

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:

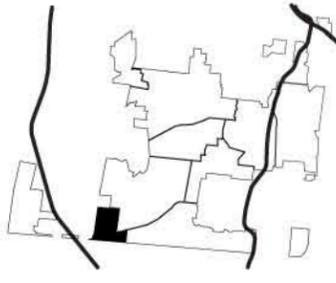
- Education and targeted enforcement of the zoning and property maintenance codes.
- Explore feasibility of providing financial incentives for qualifying redevelopment or improvement projects.
- Conduct marketing campaigns to showcase various positive attributes of neighborhood.
- Explore private/public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

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

- 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

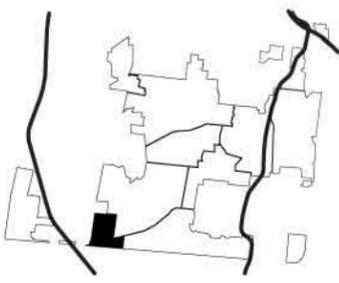


Data Source: CAGIS, Hamilton County



**EXISTING
LAND USE**

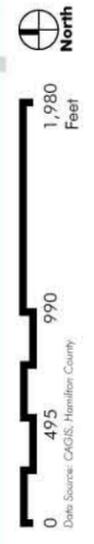
Location Key



I-275

HAMILTON AVE

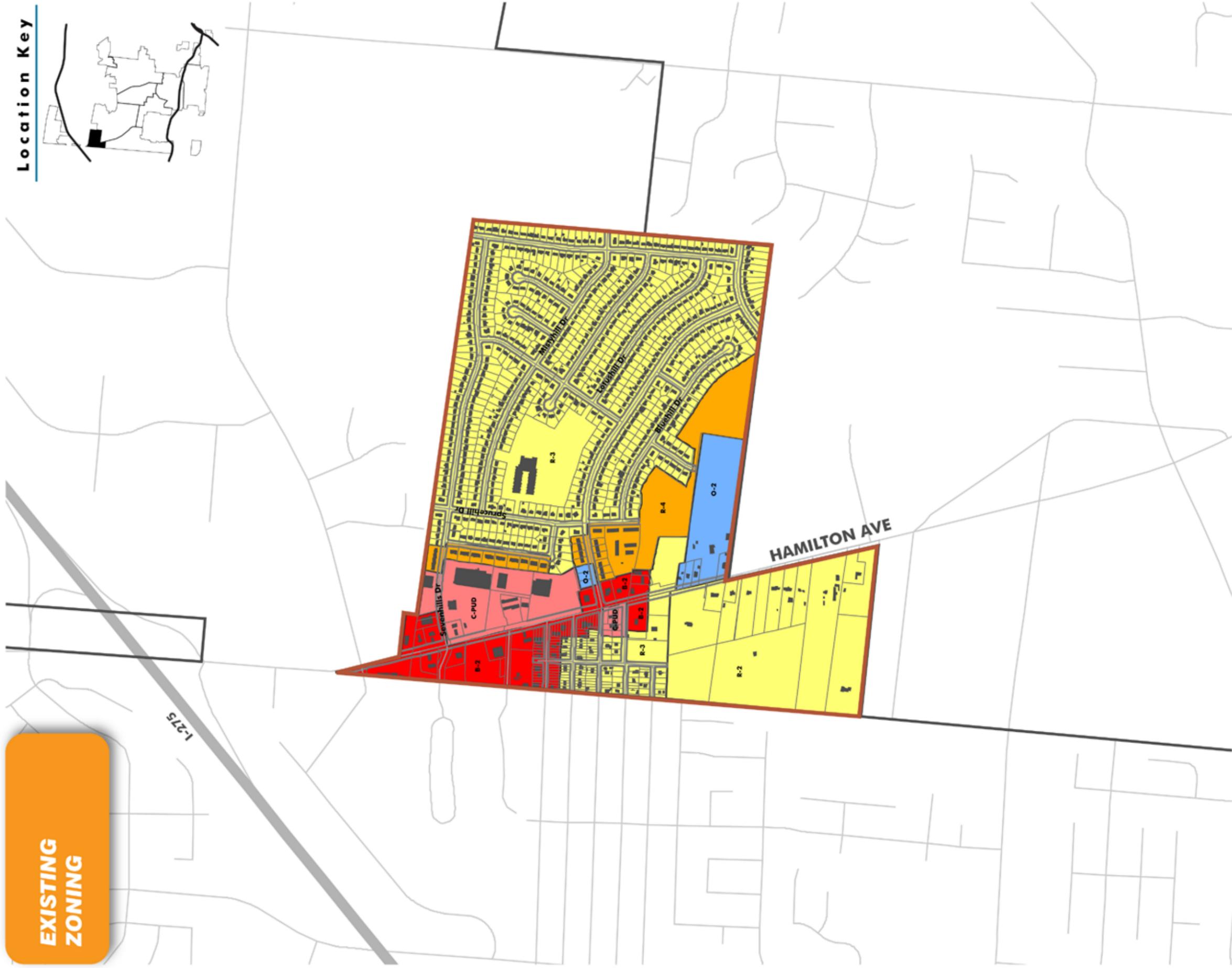
Springfield TO SEVENSHILLS



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

EXISTING ZONING

Location Key



Legend

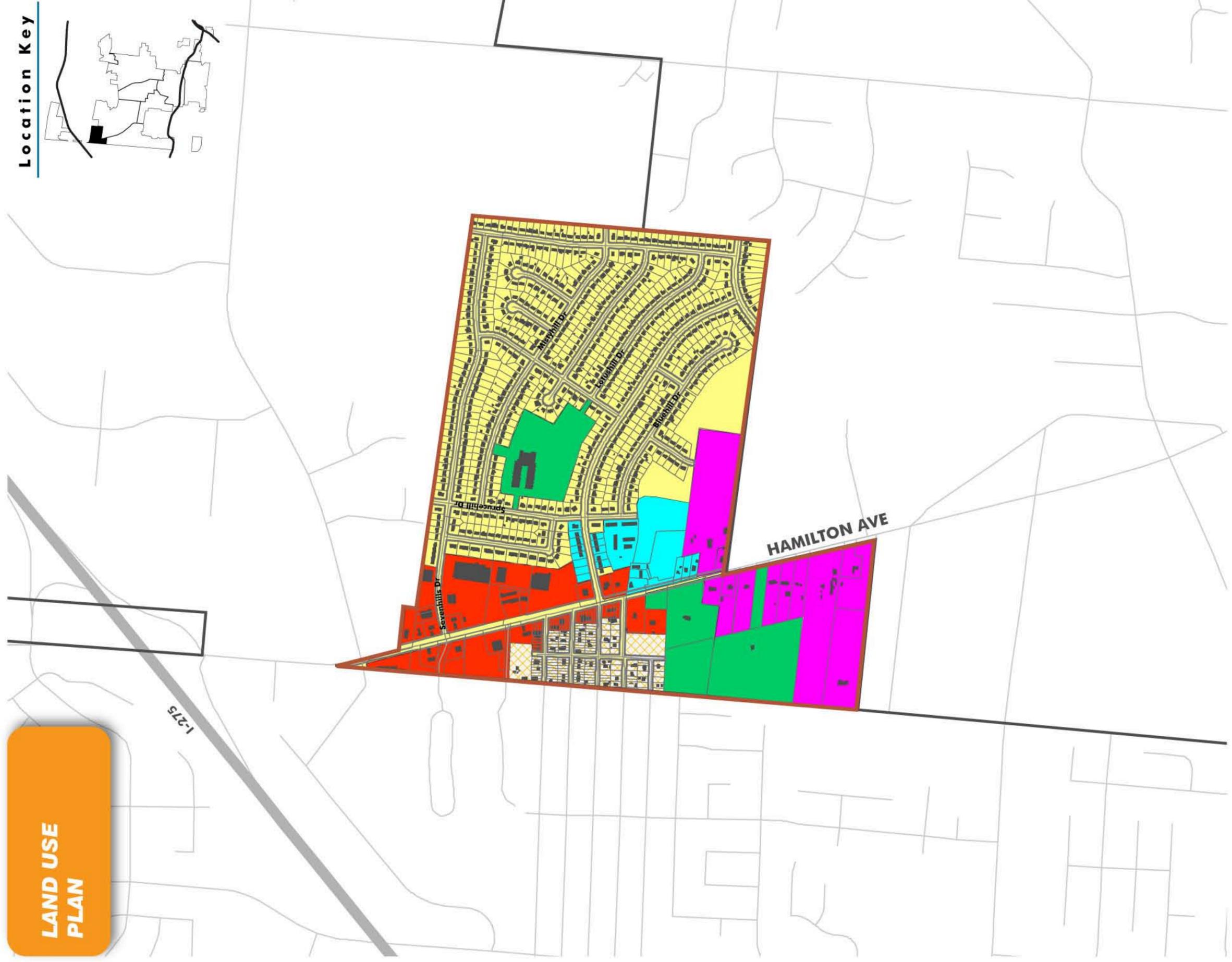
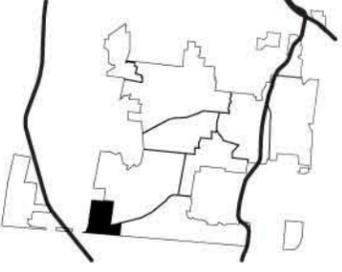
- Single Family
- Multi Family
- Planned Residential
- Office
- Planned Retail or Office
- Retail
- Light Industry
- Heavy Industry
- Planned Light Industry or Heavy Industrial



