



Springfield Township Comprehensive Neighborhood Master Plan Update



Updated
in 2016
5 Year Plan

Acknowledgements

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Special Thanks

To all citizens, area property owners, business owners, steering committee members, Department Heads and real estate round table participants who have provided their thoughts and time during the planning process.





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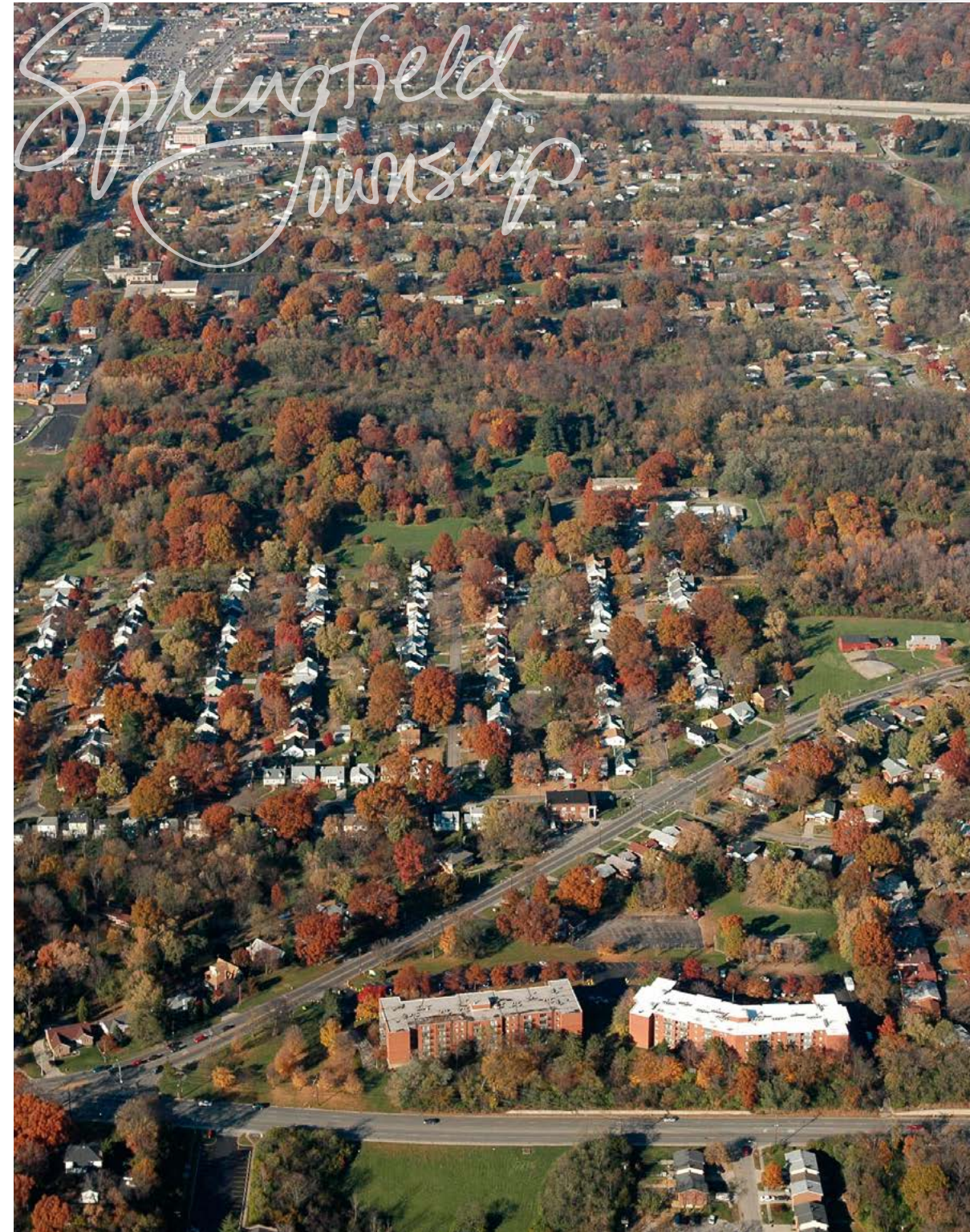
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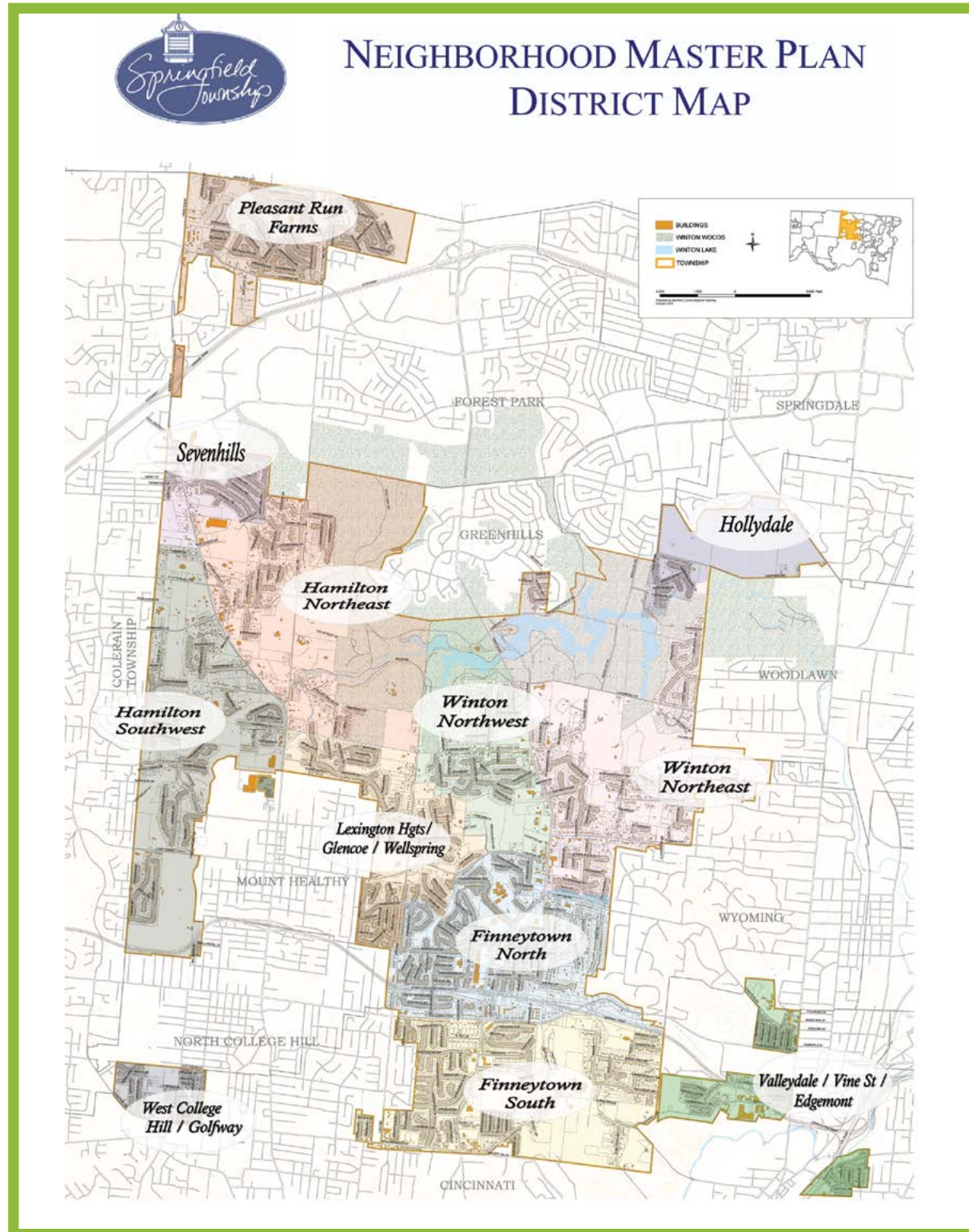


