

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:

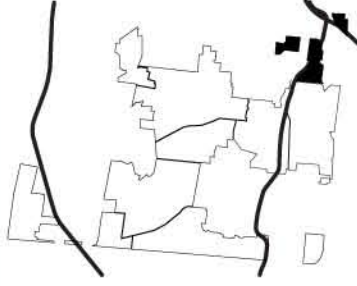
- Encourage redevelopment and expand current light-industrial uses through the use of tax incentives, public/private partnerships, and/or strategic property acquisitions.

Pursue Gateway Opportunities:

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

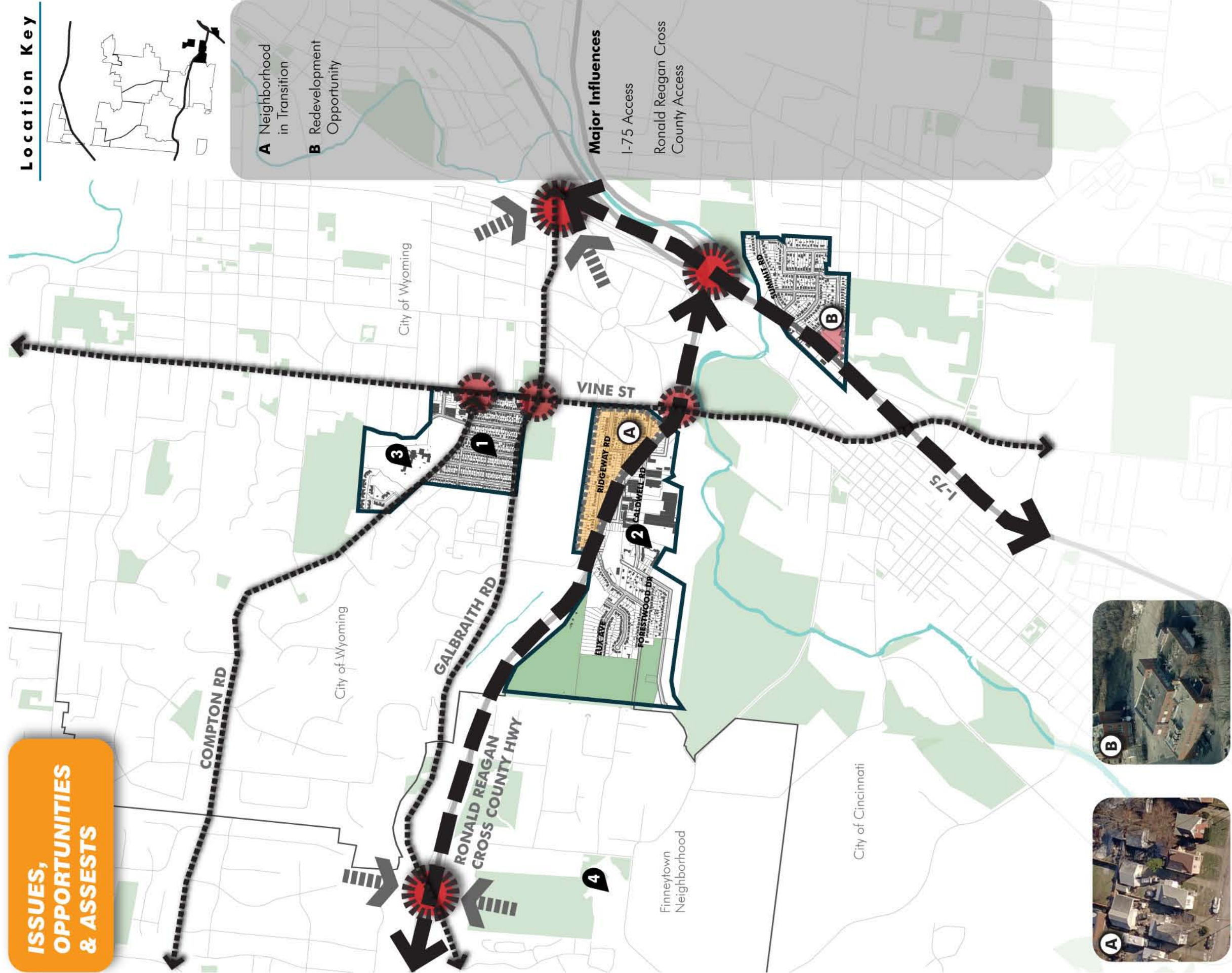
ISSUES, OPPORTUNITIES & ASSESTS

Location Key



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

Major Influences
I-75 Access
Ronald Reagan Cross County Access



Legend

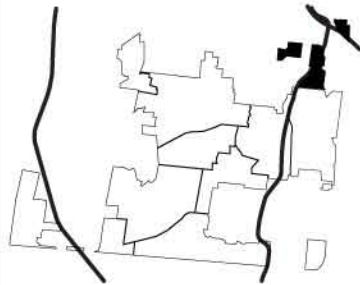
- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks
- 1. Valleydale - No Streetlights
- 2. Caldwell Apartments
- 3. St. Clare Nursing Home
- 4. St. Xavier High School



