an attempt to provide residents with a lower cost.



Street Lighting

Issue:

Currently, streetlights are located within neighborhoods either due to the Township providing them at residents' requests or through an established lighting district. Individual streetlights provided by the Township at a request by residents are generally paid for directly by the Township. In established neighborhoods with decorative streetlights, the cost is assessed to the individual property owners through a lighting district. Lighting districts are complicated and difficult to administer. Additionally, the Township lacks a comprehensive policy that dictates where and when the Township will pay for the installation of streetlights.

Considerations:

In an effort to provide streetlights to areas of the Township currently without them, consideration was given to the idea that the Township would absorb the costs of installing lights at strategic locations. Additionally, as a matter of being equitable, the Township should consider eliminating the current lighting districts and remove that cost burden for residents currently paying for the assessments.

Recommendations:

- The Township should locate all existing streetlights that are paid for by the Township and those that are paid for by others.
- Neighborhoods that desire additional streetlights should express that desire so the Township can assist them in providing the research and cost estimates for adding the lights.
- Research and provide cost estimates & recommendations for a neighborhood wide streetlight program.
- The Township should consolidate all existing and future lighting districts and form one Township Lighting District.



II. Special Projects /Intergovernmental

Neighborhood Beautification Projects

Issue:

Several neighborhoods and business districts within the Township lack an identity or overall concept, such as landscaping or signage that ties them together. Although residents have expressed interest in volunteering to plant landscaping or other various beautification projects, no formal process or programs currently exist in the Township that enable consistent volunteerism for these activities.

Considerations:

In order to foster beautification projects, consideration was given to providing incentives for businesses and residents to make improvements to their individual properties. Additionally, a necessity exists to create formal programs and processes for volunteers to donate time and/or financial resources to assist in the beautification of the Township.



Recommendations:

- The Township should initiate Residential and Business Beautification Awards Program.
- The Township should initiate a volunteer RASKALS program (Random Acts of Simple Kindness Assisting Local Seniors) to assist local seniors who otherwise cannot make needed improvements to their property.
- The Township should create a Neighborhood Flower Pot Program designed to add decorative large flower pots at strategic neighborhood locations that would be maintained by local resident volunteers.
- The Township should identify and make landscaping improvements at key Township and neighborhood gateways and major intersections.
- The Township should assist in the creation and operation of a Township Community Improvement Corporation (501 (c) (3)).
- The Township should complete the Winton Road Streetscape Plan and Road Corridor Overlay District (RCO) implementation.



School District Collaboration

Issue:

The Township has portions of seven different public school districts within various parts of the community. The issues associated with this variation are division of neighborhoods due to school district boundaries, lack of overall identity or central school for the community to support, and lack of commercial tax base to support the smaller districts.

Considerations:

In reviewing this issue, consideration was given to the lack of resources currently provided by school districts to taxpayers without children in the school, the need for both school districts and the Township to meet and find ways to become more efficient, and finding ways to recognize the achievements and positive attributes of each school district.

Recommendations:

- Engage residents in the schools through a variety of recreational and educational programs even if they do not have children attending the school district.
- Initiate a variety of opportunities where relationships between school administrators and the Township can evolve. The dialogue may result in a collaboration of activities, shared resources, or the consolidation of supplies, service agreements, and initiatives
- Create volunteer projects and classroom experiences for students within our public districts and parochial schools.
- Celebrate the achievements of our schools and students with public recognition.





Youth Activities

Issue:

Similar to other communities, the Township has areas where juvenile crime exists possibly due to the lack of organized youth activities and lack of positive guidance or mentorship, which leads to an overall increase in criminal activity and negative perception of youth and young adults.

Considerations:

In an effort to address this issue in a manner that is both sensitive to the fact that limited Township resources are in place for this purpose and a great degree of uncertainty exists regarding its possible effectiveness, a very limited pilot program should be pursued prior to attempting to implement a large-scale project or program.

Recommendations:

- Create Pilot Program between Township Fire Department and one School District.
 - Identify 10 "at risk" children between the age of 8-12.
 - Develop a Fire Department Mentoring and Water Ball League with other Fire Departments.
 - Partner with school for identification of children and transportation needs.
 - Eventually expand program into other areas.

section 3B

TOWNSHIP-WIDE LAND USE AND DEVELOPMENT RECOMMENDATIONS



Understanding

The master plan is a graphical and textual documentation of physical framework understanding and recommendations, which along with relevant public policy, will help guide growth and development in Springfield Township. It is long range in vision, yet leverages current and upcoming opportunities that will help to achieve the vision. The master plan section includes a series of maps and graphics for all of the township neighborhoods as well as the “core area” that has been targeted for future development.

- 41 Developmental Framework
- 42 Neighborhood Map
- 43 Overall Issues, Assets & Opportunities
- 44 Potential Cultural Trail Map
- 45 Land Use Map
- 46 Development Strategy

Master Plan Framework

Springfield Township is a “community of neighborhoods” with strong residential assets and various recreational and institutional establishments. Connection of these assets with enhanced streetscape, alternative connections with greenways, trails and sidewalks will garner the development of a “Cultural Trail” that can act as a connective tissue between the neighborhoods. Along with this development framework objective, several others exist for individual development of the neighborhoods:

- Neighborhood investments
- Promoting residential and commercial redevelopment opportunities
- Catalytic infill development opportunities
- Streetscape enhancement
- Policy development and administration of regulation
- Education and outreach

These pro-active development initiatives will ultimately pave the way towards repositioning of the Township in the regional marketplace and emerge as a sustainable township that will be ready to market itself for a stronger “community of neighborhoods” strung together with commercial and business opportunities.

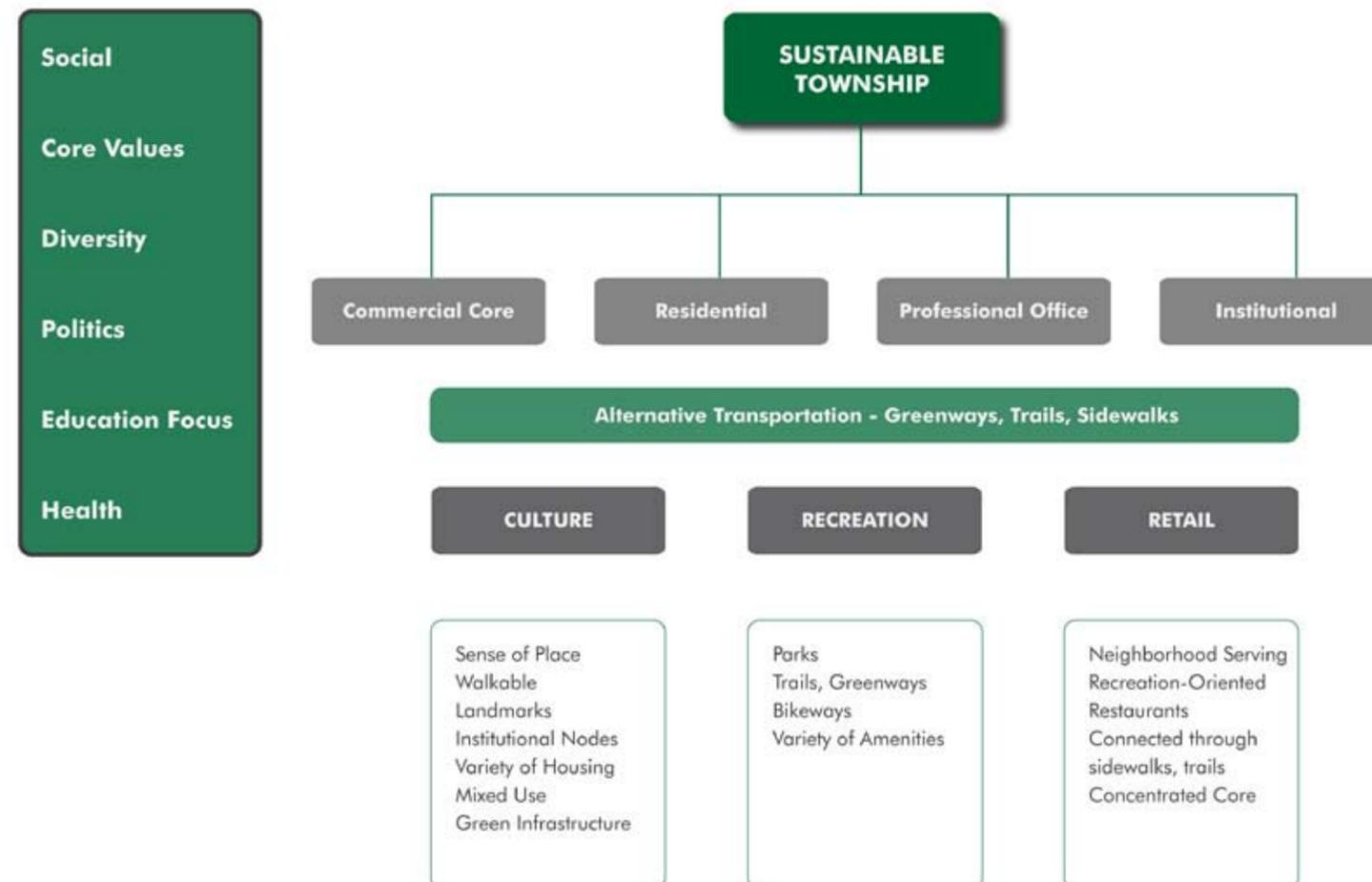
As such, it is important to highlight the strengths, assets and development strategies of the individual neighborhoods before concentrating on the “core area” redevelopment opportunities.

Springfield Township Neighborhoods:

- Pleasant Run Farms
- Seven Hills
- Hamilton Southwest
- Hamilton Northeast
- Lexington Heights, Wellspring & Glencoe
- Winton Northwest
- Winton Northeast
- Hollydale
- The Valley
- Golfway/West College Hill
- Finneytown

The neighborhood exhibits are arranged in the following sequence:

- Issues, Opportunities & Assets
- Existing Land Use
- Existing Zoning
- Land Use Plan
- Development Strategies



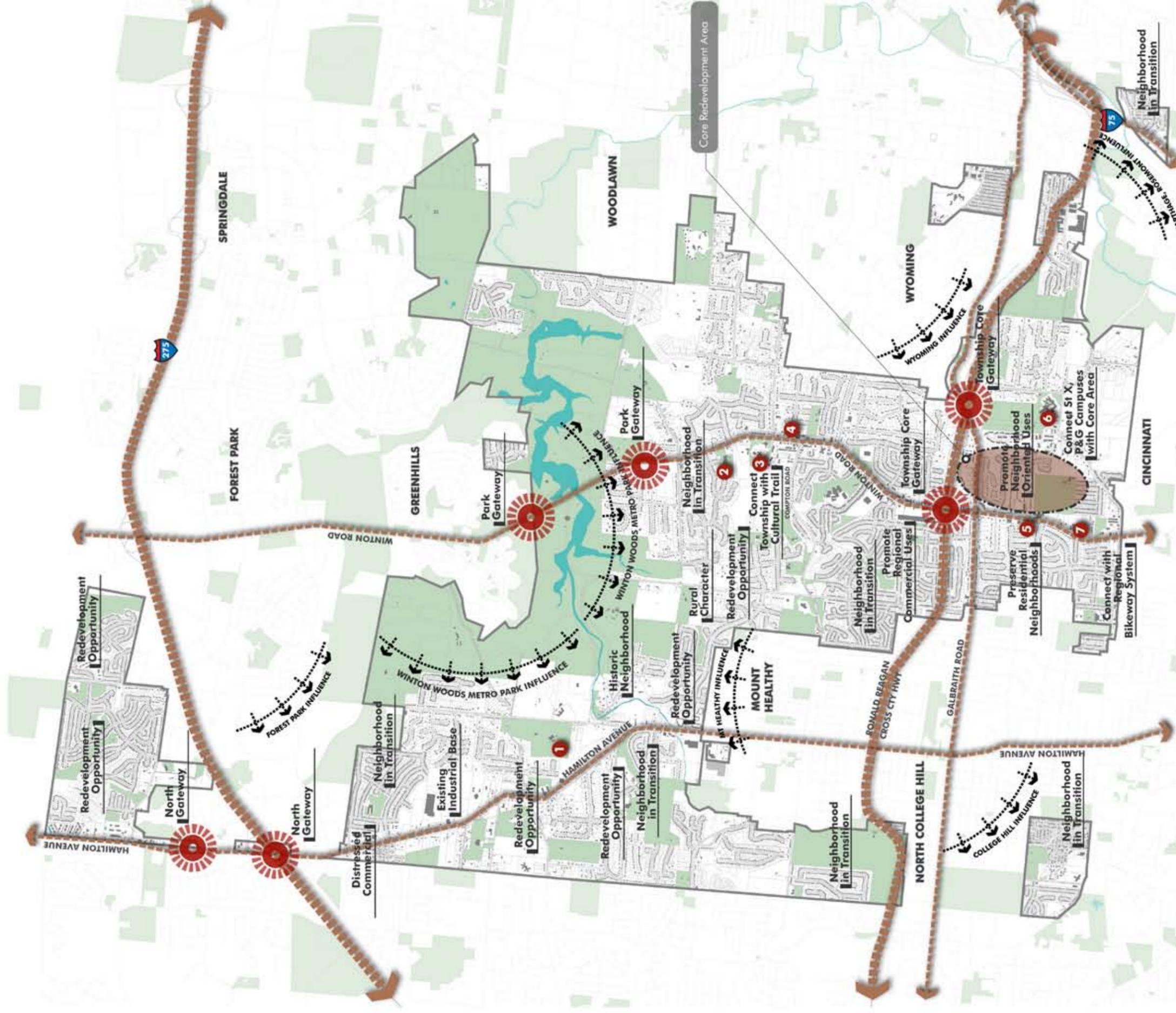


Springfield NEIGHBORHOOD MAP

Legend

-  Corporate Boundary
-  Buildings
-  Waterbodies, Streams, Lakes
-  Green Space, Parks





OVERALL ISSUES, OPPORTUNITIES & ASSETS

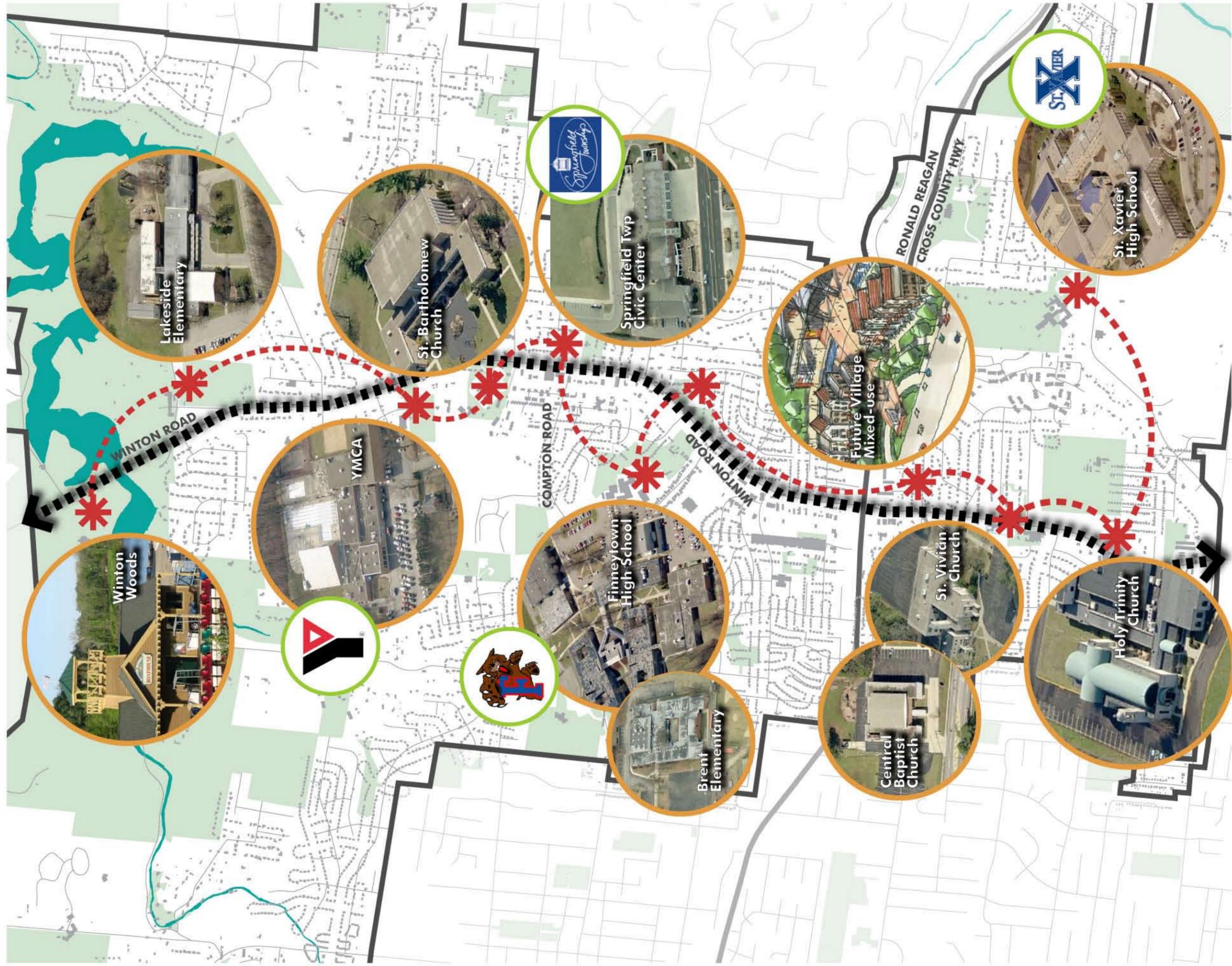
Legend

- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks
- Major Roads
- Gateway Opportunities

Major Destinations/Draw

- 1** Kolping Center
- 2** Powel Crosley Jr. YMCA
- 3** St. Bartholomew Church
- 4** Municipal Center
- 5** St. Vivian's Church
- 6** St. Xavier
- 7** Greek Orthodox Church





Springfield CULTURAL TRAIL

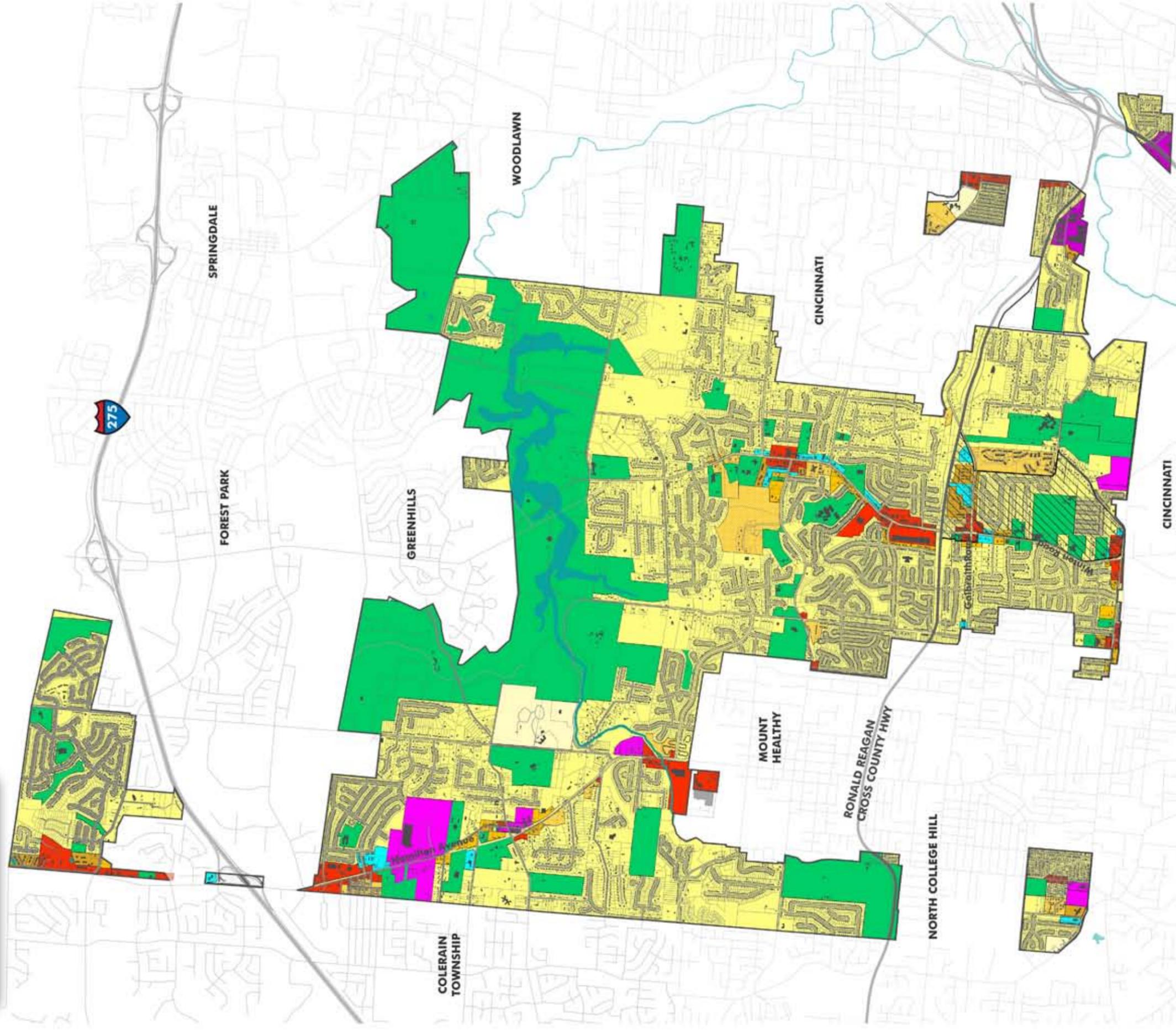
Legend

-  Corporate Boundary
-  Buildings
-  Waterbodies, Streams, Lakes
-  Green Space, Parks



Date Source: CAGIS, Hamilton County

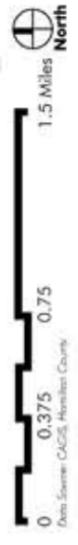
**OVERALL
LAND USE PLAN**



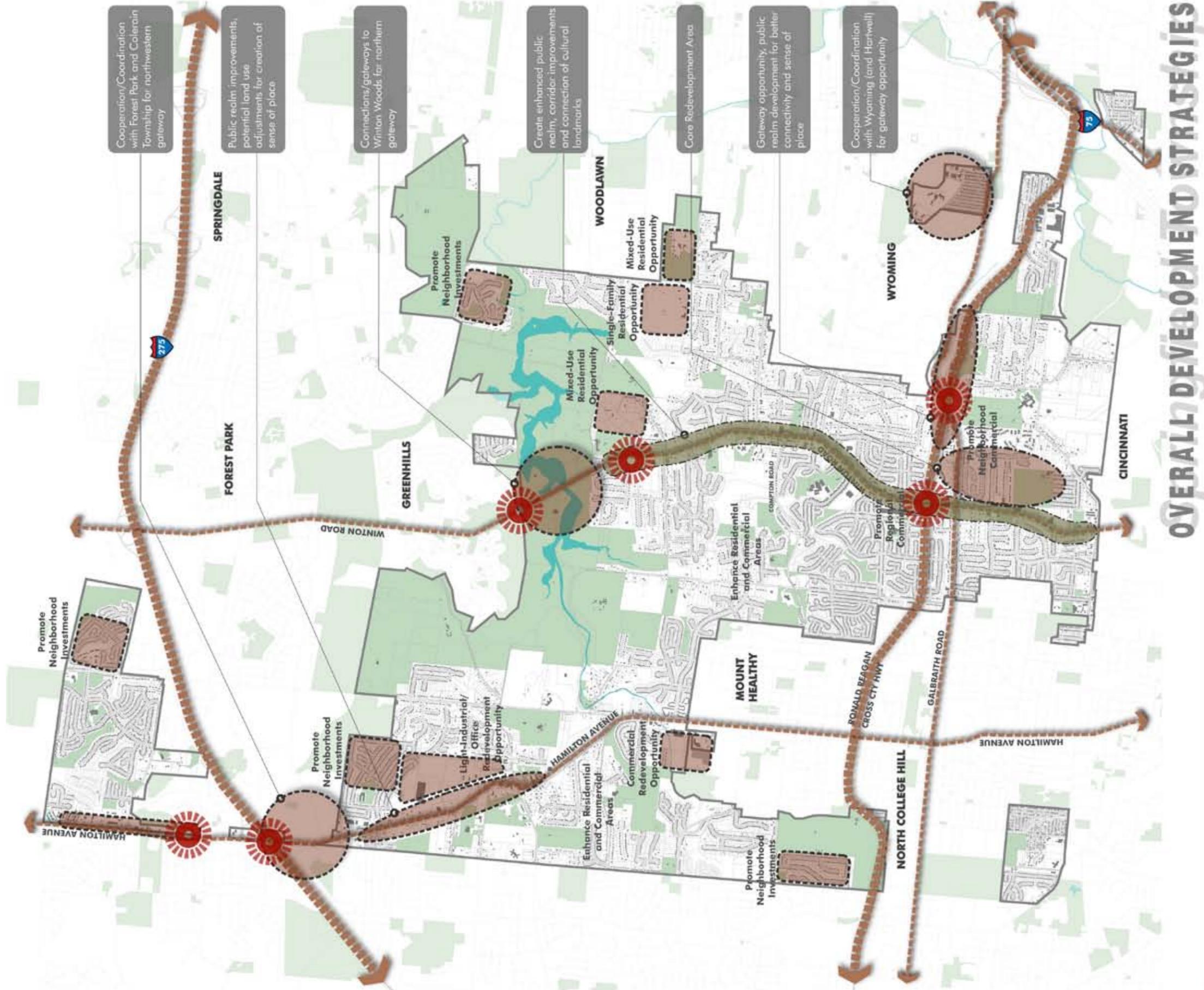
Legend

- Residential - Single Family
- Special Purpose Residence
- Transitional Residence
- Multi-Family Residence
- Transitional Office
- Office
- Retail
- Light Industrial
- General Industrial
- Public, Semi-Public, Institutional

Core Area Overlay Zone



Springfield Township



OVERALL DEVELOPMENT STRATEGIES

Legend

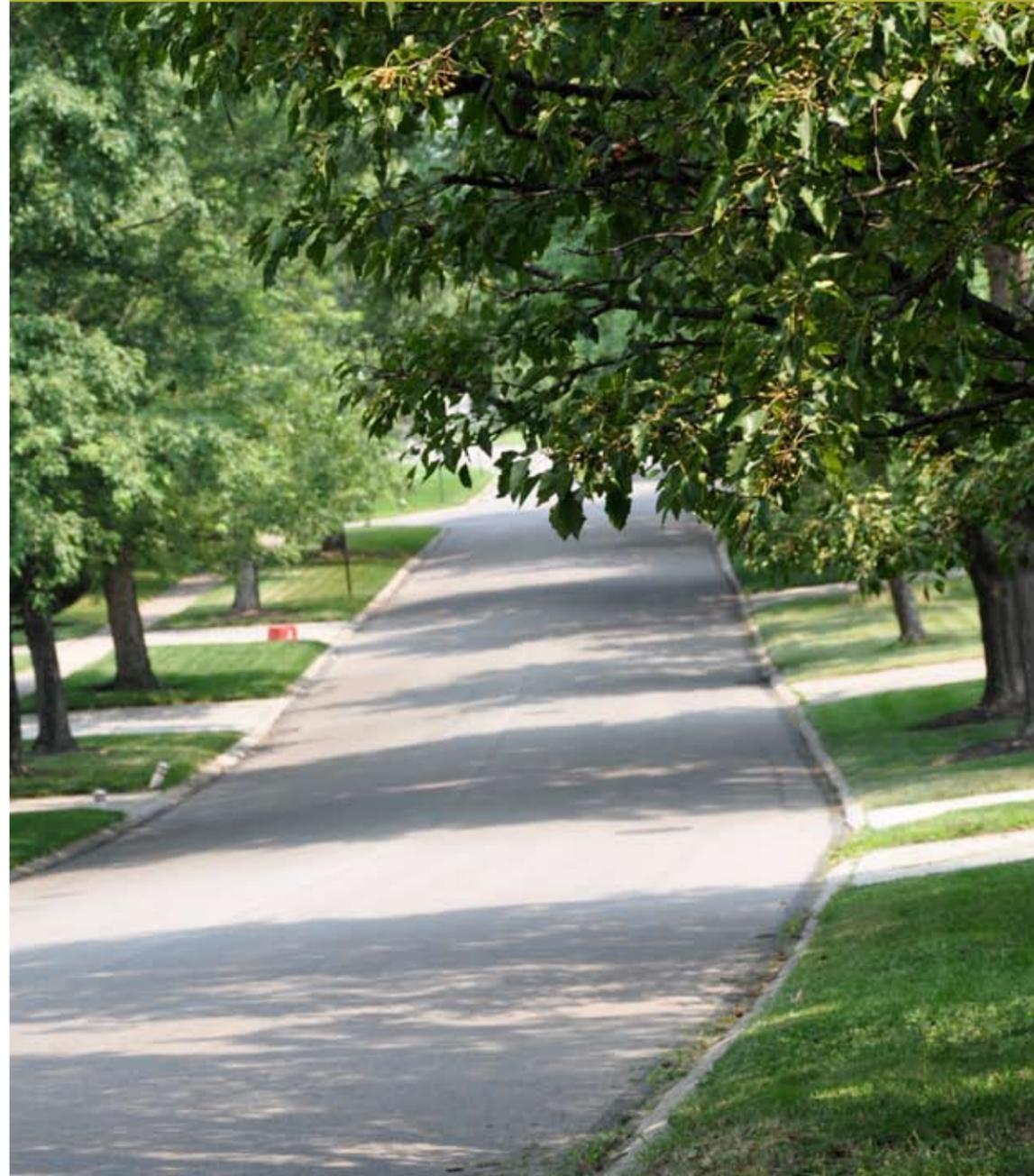
- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks
- Major Roads
- Gateway Opportunities

Scale: 0, 0.375, 0.75, 1.5 Miles

Source: GIS, Paradise County

North

section 3C



NEIGHBORHOOD RECOMMENDATIONS

47-48	Plan Recommendations
49	Commonly Suggested Development Strategies and Goals
50-55	Hamilton Southwest
56-61	Hamilton Northeast
62-67	Lexington Heights / Glencoe / Wellspring
68-73	Sevenhills
74-79	West College Hill
80-85	The Valley
86-91	Pleasant Run Farms
92-97	Hollydale
98-103	Winton Northwest
104-109	Winton Northeast
110-115	Finneytown

PLAN RECOMMENDATIONS

Township Neighborhood Master Plans

The purposes of the individual neighborhood plans are to identify issues that are of concern to the residents of each particular neighborhood, to devise strategies for addressing these concerns, and set the foundation to help implement the plan recommendations.

More specifically, neighborhood plans are intended to:

- Educate both Township officials and neighborhood residents about each other's concerns and visions for the future
- Create a "sense of place" within the neighborhood by identifying and developing the assets within each neighborhood
- Initiate change, rather than simply react to it, by addressing specific identified issues and opportunities
- Strengthen the overall Township by strengthening its neighborhoods

Each neighborhood plan consists of four main sections: Issues, Opportunities, & Assets Inventory, Land Use and Zoning, Future Development Strategies/Action Plans, and Specific Neighborhood Recommendations (if applicable).

Together, these sections, with accompanying maps, create the plan that will assist and guide future efforts of the Township Board of Trustees, Township Staff, and neighborhood residents, as they work to improve the quality of life in the neighborhoods and the Township as a whole.

Issues, Opportunities, & Assets

As part of the overall planning process, Township staff in conjunction with the Neighborhood Master Plan Steering Committee identified issues, opportunities, and assets in each of the individual neighborhoods. These observations or desires for change provide the foundation for the neighborhood development strategies and land use goals.

In order to adequately identify issues or challenges, opportunities, and assets in each respective neighborhood, staff and steering committee members reviewed current demographics, trends, and the area's physical environment. Identified issues included, but were not limited to, areas of housing in need of redevelopment or investment, infrastructure needs, and lack of desirable retail. Opportunities in a particular neighborhood may include enhancement or creation of gateway features, park additions or uses, and redevelopment

possibilities due to available land or current land underutilization. Neighborhood Assets may include parks or recreational opportunities, institutional uses such as churches or schools, public buildings or uses, and access to major road arterials or shopping.

Land Use and Zoning

In order to make sound recommendations regarding future neighborhood land use changes and development initiatives, Township Staff and Committee Members reviewed the current land use policies, zoning designations, and existing actual land use classifications for each particular neighborhood. This review enabled a more comprehensive look at the status of land use and development trends in the neighborhoods, which allowed for plan proposals that may change future land use patterns to be more closely aligned with neighborhood residents and current market conditions.



Land Use

The Township Future Land Use Plan represents the vision for future use and development of land. It serves as a guide to any change in character of individual properties as they change from one use to another over time. Additionally, it provides a rational basis for establishing and modifying zoning and other land use and development regulations. Lastly, it provides a broad set of policies that are used in making decisions on development projects that come before the Zoning Commission and Board of Trustees.

Land Use Classifications:

Residence - Single Family

Low density detached housing and related compatible uses. Typically detached dwellings with scale and massing appropriate to protect the character of the surrounding neighborhood and site constraints and density consistent with adopted zoning.

Residence -Transitional

Low density detached or attached housing and related compatible uses (excluding office, retail and industrial) that provide a transition between single family residential uses and other types of development, where such use will effectively terminate the spread of the higher intensity uses and conserve the adjacent residential neighborhood. Typically 1 and 2 story clustered single family, zero lot line, attached two and three-family, and townhouse dwellings with scale, massing, average density, layout and specifications compatible with site constraints and character of surrounding single family residential development.