section 1

INTRODUCTION

- 7 Overview - Context For The Plan
- 8-9 Summary of the Planning Process
- 10 Relationship To Other Plans
- 11 Plan Format & Components





OVERVIEW OF TOWNSHIP PLANS

Springfield Township is a diverse community of many distinctive neighborhoods. Founded in 1795, the Township has over 16 square miles of area and a population of 36,319 residents. Located in the center of Hamilton County, just 15 miles north of downtown Cincinnati and within a short drive of other Greater Cincinnati business centers, Springfield Township's location in the region and proximity to an expansive transportation network are key assets. Ronald Reagan Highway, I-75 and I-275 all pass through the Township linking it with major employers, shopping and entertainment centers. The Township is also located within a 15-minute drive of the University of Cincinnati and Xavier University and six of the premier medical centers and hospitals in the region.

Because of its strategic location and proximity to other business and entertainment centers, the Township remains a predominantly residential community. Families are attracted to the many different neighborhoods that accommodate all income levels and reflect many different lifestyles.

Like many first-ring suburbs, Springfield Township is faced with both tremendous opportunities and difficult challenges. In order to meet these challenges and preserve the distinctive character, services and quality of life that Township residents have come to expect and appreciate, the Board of Trustees together with Township staff and a cross section of community representatives, created and adopted a Township Vision Plan in 2007. Through a series of generalized goals and action step statements, the Vision Plan outlines the needs, wants and aspirations of those who make their living and raise their families in Springfield Township.

One of the key action steps recommended in the Vision Plan is the completion of a more detailed Township Master Plan. Because the Township is a unique, diverse community that is comprised of many different neighborhoods, each with its own unique character, attributes and needs, the Board of Trustees and Township staff recognized that a Master Plan design utilizing a 'one-size-fits-all' format for the entire Township might fail to address the individual and specific needs of each neighborhood. Therefore, a Master Plan process was initiated in 2010 that embraced the Township for what it is - a community of neighborhoods. Creating a Neighborhood Master Plan that encompasses many individually customized, but unified neighborhood and district plans, allows the Board of Trustees to better ensure the Township's sustainability and creates a path for a bright future and a guide to take advantage of strategic opportunities.

The Township Neighborhood Master Plan process design involved the designation and recognition of twelve specific Township districts and neighborhoods and the creation of unique individualized plans for each. The plan involves the study and analysis of existing conditions in each of these areas from a physical condition, land use and zoning policy standpoint and provides specific recommendations regarding both short and long-term goals and policies that should be implemented. The Township Neighborhood Master Plan also provides operational and service delivery recommendations regarding specific areas that were identified through the planning processes as areas of weaknesses or as opportunities for success.

As with any community planning effort, adopted plans should be evaluated periodically to ensure identified goals are achieved and new goals are created. The initial Township Neighborhood Master Plan was adopted in 2011 and recently revisited in 2016, culminating in this updated Plan.



SUMMARY OF THE MASTER PLAN UPDATE PROCESS

For planning purposes in creation of the original Comprehensive Neighborhood Master Plan, the Township Board of Trustees and staff designated 12 districts. Given the geographic configuration of the Township, many of the neighborhoods/districts already existed with a strong identity accentuated by a civic, social or sports organization, school district, or church. Others districts were designated to reflect common socioeconomic conditions, land use and development patterns, and/or Township operational and service delivery plans. The twelve neighborhoods/districts are: Valley, Sevenhills, West College Hill, Hollydale, Lexington Heights, Southwest Hamilton Avenue, Northeast Hamilton Avenue, Northwest Winton Road, Pleasant Run Farms, Northeast Winton Road, Finneytown North and Finneytown South.

During the Plan creation process in 2010, each neighborhood meeting began with a presentation of current neighborhood conditions. This provided residents with statistical information as it relates to where they live and how their area compared not only with the Township as a whole but how their neighborhood compared with surrounding communities.

All residents attending the Neighborhood/District Public Meetings during that initial process were asked to fill out a survey focused on determining resident service expectations, evaluation of Township services and the level of priority or importance they place on each. The second half of the meeting was designed to gather specific suggestions from residents. This segment was used as an idea brainstorming session from residents - things to make their neighborhood better, stronger, sustainable, and more prosperous.

Residents from each neighborhood listed what they saw as the positives of living in Springfield Township. They also listed in what areas they believed opportunities existed to improve the future and specific areas that improvement was needed or where specific focus or solutions were necessary to address a problem area.

The next step in the process involved the creation of Neighborhood Steering Committees to work with Township staff in the development of plans designed to take advantage of the attributes, options for the opportunities and solutions to the weaknesses and problem areas. A total of seventy steering committee members comprised of individuals representing each neighborhood district were selected by the Trustees to provide more detailed information and input regarding final plan recommendations. The committee members were selected from a large group of individuals who demonstrated an interest in participating in the planning process.

To update the Neighborhood Master Plan in 2016, the original steering committee members were asked if they would like to participate in the 5-year update. Of the seventy original members, approximately half were able to be part of updating process. In order to fill vacant positions on the committee, the Township opened an application process for interested residents to become involved. To achieve proportional representation of the 12 designated neighborhoods, the Board of Trustees appointed 33 new members to the committee.

