

# 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  
& ASSETS**

**Location Key**



**Springfield Township**

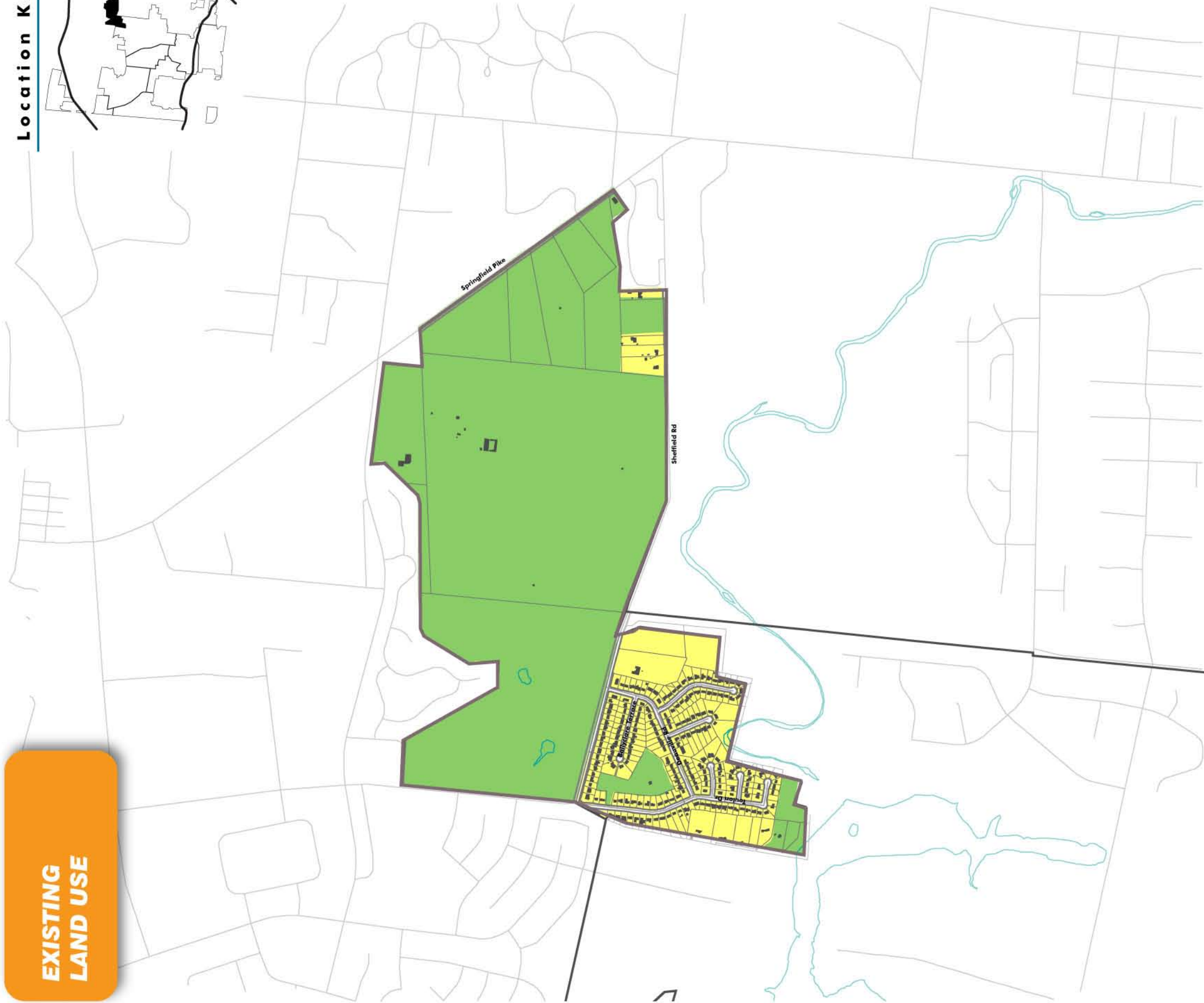
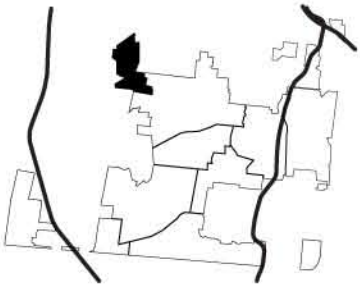
**Legend**