Springfield To THE VALLEY

EXISTING
LAND USE

Location Key



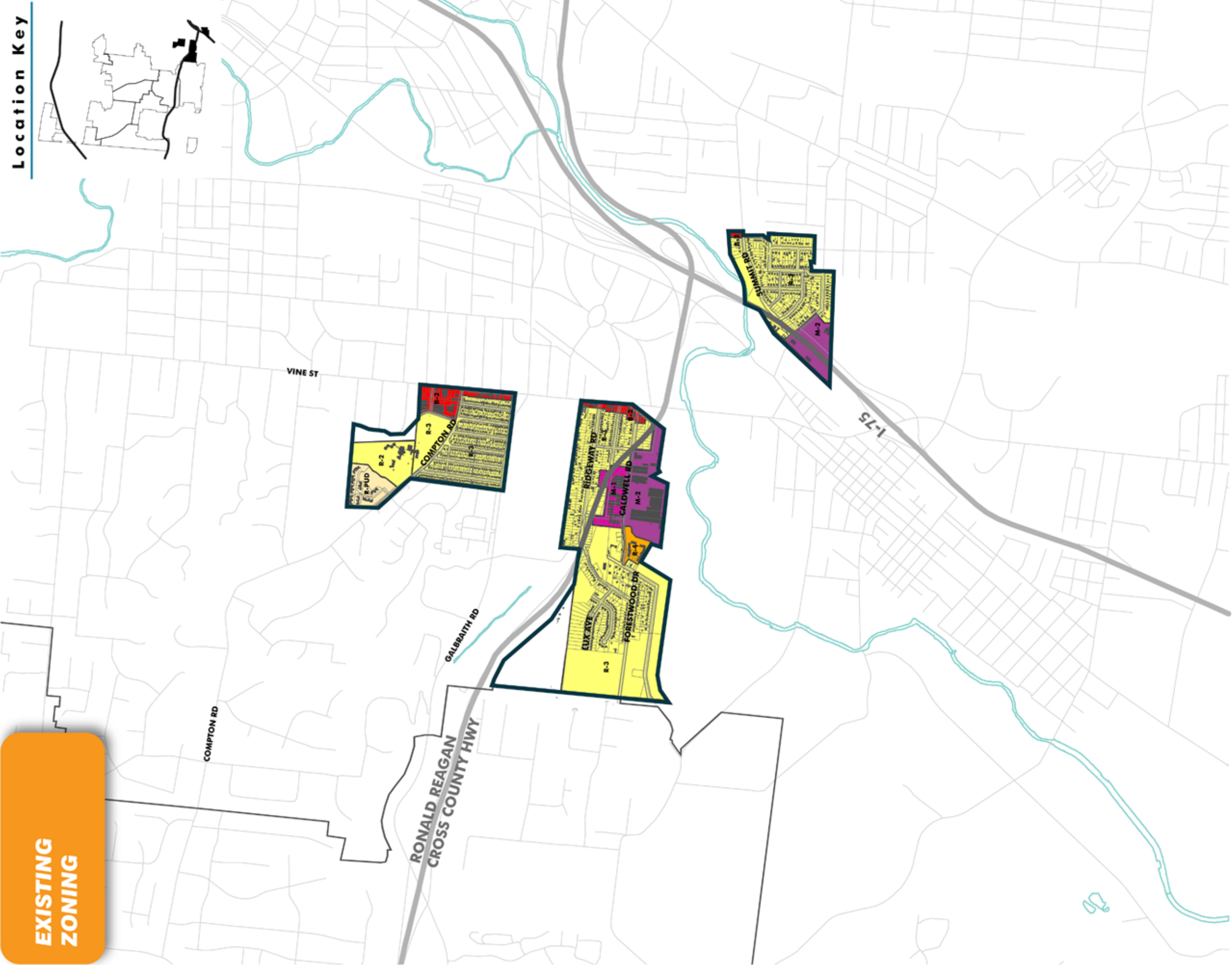
Legend

- 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

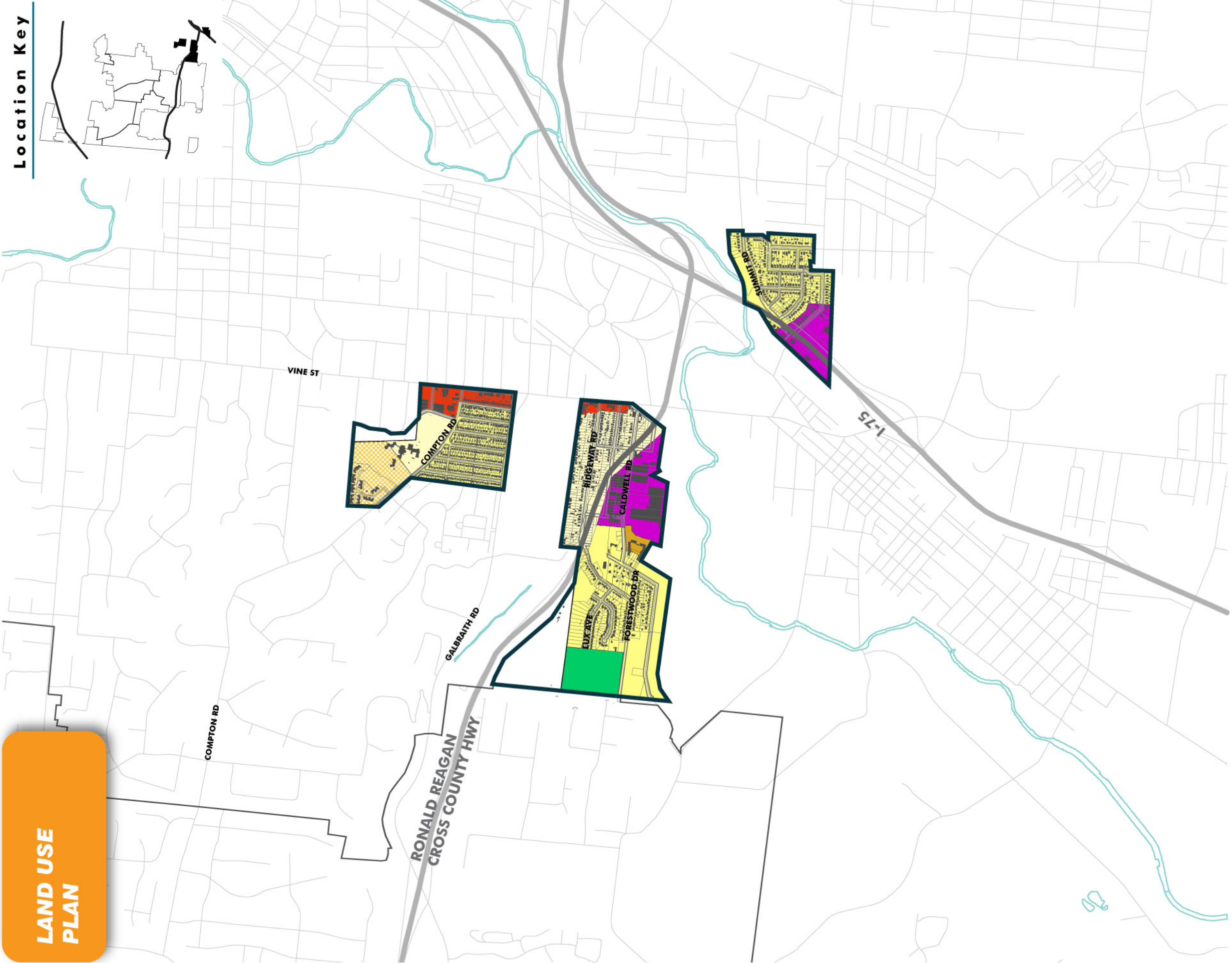
- Single Family
- Multi Family
- Planned Residential
- Office
- Planned Retail or Office
- Retail
- Light Industry
- Heavy Industry
- Planned Light Industry or Heavy Industrial

