

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

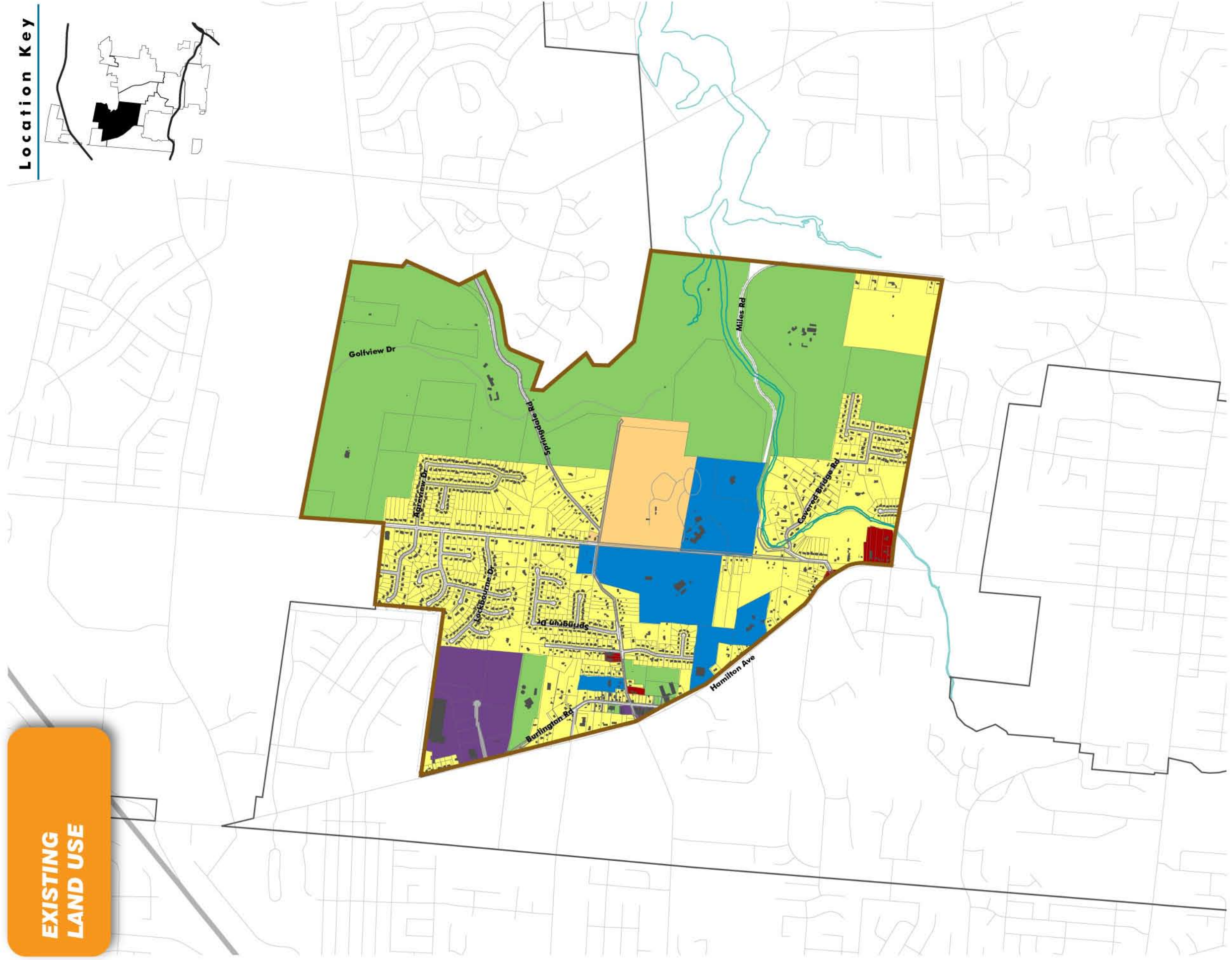
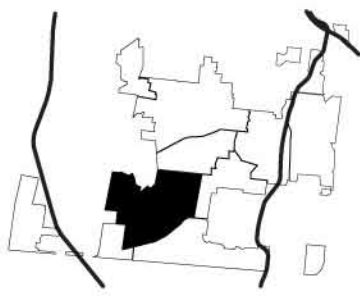