Residence - Multi Family

Detached or attached housing (apartments or condominiums) and related compatible uses. Typically 2 and 3 story buildings with scale, massing, density layout and specifications compatible with site constraints and character of existing residential developments in the surrounding area, and where more than one occupant uses an entranceway for access to individual units.

Special Purpose - Residential

Detached and attached housing and related compatible uses built in conjunction with medical, educational, philanthropic, religious or charitable institutional purposes where the increase in overall density and scale is offset by the conservation of open space and limited off site impacts of the development due to inherent restrictions on the user of the property (i.e., senior housing). Typically 1 & 2-story structures with scale, massing, intensity, layout, and specifications compatible with site constraints and character of surrounding residential development.

Office -Transitional

Low intensity office (such as conversion of single family residence) and related compatible uses (excluding retail and industrial) that provide a transition between residential uses and other types of development. Typically 1 and 2 story structures with scale, massing, intensity, layout and specifications compatible with site constraints and character of surrounding residential development.

Office - General

Office uses and related compatible uses at intensities consistent with surrounding development. Typically 1, 2 and 3 story structures with a scale, massing, intensity, layout and specifications compatible with site constraints.

Retail - General

Community and regional oriented business uses that tend to locate along highways with relatively high traffic volumes. Typically commercial strips or self-contained community and regional retail centers.

Industry - Light

Smaller scale industrial uses such as warehouses, storage, limited manufacturing, research and development, transit terminals and wholesaling activities in enclosed facilities without offensive emissions or nuisance. Typically office warehouse uses with convenient access to major roads.

Industry - General

Larger scale industrial uses such as intensive manufacturing activities which may contain outside storage. Typically industrial or manufacturing uses with convenient access to primary highways or rail system.

Public, Semi Public and Institutional

Parks, playgrounds, community centers, schools, churches, country clubs, sports clubs, golf courses, cemeteries, hospitals, and educational, philanthropic, religious or charitable institutions, and forests or wildlife reservations, public properties and buildings similar uses.



Zoning

The Zoning Resolution provides the Township land use control to guide the orderly development of land within the Township. The Zoning Resolution regulates the use of land, as well as the size and placement of buildings on the land, allowable signage, and parking. The Zoning Resolution includes a list of regulations that determine the type of uses that may be located on the property according to its zoning classification. The ordinance also establishes dimensional standards, e.g. setbacks, height, and lot area, for buildings under a particular zoning classification.

The proposed land use category for an individual site or development unit in this plan may or may not be consistent with the current zoning of the property. If it is not, the use of the property remains regulated by the current zoning and not by the land use plan recommendation. The land use plan recommendation simply recommends what the desired use of the property should be, if it is requested by the property owner to be rezoned, and in order to achieve an overall goal for the Township or on a corridor. In short, zoning is the law regarding what is currently permitted on a piece of property and a Land Use Plan is a graphic representation of goals intended to serve as blueprint to guide legislative bodies (Trustees) when rendering zoning decisions.

Development Strategies

As a result of conducting the issues, opportunities, and assets analysis and reviewing existing land use and zoning classifications, Township Staff and Committee Members were able to provide recommendations to improve each particular neighborhood. These recommendations varied depending on the unique characteristics and needs of the area, but several common strategies were suggested in multiple neighborhoods.

Commonly Suggested Development Strategies/Goals:

- **Promote Neighborhood Investment**

The quality of a neighborhood's housing stock is key to maintaining and improving the stability of a neighborhood. Therefore, the Township's role will be to promote and encourage investment into a neighborhood's housing stock in the following ways: education and targeted enforcement of the zoning and property maintenance codes, financial incentives for qualifying redevelopment or improvement projects, marketing campaigns to showcase various positive neighborhood attributes, and explore public/private partnerships to foster development of new market rate housing.

- **Pursue Gateway Redevelopment Opportunities**

In many areas of the community, neighborhood entrances are defined by pockets of commercial uses. In this case, the Township's strategy will be to encourage redevelopment of those commercial uses when properties are vacant and/or underutilized. Action steps to accomplish this goal may include tax incentives for private investment into these areas and development and implementation of a streetscape/beautification plan.

- **Preserve Rural Character**

Green space and large wooded properties in many sections of the Township are seen as assets to neighborhoods and give an area a sense of identity. In an effort to retain and preserve these unique areas in an otherwise dense urban environment, the Township will explore land use and zoning regulations that encourage the continued less dense and open space nature of these areas.

- **Plan for Redevelopment Opportunities**

In many parts of the Township, neighborhoods consist of parcels of land that are currently vacant and/or underutilized. These properties have a greater opportunity to experience redevelopment pressure and therefore, the Township should be positioned to guide development in a manner that compliments and enhances the properties that surround them. To that end, land use and zoning regulations will be reviewed to determine and ensure that if redevelopment occurs in these identified commercial or residential areas, it will be consistent with the neighborhood goals outlined in this Plan.

The following sections of this Plan will provide a more in-depth look at each of the 12 Township identified neighborhoods. The four main components: Issues, Opportunities, & Assets Inventory, Land Use and Zoning, Future Development Strategies/Action Plans, and Specific Neighborhood Recommendations will be explained and visually represented for each neighborhood.

Hamilton Southwest



Definition of Geographic Area

The Hamilton Southwest neighborhood is located in the western edge of the Township. It is bordered by Colerain Township to the west and the City of Mt. Healthy to the east. The neighborhood enjoys easy access to I-275 to the north, Cross-County Highway to the south, and the major arterial Hamilton Ave. borders the neighborhood on the east.

Current Land Use and Zoning

The Hamilton Southwest neighborhood is predominantly residential uses, various institutional type uses, and accompanying retail scattered along Hamilton Ave. The existing zoning map and use classifications generally reflect the current use of properties within the neighborhood and the future land use plan depicts the continuation of similar uses.

Issues, Opportunities, & Assets

Issues:

- A portion of the housing stock in the Hudepohl and Skyline Acres sections of the Hamilton Southwest neighborhood is considered an area in transition due to the antiquated nature of the residential structures and the lack of maintenance and private investment of property owners.

- The commercial uses along Hamilton Ave., such as the former Rink's property, are distressed, vacant, and/or under utilized.

Opportunities:

- Redevelopment existing vacant residential property.
- Develop incentives for residential and commercial property investment.
- Develop streetlight plan for areas currently without lights if desired by residents of each applicable neighborhood.

Assets:

- Mt. Healthy North Elementary
- Variety of Religious Institutions
- Access to I-275 & Cross County Hwy
- Redevelopment Potential

Development Strategies

Plan for Redevelopment Opportunities:

- Review land use and zoning regulations to ensure that potential redevelopment of identified parcels will be compatible with and compliment existing neighborhood.

Pursue Redevelopment of Commercial Gateway Areas:

- Encourage redevelopment of commercial uses through possible tax incentives, creation of streetscape/beautification plan, and/or overlay zoning district.

Promote Neighborhood Investment:

- Education and targeted enforcement of the zoning and property maintenance codes.
- Explore feasibility of providing financial incentives for qualifying redevelopment or improvement projects.
- Conduct marketing campaigns to showcase various positive attributes of neighborhood.
- Explore private/public partnerships to foster development of new market rate housing.

**ISSUES,
OPPORTUNITIES
& ASSESTS**

Location Key



- A** Neighborhood in Transition
- B** Redevelopment Opportunity
- C** Redevelopment Opportunity
- D** Neighborhood in Transition
- E** Redevelopment Opportunity

Major Influences

- I-75 Access
- Ronald Reagan Cross County Access



Legend

- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks

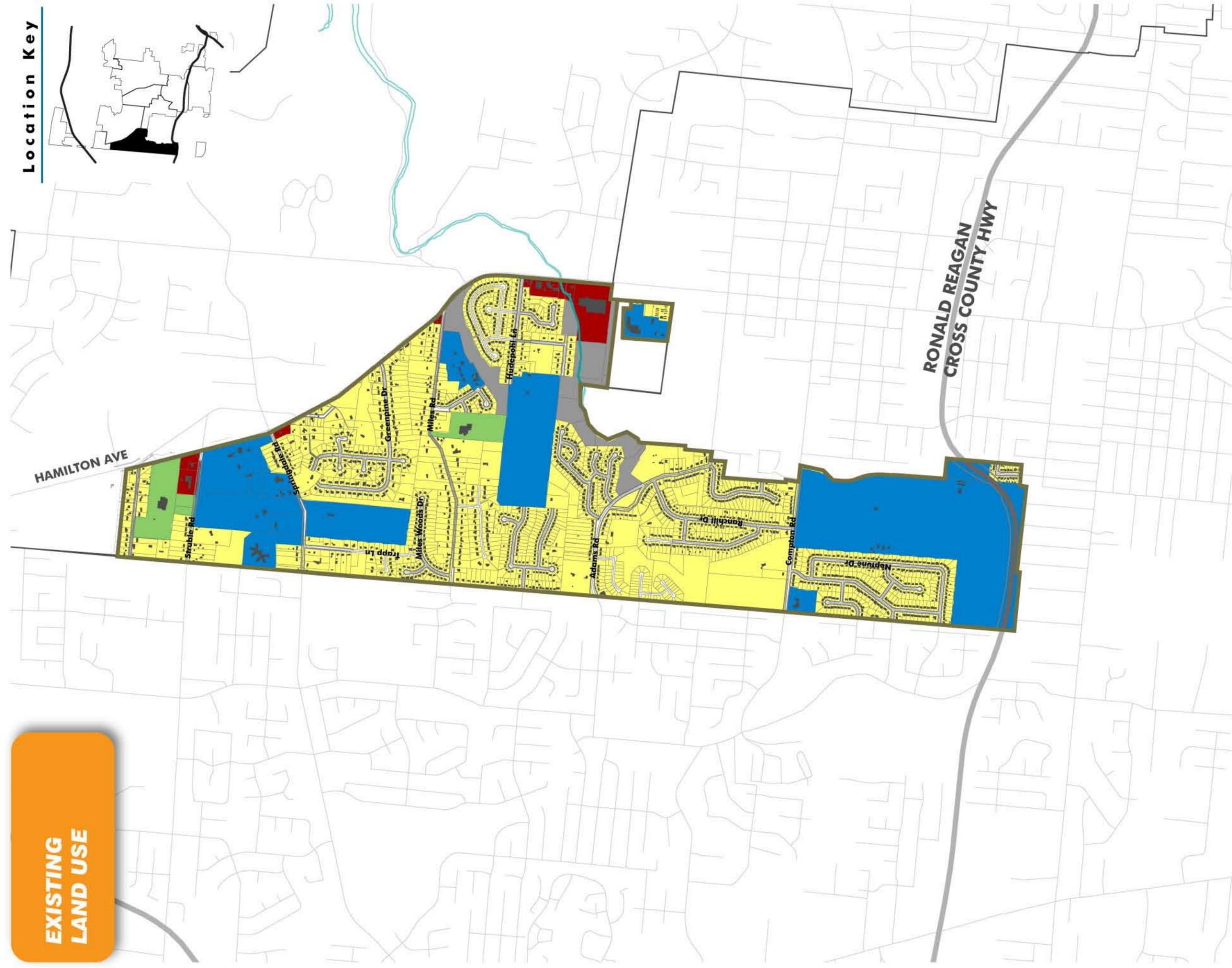
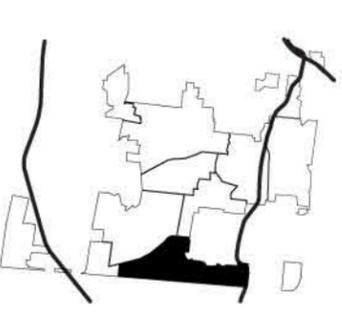
- 1.** Arlington Cemetery
- 2.** Adams Ridge - No Streetlights
- 3.** Mt. Healthy North Elementary School
- 4.** Mt. Healthy Christian Home
- 5.** Beechcreek Golf Course



Springfi HAMILTON SOUTHWEST

**EXISTING
LAND USE**

Location Key



Legend

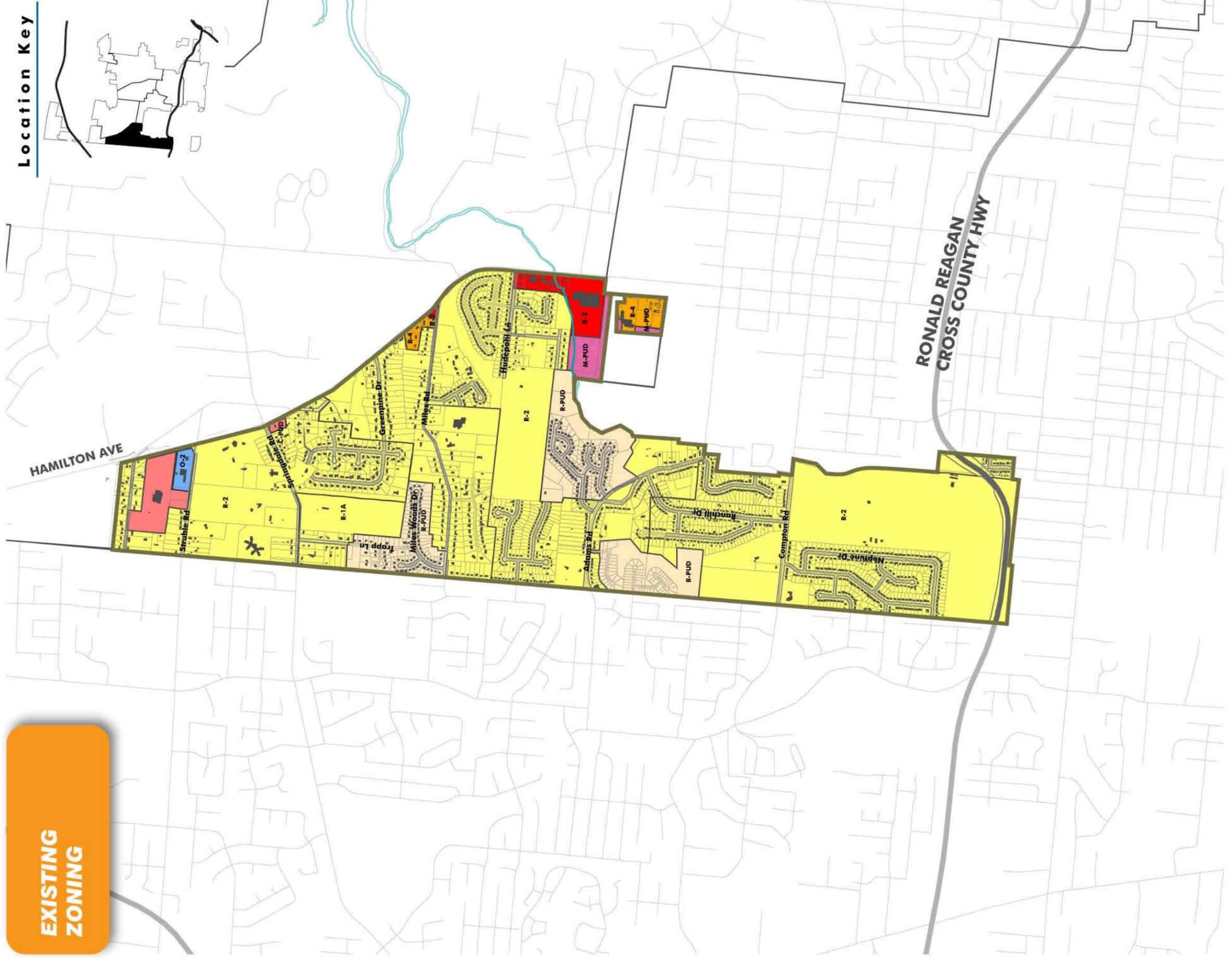
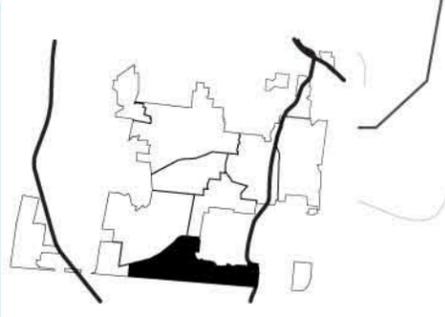
- Industrial (Church, Nursing Home, etc.)
- Public/Semi-Public
- Institutional
- Retail/Office
- Single Family Residential
- Vacant
- Multi-Family Residential



Springfi **HAMILTON SOUTHWEST**

EXISTING ZONING

Location Key



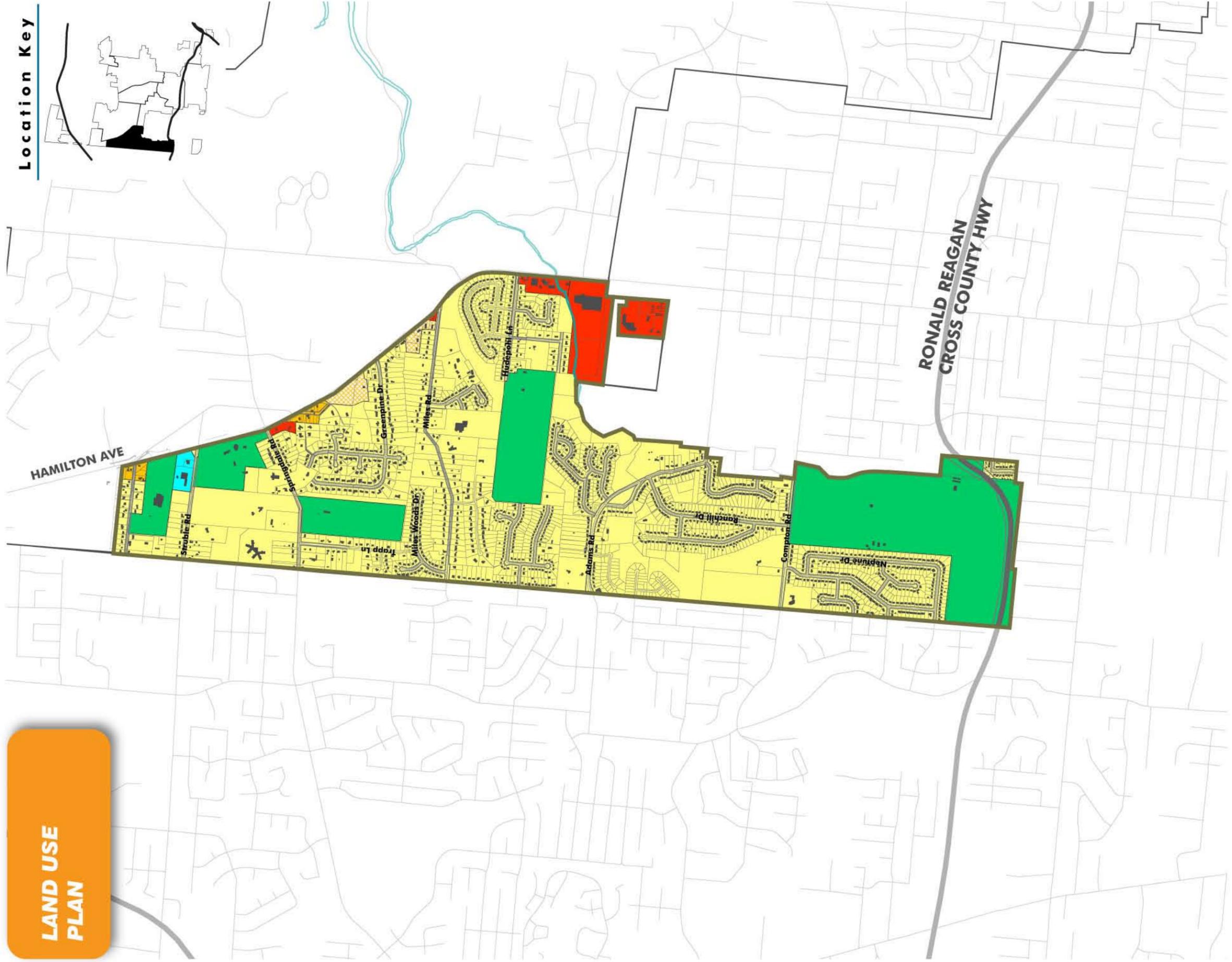
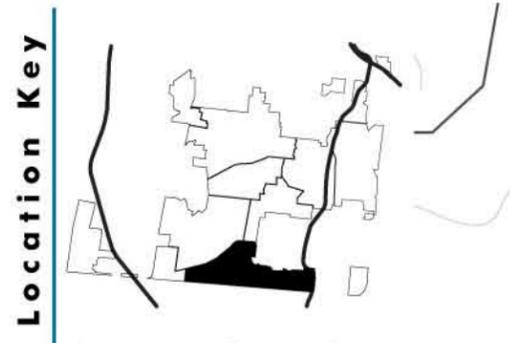
Legend

- Single Family
- Multi Family
- Planned Residential
- Office
- Planned Retail or Office
- Retail
- Light Industry
- Heavy Industry
- Planned Light Industry or Heavy Industrial



Springfield HAMILTON SOUTHWEST

LAND USE PLAN



Springfield Hamilton Southwest

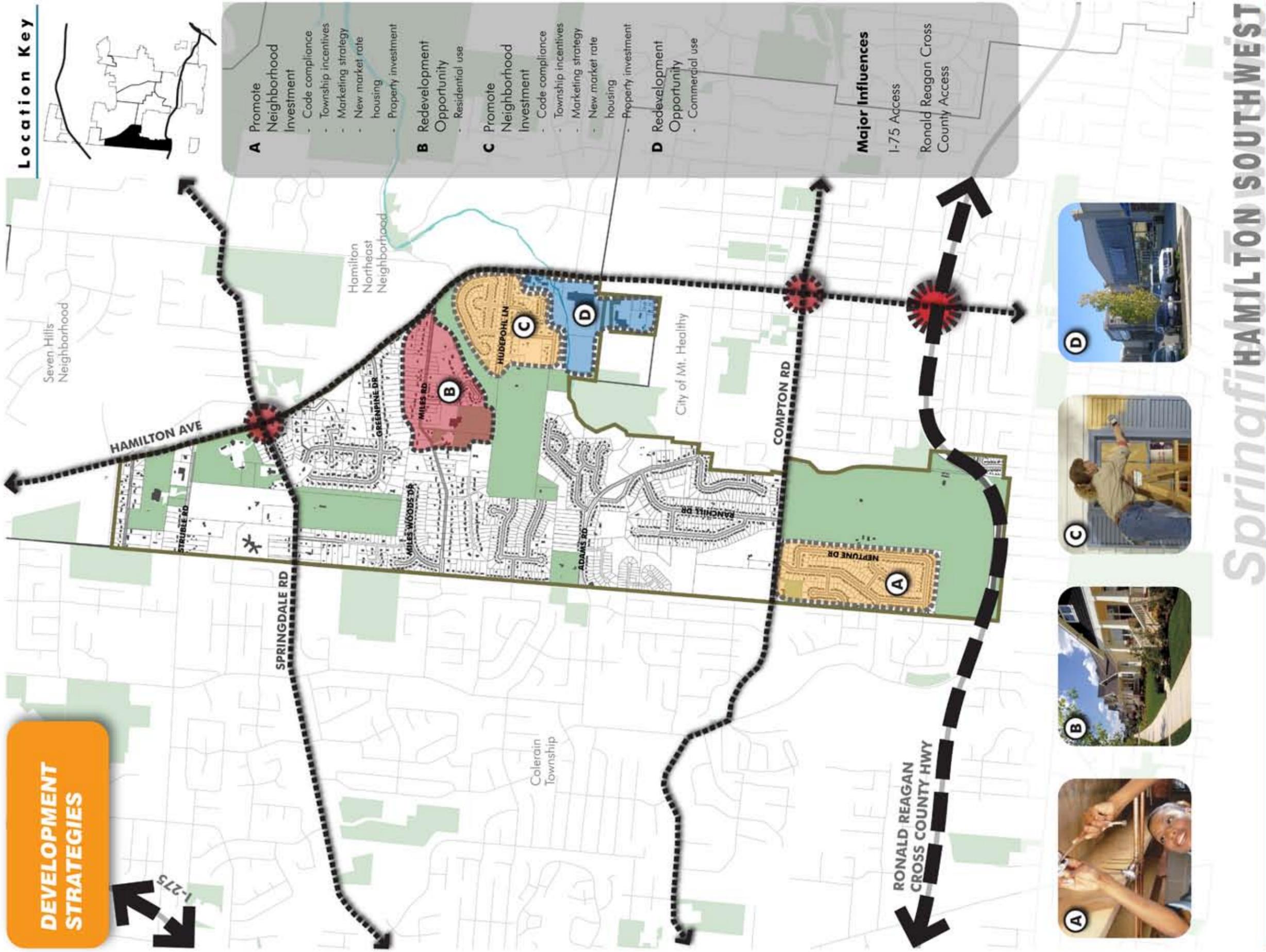
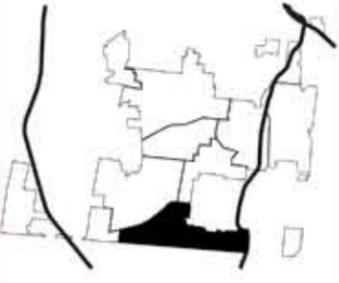


Legend

- Residential - Single Family
- Special Purpose Residence
- Transitional Residence
- Multi-Family Residence
- Transitional Office
- Office
- Retail
- Light Industrial
- General Industrial
- Public, Semi-Public, Institutional

DEVELOPMENT STRATEGIES

Location Key



A Promote Neighborhood Investment

- Code compliance
- Township incentives
- Marketing strategy
- New market rate housing
- Property investment

B Redevelopment Opportunity

- Residential use

C Promote Neighborhood Investment

- Code compliance
- Township incentives
- Marketing strategy
- New market rate housing
- Property investment

D Redevelopment Opportunity

- Commercial use

Major Influences

- I-75 Access
- Ronald Reagan Cross County Access



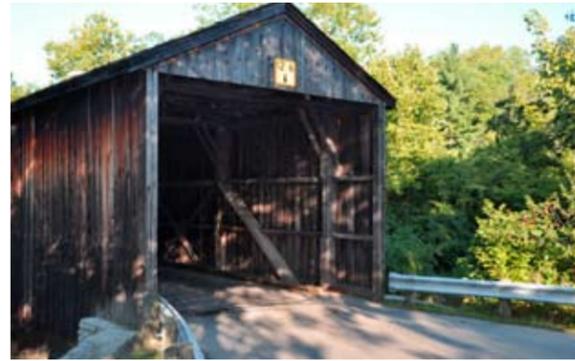
Legend

- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks



Springfi HAMILTON SOUTHWEST

Hamilton Northeast



Definition of Geographic Area

The Hamilton Northeast neighborhood is located in the northwest portion of the Township. It is bordered by the City of Forest Park to the north and a portion of the Village of Greenhills to the east. The neighborhood enjoys easy access to I-275 to the north, Cross County Highway to the south, and the major arterial Hamilton Ave. borders the neighborhood on the west. The center of the neighborhood can be marked at the intersection of Mill Road and Springdale Road.

Current Land Use and Zoning

The Hamilton Northeast neighborhood is predominantly residential uses, various institutional type uses, and a light industrial park located on Hamilton Ave. The existing zoning map and use classifications generally reflect the current use of properties within the neighborhood and the future land use plan depicts the continuation of similar uses.

Issues, Opportunities, & Assets

Issues:

- The commercial properties along Hamilton Ave are distressed, vacant, and/or underutilized.

Opportunities:

- Redevelopment of existing vacant school property.
- Develop incentives for industrial and commercial property investment/development.

Assets:

- Winton Woods Park
- Kolping Facility
- Access to I-275 & Cross-County Hwy.
- Stonebridge at Winton Woods
- Historic Covered Bridge Neighborhood

Development Strategies

Plan for Redevelopment Opportunities:

- Review land use and zoning regulations to ensure that potential redevelopment of identified parcels will be compatible with and compliment existing neighborhood.

Pursue Light Industrial and Mixed-Use

Development Opportunities:

- Encourage redevelopment of existing retail and residential properties on the east side of Hamilton Ave. and expand current light-industrial uses through the use of tax incentives, public/ private partnerships, and/or strategic property acquisitions.

Encourage Continued Use/Preserve

Rural Character:

- Explore the adoption of land use and zoning regulations that encourage the continuation of the less dense and open space nature of areas on the west side of Mill and northeast of Hamilton Ave.

ISSUES, OPPORTUNITIES & ASSETS

Location Key



A Existing Industrial Base

B Redevelopment Opportunity

C Winton Woods

D Historic Neighborhood

Major Influences
Winton Woods Park
I-275 Access



Springfield HAMILTON NORTHEAST

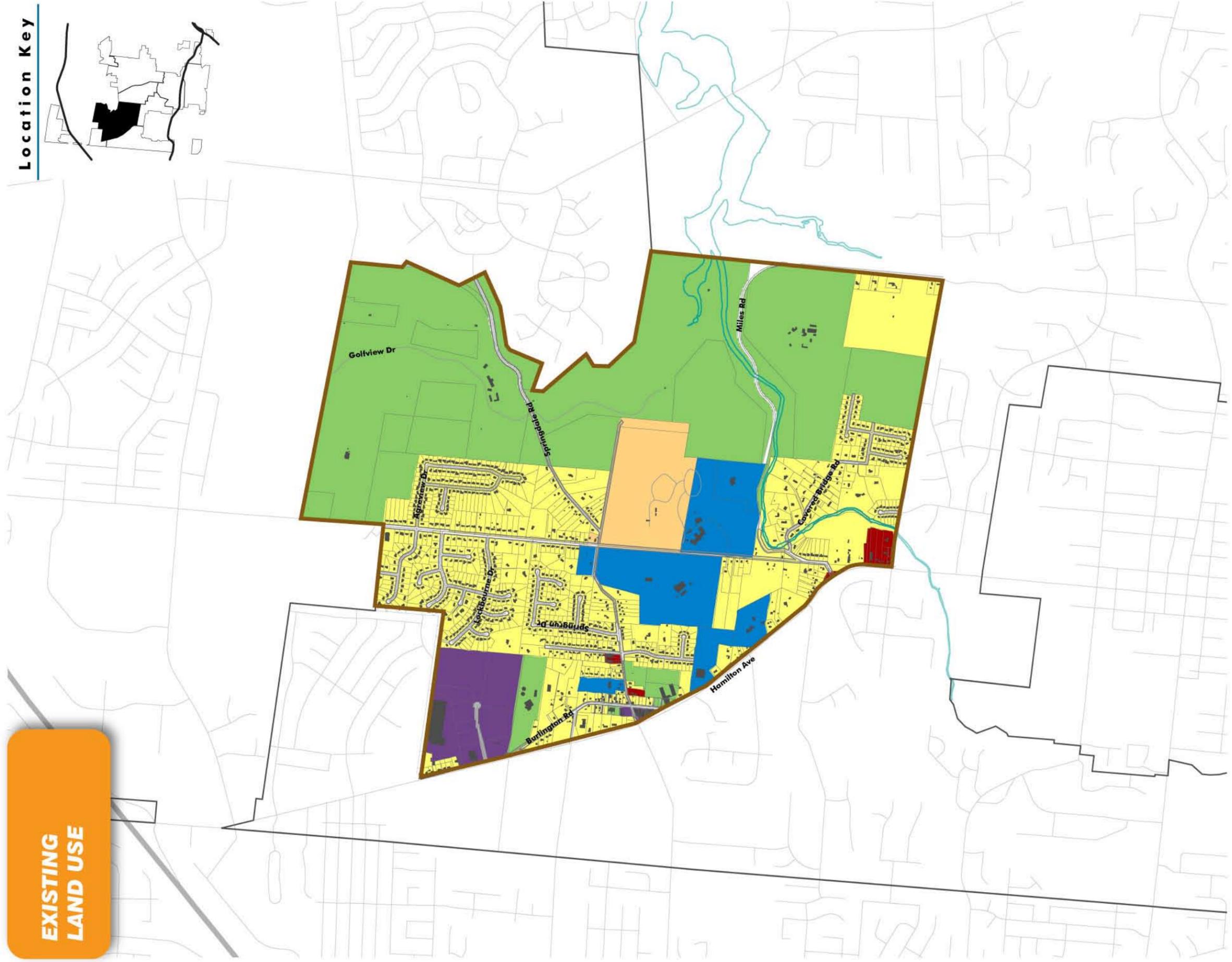
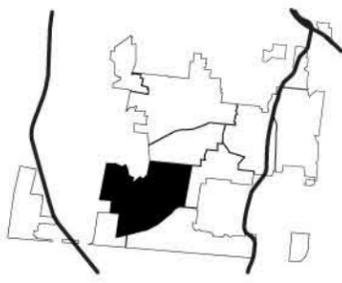


Legend

- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks
- 1. Fire Station
- 2. Kolping Property
- 3. Stonebridge Retirement Community

**EXISTING
LAND USE**

Location Key



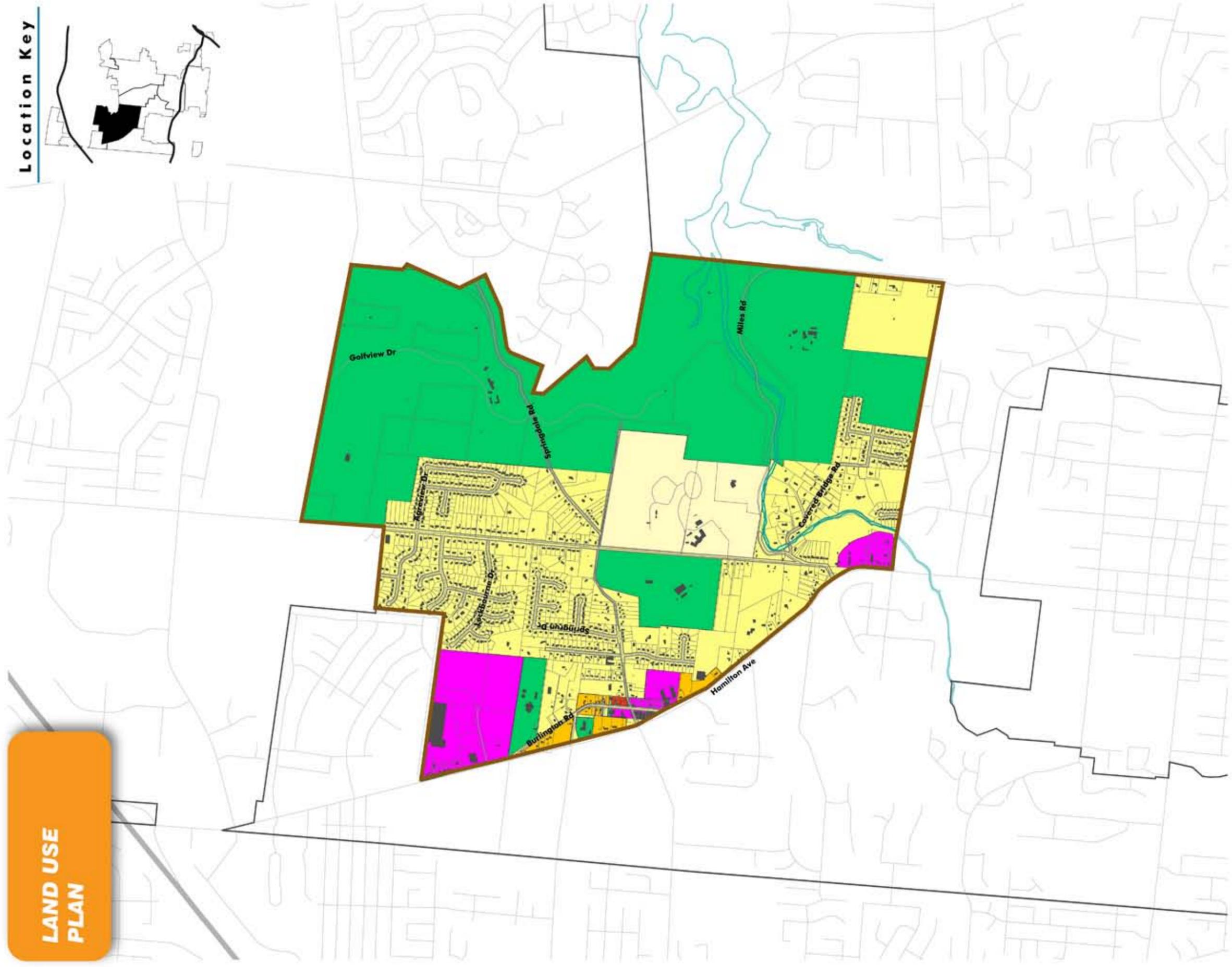
Springfi HAMILTON NORTHEAST



- Legend**
- Institutional (Church, Nursing Home, etc.)
 - Industrial
 - Single Family Residential
 - Multi-Family Residential
 - Public/Semi-Public
 - Retail/Office
 - Vacant

LAND USE PLAN

Location Key



Springfield HAMILTON NORTHEAST

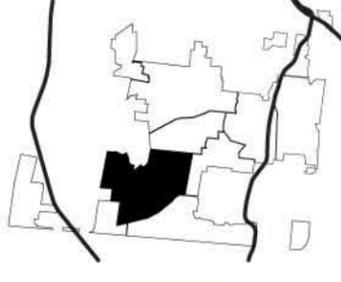


Legend

- Residential - Single Family
- Special Purpose Residence
- Transitional Residence
- Multi-Family Residence
- Transitional Office
- Office
- Retail
- Light Industrial
- General Industrial
- Public, Semi-Public, Institutional

DEVELOPMENT STRATEGIES

Location Key



Legend

- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks



Springfield HAMILTON NORTHEAST

Lexington Heights - Wellspring - Glencoe



Definition of Geographic Area

The Lexington Heights, Wellspring, and Glencoe neighborhood is located in the west-central area of the Township. It is bordered by the City of Mt. Healthy to the west. The neighborhood enjoys easy access to Cross-County Highway to the southwest and north-south Daly Road bisects the neighborhood. The neighborhood is positively influenced by its proximity to the open-space and recreational opportunities afforded by Winton Woods Park.