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



**EXISTING  
LAND USE**

**Location Key**

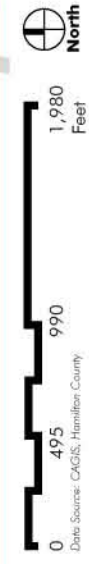


# Springfield Township

**Legend**

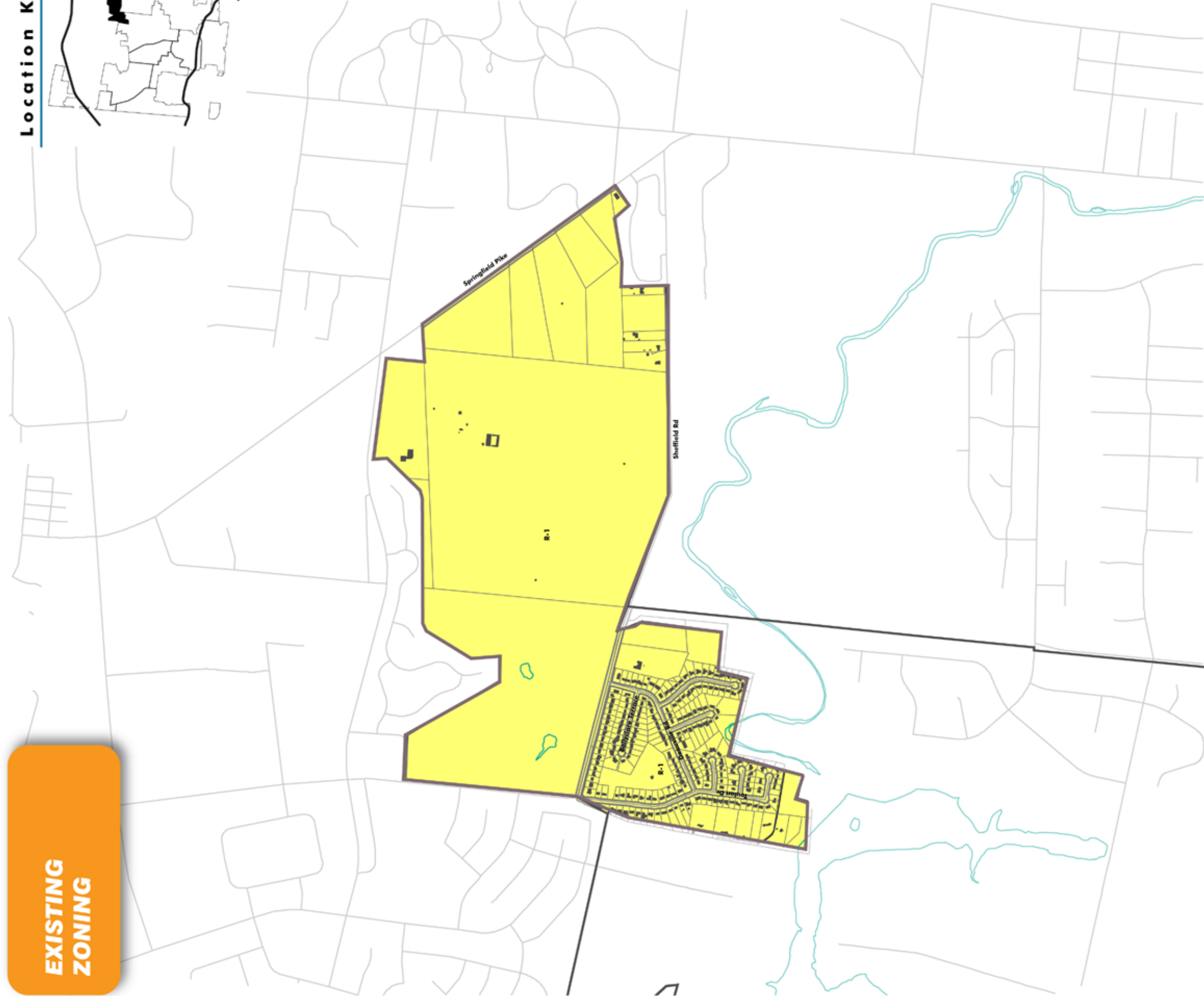
- Institutional (Church, Nursing Home, etc.)
- Industrial
- Single Family Residential
- Multi-Family Residential