Legend

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

**EXISTING
LAND USE**

Location Key



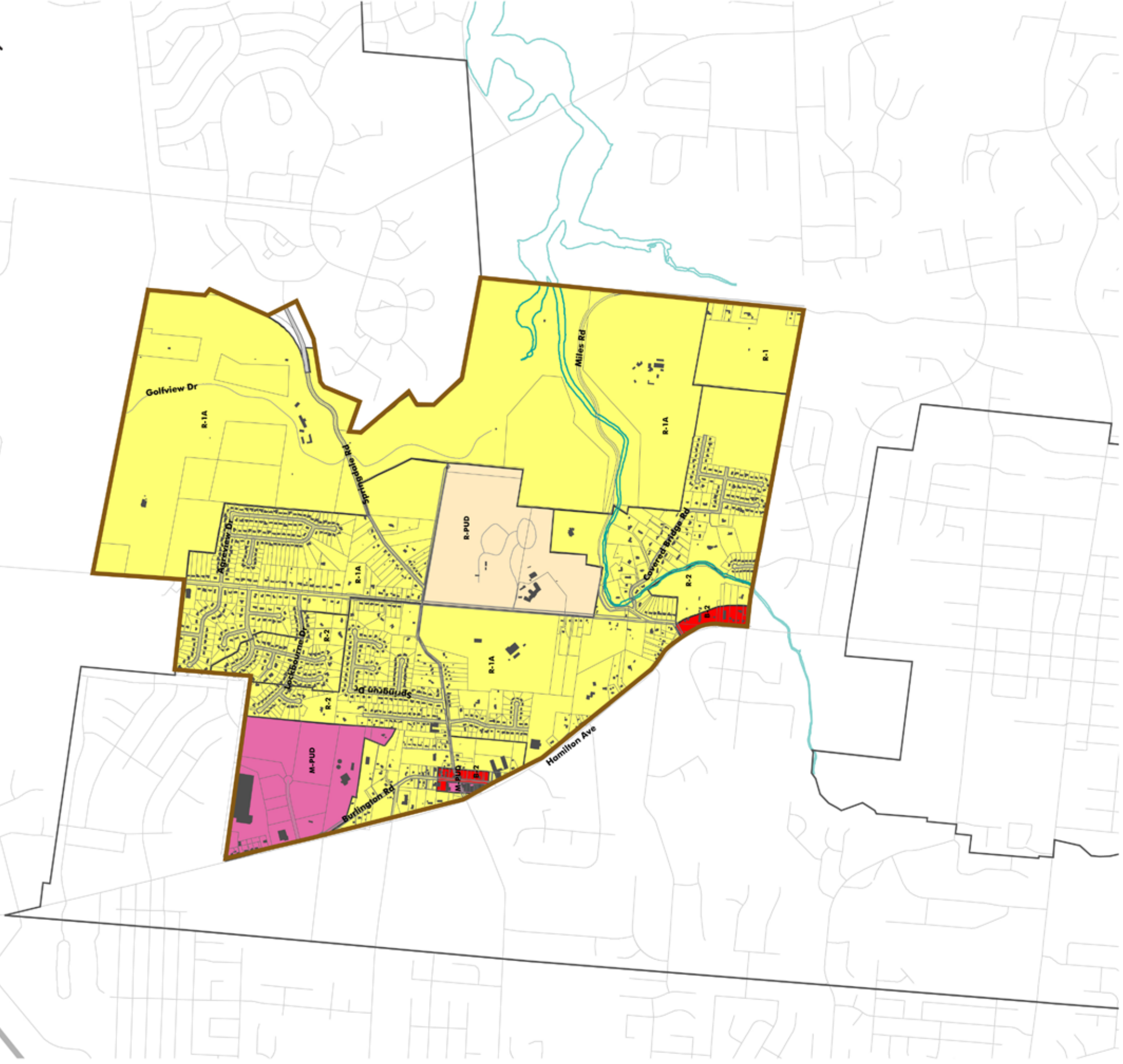
Springfi HAMILTON NORTHEAST



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

EXISTING ZONING

Location Key



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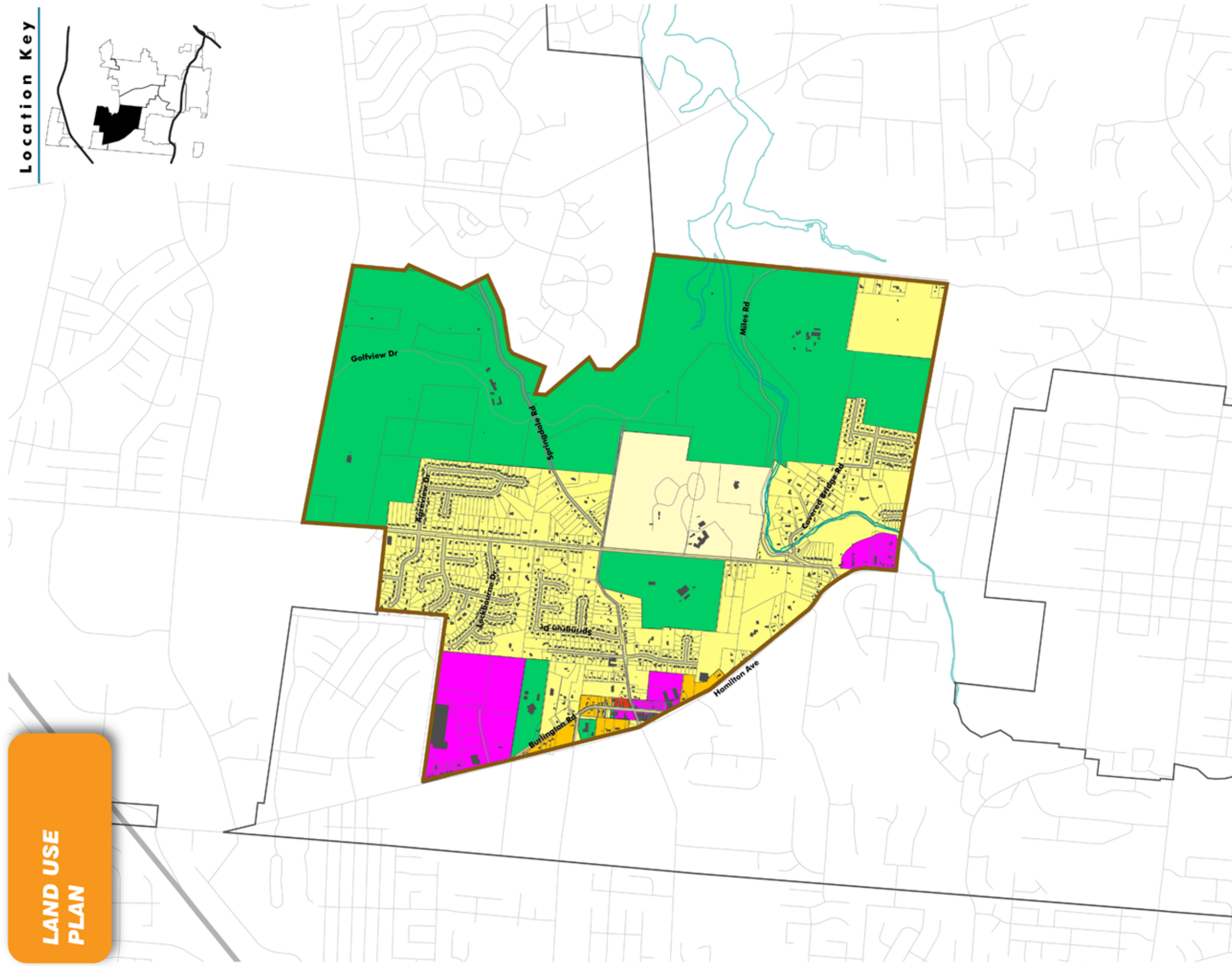
Legend

- 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



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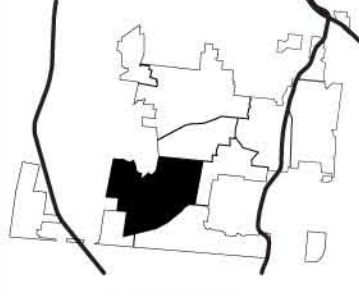
Legend

- 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 Expand Industrial Base

B Mixed-use Redevelopment Opportunity - Commercial use

C Light Industrial Redevelopment Opportunity

D Encourage Continued Use

E Redevelopment Opportunity - Commercial use

Major Influences
Winton Woods Park



Legend

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



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