Springfield Tosevshills

LAND USE PLAN

Location Key



Springfield Tosevenshills



Data Source: CAGIS, Hamilton County

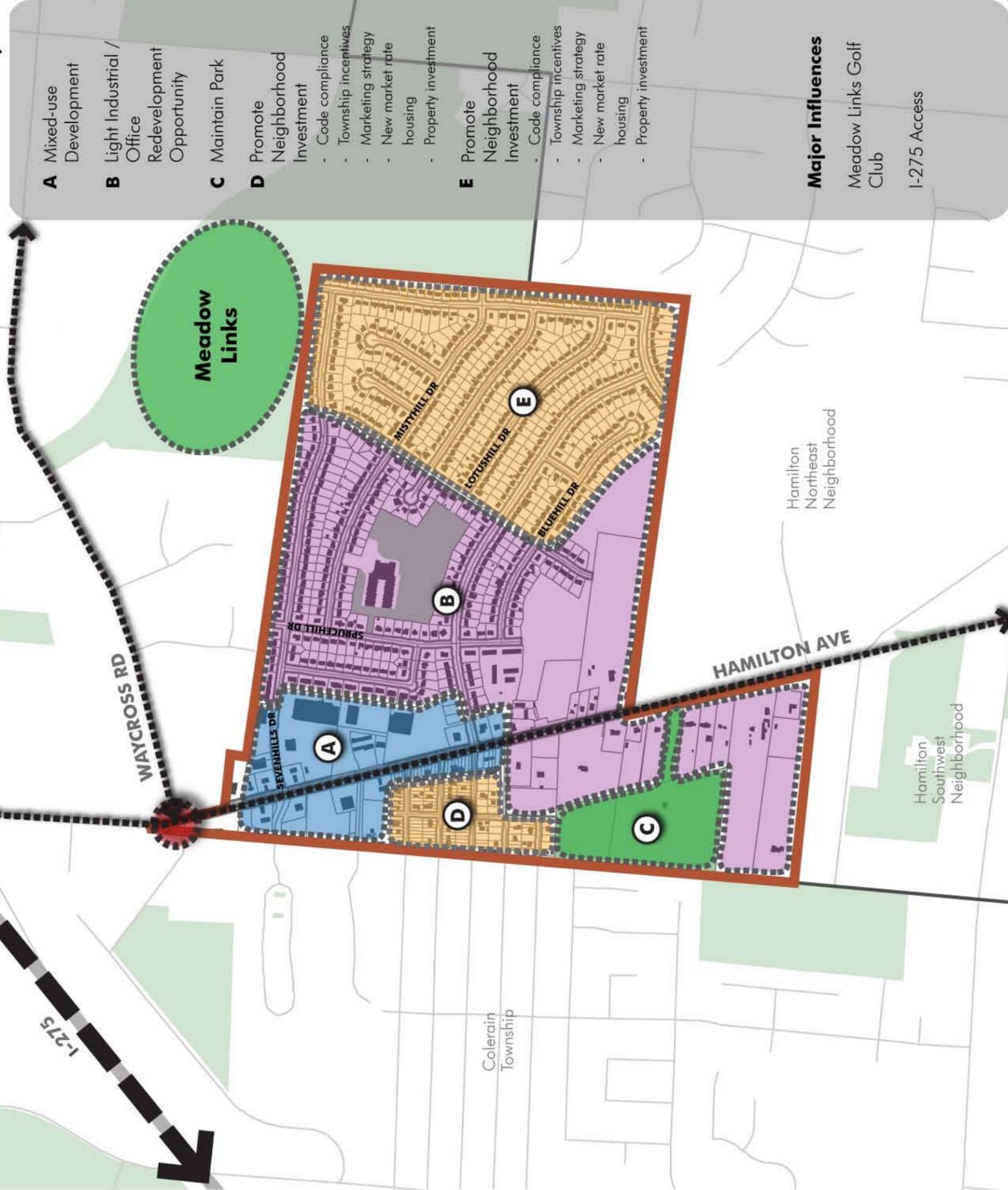


Legend

- 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