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.