Current Land Use and Zoning

The Lexington Heights, Wellspring, and Glencoe neighborhood is predominantly residential and institutional type uses with some accompanying retail along Hamilton Ave. and Compton Road. The existing zoning map and use classifications generally reflect the current use of properties within the neighborhood and the future land use plan depicts the continuation of similar uses.

Issues, Opportunities, & Assets

Issues:

- Sections of housing stock in the Lexington Heights, Wellspring, and Glencoe neighborhood is an area in transition due to the antiquated nature of the residential structures and the lack of maintenance and private investment of property owners.
- The Compton Pointe multi-family development attracts associated criminal activity.
- The commercial uses along Hamilton Ave. are distressed, vacant, and/or underutilized.

Opportunities:

- Redevelop existing residential and commercial properties.
- Develop incentives for residential property investment.

Assets:

- Lexington Heights Park – Open Space
- Access to Cross County Highway
- Redevelopment Potential
- Township Police and Service Departments

Development Strategies

Promote Neighborhood Investment:

- Education and targeted enforcement of the zoning and property maintenance codes.
- Explore feasibility of providing financial incentives for qualifying redevelopment or improvement projects.
- Conduct marketing campaigns to showcase various positive attributes of neighborhood.
- Explore private/public partnerships to foster development of new market rate housing.

Plan for Redevelopment Opportunities:

- Review land use and zoning regulations to ensure that potential redevelopment of identified parcels will be compatible with and compliment existing neighborhood.

Pursue Redevelopment of Commercial Gateway Area

- Education and targeted enforcement of the zoning and property maintenance codes.
- Explore feasibility of providing financial incentives for qualifying redevelopment or improvement projects.
- Conduct marketing campaigns to showcase various positive attributes of neighborhood.
- Explore private/public partnerships to foster development of new market rate housing.

Encourage Continued Use/Preserve Rural Character

- Explore the adoption of land use and zoning regulations that encourage the continuation of the less dense and open space nature in the northern areas of the neighborhood both east and west of Daly Road.

ISSUES, OPPORTUNITIES & ASSETS

Location Key



- A** Neighborhood in Transition
- B** Redevelopment Opportunity
- C** Rural Character
- D** Redevelopment Opportunity
- E** Neighborhood in Transition

Major Influences
 Winton Woods Park
 Ronald Reagan Cross County Access



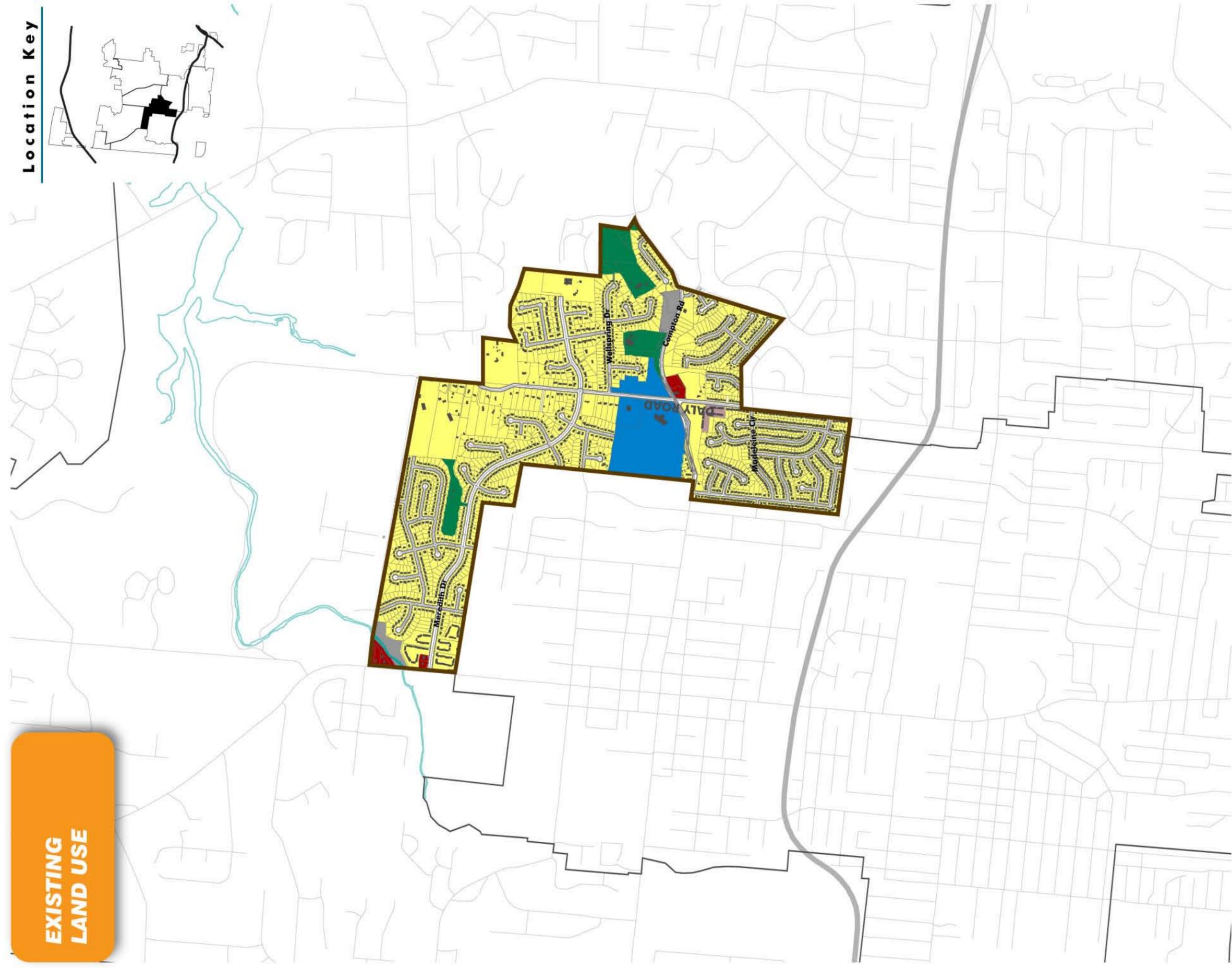
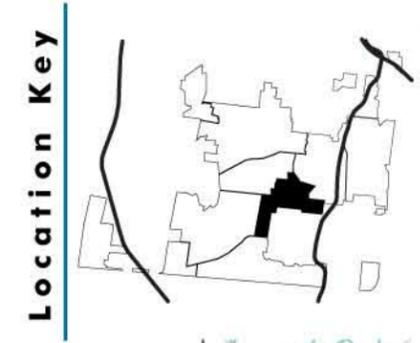
LEXINGTON HEIGHTS WELLSRING & GLENCOE

Legend

- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks
- 1. Compton Pointe
- 2. Police Department
- 3. Camp Wildbrook
- 4. Lexington Heights Park
- 5. Church (3)
- 6. Service Department



**EXISTING
LAND USE**



LEXINGTON HEIGHTS WELLSRING & GLENCOE

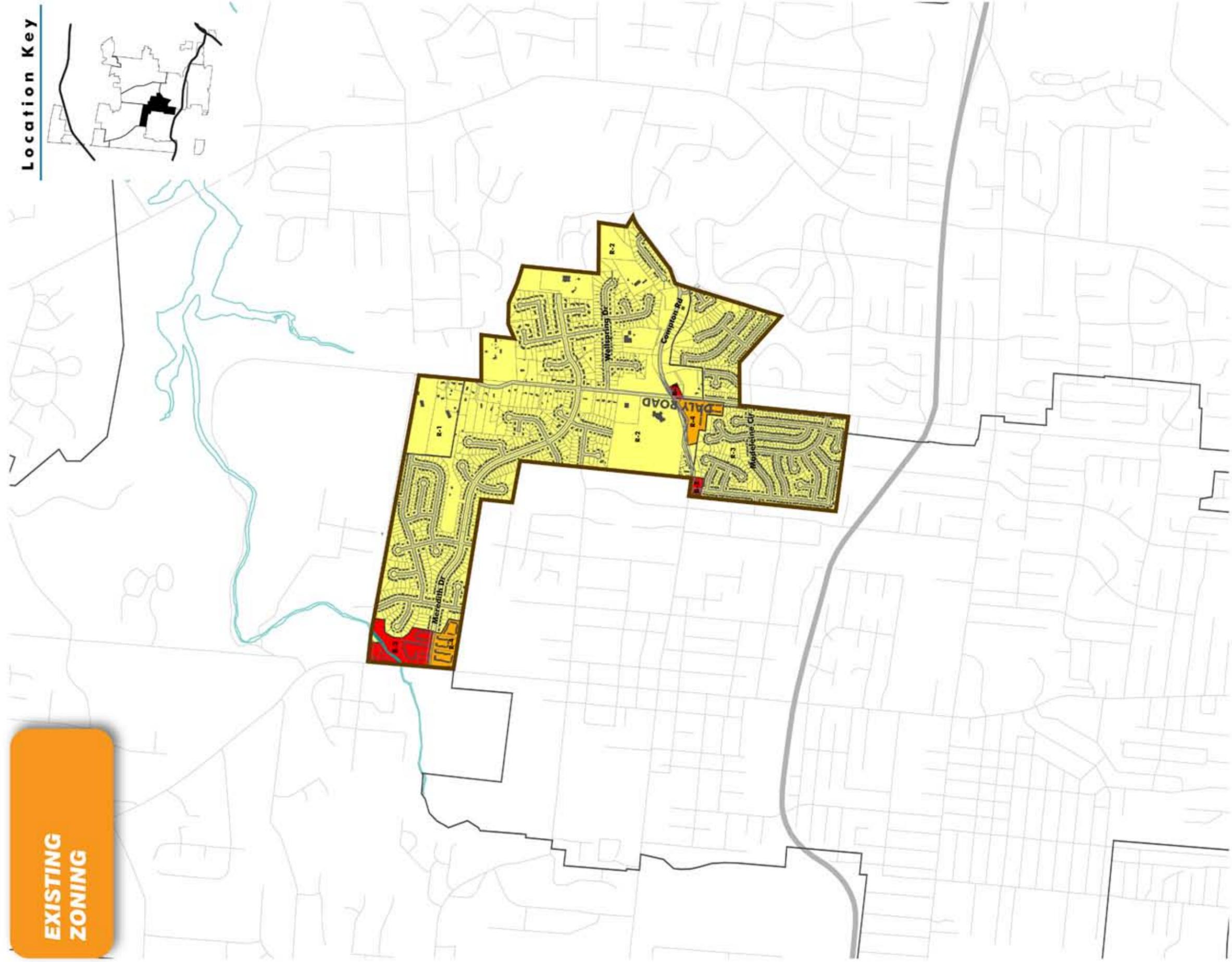
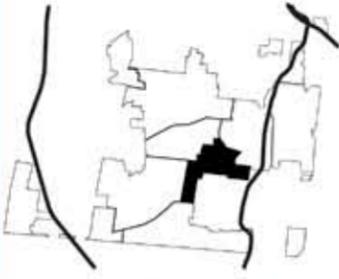
Legend

- Institutional (Church, Nursing Home, etc.)
- Industrial
- Single Family Residential
- Multi-Family Residential
- Public/Semi-Public
- Retail/Office
- Vacant



EXISTING ZONING

Location Key



Legend

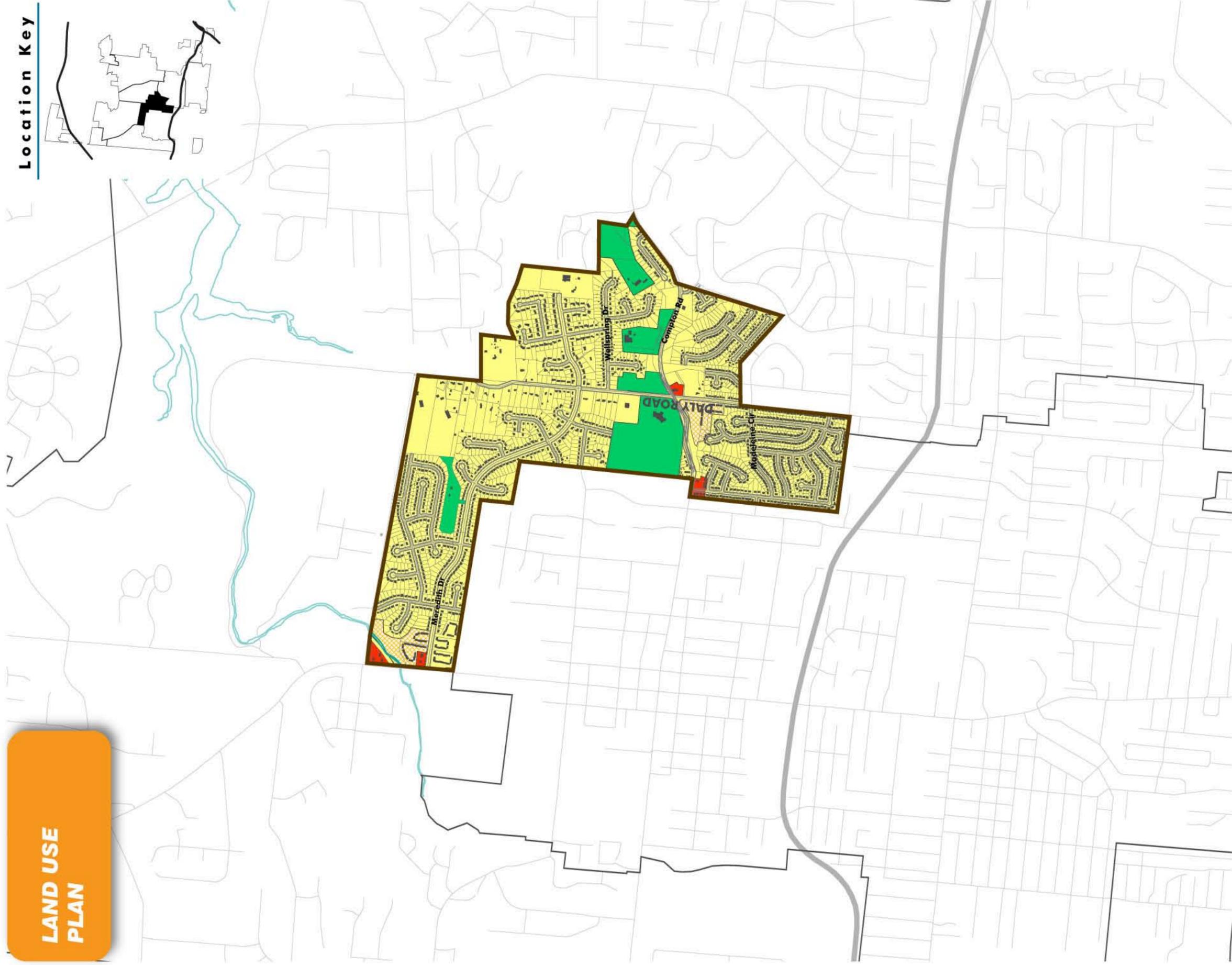
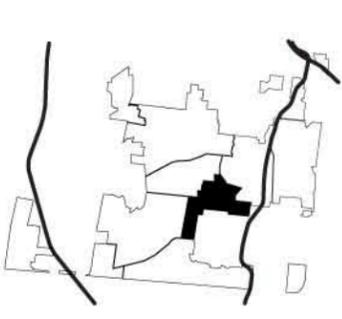
- Single Family
- Multi Family
- Planned Residential
- Office
- Planned Retail or Office
- Retail
- Light Industry
- Heavy Industry
- Planned Light Industry or Heavy Industrial

LEXINGTON HEIGHTS WELSPRING & GLENCOE



LAND USE PLAN

Location Key



LEXINGTON HEIGHTS WELLSPRING & GLENCOE

Legend

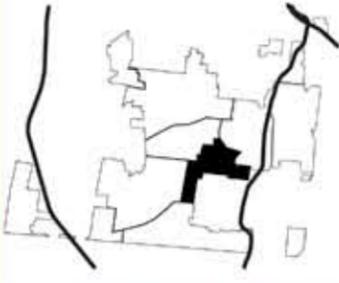
- Residential - Single Family
- Special Purpose Residence
- Transitional Residence
- Multi-Family Residence
- Transitional Office
- Office
- Retail
- Light Industrial
- General Industrial
- Public, Semi-Public, Institutional



Data Source: CAGIS, Hamilton County

DEVELOPMENT STRATEGIES

Location Key



- A Promote Neighborhood Investment**
 - Code compliance
 - Township incentives
 - Marketing strategy
 - New market rate housing
 - Property investment
 - B Gateway Redevelopment Opportunity**
 - Commercial use
 - C Preserve Rural Character**
 - D Residential Redevelopment Opportunity**
 - Comply with adjacent character
 - E Promote Neighborhood Investment**
 - Code compliance
 - Township incentives
 - Marketing strategy
 - New market rate housing
 - Property investment
- Major Influences**
 Winton Woods Park
 Ronald Reagan Cross County Access



Legend

- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks



LEXINGTON HEIGHTS WELLSRING & GLENCOE

Sevenhills



Definition of Geographic Area

The Sevenhills neighborhood is located in the northwest corner of the Township. It is bordered by the City of Forest Park to the north and Colerain Township to the west. The neighborhood enjoys easy access to I-275 to the north and the major arterial Hamilton Ave. passes through the neighborhood and serves as the primary access in and out of Sevenhills.

Current Land Use and Zoning

The Sevenhills neighborhood is predominantly residential uses with accompanying retail along Hamilton Ave. The existing zoning map and use classifications generally reflect the current use of properties within the neighborhood and the future land use plan depicts the continuation of similar uses with a desire to expand light industrial uses along Hamilton Ave.

Issues, Opportunities, & Assets

Issues:

- A majority of the housing stock in the Sevenhills neighborhood is an area in transition due to the antiquated nature of the residential structures and the lack of maintenance and private investment of property owners.
- A significant portion of the commercial uses along Hamilton Ave. are distressed, vacant, and/or underutilized.

Opportunities:

- Redevelop existing residential and commercial properties to enable light industrial development.
- Develop incentives for residential property investment

Assets:

- Schottelkotte Park – Open Space
- Access to I-275
- Redevelopment Potential

Development Strategies

Promote Neighborhood Investment:

- Education and targeted enforcement of the zoning and property maintenance codes.
- Explore feasibility of providing financial incentives for qualifying redevelopment or improvement projects.
- Conduct marketing campaigns to showcase various positive attributes of neighborhood.
- Explore private/public partnerships to foster development of new market rate housing.

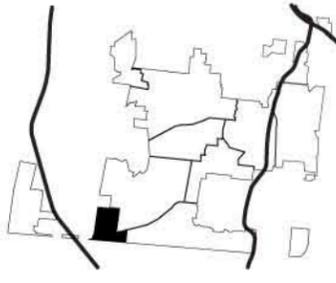
Pursue Light Industrial / Office and Mixed-Use Redevelopment Opportunities:

Opportunities:

- Encourage redevelopment of existing distressed retail and residential properties on the west of Hamilton Ave. into light-industrial, mixed use, and office type uses through the use of tax incentives, public/private partnerships, and/or strategic property acquisitions.

**ISSUES,
OPPORTUNITIES
& ASSETS**

Location Key



- A** Distressed Commercial
- B** Redevelopment Opportunity
- C** Neighborhood in Transition
- D** Neighborhood in Transition

Major Influences
Meadow Links Golf Club



Springfield TO SEVENHILLS

Legend

- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks

1. Township Park

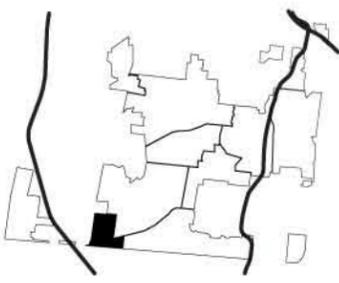


Data Source: CAGIS, Hamilton County



**EXISTING
LAND USE**

Location Key



I-275

HAMILTON AVE

Springfield TO SEVENSHILLS

Legend

- Institutional (Church, Nursing Home, etc.)
- Industrial
- Single Family Residential
- Multi-Family Residential

- Public/Semi-Public
- Retail/Office
- Vacant

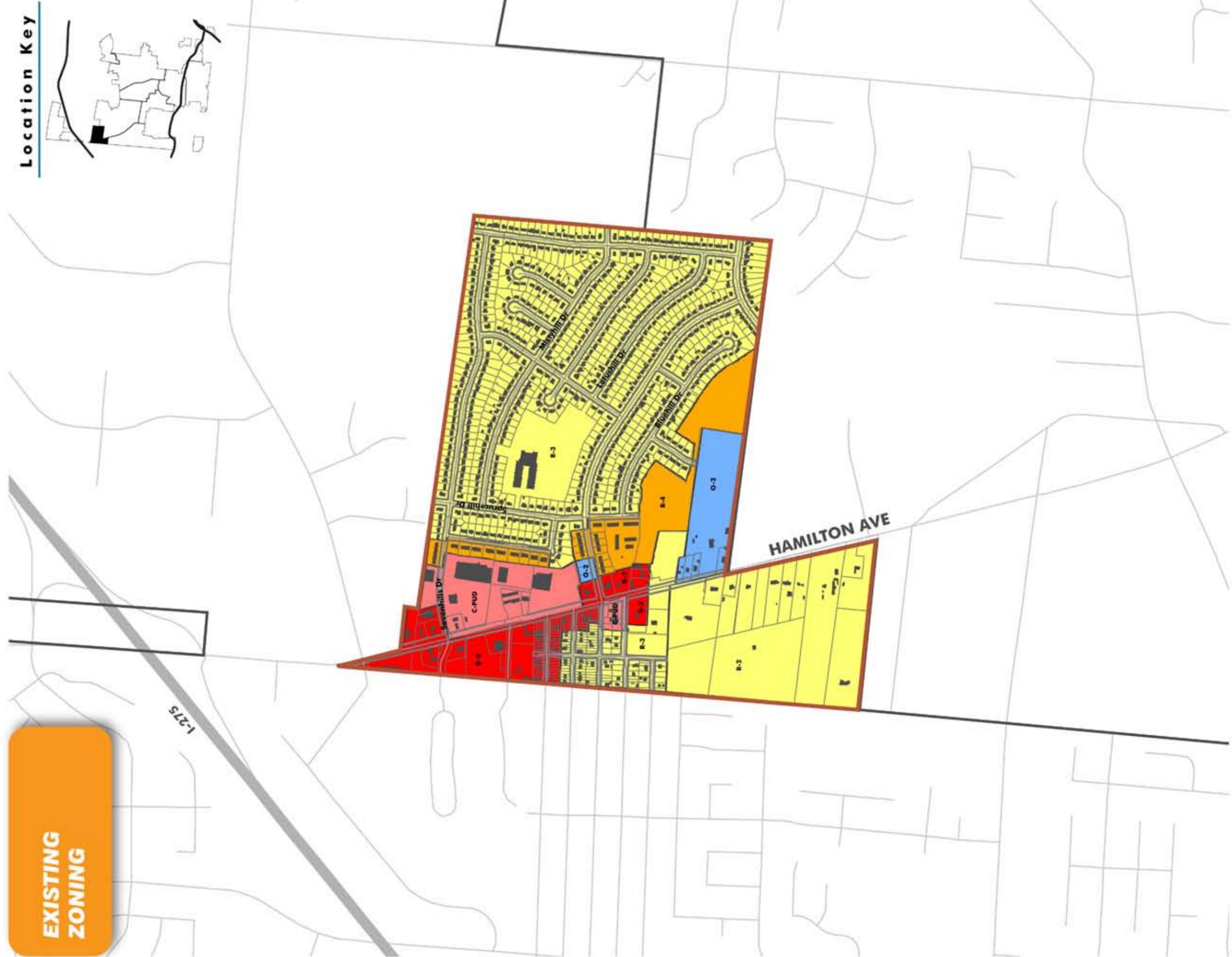


Date Source: CAGIS, Hamilton County



EXISTING ZONING

Location Key



Legend

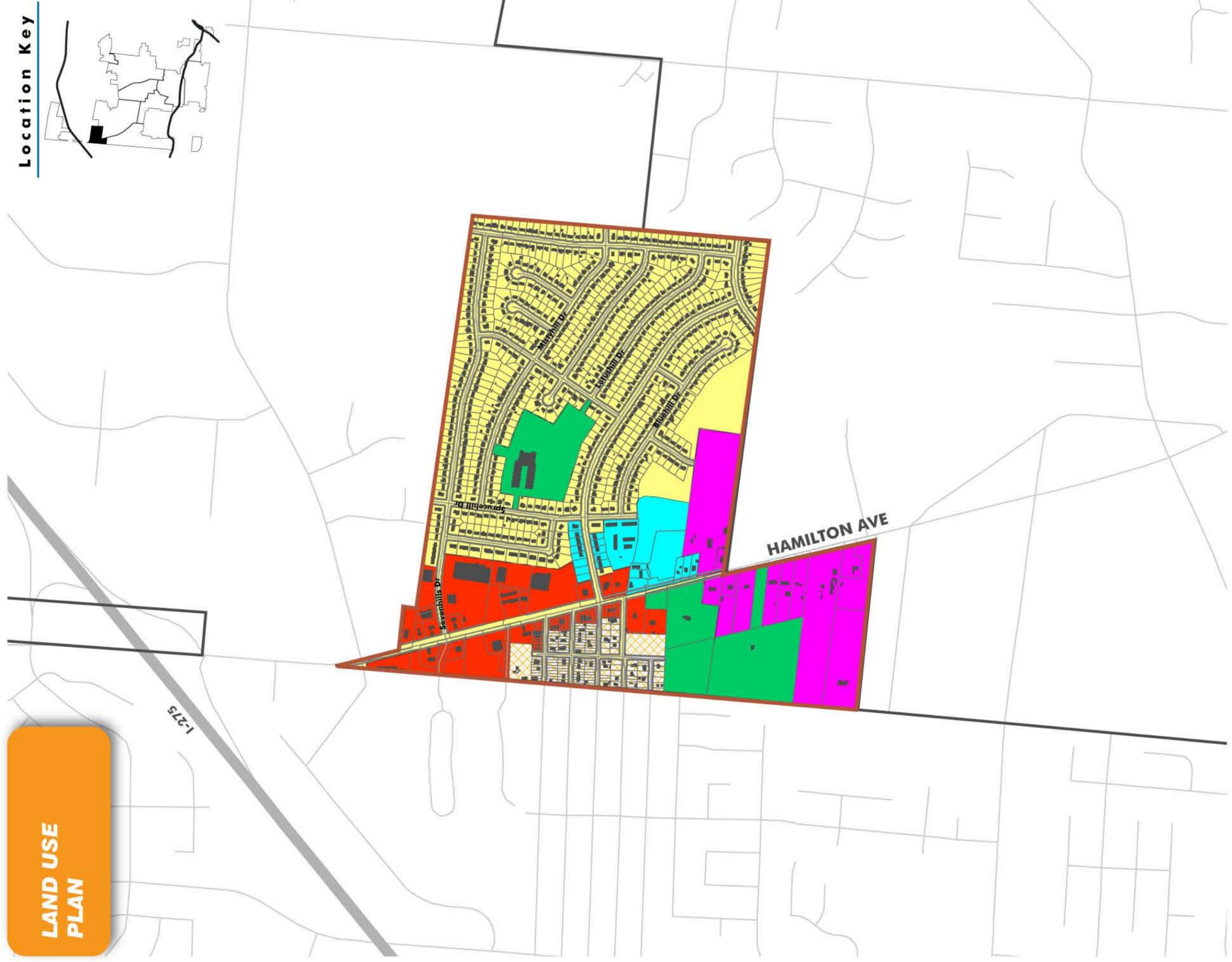
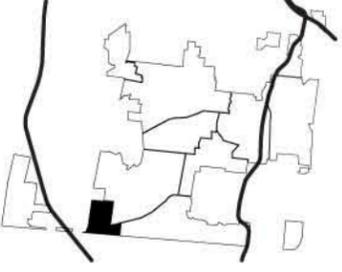
- Single Family
- Multi Family
- Planned Residential
- Office
- Planned Retail or Office
- Retail
- Light Industry
- Heavy Industry
- Planned Light Industry or Heavy Industrial



Springfield TOSEVENHILLS

LAND USE PLAN

Location Key



Springfield Tosevshills



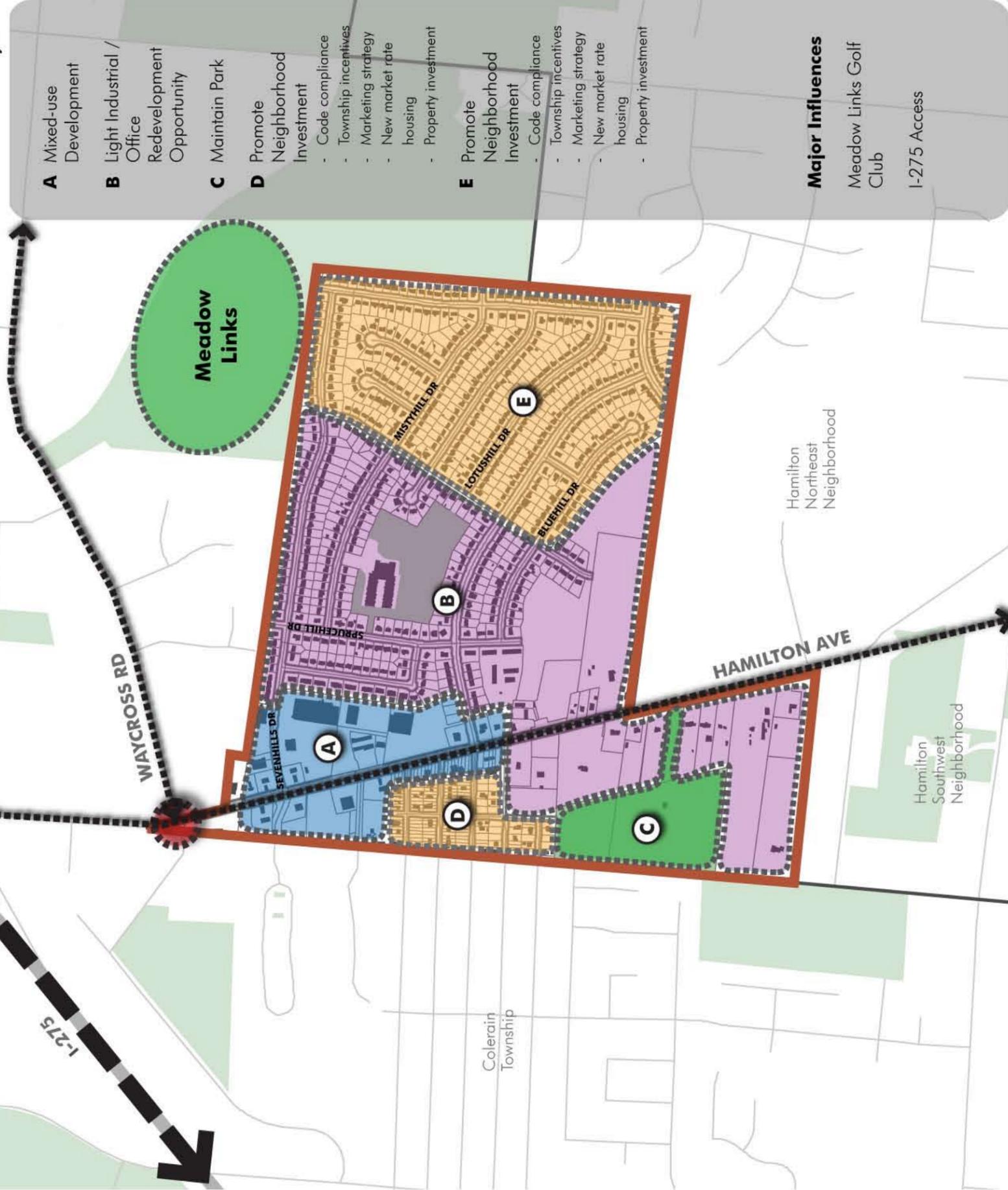
Legend

- Residential - Single Family
- Special Purpose Residence
- Transitional Residence
- Multi-Family Residence
- Transitional Office
- Office
- Retail
- Light Industrial
- General Industrial
- Public, Semi-Public, Institutional



DEVELOPMENT STRATEGIES

Location Key



- A** Mixed-use Development
 - B** Light Industrial / Office Redevelopment Opportunity
 - C** Maintain Park
 - D** Promote Neighborhood Investment
 - Code compliance
 - Township incentives
 - Marketing strategy
 - New market rate housing
 - Property investment
 - E** Promote Neighborhood Investment
 - Code compliance
 - Township incentives
 - Marketing strategy
 - New market rate housing
 - Property investment
- Major Influences**
Meadow Links Golf Club
I-275 Access



Legend

- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks



Springfield TO SEVENHILLS

Golfway / West College Hill



Definition of Geographic Area

The Golfway / West College Hill neighborhood district is one of five areas that are detached geographically from the contiguous portions of the Township. Located south and west of the most of the Township, Golfway and West College Hill are surrounded by the City of North College Hill and the City of Cincinnati. The neighborhoods are bounded by North Bend Road to the south and Banning Road to the west. The north-south oriented Eiler Lane can be used to differentiate between the two distinct neighborhoods.