0 0.1875 0.375 0.75 Miles
Data Source: CAGIS, Hamilton County



LAND USE PLAN

Location Key



Legend

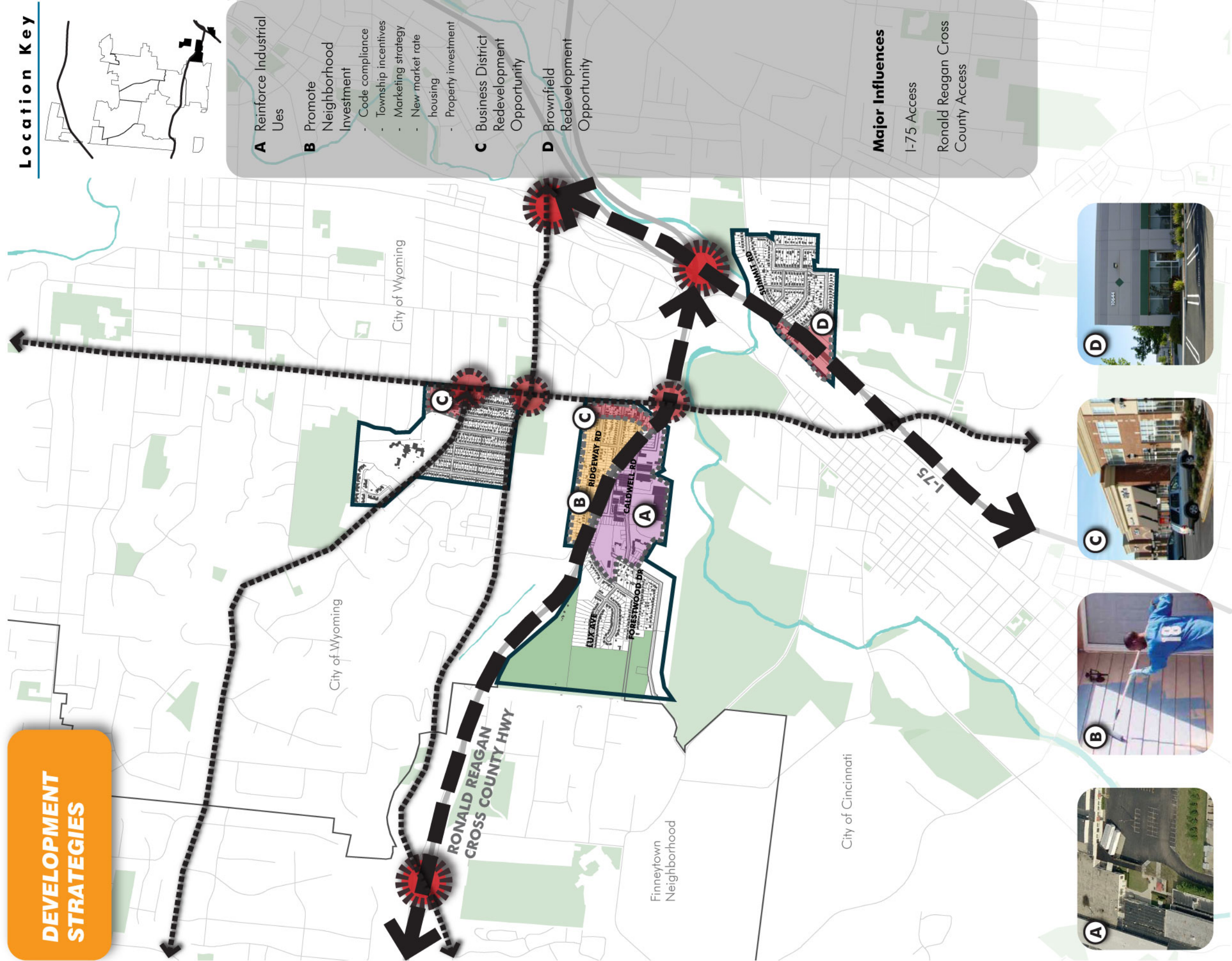
- Residential - Single Family
- Special Purpose Residence
- Transitional Residence
- Multi-Family Residence
- Transitional Office
- Office
- Retail
- Light Industrial
- General Industrial
- Public, Semi-Public, Institutional



Springfield To THE VALLEY

DEVELOPMENT STRATEGIES

Location Key



A Reinforce Industrial Uses

B Promote Neighborhood Investment

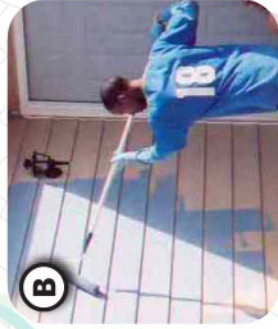
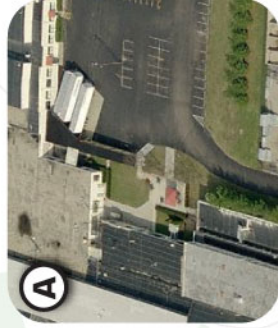
- Code compliance
- Township incentives
- Marketing strategy
- New market rate housing
- Property investment

C Business District Redevelopment Opportunity

D Brownfield Redevelopment Opportunity

Major Influences

- I-75 Access
- Ronald Reagan Cross County Access



Legend

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



Springfield To THE VALLEY