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



**EXISTING ZONING**

**Location Key**



# Springfield Township

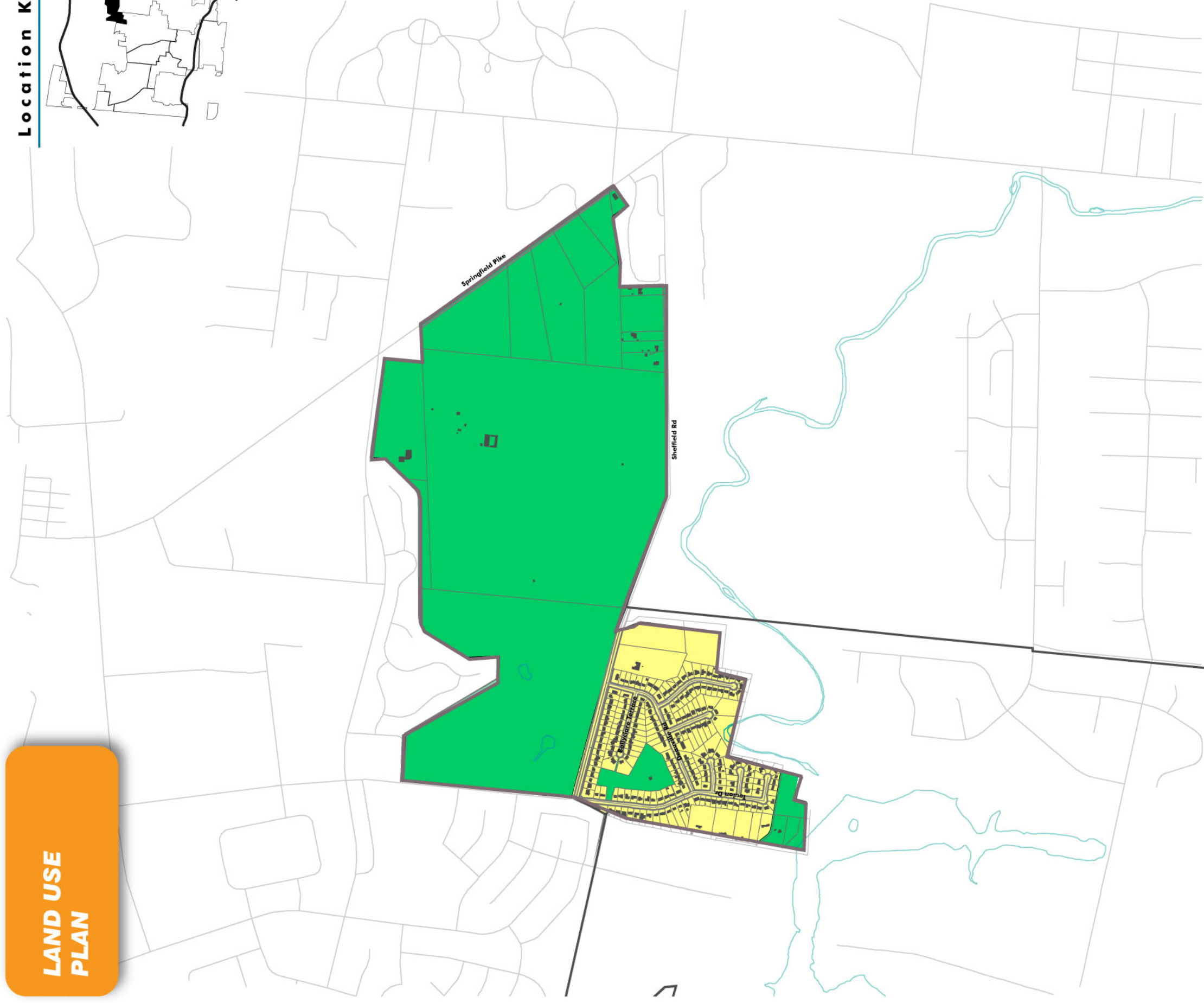
**Legend**

- 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**

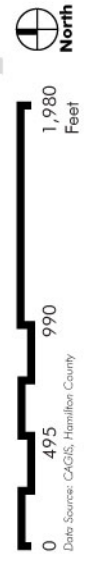
**Location Key**



**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



## DEVELOPMENT STRATEGIES

## Location Key



SPRINGFIELD PIKE

City of Springfield

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  
Data Source: CH2M Hill

1,980 Feet



# Springfield Township