Current Land Use and Zoning

The West College Hill neighborhood is predominantly residential uses with accompanying retail along North Bend Road and dispersed in the center of the neighborhood at strategic intersections. Additionally, several churches are located in various areas of the community. Lastly, the neighborhood has a public park located in its north-central portion of the community and a community/senior service center at the intersection of Simpson and North Bend. The existing zoning map and use classifications generally reflect the current use of properties within the neighborhood and the future land use plan depicts the continuation of similar uses with a desire to expand light industrial uses along North Bend Road.

The Golfway neighborhood is entirely single-family residential with the exception of a senior housing community at the intersection of North Bend Road and Eiler Lane. The zoning map and use classifications are consistent with the existing land use. The future land use plan remains consistent with existing uses, however, does depict the possibility of additional senior housing in the southwest corner of the neighborhood.

Issues, Opportunities, & Assets

Issues:

- A majority of the housing stock in the West College Hill neighborhood is an area in transition due to the antiquated nature of the residential structures and the lack of maintenance and private investment of property owners.
- The closing of the hospital site adjacent to the neighborhood will undoubtedly impact the existing retail service establishments, and the neighborhood will lose any benefits of being located near this large employment center.

Opportunities:

- Working with the City of Cincinnati on the redevelopment of former hospital site.
- Available properties for light industrial development.
- Senior housing development

Assets:

- Crutchfield Park – Open Space
- Senior Housing Development
- Neighborhood Community/Senior Center

Development Strategies

Explore Senior Housing Opportunities:

- Allow new senior housing opportunities through land use and zoning modifications provided that the architectural quality respects the context and provides value to the surrounding neighborhood.

Plan for Redevelopment Opportunities:

- Review land use and zoning regulations to ensure that potential redevelopment in identified commercial and residential areas will be compatible with and compliment existing neighborhood.

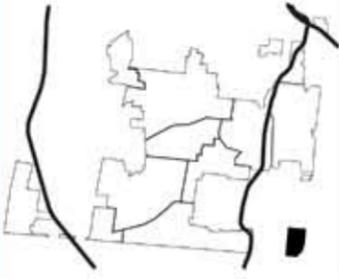
Promote Neighborhood Investment:

- Education and targeted enforcement of the zoning and property maintenance codes.
- Explore feasibility of providing financial incentives for qualifying redevelopment or improvement projects.
- Conduct marketing campaigns to showcase various positive attributes of neighborhood.
- Explore private/public partnerships to foster development of new market rate housing.
- Develop detailed plan and cooperation agreement with Habitat for Humanity to provide new housing development within West College Hill.

ISSUES, OPPORTUNITIES & ASSETS



Location Key



- A** Redevelopment Opportunity
- B** Neighborhood in Transition - Steele Subdivision

Major Influences
 Cloverbrook Country Club
 Old Mercy Hospital Site

Legend

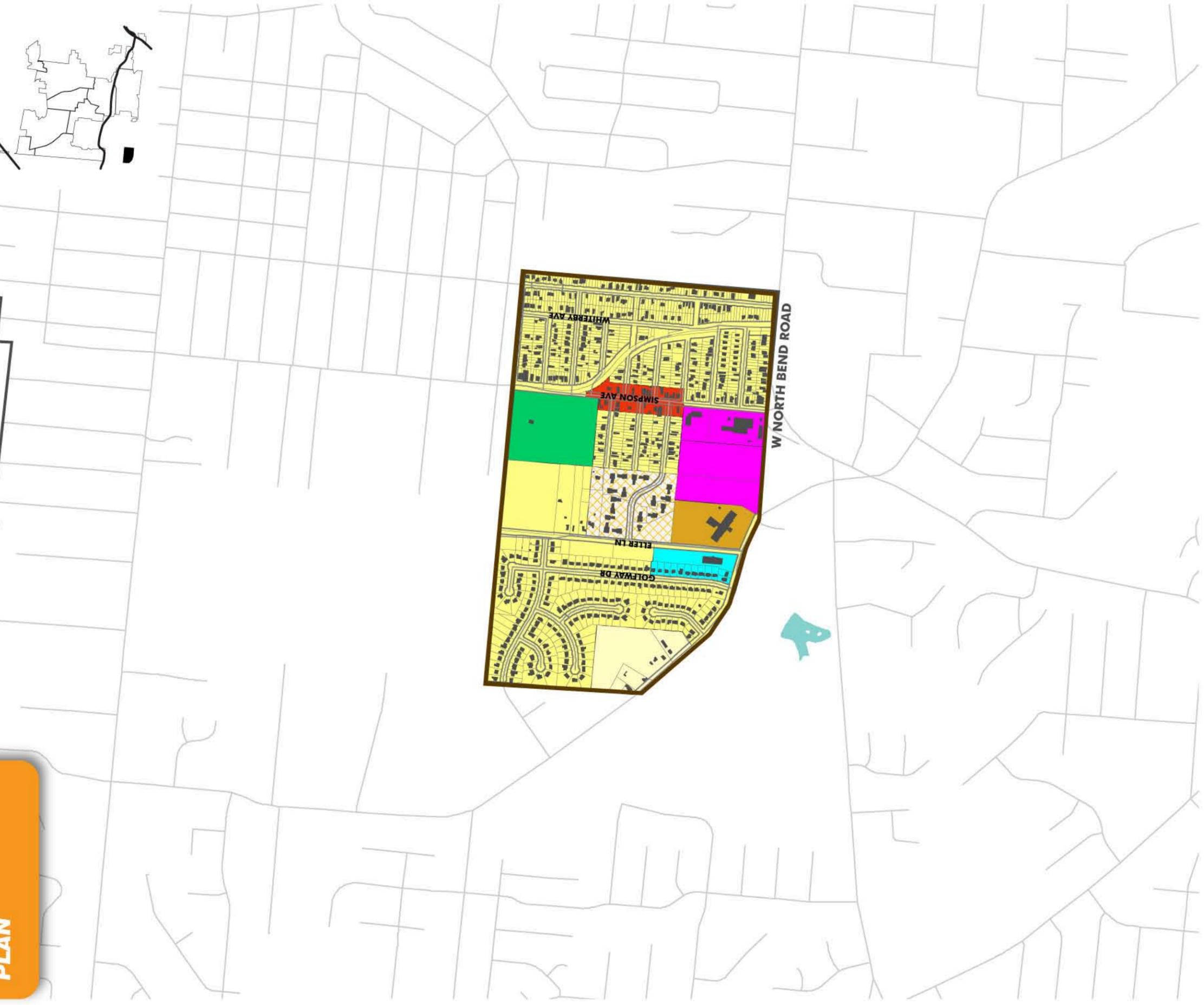
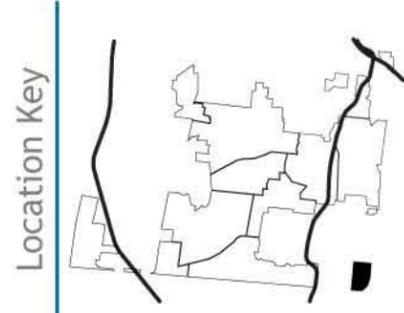
- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks
- 1. Crutchfield Park
- 2. Senior Housing
- 3. Neighborhood Center



Sprigolfway/West College/Hill

LAND USE PLAN

RONALD REAGAN CROSS COUNTY HWY



Spr GOLFWAY/WEST COLLEGE/HILL

Legend

- Residential - Single Family
- Special Purpose Residence
- Transitional Residence
- Multi-Family Residence
- Transitional Office
- Office
- Retail
- Light Industrial
- General Industrial
- Public, Semi-Public, Institutional



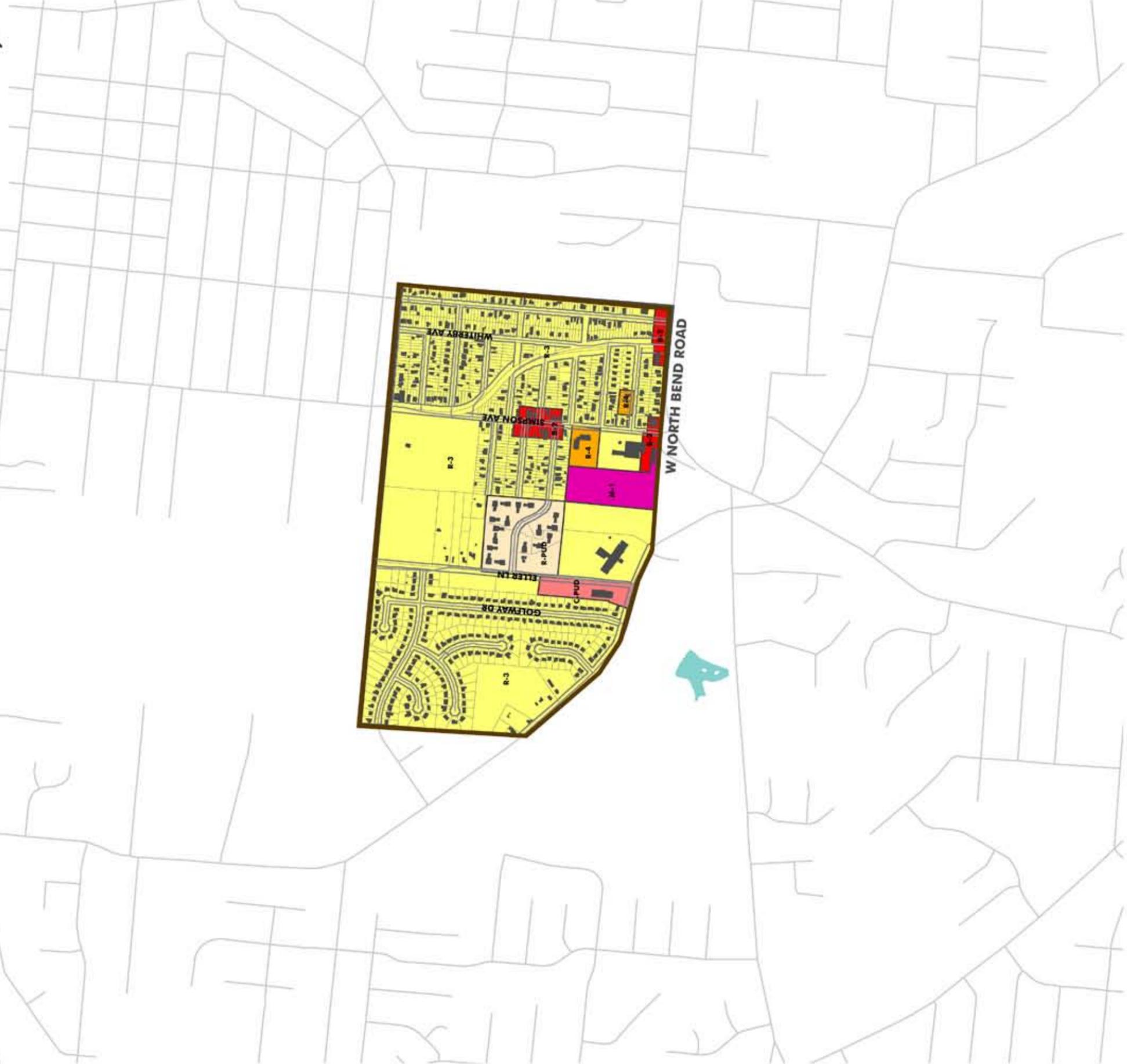
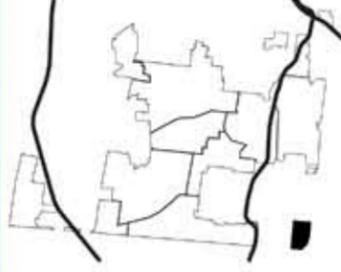
Data Source: CAGIS, Hamilton County



EXISTING ZONING

RONALD REAGAN CROSS COUNTY HWY

Location Key



Spr GOLFWAY/WEST COLLEGE/HILL

Legend

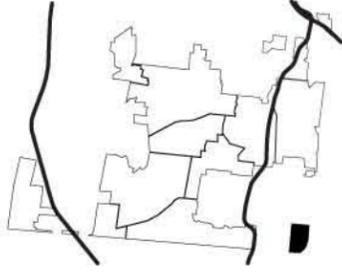
- Single Family
- Multi Family
- Planned Residential
- Office
- Planned Retail or Office
- Retail
- Light Industry
- Heavy Industry
- Planned Light Industry or Heavy Industrial



**EXISTING
LAND USE**

RONALD REAGAN
CROSS COUNTY HWY

Location Key



Spr GOLFWAY/WEST COLLEGE/HILL

Legend

- Institutional (Church, Nursing Home, etc.)
- Industrial
- Single Family Residential
- Multi-Family Residential

- Public/Semi-Public
- Retail/Office
- Vacant



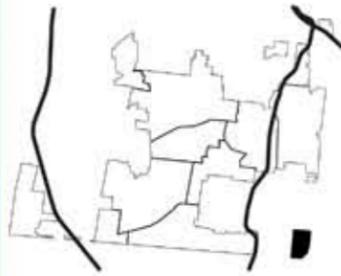
Data Source: CAGIS, Hamilton County



DEVELOPMENT STRATEGIES



Location Key



- A** Senior Housing Opportunity
- B** Residential Redevelopment Opportunity
 - Higher density
- C** Redevelopment Opportunity
 - Commercial /Mixed-use
- D** Promote Neighborhood Investment
 - Code compliance
 - Township incentives
 - Marketing strategy
 - New market rate housing
 - Property investment

Major Influences
 Cloverbrook Country Club
 Old Mercy Hospital Site



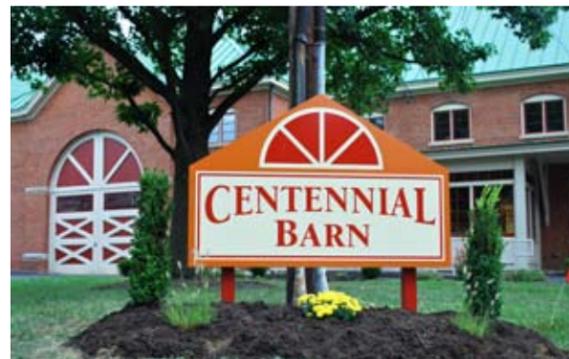
Legend

- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks



Spr GOLFWAY/WEST COLLEGE/HILL

The Valley



Definition of Geographic Area

The neighborhoods that make up the Valley are three of five areas that are detached geographically from the contiguous portions of the Township. Located south and east from most of the Township, Valleydale, Caldwell, and Edgemont are generally surrounded by the City of Cincinnati.

The neighborhoods of Valleydale and Caldwell are bordered by Vine Street to the east and Galbraith Road serves as the north/south boundary between the two neighborhoods. The neighborhood of Edgemont is situated east of I-75 and is considered the southeast corner of the Township. All three neighborhoods are positively influenced by their proximity and access to I-75 and Cross County Highway.

Current Land Use and Zoning

The Valley neighborhood as a whole is predominantly residential uses with accompanying retail along Vine Street and various industrial uses in sections of the Caldwell area and Edgemont. The existing zoning map and use classifications generally reflect the current use of properties within the neighborhood and the future land use plan depicts the continuation of similar uses with a reclassification to enable some higher density special purpose residential in the Caldwell area north of Cross County Hwy.

Issues, Opportunities, & Assets

Issues:

- A portion of the housing stock in the Caldwell neighborhood is an area in transition due to the antiquated nature of the residential structures and the lack of maintenance and private investment of property owners.
- The existing retail area along Vine Street is underutilized and is in need of aesthetic improvements.
- The existence of underutilized, vacant, and/or brownfield industrial sites.
- Lack of streetlights

Opportunities:

- Available properties for light industrial development.
- Development of gateway entrances and signage at strategic locations.
- Develop streetlight plan for areas currently without lights if desired by residents of each applicable neighborhood.

Assets:

- Hillside Park – Open Space
- St. Clare Nursing Home/Centennial Barn

Development Strategies

Promote Neighborhood Investment:

- Education and targeted enforcement of the zoning and property maintenance codes.
- Explore feasibility of providing financial incentives for qualifying redevelopment or improvement projects.
- Conduct marketing campaigns to showcase various positive attributes of neighborhood.
- Explore private/public partnerships to foster development of new market rate housing.

Pursue Redevelopment of Commercial/Business District Area

- Encourage redevelopment of commercial uses through possible tax incentives, creation of streetscape/beautification plan, and/or overlay zoning district.

Pursue Light Industrial Development Opportunities:

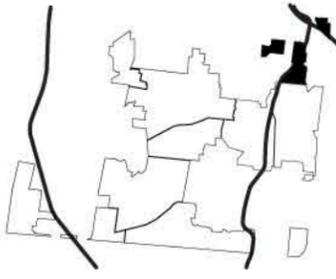
- Encourage redevelopment and expand current light-industrial uses through the use of tax incentives, public/private partnerships, and/or strategic property acquisitions.

Pursue Gateway Opportunities:

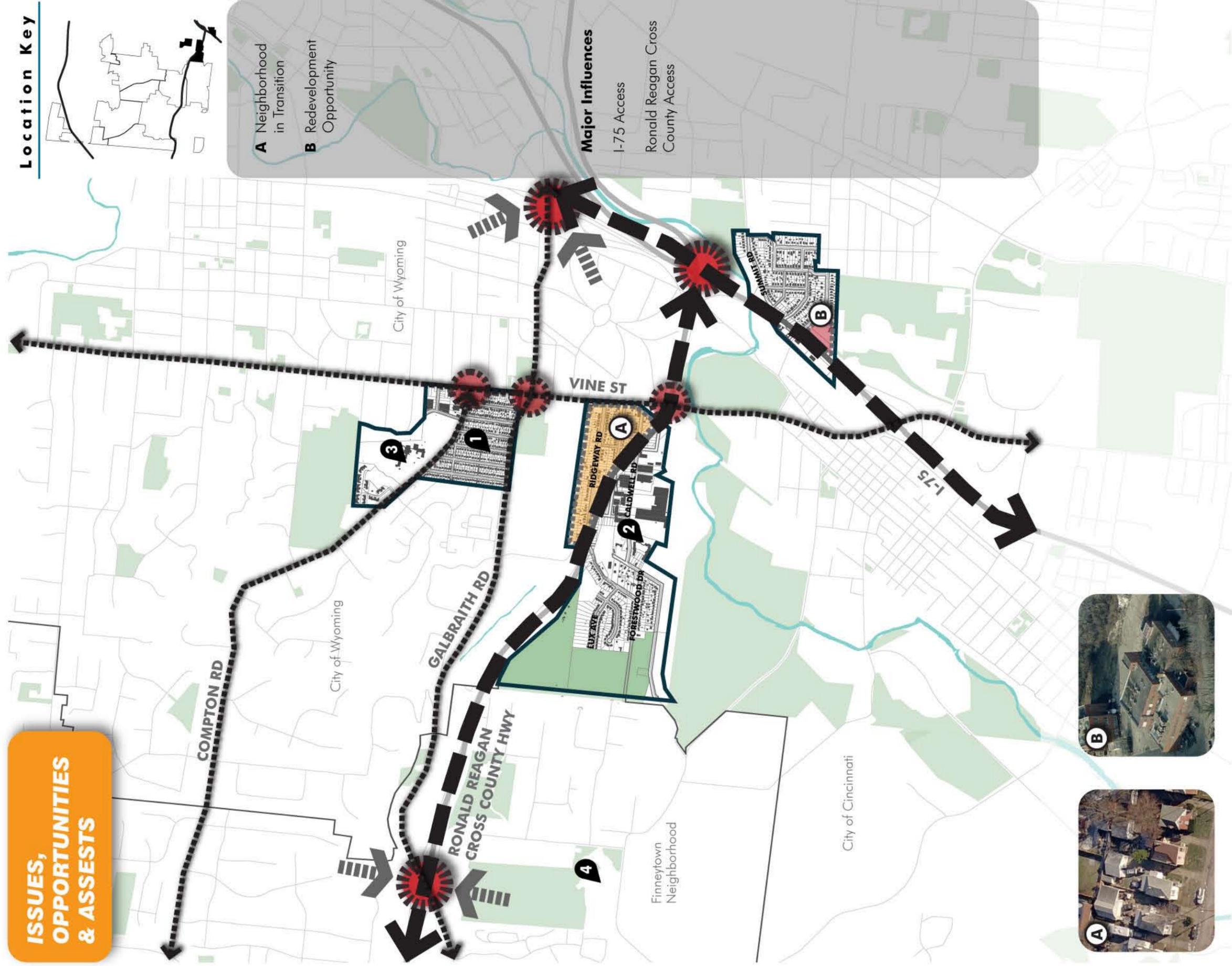
- Develop consistent signage and aesthetic elements to create a sense of place and identity for the neighborhoods and Springfield Township.

ISSUES, OPPORTUNITIES & ASSETS

Location Key



- A** Neighborhood in Transition
- B** Redevelopment Opportunity



Major Influences
 I-75 Access
 Ronald Reagan Cross County Access



Springfield To THE VALLEY

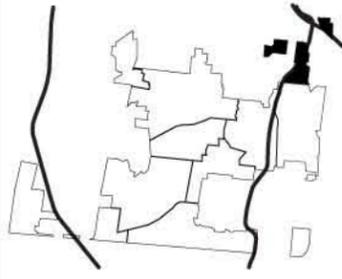
Legend

- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks
- 1. Valleydale - No Streetlights
- 2. Caldwell Apartments
- 3. St. Clare Nursing Home
- 4. St. Xavier High School



**EXISTING
LAND USE**

Location Key



Legend

- Institutional (Church, Nursing Home, etc.)
- Industrial
- Single Family Residential
- Multi-Family Residential

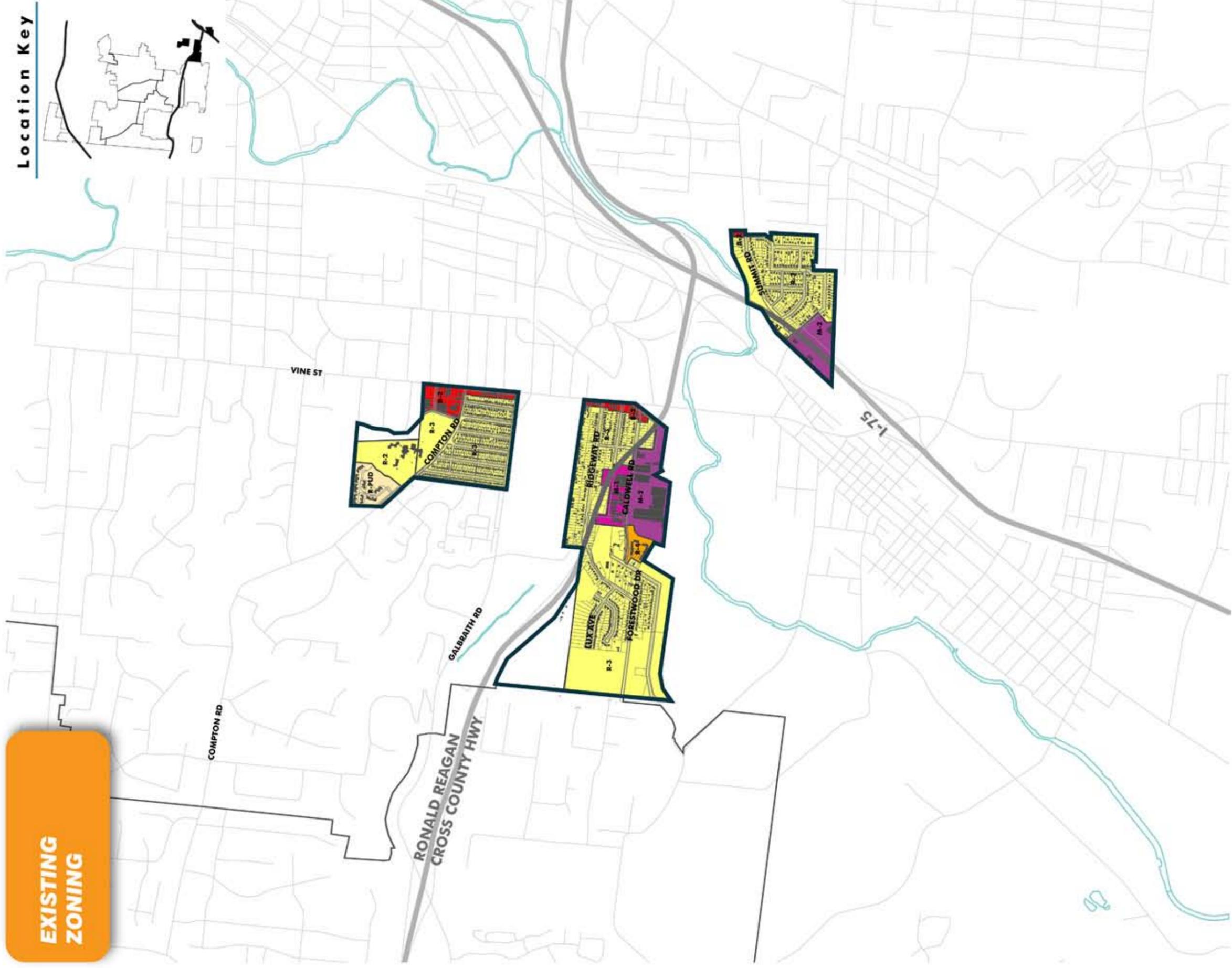
- Public/Semi-Public
- Retail/Office
- Vacant



Springfield To THE VALLEY

EXISTING ZONING

Location Key



Springfield To THE VALLEY

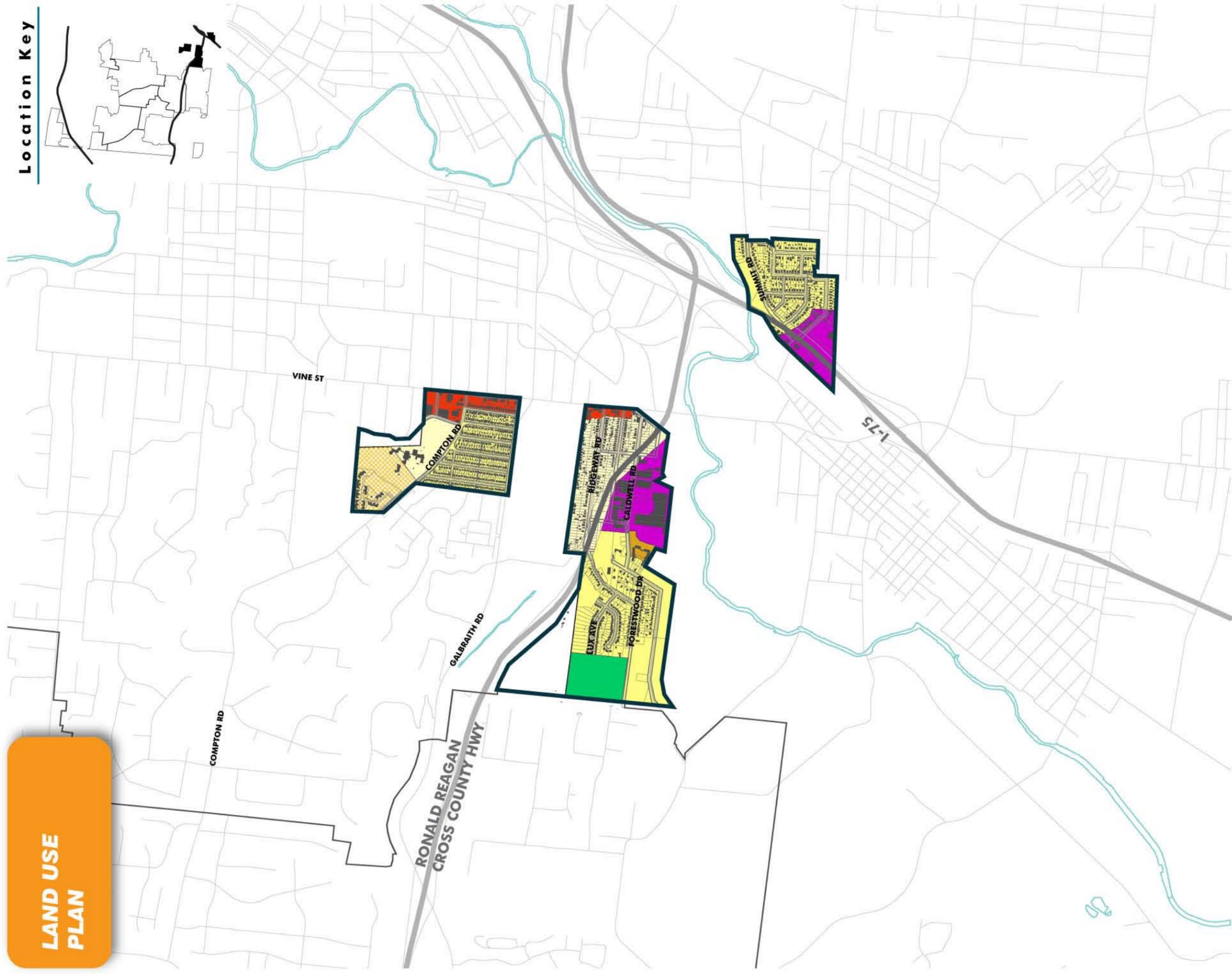
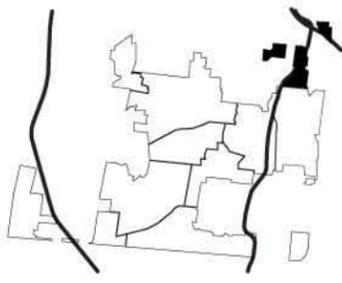
Legend

- Single Family
- Multi Family
- Planned Residential
- Office
- Planned Retail or Office
- Retail
- Light Industry
- Heavy Industry
- Planned Light Industry or Heavy Industrial



LAND USE PLAN

Location Key



Springfield To THE VALLEY

Legend

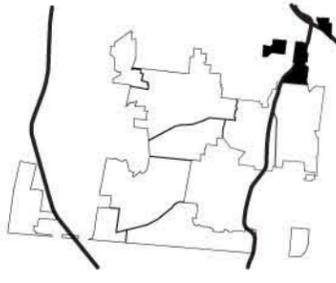
- Residential - Single Family
- Special Purpose Residence
- Transitional Residence
- Multi-Family Residence
- Transitional Office
- Office
- Retail
- Light Industrial
- General Industrial
- Public, Semi-Public, Institutional



Data Source: CAGIS, Hamilton County

DEVELOPMENT STRATEGIES

Location Key



A Reinforce Industrial Uses

B Promote Neighborhood Investment

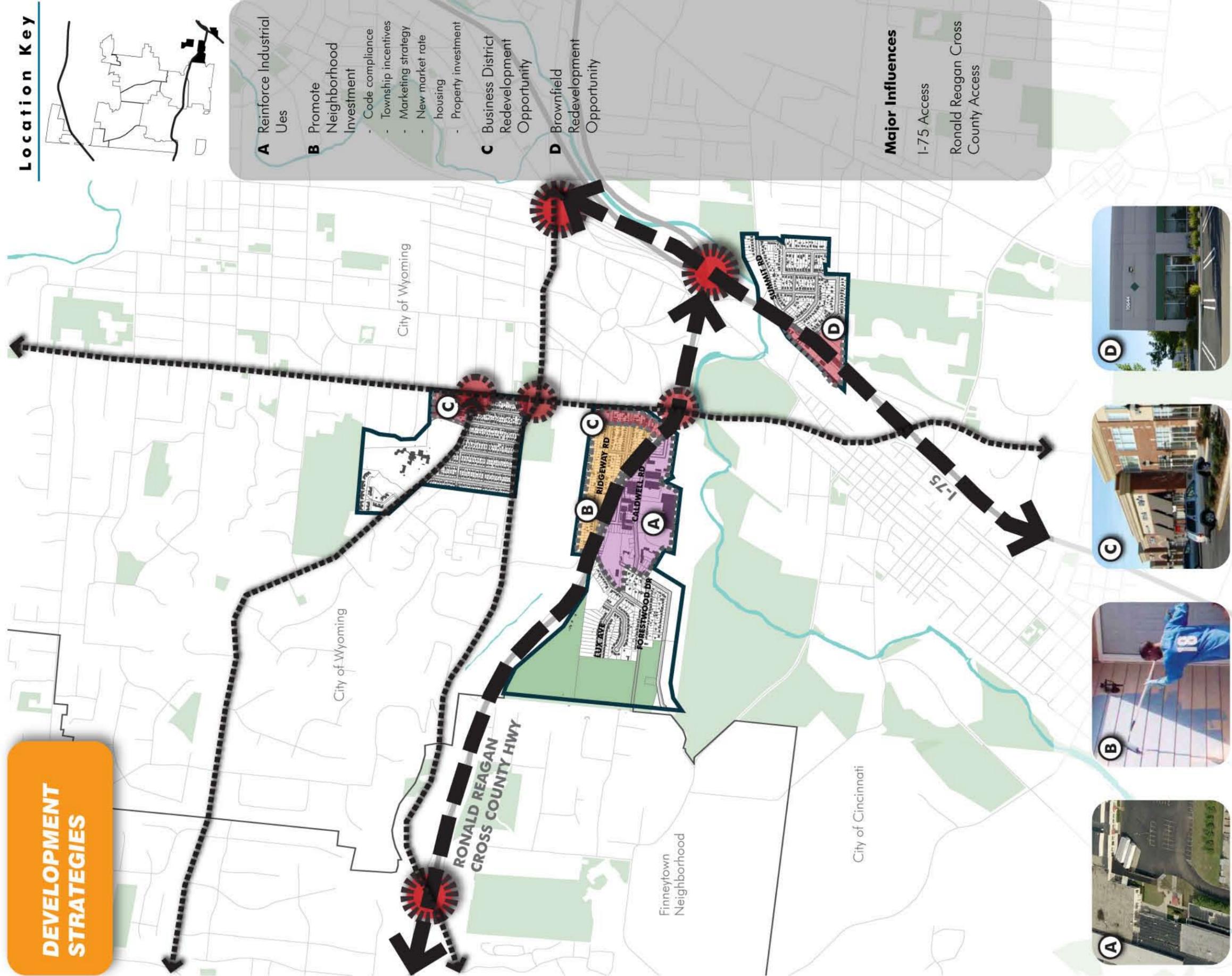
- Code compliance
- Township incentives
- Marketing strategy
- New market rate housing
- Property investment

C Business District Redevelopment Opportunity

D Brownfield Redevelopment Opportunity

Major Influences

- I-75 Access
- Ronald Reagan Cross County Access



Springfield To THE VALLEY

Legend

- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks



Pleasant Run Farms



Definition of Geographic Area

The Pleasant Run Farms neighborhood is one of five areas that is detached geographically from the contiguous portions of the Township. Located north and west of most of the Township, Pleasant Run Farms is bordered by the City of Forest Park, the City of Fairfield, and Colerain Township. The neighborhood is bounded by John Gray Road to the north, Hamilton Ave. to the west, Kemper Road to the south, and Mill Road bisects a portion of the neighborhood to the east.

Current Land Use and Zoning

The Pleasant Run Farms neighborhood is predominantly residential with accompanying retail along Hamilton Ave. The existing zoning map and use classifications generally reflect the current use of properties within the neighborhood and the future land use plan depicts the continuation of similar uses.

Issues, Opportunities, & Assets

Issues:

- The residential area on the east side of Mill Road is an area in transition due to the lack of maintenance and private investment of property owners.
- The Northwest School District is exploring school consolidation plans, which call for the closing of Welch Elementary that currently serves the neighborhood. Closing this school will cause a void in the center of this neighborhood.
- The existing retail area along Hamilton Ave. is underutilized and is in need of aesthetic improvements.
- The apartment complex on the east side of Mill Road is not consistent or compatible with adjacent single-family residential uses.

Opportunities:

- Development of gateway entrances and signage at strategic locations.
- Create redevelopment strategies for possible vacant school site and underutilized commercial properties.

Assets:

- Strong neighborhood identity
- Clifford George Park – Open Space
- Proximity to Winton Woods Park
- Proximity and access to I-275

Development Strategies

Plan for Redevelopment Opportunities:

- Review land use and zoning regulations to ensure that potential redevelopment of identified parcels will be compatible with and compliment existing neighborhood.

Promote Neighborhood Investment:

- Education and targeted enforcement of the zoning and property maintenance codes.
- Explore feasibility of providing financial incentives for qualifying redevelopment or improvement projects.
- Conduct marketing campaigns to showcase various positive attributes of neighborhood.
- Explore private/public partnerships to foster development of new market rate housing.

Pursue Gateway Opportunities:

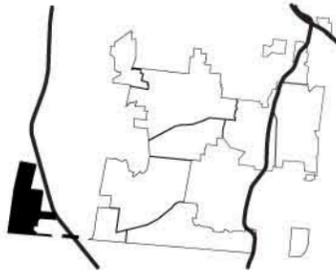
- Develop consistent signage and aesthetic elements to create a sense of place and identity for the neighborhood and Springfield Township.

Pursue Redevelopment of Commercial Gateway Area

- Encourage redevelopment of commercial uses through possible tax incentives, creation of streetscape/beautification plan, and/or overlay zoning district.

ISSUES, OPPORTUNITIES & ASSETS

Location Key



Springfi PLEASANT RUN FARMS

Legend

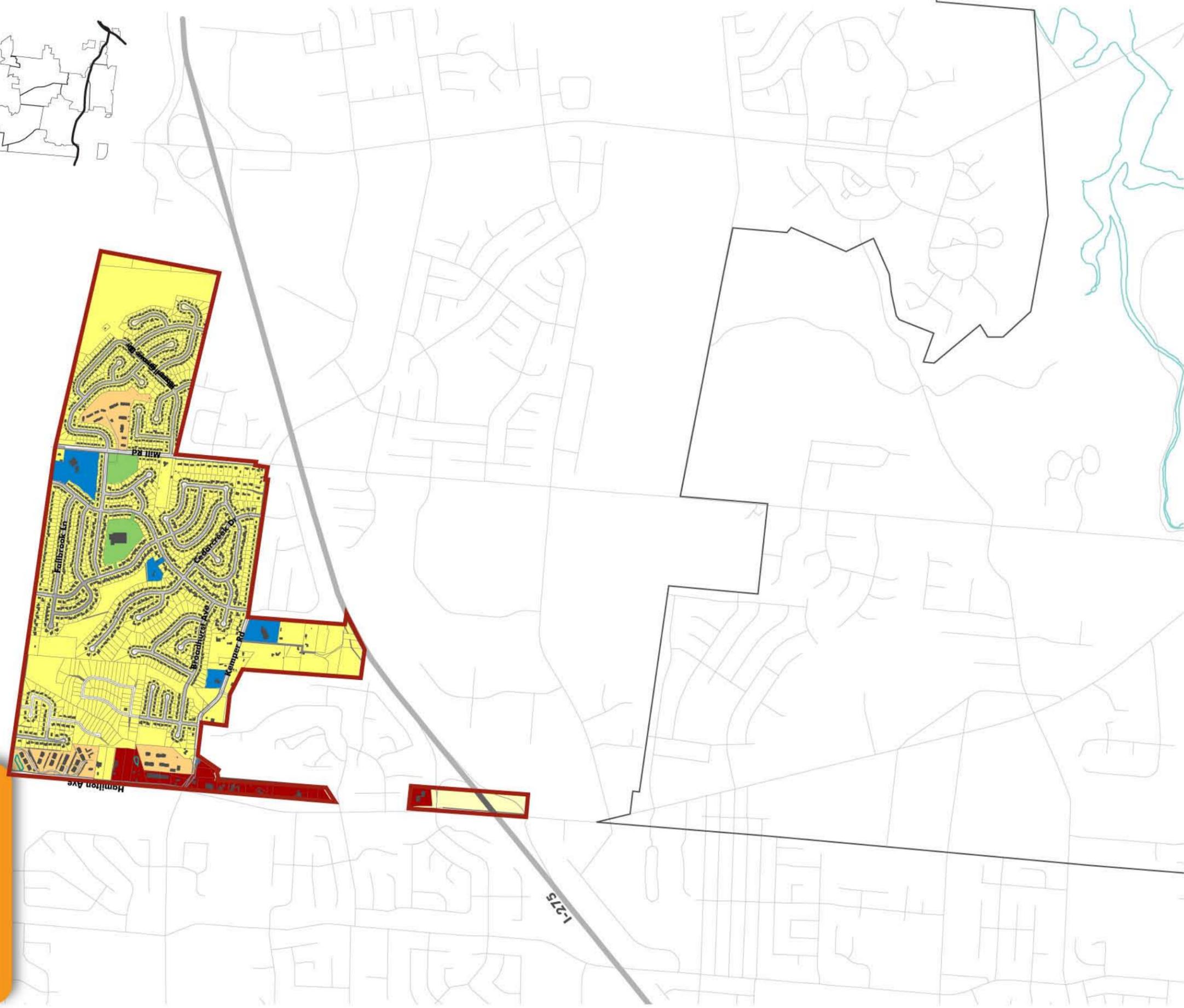
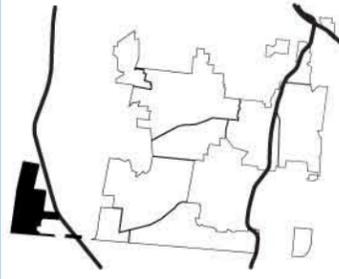
- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks

- 1.** St. John Neumann Church
- 2.** Clifford George Park



**EXISTING
LAND USE**

Location Key



Springfi PLEASANT RUN FARMS



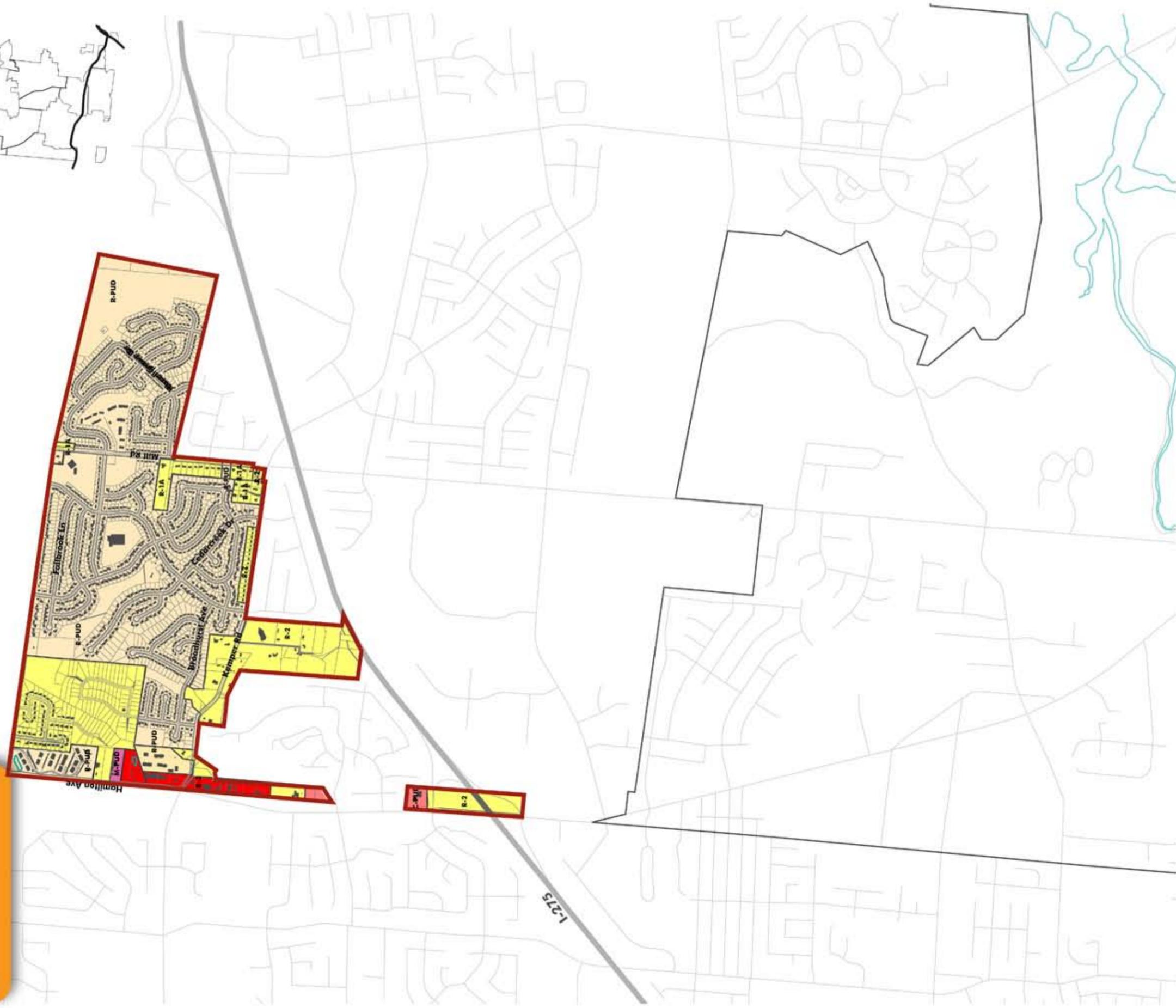
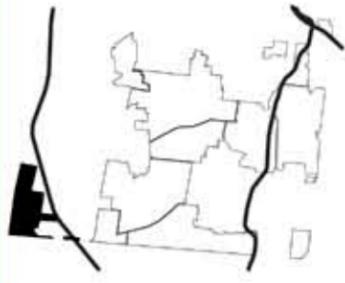
Legend

- Institutional (Church, Nursing Home, etc.)
- Industrial
- Single Family Residential
- Multi-Family Residential

- Public/Semi-Public
- Retail/Office
- Vacant

EXISTING ZONING

Location Key



Springfi PLEASANT RUN FARMS

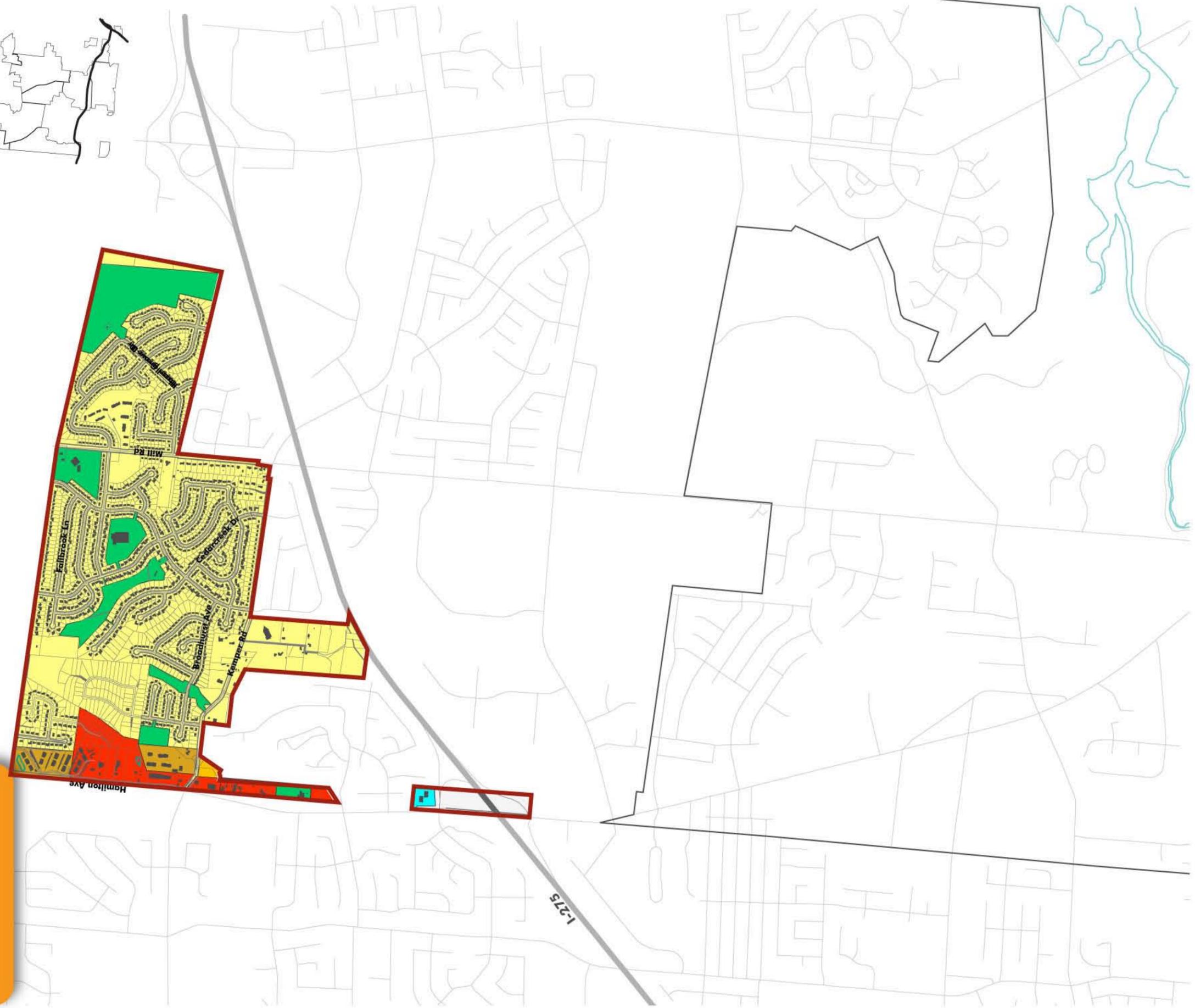
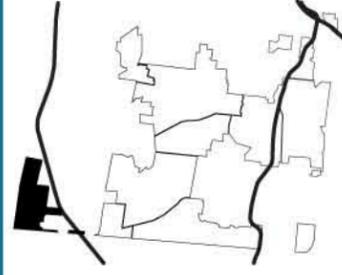
Legend

- Single Family
- Multi Family
- Planned Residential
- Office
- Planned Retail or Office
- Retail
- Light Industry
- Heavy Industry
- Planned Light Industry or Heavy Industrial



LAND USE PLAN

Location Key



Springfield Pleasant Run Farms

Legend

- Residential - Single Family
- Special Purpose Residence
- Transitional Residence
- Multi-Family Residence
- Transitional Office
- Office
- Retail
- Light Industrial
- General Industrial
- Public, Semi-Public, Institutional



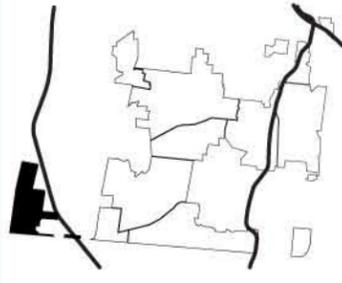
Date Source: CAGIS, Hamilton County



North

DEVELOPMENT OPPORTUNITIES

Location Key



Springfield Pleasant Run Farms

Legend

- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks



Hollydale



Definition of Geographic Area

The Hollydale neighborhood, although not detached geographically from the contiguous portions of the Township, is isolated from other areas of the Township due to separation caused by Winton Woods Park. Located in the northeast corner of the Township, Hollydale is bordered by the Village of Greenhills and the City of Woodlawn. The neighborhood is accessed by Sheffield Road to the north. The neighborhood is positively influenced by its proximity to the open-space and recreational opportunities offered by Winton Woods Park and easy access to I-75 to the east.

Current Land Use and Zoning

The Hollydale neighborhood is exclusively comprised of residential uses with accompanying recreational/open space areas of Hollydale Park, Winton Woods, and Glenview Golf Course. The existing zoning map and use classifications generally reflect the current use of properties within the neighborhood, and the future land use plan depicts the continuation of similar uses.

Issues, Opportunities, & Assets

Issues:

- The housing stock in the Hollydale neighborhood is relatively stable, but is beginning to see signs of distress due to the antiquated nature of the housing and lack of maintenance and private investment of property owners.

Opportunities:

- Work with the Cincinnati Recreational Commission to develop contingency plan for Glenview Golf Course property in the event alternative uses are pursued by city.

Assets:

- Winton Woods Park – Open Space
- Hollydale Park
- Neighborhood Identity

Development Strategies

Plan for Redevelopment Opportunities:

- Review land use and zoning regulations to ensure that potential redevelopment of identified parcels will be compatible with and compliment existing neighborhood.

Promote Neighborhood Investment:

- Education and targeted enforcement of the zoning and property maintenance codes.
- Explore feasibility of providing financial incentives for qualifying redevelopment or improvement projects.
- Conduct marketing campaigns to showcase various positive attributes of neighborhood.

**ISSUES,
OPPORTUNITIES
& ASSESTS**

Location Key



Springfield Township

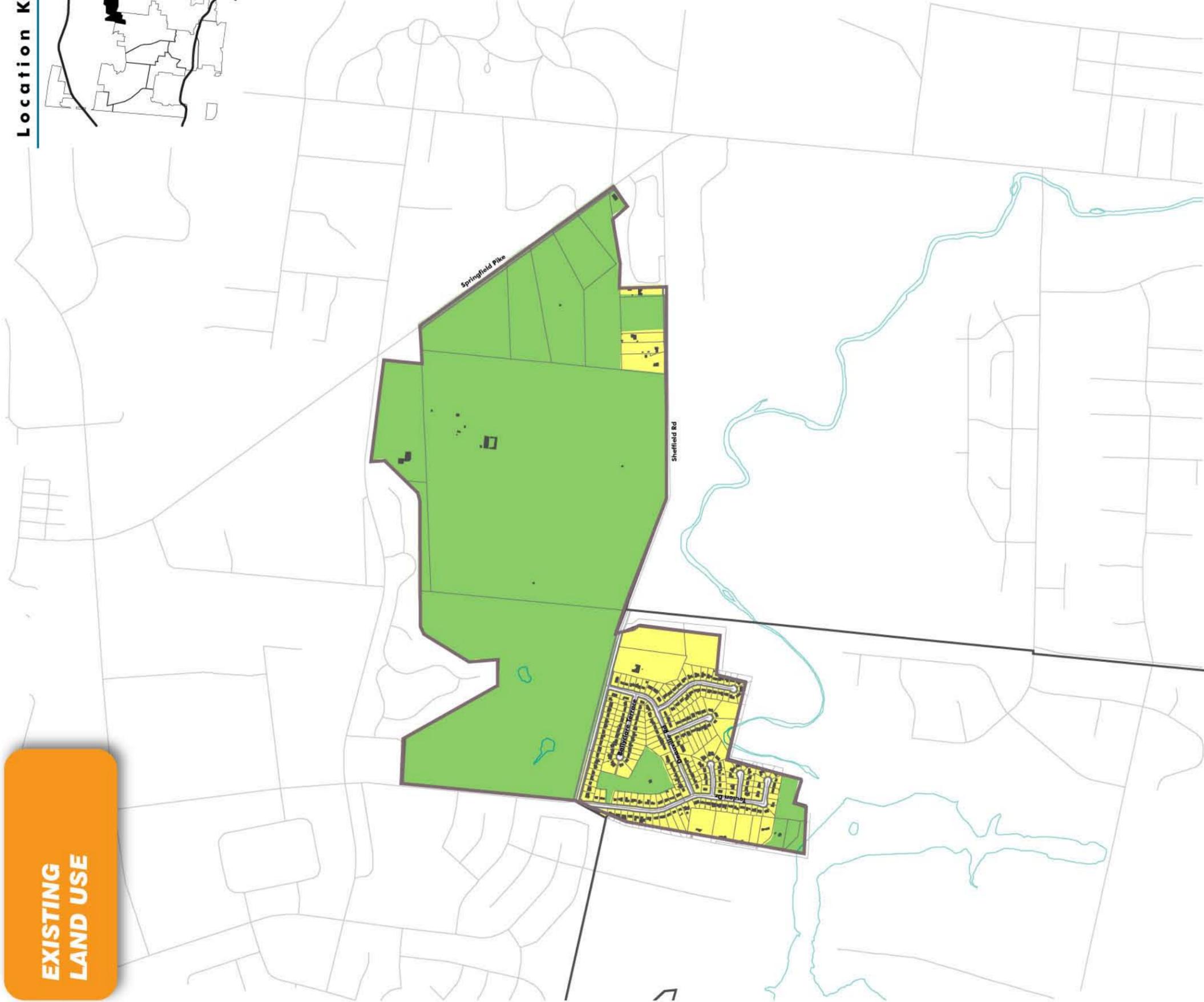
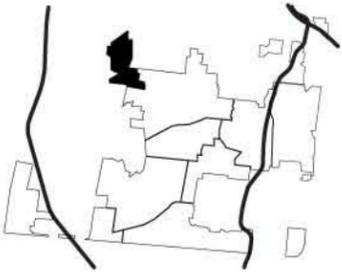
Legend

-  Corporate Boundary
-  Buildings
-  Waterbodies, Streams, Lakes
-  Green Space, Parks

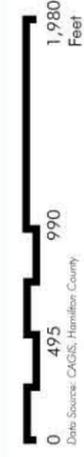


**EXISTING
LAND USE**

Location Key



Springfield Township

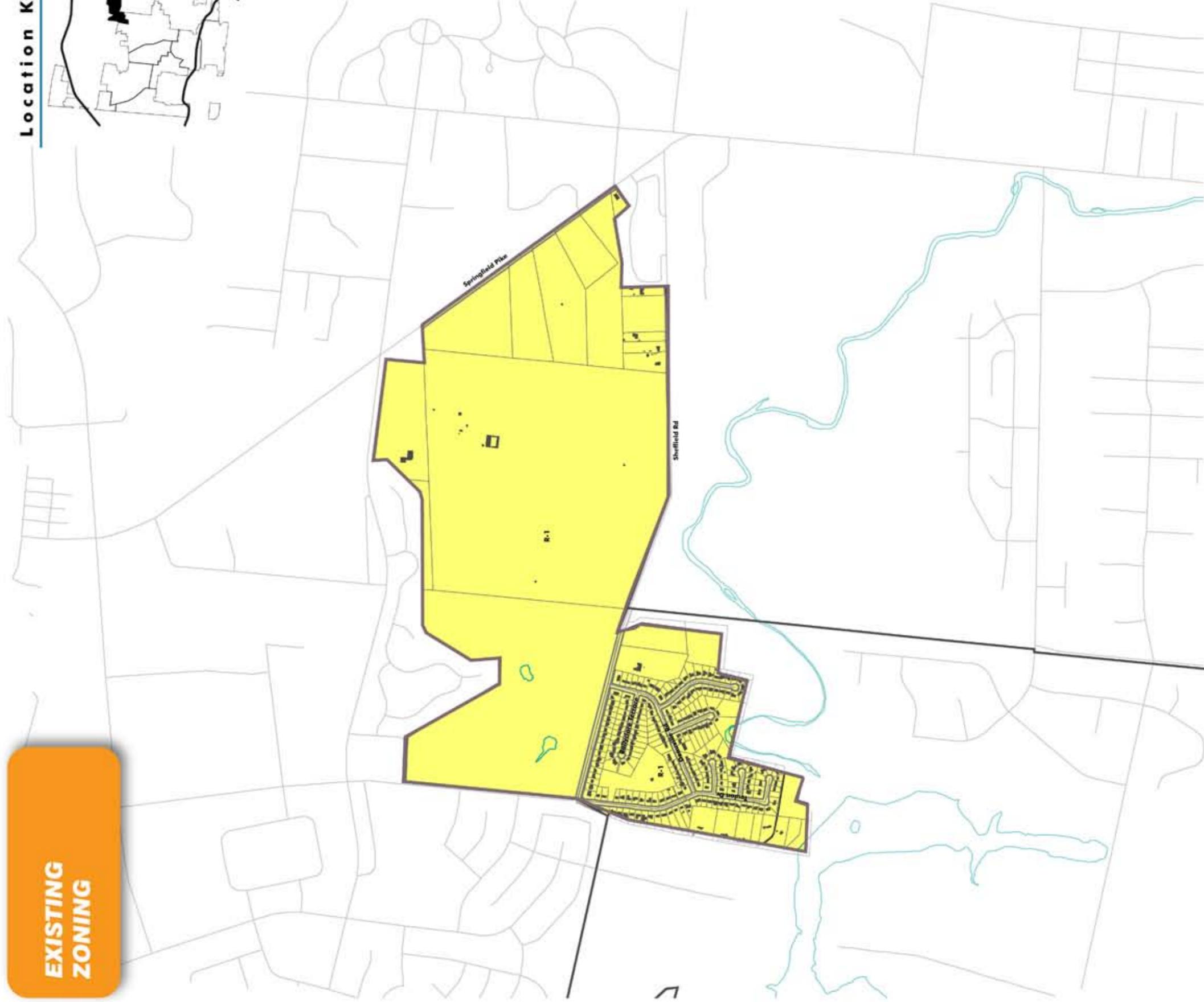


Date Source: CAGIS, Hamilton County

- Legend**
- Institutional (Church, Nursing Home, etc.)
 - Industrial
 - Single Family Residential
 - Multi-Family Residential
 - Public/Semi-Public
 - Retail/Office
 - Vacant

**EXISTING
ZONING**

Location Key



Springfield TOWNSHIP

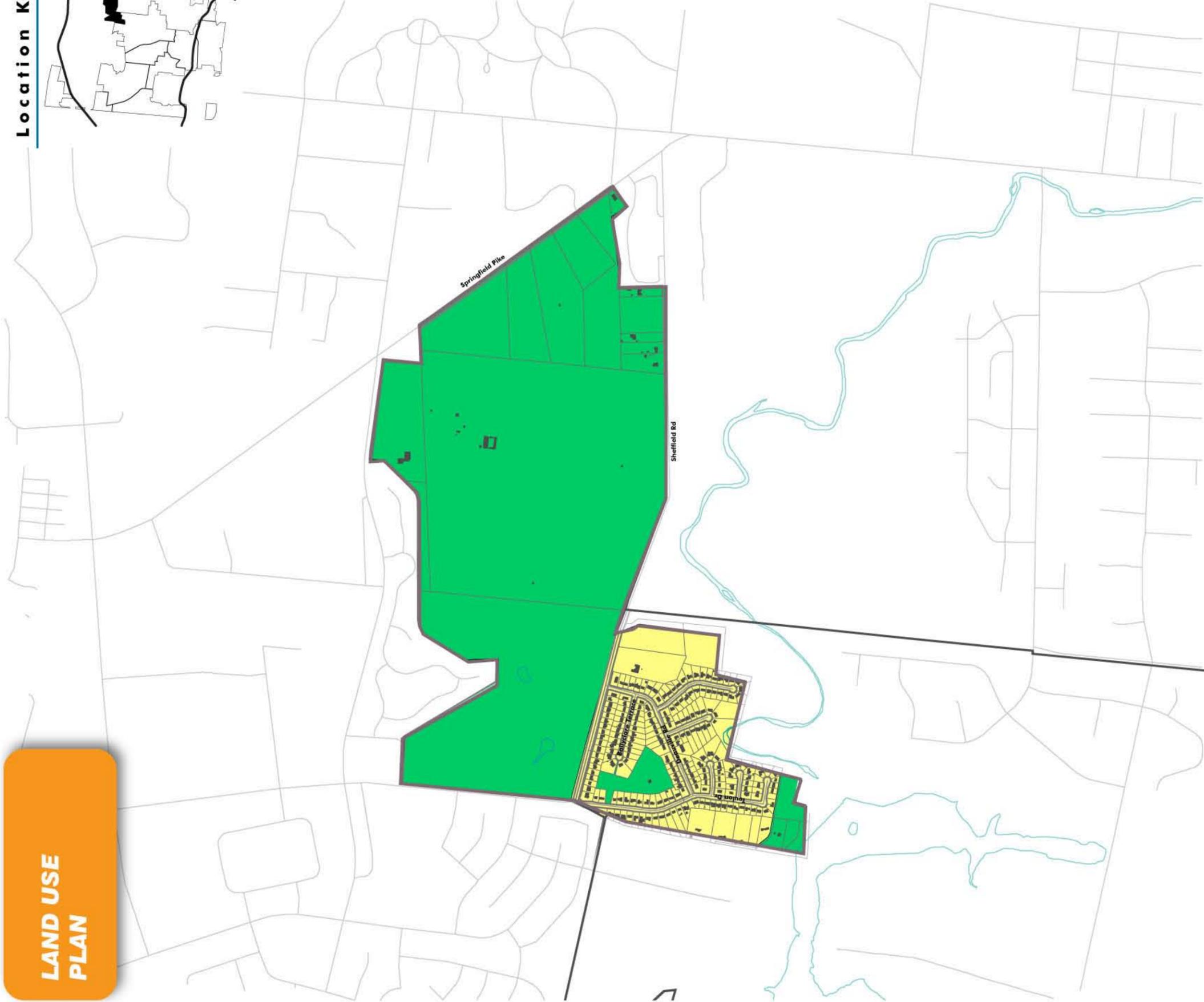
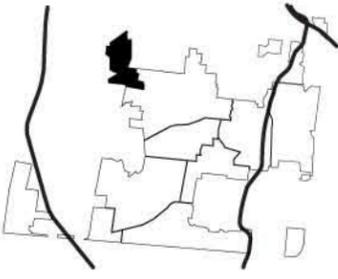
Legend

- Single Family
- Multi Family
- Planned Residential
- Office
- Planned Retail or Office
- Retail
- Light Industry
- Heavy Industry
- Planned Light Industry or Heavy Industrial



**LAND USE
PLAN**

Location Key



Springfield Township

Legend

- Residential - Single Family
- Special Purpose Residence
- Transitional Residence
- Multi-Family Residence
- Transitional Office
- Office
- Retail
- Light Industrial
- General Industrial
- Public, Semi-Public, Institutional



Data Source: CAGIS, Hamilton County

DEVELOPMENT STRATEGIES

Location Key



SPRINGFIELD PIKE

City of Springdale

Village of Greenhills

Springfield Pike

Glenview Golf Course

C

SHEFFIELD RD

Major Influences

Winton Woods Park

Winton Woods Park

Winton Woods Park

Winton Northeast Neighborhood

Village of Woodlawn



A



B



C

- A** Promote Neighborhood Investment
- Code compliance
 - Township incentives
 - Marketing strategy
 - New market rate housing
 - Property investment

- B** Redevelopment Opportunity
- Residential use

- C** Redevelopment Opportunity
- Residential use

Legend

- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks

0 495 990
Feet
Data Source: CHGS, Member Client



1,980 Feet

Springfield TOWHOLLYDALE

Winton Northwest



Definition of Geographic Area

The Winton Northwest neighborhood is located in the north-central area of the Township and is bordered by the Village of Greenhills to the north. The neighborhood is bounded by Winton Road to the east, Compton Road to the south, and Daly Road to the west. The neighborhood is positively influenced by its proximity to the open space and recreational opportunities offered by Winton Woods Park and easy access to Cross County Highway to the south.

Current Land Use and Zoning

The Winton Northwest neighborhood is predominantly residential and institutional type uses with some accompanying retail at the intersection of Winton and Compton. The existing zoning map and use classifications generally reflect the current use of properties within the neighborhood, and the future land use plan depicts the continuation of similar uses.

Issues, Opportunities, & Assets

Issues:

- Sections of housing stock in the Winton Northwest neighborhood are areas in transition due to the antiquated nature of the residential structures and the lack of maintenance and private investment of property owners.

Opportunities:

- Redevelop and sustain existing residential and commercial properties.
- Develop incentives for residential property investment.

Assets:

- Winton Woods Park – Open Space
- Access to Cross County Highway
- Redevelopment Potential
- Proximity to YMCA

Development Strategies

Promote Neighborhood Investment:

- Education and targeted enforcement of the zoning and property maintenance codes.
- Explore feasibility of providing financial incentives for qualifying redevelopment or improvement projects.
- Conduct marketing campaigns to showcase various positive attributes of neighborhood.
- Explore private/public partnerships to foster development of new market rate housing.

Pursue Redevelopment of Commercial Gateway Area

- Encourage redevelopment of commercial uses on Winton Road through possible tax incentives, creation of streetscape/beautification plan, and/or overlay zoning district.

**ISSUES,
OPPORTUNITIES
& ASSESTS**

Location Key



A Neighborhood in Transition

B Rural/Park Character

Major Influences
Winton Woods Park



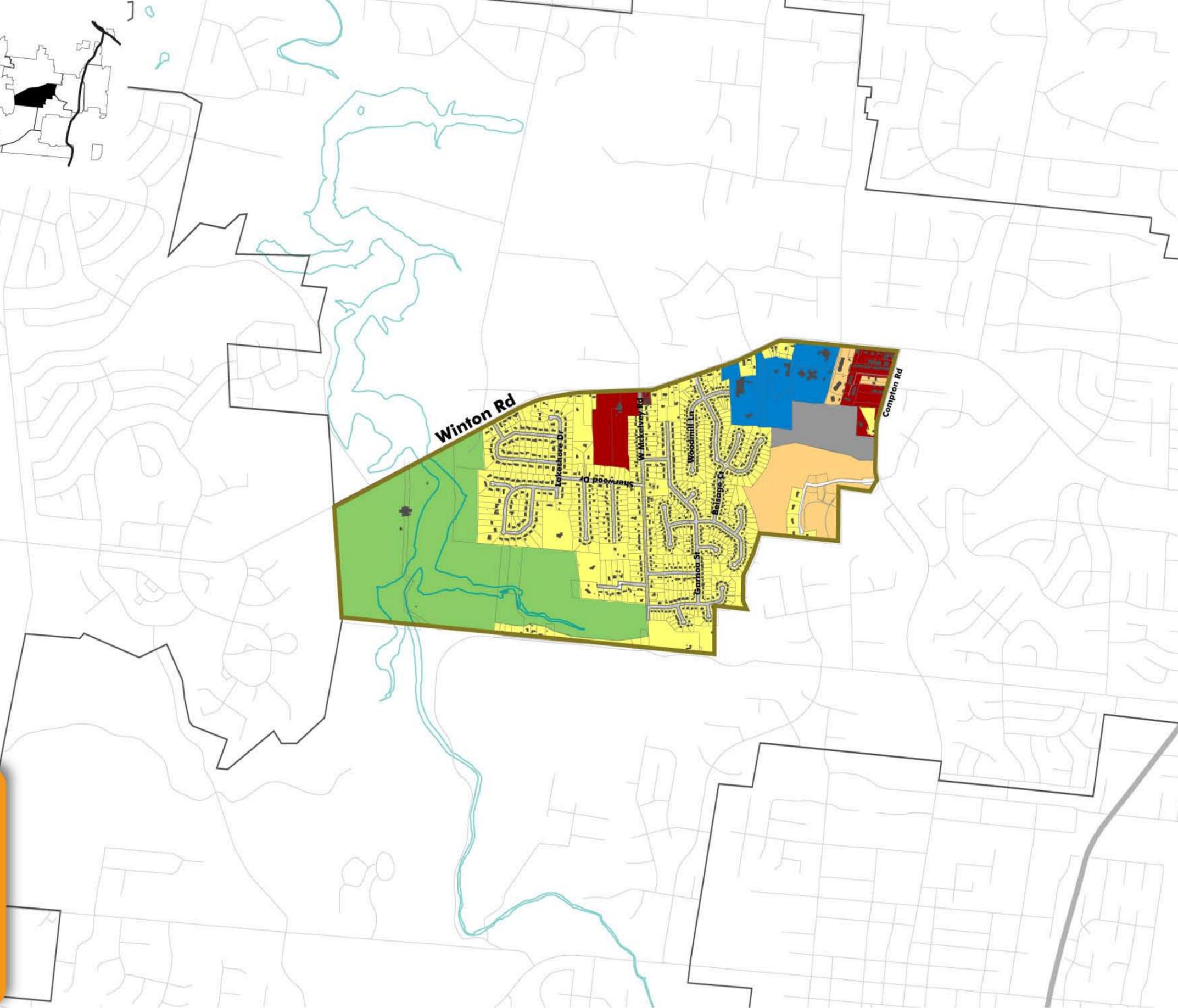
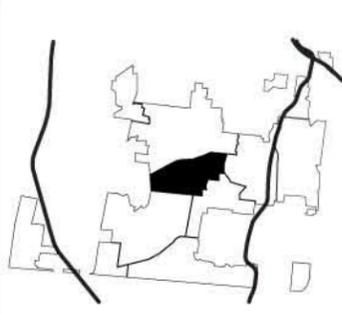
Springfie WINTON NORTHWEST



- Legend**
- Corporate Boundary
 - Buildings
 - Waterbodies, Streams, Lakes
 - Green Space, Parks
 - 1. Hatchery
 - 2. YMCA
 - 3. St. Bart's

**EXISTING
LAND USE**

Location Key



Legend

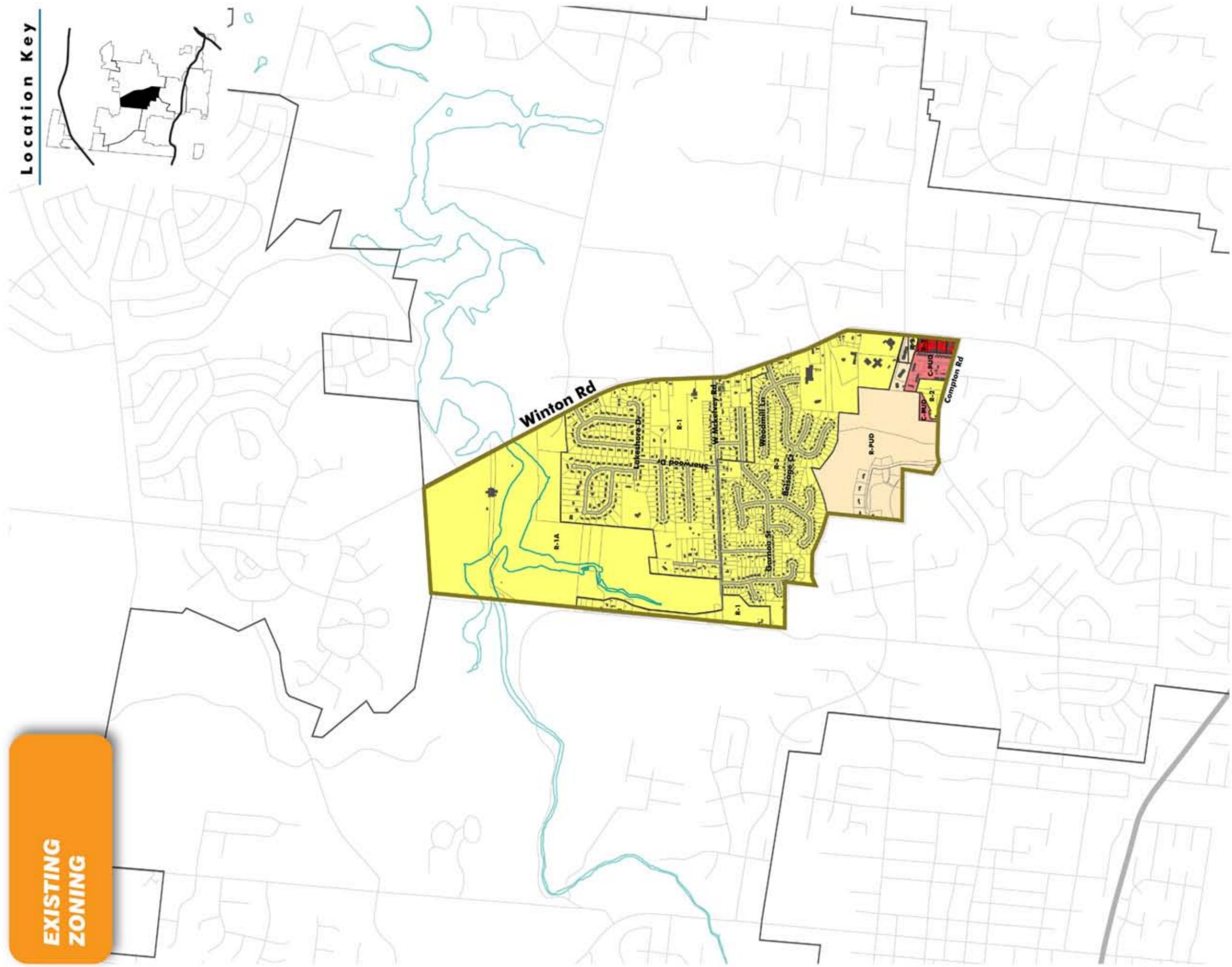
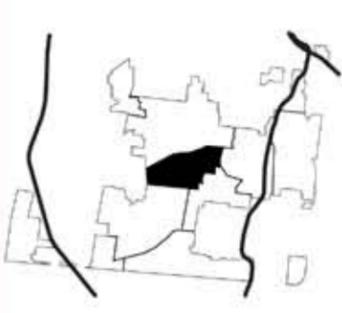
- Institutional (Church, Nursing Home, etc.)
- Industrial
- Single Family Residential
- Multi-Family Residential
- Public/Semi-Public
- Retail/Office
- Vacant



Springfie WINTON NORTHWEST

EXISTING ZONING

Location Key



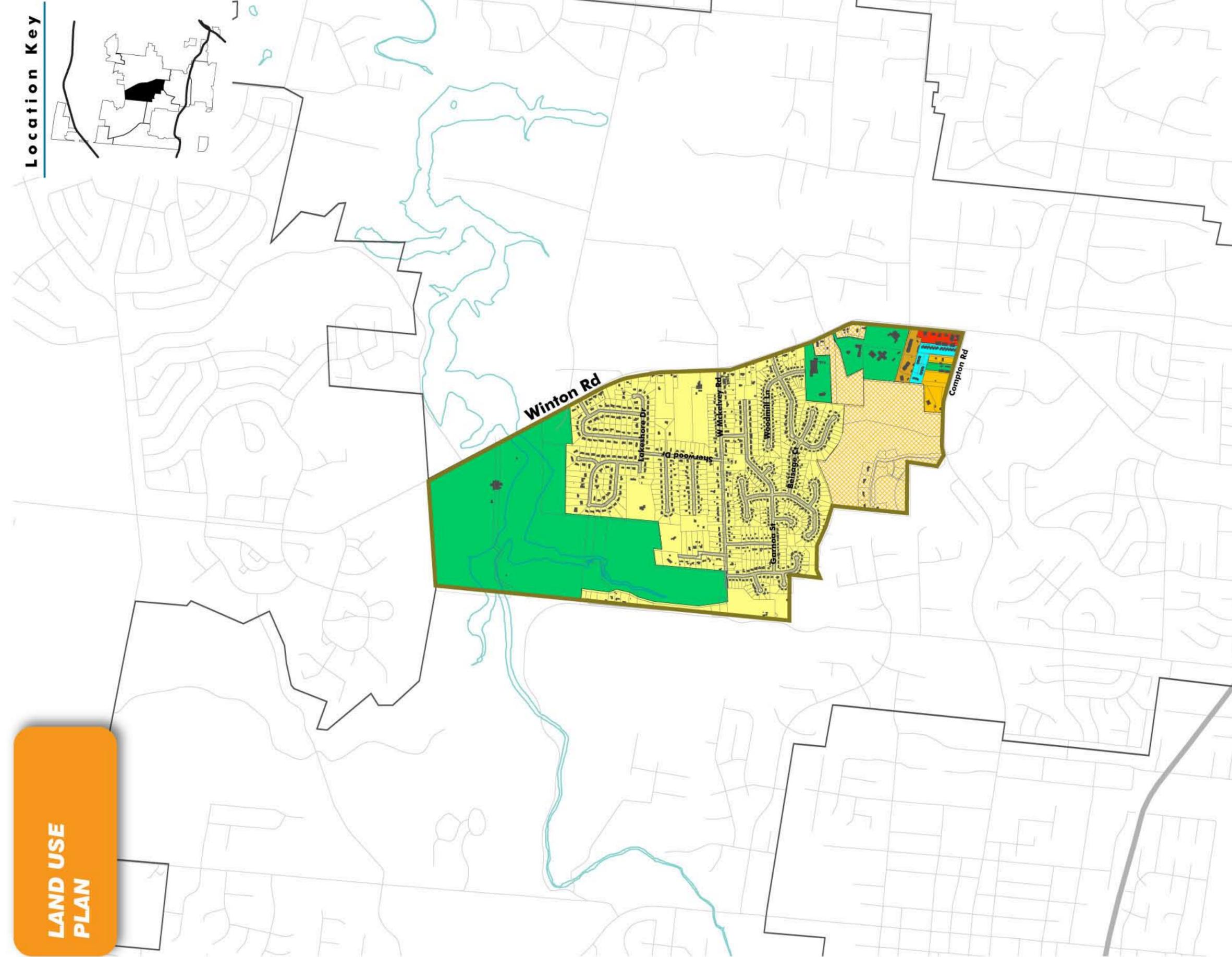
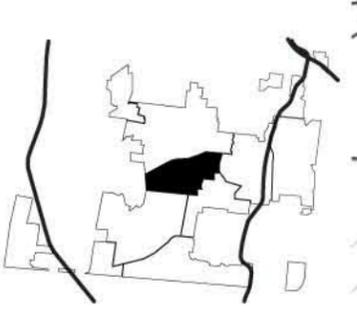
Springfie WINTON NORTHWEST



- Legend**
- Single Family
 - Multi Family
 - Planned Residential
 - Office
 - Planned Retail or Office
 - Retail
 - Light Industry
 - Heavy Industry
 - Planned Light Industry or Heavy Industrial
 - Road Corridor Overlay

LAND USE PLAN

Location Key



Legend

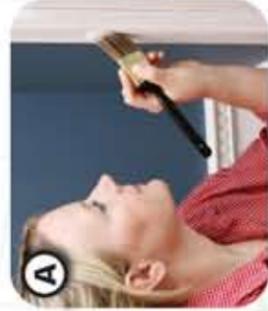
- Residential - Single Family
- Special Purpose Residence
- Transitional Residence
- Multi-Family Residence
- Transitional Office
- Office
- Retail
- Light Industrial
- General Industrial
- Public, Semi-Public, Institutional



Springfield WINTON NORTHWEST

DEVELOPMENT STRATEGIES

Location Key



Springfie WINTON NORTHWEST

Legend

- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks



Winton Northeast



Definition of Geographic Area

The Winton Northeast neighborhood is located in the north-central area of the Township and is bordered by the Village of Greenhills to the north and the Cities of Woodlawn and Wyoming to the east. The neighborhood is generally accessed by Winton Road to the west and Lakeridge Drive and Fleming Road from the north and south respectively. The neighborhood is positively influenced by its proximity to the open space and recreational opportunities offered by Winton Woods Park and easy access to Cross County Highway to the south.

Current Land Use and Zoning

The Winton Northeast neighborhood is predominantly residential and institutional type uses with some accompanying retail on the east side of Winton Road just south of Fleming. The existing zoning map and use classifications generally reflect the current use of properties within the neighborhood, and the future land use plan depicts the continuation of similar uses.

Issues, Opportunities, & Assets

Issues:

- Lack of identity

Opportunities:

- Properties available for development/redevelopment

Assets:

- Winton Woods Park – Open Space
- Helwig Park
- Access to Cross County Highway
- Rural Character
- Proximity to YMCA

Development Strategies

Plan for Future Single-Family/ Mixed Use Residential Development

Opportunities:

- Review land use and zoning regulations to ensure that potential redevelopment of identified parcels will be compatible with and compliment existing neighborhood.

Pursue Park/Green Space

Development Opportunities:

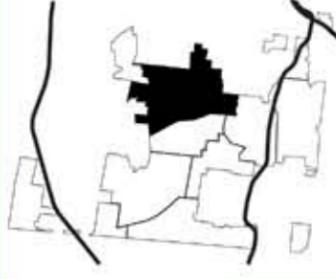
- Explore partnerships with other entities in the development of new recreational/green space areas through the possible use of cost sharing and/or joint districts.

Explore Restaurant Opportunities within Winton Woods:

- Conduct feasibility study of the park district developing restaurant adjacent to Winton Woods Lake providing an outdoor resort style establishment taking advantage of already existing amenities.

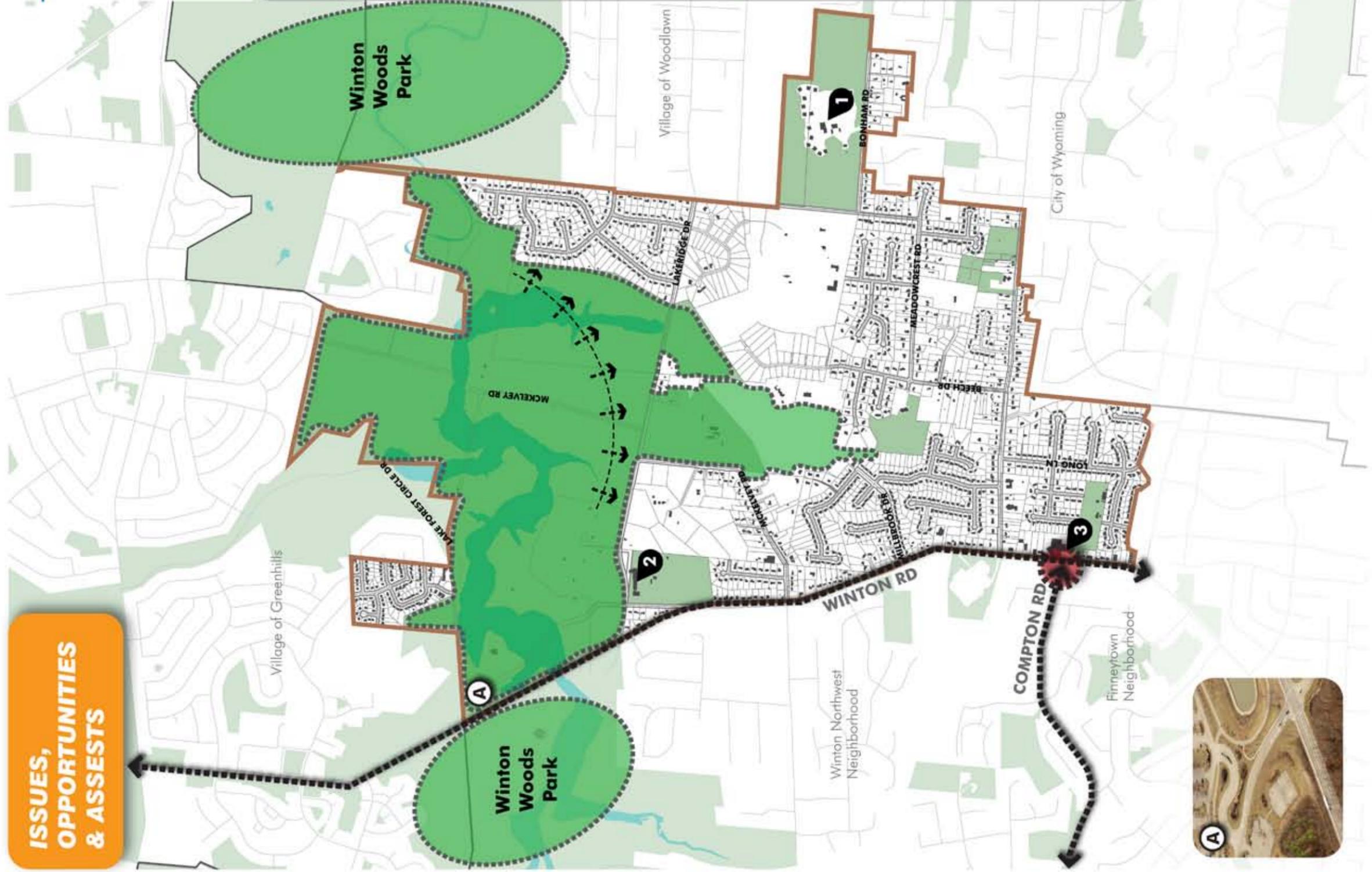
ISSUES, OPPORTUNITIES & ASSESTS

Location Key



A Retail/Restaurant Opportunity

Major Influences
Winton Woods Park



Springfie/WINTON NORTHEAST

Legend

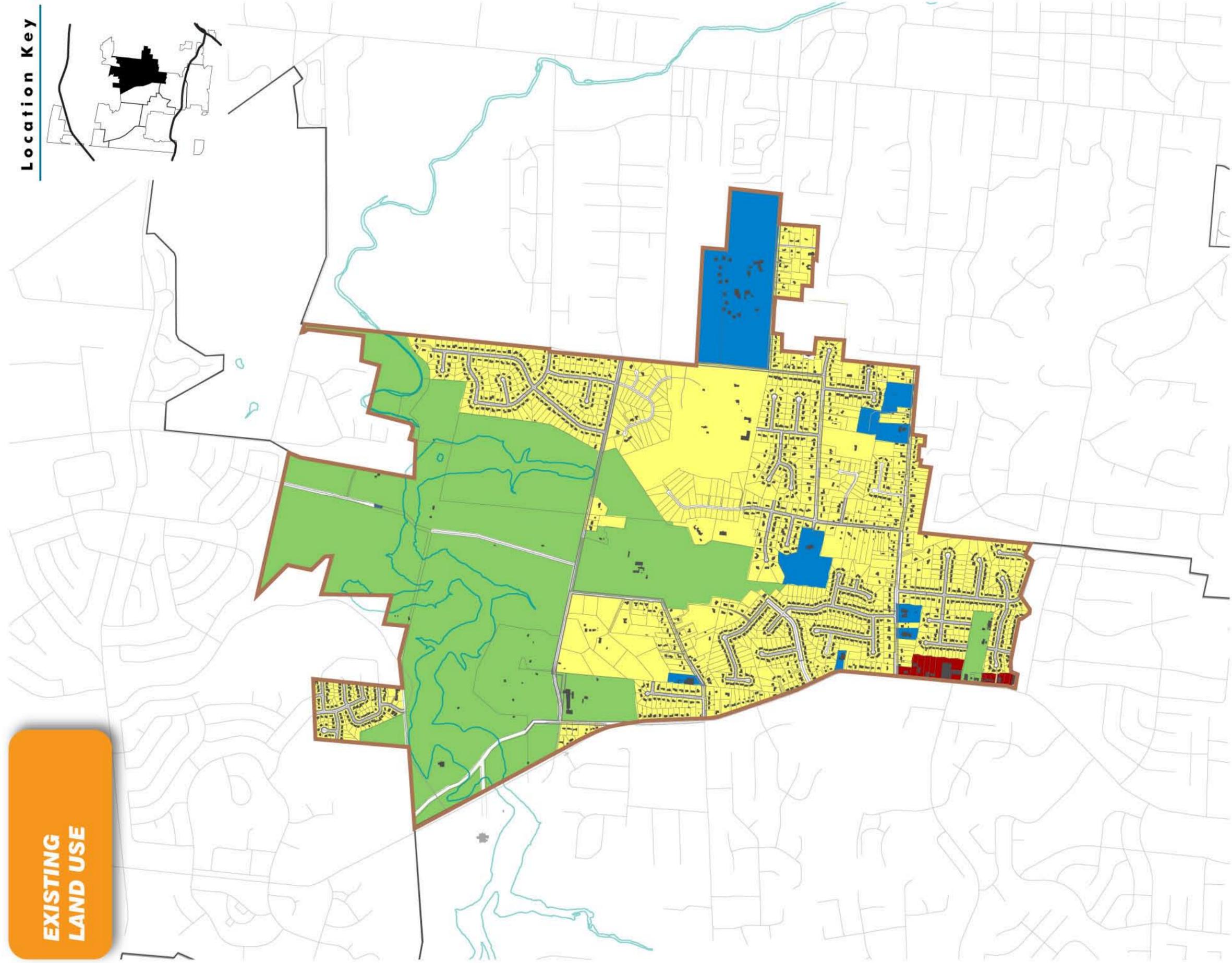
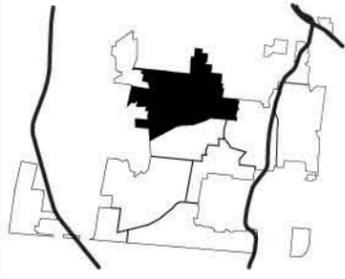
- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks

- 1.** Hillcrest Training School
- 2.** Lakeside Elementary School
- 3.** Township Civic Center



**EXISTING
LAND USE**

Location Key



Legend

- Institutional (Church, Nursing Home, etc.)
- Industrial
- Single Family Residential
- Multi-Family Residential
- Public/Semi-Public
- Retail/Office
- Vacant

- Public/Semi-Public
- Retail/Office
- Vacant



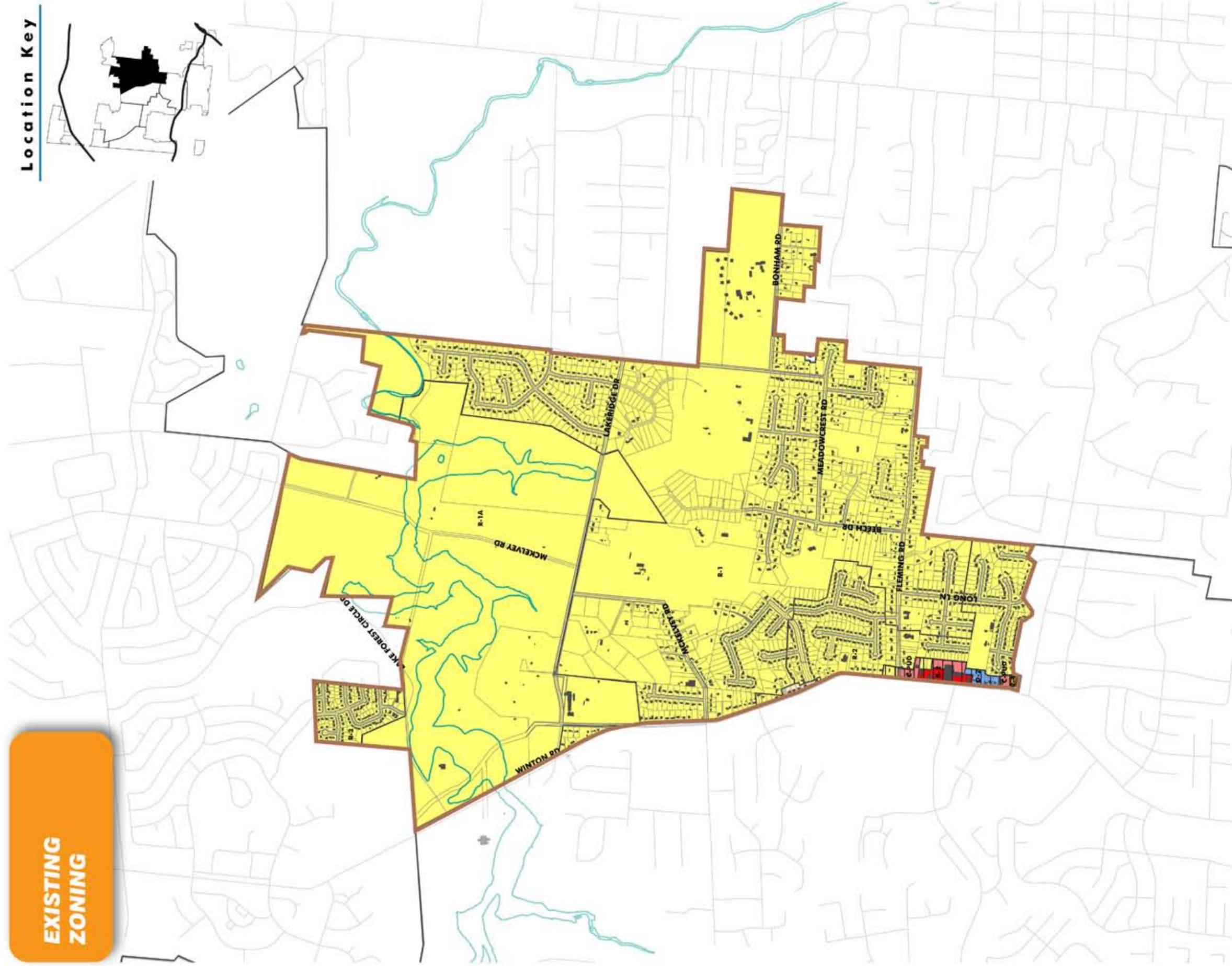
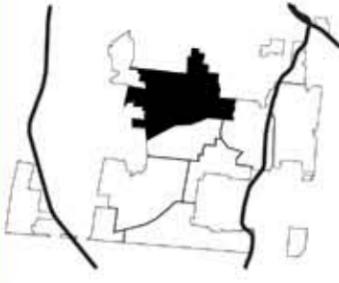
Data Source: CAGIS, Hamilton County



Springfie/WINTON NORTHEAST

EXISTING ZONING

Location Key



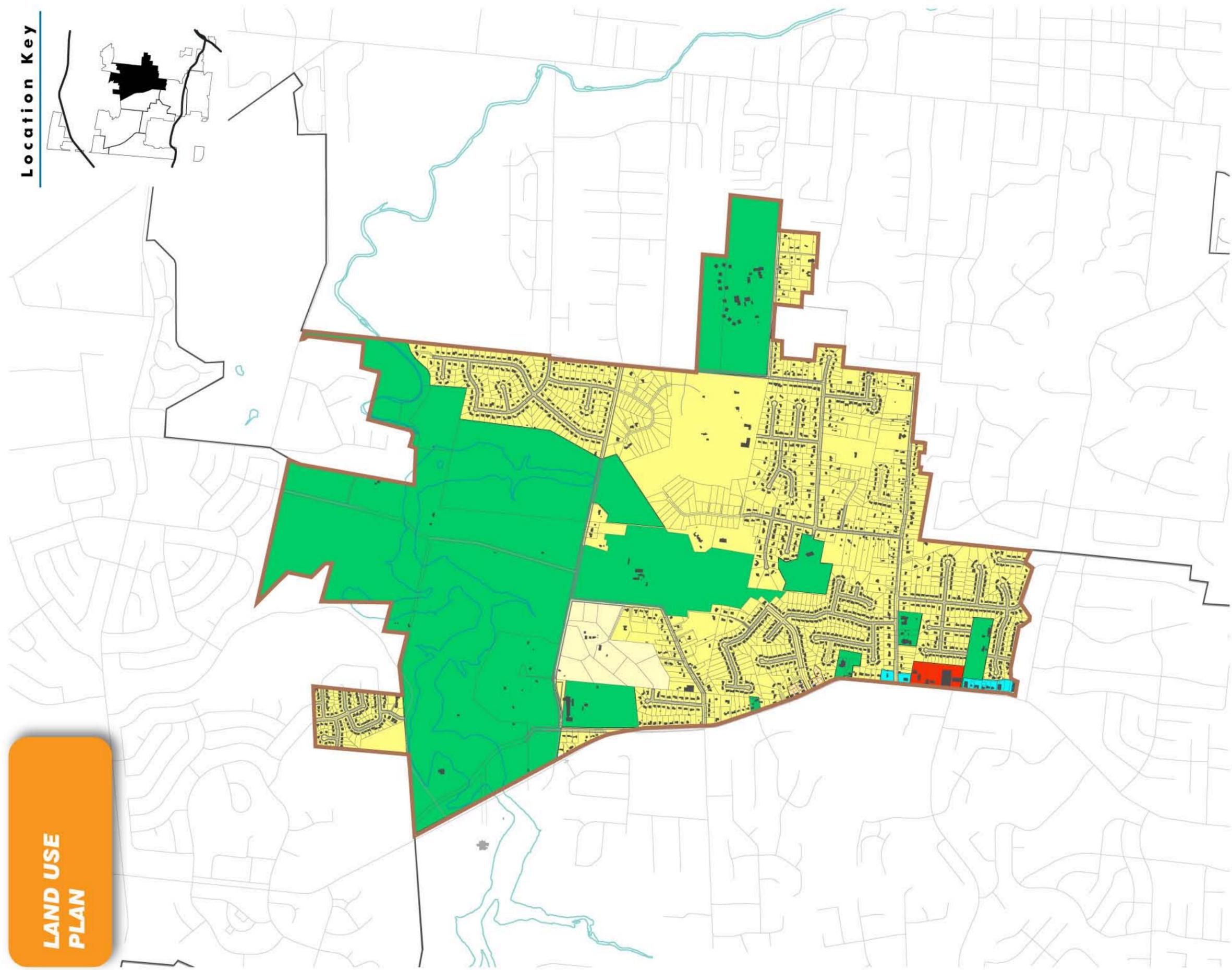
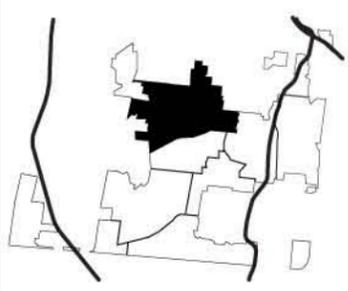
Springfie/WINTON NORTHEAST



- Legend**
- Single Family
 - Multi Family
 - Planned Residential
 - Office
 - Planned Retail or Office
 - Retail
 - Light Industry
 - Heavy Industry
 - Planned Light Industry or Heavy Industrial
 - Road Corridor Overlay

**LAND USE
PLAN**

Location Key



Legend

- Residential - Single Family
- Special Purpose Residence
- Transitional Residence
- Multi-Family Residence
- Transitional Office
- Office
- Retail
- Light Industrial
- General Industrial
- Public, Semi-Public, Institutional



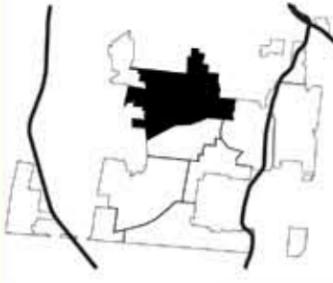
Data Source: CAGIS, Hamilton County



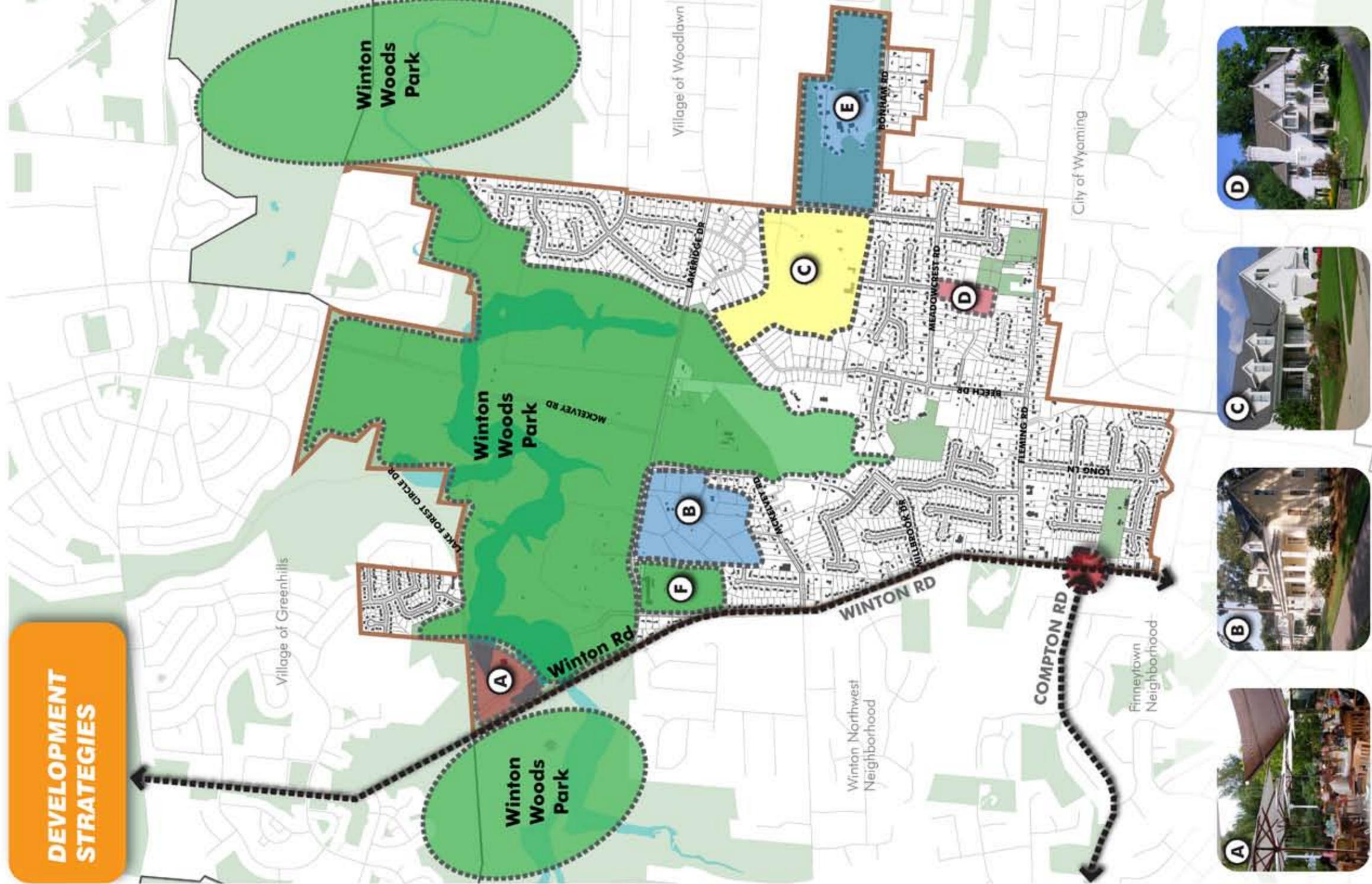
Springfield/WINTON NORTHEAST

DEVELOPMENT STRATEGIES

Location Key



A	Retail/Restaurant Opportunity
B	Mixed-use Residential Opportunity
C	Future Single Family Residential Opportunity
D	Future Single Family Residential Opportunity
E	Mixed-use Residential Opportunity
F	Park/Green Space



Major Influences
Winton Woods Park



Legend

- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks



Springfie/WINTON NORTHEAST

Finneytown



Definition of Geographic Area

The Finneytown neighborhood is the largest of the identified Township neighborhoods, is located in the central area of the community, and is bordered by the Cities of Wyoming to the east, North College Hill to the west and Cincinnati to the south. The area is split into east and west sections by Winton Road, which bisects the neighborhood, and Compton Road and North Bend Road form neighborhood boundaries the north and south respectively. The neighborhood is positively influenced by its proximity to the open space and recreational opportunities offered by Winton Woods Park and easy access to I-75 to the east and Cross County Highway, which serves as a north-south split of the Finneytown neighborhood and proximity to the Winton Road business corridor.

Current Land Use and Zoning

The Finneytown neighborhood is predominantly residential and institutional type uses. However, the greatest concentration of retail in the Township is found in Finneytown along the Winton Road Corridor between Galbraith Road and Reynard Ave. The existing zoning map and use classifications generally reflect the current use of properties within the neighborhood, and the future land use plan depicts the continuation of similar uses with the notable exception of the southeast quadrant of Galbraith and Winton where a more detailed redevelopment plan is being proposed.

Issues, Opportunities, & Assets

Issues:

- Several underutilized and/or vacant commercial properties exist along the Winton and North Bend Road business corridors.
- A portion of the housing stock on the south side of Galbraith Road is in transition due to the antiquated nature of the residential structures and the lack of maintenance and private investment of property owners.

Opportunities:

- Properties available for development/redevelopment

Assets:

- Brent Park and Hummer Park – Open Space
- Winton Road Business District / Corridor
- Proximity to downtown Cincinnati and large employment centers
- Various Educational Institutions / Opportunities
- Central location enabling access to Cross County Highway and I-75
- Strong Identity and Civic Engagement
- Various Religious Opportunities

Development Strategies

Plan for Future Development/Redevelopment Opportunities:

- Review land use and zoning regulations to ensure that potential redevelopment of identified parcels will be compatible with and compliment existing neighborhood.

Pursue New Office and Retail Redevelopment/Infill Opportunities:

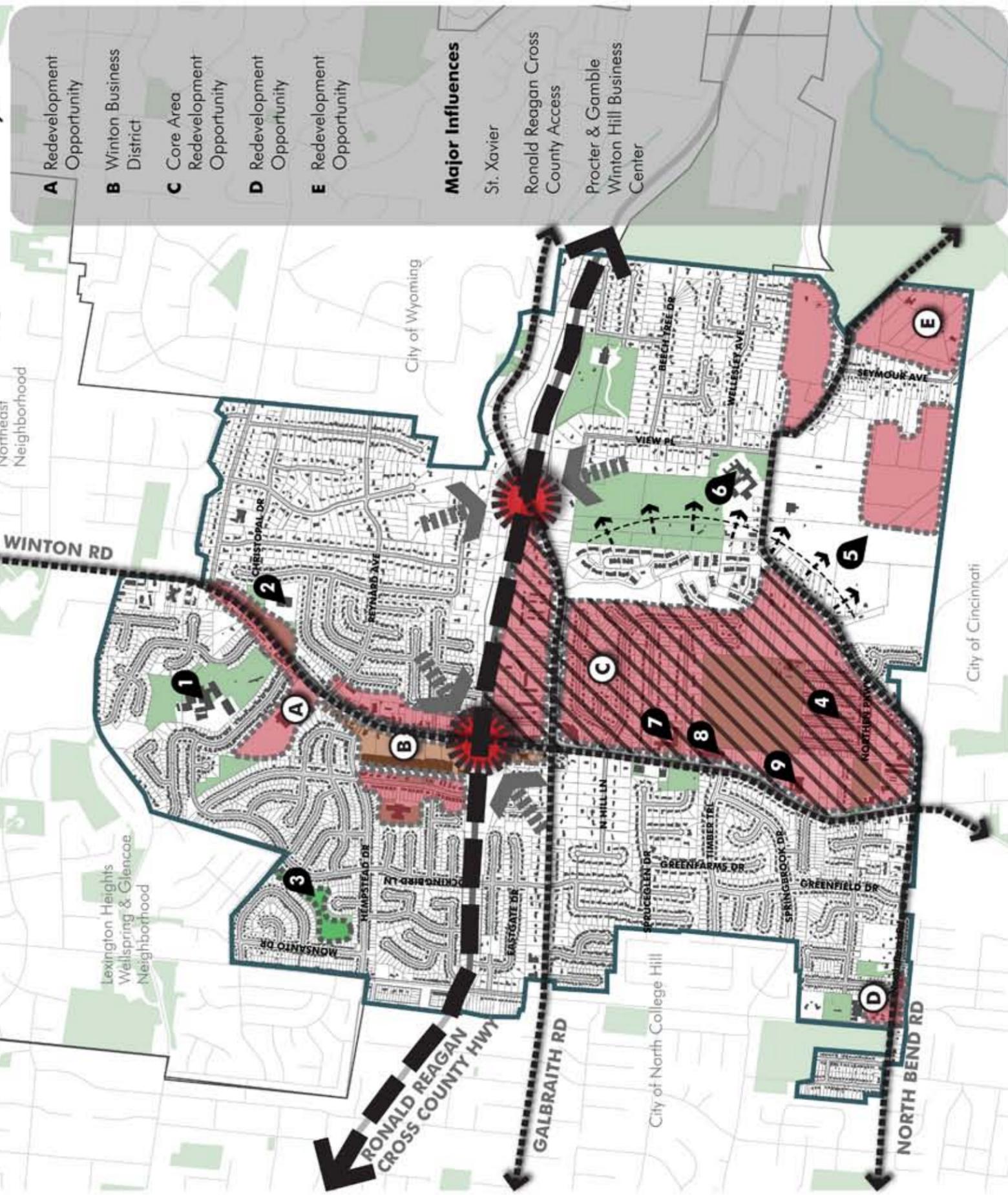
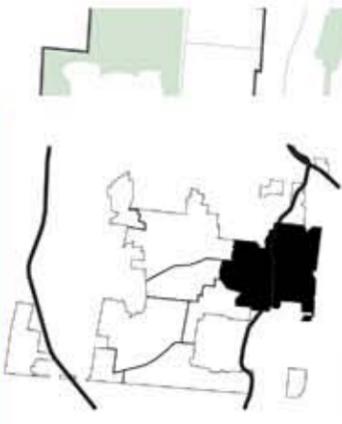
- Encourage redevelopment of existing retail and office properties within the Winton and North Bend Road Business Districts through the use of tax incentives, public/private partnerships, and/or strategic property acquisitions.

Pursue Mixed Use Redevelopment Opportunities:

- See "Core Area" Redevelopment Proposal (Section 3-C of Master Plan)

**ISSUES,
OPPORTUNITIES
& ASSETS**

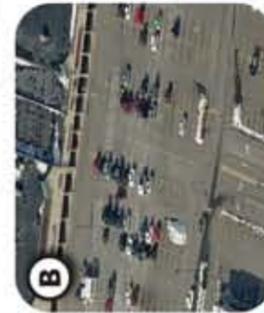
Location Key



- A** Redevelopment Opportunity
- B** Winton Business District
- C** Core Area Redevelopment Opportunity
- D** Redevelopment Opportunity
- E** Redevelopment Opportunity

Major Influences

- St. Xavier
- Ronald Reagan Cross County Access
- Procter & Gamble Winton Hill Business Center



Springfield Tofinneytown

Legend

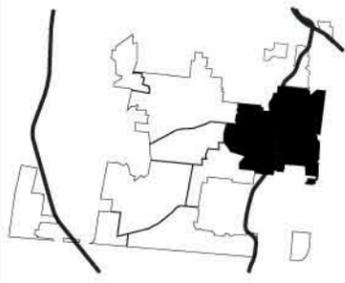
- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks

- 1.** Finneytown High School
- 2.** Brent Elementary School
- 3.** Brent Park
- 4.** Parkview Heights
- 5.** Hummer Park
- 6.** St. Xavier High School
- 7.** St. Vivian School & Church
- 8.** Whitaker Elementary School
- 9.** Holy Trinity - St. Nicholas Greek Orthodox



**EXISTING
LAND USE**

Location Key



COMPTON ROAD

RONALD REAGAN
CROSS COUNTY HWY

GALBRAITH ROAD

PRUCELEN DR

N HILL LN

GREEN FARMS DR

TIMBER TR

SPRINGBROOK DR

GREENFIELD DR

NORTH BEND RD

MORRISSVILLE TWP

VIEW PL

NORTH BEND RD

WELLESLEY AVE

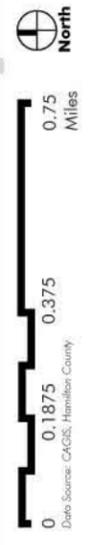
BEECH TREE DR

SEYMOUR AVE

Legend

- Institutional (Church, Nursing Home, etc.)
- Industrial
- Single Family Residential
- Multi-Family Residential

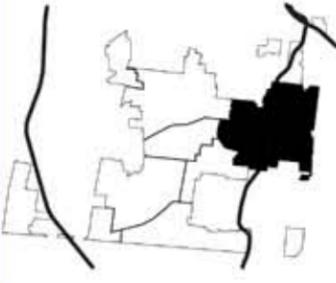
- Public/Semi-Public
- Retail/Office
- Vacant



Springfield TOWNSHIP

EXISTING ZONING

Location Key



COMPTON ROAD

RONALD REAGAN
CROSS COUNTY HWY

GALBRAITH ROAD

PRUCELEN DR

N MILLIN

GREENFARMS DR

TIMBER TREE

SPRINGBROOK DR

GREENFIELD DR

NORTH BEND RD

VIEW PL

NORTH BEND RD

WELLESLEY AVE

BEECH TREE DR

SEYMOUR AVE

NORTHERN PKWY

ORNOZIM

NORTH BEND RD

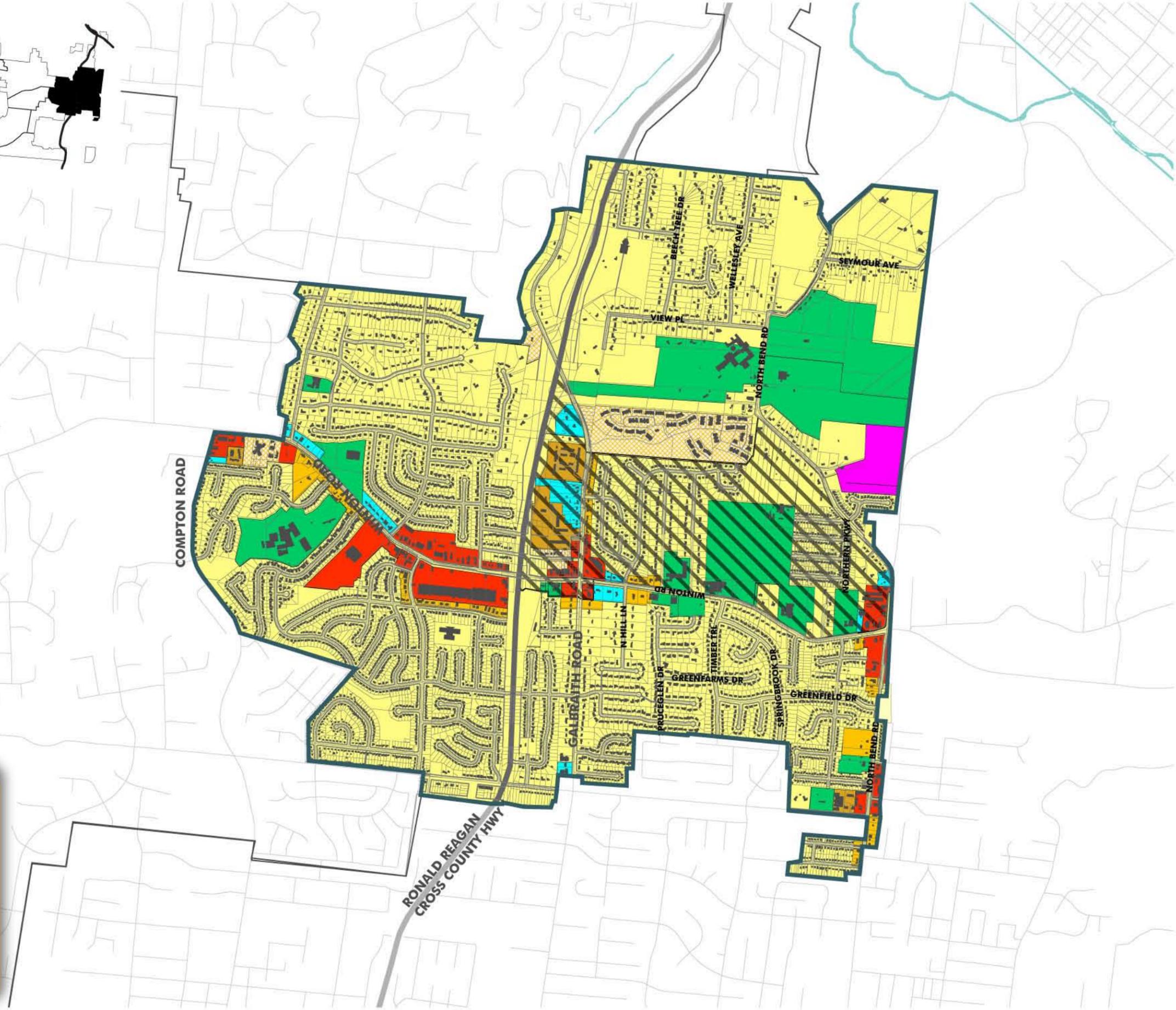
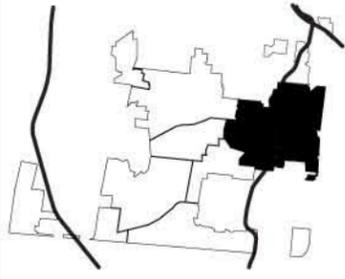
Springfield TOWNSHIP



- Legend**
- Single Family
 - Multi Family
 - Planned Residential
 - Office
 - Planned Retail or Office
 - Retail
 - Light Industry
 - Heavy Industry
 - Planned Light Industry or Heavy Industrial
 - Road Corridor Overlay

LAND USE PLAN

Location Key



Legend

- Residential - Single Family
- Special Purpose Residence
- Transitional Residence
- Multi-Family Residence
- Transitional Office
- Office
- Retail
- Light Industrial
- General Industrial
- Public, Semi-Public, Institutional

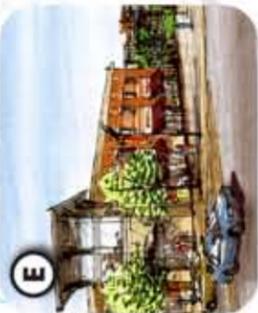
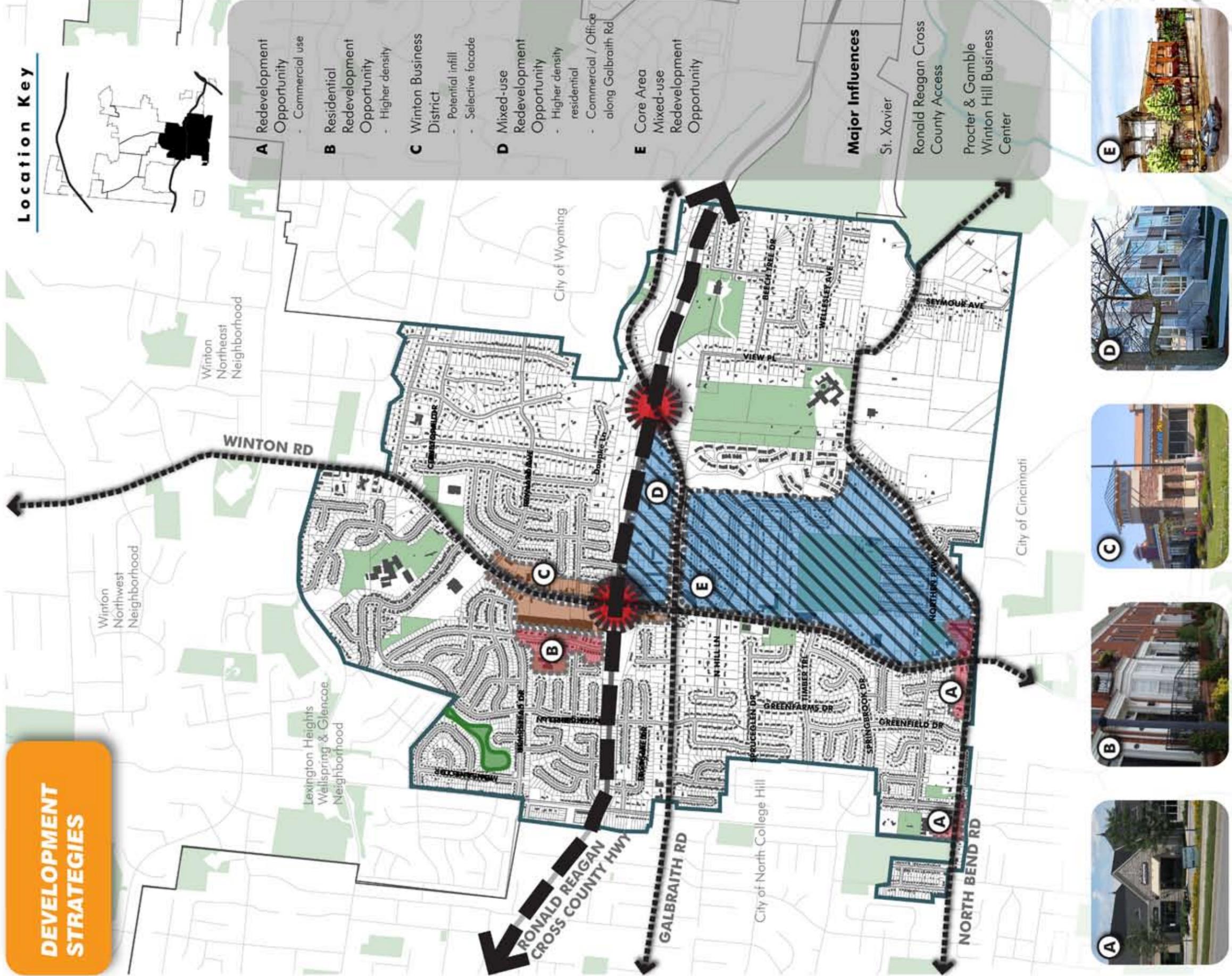
- Core Area Overlay Zone



Springfield Tofinneytown

DEVELOPMENT STRATEGIES

Location Key



Legend

- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks



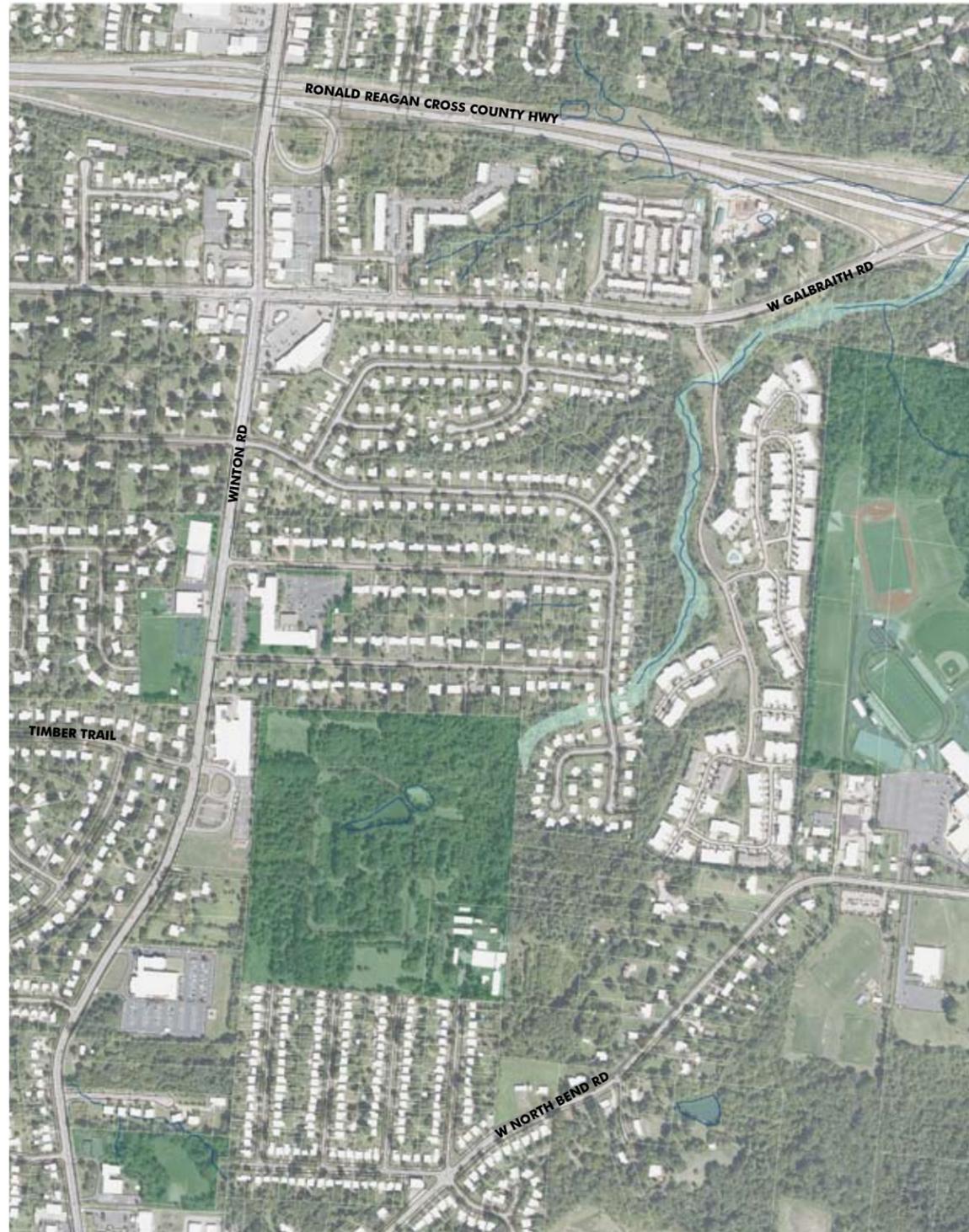
Springfield Tofinneytown

section 3D

Core Master Plan

119	Understanding
120	Existing Conditions and Issues
121	Core Area Opportunities
122	Core Commercial Area Comparisons
123	Core Area Development Parameters
124-127	Core Area Priorities
128-133	Core Area Concepts
134-135	Strategy
136	Funding

“Core Area”



For better understanding of the Core Area and subsequent development of priorities, development parameters and conceptual designs, it is important to highlight the existing conditions, issues and opportunities of the area. Following maps have been included:

- Existing Conditions and Issues
- Opportunities

Although the maps highlight the related issues and opportunities, following is an overview of the Core Area.

Existing Conditions

- Lack of Identity
- Fragmented Commercial Corridor
- Major Influences
- Cultural Landmarks

Opportunities

- Potential Township Center
- Creation of Development Pods
- Galbraith Corridor Redevelopment
- Winton Cultural Nodes
- Connecting St. Xavier High School, Procter & Gamble
- “Green” Infrastructure

- Transitional Density

Core Area Redevelopment Concepts are based on the following:

■ Connecting Destinations

- Potential Township Center
- Residential Neighborhoods
- Institutions

■ Variety

- Housing
- Commercial
- Mixed Use

■ “Green” Connectivity

- Trails, Bikeways
- Buffers
- Cultural Landmarks
- Preserve Natural Features

■ Flexibility in Development

■ Development Parameters

■ Creation of Place

■ Branding and Marketing



CORE AREA - EXISTING CONDITIONS AND ISSUES

Legend

- Township Owned Parcels
- Buildings
- Commercial Areas
- Green Space, Parks
- Major Roads
- Institutions, Churches
Corporate Campus

Residential Characters

- Higher Density - Condominiums, Apartments
- High Density Single Family
- Medium Density Single Family
- Low Density Single Family, Higher Quality

Corridor Characters

- Residential with pockets of Institutional
- Fragmented Commercial

Major Destinations/Draw

- 1 Brentwood Plaza SC
- 2 Central Baptist Church
- 3 St. Vivian School
- 4 Whitaker Elementary School
- 5 Warder Nursery
- 6 Greek Orthodox Church
- 7 St. Xavier

Scale: 0 250 500 1000 Feet
Data Source: COGIL, Hamilton County

DRAFT
Date: October 12, 2010

North



CORE AREA - OPPORTUNITIES

Legend

	Township Owned Parcels		Major Destinations/Draw
	Buildings		Development Pods
	Green Space, Parks		Cultural Landmarks
	Major Roads		Connectivity Nodes
	Residential Character		Potential Trails
	Institutional Character		"Green" Connections with landscape buffers specifically on Winton Rd south of potential Town Center

Major Destinations/Draw

1	Brentwood Plaza SC
2	Central Baptist Church
3	St. Vivian School
4	Whitaker Elementary School
5	Warder Nursery
6	Greek Orthodox Church
7	St. Xavier

DRAFT
Date: October 12, 2010

Scale: 0, 250, 500, 1000 Feet
Data Source: CAD, In-house, County

North

Applicability

- Priorities are identified to address the needs for the community and site.
- Development scale and density will be driven by market demand.
- Development parameters are provided to help Township officials, developers, property/business owners attain consensus on development character.
- Adherence to the development parameters will help shape the appropriate character for each area.
- The development parameters should act as a guide for Township officials during the site plan review process.
- Design and development guidelines should be developed as a part of any final development plan.
- Adopt New Urbanism, Smart Growth, Complete Streets and LEED sustainable principles appropriate to the priority areas
- Any existing use shall be permitted to continue and the use shall be subject to underlying regulatory framework.
- Any change in use without affecting the exterior modifications will be permitted subject to underlying regulatory framework.
- Any expansion or new developments affecting any exterior modifications shall abide by applicable design and development guidelines based on these development parameters. Such modifications and development would be subject to detailed site plan review process by Township officials.

Purpose

- Encourage mixed-use, pedestrian-friendly environment
- Promote complementary uses and neighborhood based commercial opportunities
- Encourage shared parking behind buildings in commercial areas
- Minimize traffic congestion, inefficient surface parking lots, curb-cuts to reduce infrastructure costs
- Integrate public plazas and gathering places to promote sense of place
- Provide a range of housing choices
- Regulate building height, massing, density and build-to lines to achieve appropriate transition and scale from commercial to residential and natural areas
- Adopt interconnected road network to ease traffic
- Promote walkable neighborhoods with sidewalk and trail connectivity
- Connect with the potential "cultural trail" consisting of Township landmarks, institutions, parks and recreational spaces
- Preserve environmentally sensitive areas such as steep slopes, floodplain, tree cover areas
- Promote sustainable design standards:
 - Reduce the energy use required for lighting, heating, and cooling of structures.
 - Reduce the energy use required for transportation
 - Encourage design that promotes non-motorized transportation alternatives like walking and biking.
 - Reduce on-site water usage.
 - Reduce the off-site runoff of stormwater.
 - Protect existing vegetation and habitat.
 - Promote higher density infill development where the infrastructure capacity exists.

"Core Area" Development Parameters

Priority Areas

High Priority

- A. Gateway Mixed-Use Development
- B. Higher Density Neighborhood with Community Center

Medium Priority

- C. Corridor Mixed-Use Development

Long Term Priority

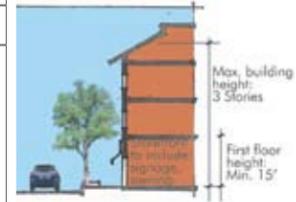
- D. Neighborhood Enhancement and Street Connectivity
- E. Estate Homes





General Development Standards

Lot Area	No minimum or as guided by design guidelines/zoning
Lot Width	No minimum or as guided by design guidelines/zoning
Required Build-To Line	Building facade to occupy at least 75% of frontage along build-to line along primary road; unbuilt frontage should be screened with landscaping, fences, architectural wall, etc. except for curb-cuts/vehicular/pedestrian access areas
Open Space	15% or as guided by design guidelines
Side and Rear Yard	Zero setback for side yard with provision of firewall, otherwise a minimum of 10' or as guided by design guidelines/zoning; rear yard setbacks should be more between commercial and residential than between commercial areas
Building Height	Maximum 3 stories
Parking	Permitted only in side or rear yards; side yard parking should be setback from build-to line; 3 spaces/1,000 SF
Loading Areas	Permitted only in rear yard
Building Fenestration	Minimum of 50% of first floor facade to have clear glass/doorway; 30% - 50% for upper floors
Entrance	Minimum 1 along primary road frontage that enhances the building appearance



High Priority Area A

Site Planning Standards

- Encourage mixed-use, pedestrian-friendly environment, near the intersection of Winton and Galbraith Road, to promote "Township Center"
- Promote neighborhood based retail and commercial opportunities
- Provide shared off-street parking/garages behind buildings
- On-street parking and pedestrian crossings should be used extensively to enhance the streetscape and delineate an edge between sidewalks and the street.
- Incorporate enhanced public space, sidewalk cafes and pedestrian-friendly elements at the main intersection to showcase the gateway development
- Develop appropriate signage and wayfinding elements to direct both automobile and pedestrian traffic
- Encourage the use of bonus system for development incentive such as in development density, provision of open space, shared parking
- Promote tree-lined secondary/internal street network along with streetscape furniture (trash receptacles, benches, planters, etc.). Landscaping and street tree placement should be respectful of storefronts and building entrances
- Streetscape improvements should include transit-friendly elements such as bus stops and shelters
- Promote sustainable storm water management practices such as rain gardens, porous pavements and native plants
- Service and utility lines should be located underground or behind buildings, not along the public streetscape
- Lighting and landscaping should allow for surveillance and policing activities, but should be designed primarily to accommodate the intended use of the public space

Building Placement & Character

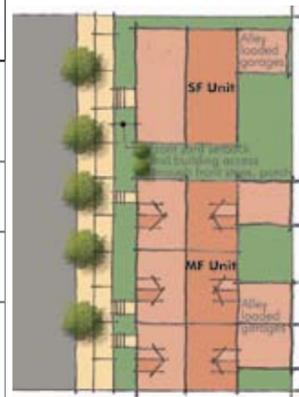
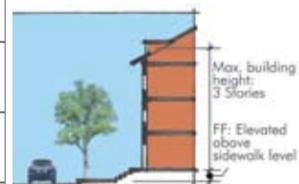
- Medium to high density along Winton Road & Galbraith Road (maximum 3 stories)
- Energy efficiency should also be considered when locating and orienting buildings on a site
- Promote energy conservation techniques with proper use of high quality building and architectural materials, color, doors, and windows and proper utilization of building mass to create shade.
- Promote breaking up surface planes of the building to create depth and remove the monotony of unvarying surface facades.
- Promote hierarchy of heights of buildings on primary streets to secondary streets
- Pedestrian-scale features should be incorporated on the first floor of buildings and at entrances to help relate buildings to the streetscape. These features include entrance canopies, storefront awnings, sidewalk dining areas, landscaping, lighting and signs
- Provide main entrances along the primary street to create a pedestrian-friendly presence
- Promote the use of sustainable design and construction practices both in construction phase and throughout the life of a building





General Development Standards

Lot Area	As guided by design guidelines/zoning; separate provisions for single family and multi-family
Lot Width	As guided by design guidelines/zoning; separate provisions for single family and multi-family
Required Build-To Line	Building facade to occupy at least 50% of frontage along build-to line along primary road
Open Space	10% for single family (SF) units; 20% for multi family (MF) units; or as guided by design guidelines
Side and Rear Yard	Zero setback for side yard with provision of firewall, otherwise a minimum of 10' or as guided by design guidelines/zoning
Building Height	Maximum 2 stories for SF units; 3 stories for MF units; 1 story for SF accessory units
Parking	For multi-family units permitted only in side or rear yards; side yard parking should be setback from build-to line; number of parking to be guided by zoning
Loading Areas and Garages	Loading areas permitted only in rear yard of multi-family units; garages should be setback from front building line
Building Fenestration	Minimum of 30% of first floor facade; blank walls more than 15' are discouraged
Entrance	SF and duplex units to provide pedestrian access from front lot line; dwellings to include front porch with steps; MF units shall provide at least 1 common entrance



High Priority Area B

Site Planning Standards

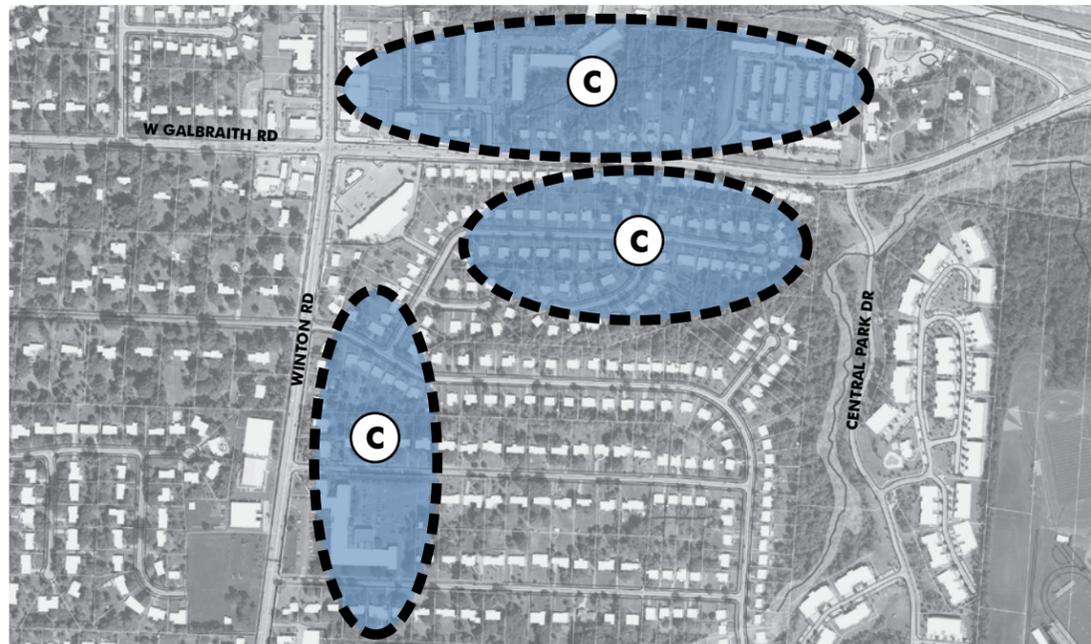
- Encourage pedestrian-friendly neighborhood environment
- Provide a range of housing choices
- Stand-alone commercial buildings are prohibited; however, if required, neighborhood serving small scale commercial uses such as coffee shop should be integrated within first floor interior spaces of multi-family administration buildings. Such uses should be very limited to discourage conglomeration of commercial uses and maintain residential nature
- Provide shared off-street parking/garages behind buildings in multi-family dwellings
- Promote alley access for single family unit garages and for services
- On-street parking and pedestrian crossings should be used extensively to enhance the streetscape and delineate an edge between sidewalks and the street.
- Develop appropriate signage and wayfinding elements to direct both automobile and pedestrian traffic
- Encourage the use of bonus system for development incentive such as in development density, provision of open space, shared parking
- Promote tree-lined secondary/internal street network for parkway feel connecting Warder Nursery with Winton and W North Bend Road
- Provide alternative connections between neighborhoods to green spaces, parks, institutions and commercial areas through walking/biking trails and sidewalks
- Promote sustainable storm water management practices such as bio-swales, porous pavements and native plants
- Preserve steep slope, floodplains, wetlands, ponds and related environmentally sensitive areas
- Create greenway connection and flood protection plan along the creek

Building Placement & Character

- Promote range of residential density choices to cater to variety of age and demographics
- Energy efficiency should be considered when locating and orienting multi-family buildings on a site
- Promote energy conservation techniques with proper use of high quality building and architectural materials, color, doors, and windows and proper utilization of building mass to create shade.
- Promote breaking up surface planes of the multi-family building to create depth and remove the monotony of unvarying surface facades.
- Provide main entrances along the primary street to create a pedestrian-friendly presence
- Promote the use of sustainable design and construction practices both in construction phase and throughout the life of a building

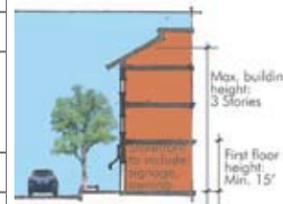


Medium Priority Areas



General Development Standards

Lot Area	No minimum or as guided by design guidelines/zoning
Lot Width	No minimum or as guided by design guidelines/zoning
Required Build-To Line	Building facade to occupy at least 75% of frontage along build-to line along primary road; unbuilt frontage should maintain street wall effect
Open Space	15% or as guided by design guidelines
Side and Rear Yard	Zero setback for side yard with provision of firewall, otherwise a minimum of 10' or as guided by design guidelines/zoning; rear yard setbacks should be more between commercial and residential than between commercial areas; multi-family unit requirements to be guided by design guidelines/zoning
Building Height	Maximum 3 stories; maximum 1 story for accessory units for multi-family dwellings
Parking	Permitted only in side or rear yards of commercial and multi-family areas; side yard parking should be setback from build-to line; 3 spaces/1,000 SF for commercial uses
Loading Areas and Garages	Permitted only in rear yard; garages should be setback from front building line in multi-family units
Building Fenestration	Minimum of 50% of first floor facade to have clear glass/doorway for any commercial uses; 30% - 50% for upper floors; 30% for residential
Entrance	Minimum 1 along primary road frontage that enhances the building appearance



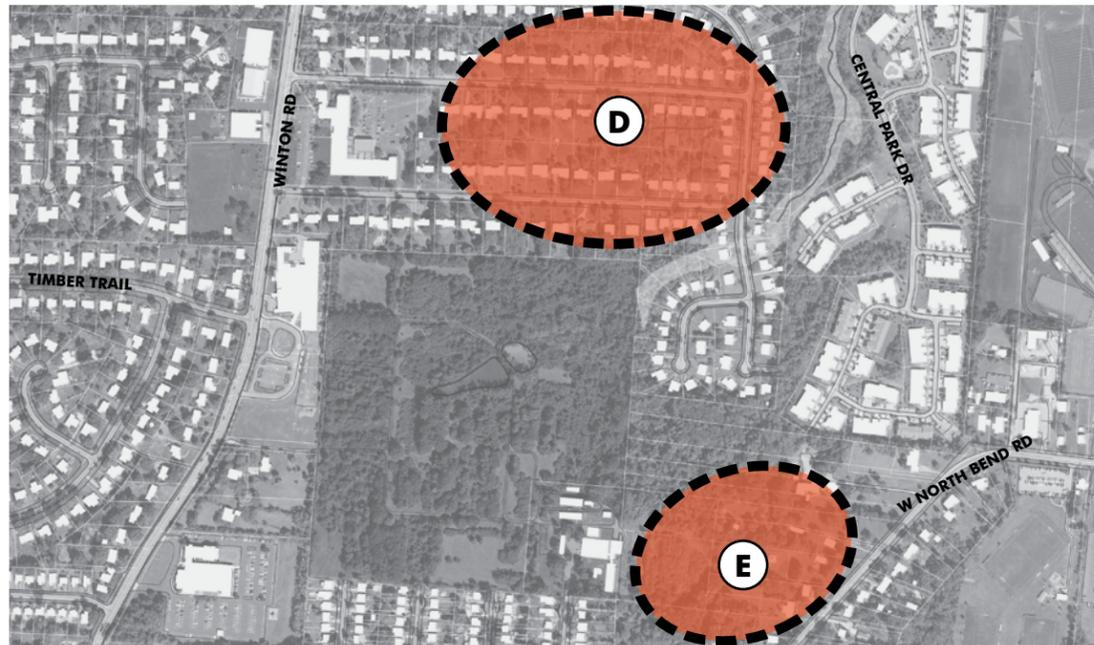
Site Planning Standards

- Encourage mixed-use, pedestrian-friendly corridor redevelopment
- Promote neighborhood based retail and commercial opportunities
- Provide higher density residential choices along secondary streets
- Provide landscape buffer between residential and commercial areas
- Provide shared off-street parking/garages behind buildings
- On-street parking and pedestrian crossings should be used extensively to enhance the streetscape and delineate an edge between sidewalks and the street.
- Incorporate enhanced public space, sidewalk cafes and pedestrian-friendly elements along primary corridors to enhance gateway development
- Develop appropriate signage and wayfinding elements to direct both automobile and pedestrian traffic
- Encourage the use of bonus system for development incentive such as in development density, provision of open space, shared parking
- Promote tree-lined secondary/internal street network along with streetscape furniture (trash receptacles, benches, planters, etc.). Landscaping and street tree placement should be respectful of storefronts and building entrances
- Streetscape improvements should include transit-friendly elements such as bus stops and shelters
- Promote sustainable storm water management practices such as rain gardens, porous pavements & native plants
- Service and utility lines should be located underground or behind buildings - not along the public streetscape
- Lighting and landscaping should allow for surveillance and policing activities, but should be designed primarily to accommodate the intended use of the public space

Building Placement & Character

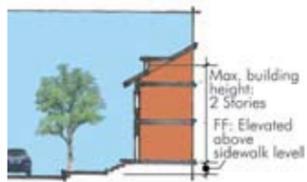
- Medium to high density along Winton Road & Galbraith Road (maximum 3 stories)
- Promote range of residential density choices to cater to variety of age and demographics
- Energy efficiency should also be considered when locating and orienting buildings on a site
- Promote energy conservation techniques with proper use of high quality building and architectural materials, color, doors, and windows and proper utilization of building mass to create shade.
- Promote breaking up surface planes of the building to create depth and remove the monotony of unvarying surface facades.
- Promote hierarchy of heights of buildings on primary streets to secondary streets
- Pedestrian-scale features should be incorporated on the first floor of buildings and at entrances to help relate buildings to the streetscape. These features include entrance canopies, storefront awnings, sidewalk dining areas, landscaping, lighting and signs
- Provide main entrances along the primary street to create a pedestrian-friendly presence
- Promote the use of sustainable design and construction practices both in construction phase and throughout the life of a building





General Development Standards

Lot Area	As guided by design guidelines/zoning
Lot Width	As guided by design guidelines/zoning
Required Build-To Line	Building facade to occupy at least 50% of frontage along build-to line along primary road
Open Space	10% for single family (SF) units
Side and Rear Yard	Zero setback for side yard with provision of firewall, otherwise a minimum requirement should be prescribed by design guidelines/zoning
Building Height	Maximum 2 stories
Parking	Parking to be guided by zoning
Garages	Garages should be setback from front building line
Building Fenestration	Minimum of 30% of first floor facade
Entrance	Dwelling units to provide pedestrian access from front lot line; include front porch with steps



Long Term Priority Areas

Site Planning Standards

- Encourage pedestrian-friendly neighborhood environment
- Promote alley access for single family unit garages and utility services
- On-street parking and pedestrian crossings should be used extensively to enhance the streetscape and delineate an edge between sidewalks and the street.
- Develop appropriate signage and wayfinding elements to direct both automobile and pedestrian traffic
- Promote tree-lined secondary/internal street network
- Provide alternative connections between neighborhoods to green spaces, parks, institutions and commercial areas through walking/biking trails and sidewalks
- Promote sustainable storm water management practices such as bio-swales, porous pavements and native plants
- Preserve steep slope, floodplains, wetlands, ponds and related environmentally sensitive areas
- Create greenway connection and flood protection plan along the creek

Building Placement & Character

- Promote range of residential density choices to cater to variety of age and demographics
- Energy efficiency should be considered when locating and orienting multi-family buildings on a site
- Promote energy conservation techniques with proper use of high quality building and architectural materials, color, doors, and windows and proper utilization of building mass to create shade.
- Promote breaking up surface planes of the multi-family building to create depth and remove the monotony of unvarying surface facades.
- Provide main entrances along the primary street to create a pedestrian-friendly presence
- Promote the use of sustainable design and construction practices both in construction phase and throughout the life of a building





CORE AREA CONCEPT

Legend

- Township Owned Parcels
- Potential Buildings
- Existing Buildings
- Parking
- Green Space, Parks
- Plazas, Sidewalks, Trails





RONALD REAGAN CROSS COUNTY HWY

BUTTERFLY CT
SPRINGDEW DR

GALBRAITH PT LN

BETA AV

W GAMBRIER HT RD

CONGRESSWOOD LN

N HILL LN

CENTRAL PARK DR

SPRUCEGLEN DR

N HILL DR

DENIER PT

FINNEY TRL

WINTON RD

TIMBER TRAIL

SPRINGBROOK DR

ESTATE CT

MEADOW CIR

WINSBAY CT

W NORTH BEND RD

BILAMY CT

BRYN MAWR DR

PARKVIEW DR

SOMERSET DR

WARDER DR

W NORTH BEND RD

CENTER HILL AV

Legend

- Township Owned Parcels
- Potential Buildings
- Existing Buildings
- Parking
- Green Space, Parks
- Plazas, Sidewalks, Trails

- Sidewalk Connections and Potential Sharrow on Existing Roads
- New Roads with Sidewalk, Shared Bikepath
- Walking/Biking Trails
- Alley
- Right-in/Right-out Intersection

- Proposed On Road Sharrow
- Proposed On Road Bike Lane

Cincinnati Bicycle Transportation Plan
June 2010



CORE AREA CONCEPT

RONALD REAGAN CROSS COUNTY HWY



Retail Area (1-2 Stories)
 Neighborhood-Oriented
 Restaurants
 Public Plaza/Gathering
 Gateway Elements
 Visual Connection with Interior Uses

Mixed Use Areas (2-3 Stories)
 Retail, Restaurants
 Professional Office, Hi-Tech Office
 On-Street Angled Parking
 Off-Street "Green" Parking
 Sustainable Infrastructure
 Textured Pavement

High Density Residential Area (2-3 Stories)
 Townhomes, Condominiums,
 Flats, Apartments
 On-Street Angled Parking
 Off-Street "Green" Parking
 Sustainable Infrastructure
 Textured Pavement

Mixed Use Area (2-3 Stories)
 Retail along Winton Road
 Professional Offices on Upper Floor
 High Density Residential along
 Interior Street
 Off-Street "Green" Parking

High Density Residential Area (2-3 Stories)
 Townhomes, Condominiums,
 Flats, Apartments, CCRC
 Parkway Character Roadway
 On-Street Parking
 Off-Street "Green" Parking
 Bikeway, Trail, Sidewalks
 Community/Event Center in Park

Medium Density Residential Area (1-2 Stories)
 Single Family Patio Homes
 Parkway Character Roadway
 Bikeway, Trail, Sidewalks
 Preservation of Environmentally
 Sensitive Areas

Legend

- Township Owned Parcels
- Potential Buildings
- Existing Buildings
- Parking
- Green Space, Parks
- Plazas, Sidewalks, Trails

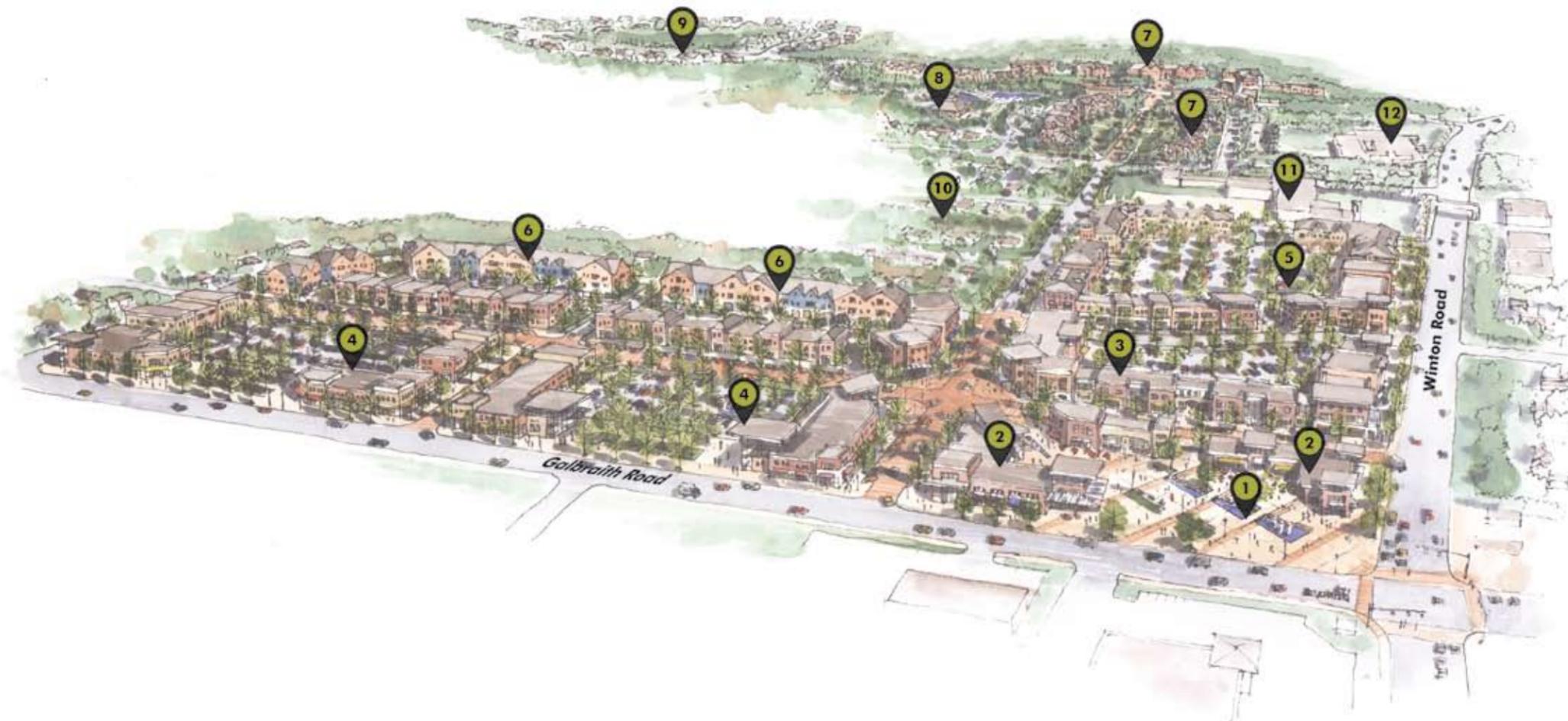


CORE AREA CONCEPT

Core Area Vision



Core Area Vision: Potential Uses



LEGEND

- ① Entry Plaza
- ② Neighborhood Serving Retail/Commercial
Restaurants
Professional Office Spaces
- ③ Retail, Restaurants
Professional Office
- ④ Office (Professional, Hi-Tech)
Commercial Corridor
- ⑤ Retail, Commercial along Winton Road
Professional Office
High Density Residential along Interior Street
Flats, Apartments
- ⑥ High Density Residential
Townhomes, Flats, Condominiums, Apartments
- ⑦ High Density Residential
Townhomes, Condominiums
- ⑧ Community/Event Center on the Park
- ⑨ Medium density Residential
Single Family Patio Homes
- ⑩ Existing Single Family
Residential
- ⑪ Existing St. Vivian School
- ⑫ Existing Whitaker
Elementary School

Township Owned Parcels



Parcel ID	Acreage
059002210191	0.110
059002210192	0.222
059002210169	0.172
059002130257	0.475
059002130204	0.159
059002130206	0.162
059002210205	0.599
059002210190	0.476
059002210189	0.238
TOTAL	2.613

Parcel ID	Acreage
059002130272	41.378
059002040102	2.447
059002040004	2.413
059002040005	2.165
059002040006	1.926
059002120276	0.412
TOTAL	50.741

Regulatory Framework

The successful repositioning of the Core Area will require modification of the current regulatory framework. Prospective developers must be given reason to accept the risk associated with such development efforts. Buying into the vision as laid out in this document along with appropriate development controls, incentives, flexibility, and a cooperative spirit must be introduced to increase the chances of success and allow the development community to share in the vision for these areas.

Development parameters for the individual priority areas have been prescribed earlier in this section. Although it is beyond the scope of this document to develop modified and/or detailed development controls, a range of potential regulatory and procedural improvements are described below.

Detail Design Guidelines

To enhance the character of any development/redevelopment and overall quality of the built environment, effective design and development guidelines should be developed for specific development based on the Development Parameters as enclosed within this document. Future guidelines should be crafted in a way to provide leverage to property owners and tenants to incorporate their built-form design, yet provide for a cohesive design composition for the Township. The design guidelines can guide development efforts to achieve a refined and appropriate solution, sustaining high level of design threshold according to the visions of this plan and the conceptual designs. The guidelines will be intended to augment existing regulations and ordinances and provide a common platform of understanding between developers and the Township, from which the Township can assess the quality of the proposed development plan.

Implementation

- Development of detailed design and development guidelines (Developer, Staff, Consultants)
- Review and adoption by Township Trustees

Overlay Zone

The Land Use Plan for the Core Area (reference Finneytown Neighborhood Plans) prescribes a Corridor Overlay Area. This overlay along with the development parameters will provide the guidelines for future redevelopment in the area. This method will not only allow for development as envisioned by the Township but also provides the flexibility to developers/investors to allow for incorporation of appropriate creative design/character and to craft detailed design guidelines.

This can be further regulated by instituting a Corridor Overlay Zone as a part of the Zoning Map and Ordinance. This district is not meant to supplant the intent of the “straight” zoning categories but can be applied as overlay that implies stricter regulations on top of those already applying to the underlying district. Overlay zoning district would help to develop design review criteria and processes to help manage design aesthetics, including curb cuts, streetscaping, signage, density of development, building setbacks, building mass, building materials, parking and other standards.

Implementation

- Adoption of the Neighborhood Master Plan by Township Trustees
- For Overlay Zoning
- Development of Overlay Zone text and mapping
 - Review and adoption by Township Trustees

Planned Unit Development

One option to implement the Core Area redevelopment is to extend the boundaries of the existing Commercial and Residential Planned Unit Development (C-PUD & R-PUD) to encompass the entire redevelopment area based on the intended uses. Essentially, this would be designed to permit total flexibility based on the submittal of a development plan for review and approval. The development plan should be based on the Development Parameters as identified within this document.

One limitation of PUDs, however, is that they are designed primarily for development of larger sites, and with few exceptions, are not well suited for use on individual lots in an urban environment. While many of the redevelopment Core Area in total comprise large areas, they may be made up of individual small parcels and lots, individually owned.

Implementation

- Review of existing zoning documentation related to C-PUD and R-PUD
- Development of modified PUD text and revised zoning map
- Review and adoption by Township Trustees

Form Based Code (FBC)

This technique would lend itself well to the redevelopment of the Core Area. Unlike conventional zoning districts, FBC promotes a mixture of uses but regulates their design and placement on the site.

Unlike traditional zoning that focuses on separating land uses and regulating private realm, form-based code focuses on both public and private realm. It addresses the building form as it relates to the streetscape and adjacent uses, allowing for a mixture

of land uses based upon the context of the building form. Compatibility of uses is achieved through design and orientation, instead of strict land use separation.

A form-based code can meet Township objectives for better and distinct design, but allow more flexibility for developers to respond to changing markets. Because the regulating plan sets forth detailed and predictable building form requirements, applications in compliance with the regulating plan can be approved administratively or at least in a lot less time than is common. The idea is that if a developer is willing to follow the detailed requirements of the regulating plan and form-based code, there should be little, if any, room for discretion or public opposition.

Instituting a form-based code requires more preparation than a simple zoning ordinance amendment, partly because it represents a new regulatory philosophy and requires a solid foundation to support the regulations.

Implementation

- Review of Existing Code
- Confirm the commitment to better places
- Determine the type of code desired – FBC, hybrid, parallel
- Define the existing “forms” to be preserved or new ones to be achieved
- Describe and document the forms
- Develop the code to match the forms
- Review and adoption by Township Trustees

WORK-IN-PROGRESS

Funding Strategies

The Core Area Master Plan envisions land uses that focus on mixed use (office, retail and residential) redevelopment, public infrastructure, and open space/park improvements. Since many government/public incentive and financing programs focus on job creation, the uses dependant on market needs/draw, can utilize such funding. Preliminary research of available incentives, financing and funding programs are as follows:

Mixed Use Redevelopment (Office/Retail/Residential)

■ Tax Incentives

Many available state and local programs focus on incentives that utilize the incremental property value created when a property is redeveloped. In the case of the Core Area Master Plan, the multi-parcel mixed-use redevelopment would create a significant increase in property value thereby generating incremental tax revenues/obligations. Working with the property redevelopers, the Township may consider an exemption of this incremental tax revenue value or utilize the incremental tax revenues to finance public improvements.

Tax Abatement/Exemption programs

Community Reinvestment Area (CRA) programs

Overview – Community Reinvestment Areas are areas of land in which property owners can receive tax incentives for investing in real property improvements. Improvements resulting in real property tax increases may be eligible for tax exemptions within designated CRA areas.

Eligibility – Remodeling or new construction for retail/service businesses and residential projects.

Rate/terms – Negotiated with each individual redeveloper up to 100% exemption for up to 15 years.

Tax Increment Financing programs

Tax Increment Financing (TIF) programs

Overview – Improvements resulting in real property increases may allow the Township to work with the property redeveloper to designate incremental property tax payments to finance public improvements.

Eligibility – The incremental tax revenues may be utilized to finance public improvements such as public parking, street infrastructure, public plazas/streetscape and park/open space.

Grant Programs – Other available state and local programs focus on grant programs that encourage redevelopment that creates jobs.

■ Grant Programs

Other available state and local programs focus on grant programs that encourage redevelopment that creates jobs.

Job Ready Sites Program

Overview – The Ohio Job Ready Sites Program was created to bolster the state's inventory of available facility locations that provide a platform for job creation. Each year the State accepts grant requests for potential projects.

Eligibility – Springfield Township would be an eligible applicant.

Eligible Project Costs – Acquisition of land and buildings, building construction, renovation, remediation, and infrastructure.

Eligible land use building categories – smart office, technical center/research laboratory, manufacturing and existing industrial buildings.

Public Infrastructure Improvements

■ Grant Programs

Many available state and local programs focus on incentives that fund public improvements such as roads and utilities, bike trails, as well as parks and open space.

Roadways and Utilities

Roadway Development 629 Account Grants

Available for public roadway improvements involving manufacturing/research and development/corporate headquarters projects if significant job creation is planned.

Park Areas/Pedestrian and Bike Trails

Clean Ohio Trails Fund – State of Ohio competitive grant application process for recreational trail design and construction. Eligible uses include trail head facilities, trail construction, land acquisition and associated shelters. 25% match required. Springfield Township is an eligible applicant.

Recreational Trails Fund – The State of Ohio Department of Natural Resources administers this Federal (FHWA) Recreational Trail grant program. Eligible uses include trail head facilities, trail construction and shelters. 20% match is required. Springfield Township is an eligible applicant.

In addition to the programs outlined above, the new State of Ohio Governor has plans to reorganize the Economic Development functions of state government to encourage job growth. Details of new programs and focus areas will be known in 2011 and the appropriate funding/financing strategy should be pursued for redevelopment of the Core Area.