Neighborhood Master Plan Update Steering Committee Schedule

March	Township Overview & Introductions - Orientation
March	Land Use and Housing Strategies
April	Economic Development and CORE Area Plan
April	Parks & Bike Path Plan
May	Infrastructure & Township Operations



Prior to the first meeting, committee members took part in a survey to that enabled Township staff to gain an understanding of the current priorities and identified issues that residents wanted to focus on. As a result of the survey responses, Township staff was able to put together a set of recommendations to address many of the topics that residents identified. During the update process, the Committee met twice a month from March to May covering the topics of use & housing, economic development, recreation, infrastructure, and township operations.

During the bi-weekly meetings, the committee was given the opportunity to review and modify proposals presented by the Township aimed at addressing the various above mentioned issue areas. At the end of every meeting, Committee members voted, as a group at each table, to approve, reject, or modify each recommendation presented by Township staff. Township staff used the review and responses of committee members to finalize the recommendations set forth in this 2016 Neighborhood Master Plan.

Master Plan Update Steering Committee Members

VALLEYDALE DISTRICT

Carl Gehr
Alberta Hemsley
Ron Sauder
Kelly Geoppinger
Tamara Nared

SEVENHILLS DISTRICT

John Wintz
Joe Rivers
Penny Eden

WEST COLLEGE HILL DISTRICT

Stephanie Harris
Dickie Thompson
Orlando Anderson
Debbie Harrell
Leonard A. Johnson

HOLLYDALE NEIGHBORHOOD DISTRICT

Herb Grinstead
Jerry Maxey

LEXINGTON HEIGHTS DISTRICT

Barbara Dawson
Bill Luchsinger
Juanita Robinson

HAMILTON SOUTHWEST DISTRICT

Retina Carter
Thomas Frazee
Tony Rossi
Kevin LeMaster

HAMILTON NORTHEAST DISTRICT

John Artmayer
Dianne Schreck
Martin Eisele
Dave Rieman
Kevin Hardman
Mark Gillespie

WINTON NORTHWEST DISTRICT

Jim Reno
Bobbie Wavra Mouch
Richard Magnus

PLEASANT RUN FARMS

Randy Scheib
Jason Henry
Ed Mayer
June Ridgway
James Ciolino
Harry Harrington

WINTON NORTHEAST

Michael Catanzaro
John Slone
Bob Stevenot
Dick Alexander
Melanie Crowe
Bob Trenkamp
Molly Knecht
Gayle Witte
Daniel Depperman

FINNEYTOWN SOUTH

Jeff Dean
John Listermann
Bill Angert
Norbert Gilman
Mike Battles
Dan Deitsch
Chadwick G. Engleman
Ron Volkmann
Robin Hendley
Dave Earlywine
Mark Besserman
Toni Melillo
Sally Merkle

FINNEYTOWN NORTH

John Rapach
Julie Stark
Donna Saul
Sherry Kelley Marshall
Veronica Bishop
Kyle Hufford
Chris Auffrey
Betsy Thomas
Joseph Gorman
Wes Gurdler



REFERENCE: ADDITIONAL PLANS

In addition to the previously-mentioned Vision Plan processes (*page 7*), the Township also has adopted a **Land Use Plan** (updated every five years). The updated Land Use Plan is designed to build upon and compliment the recommendations and goals established in 2010. While it in some ways, replaces the Plan from 2010, it retains many of the same goals established from that initial process. The land use recommendations included for each of the twelve neighborhoods in this Neighborhood Master Plan serve as the current update to the Township's Land Use Plan.

An award-winning **street scape and zoning overlay district plan** was also prepared and adopted by the Township for the business section of the Winton Road Corridor. In conjunction with substantial public investment that has been recently made by the Township and Hamilton County, the **Winton Road Corridor Overlay District** and design guidelines were adopted to govern the approval process of any new development along Winton Road. The guidelines are used by Township officials as the basis for approving development proposals made for properties along a portion of Winton Road to achieve high quality site design, architectural character and site amenities.

The Township also contracted to have both a **residential and commercial market study** completed. Although the residential and retail market studies were conducted and recommendations made prior to the recent downturn in the economy, both studies indicated strong development and redevelopment opportunities for the Township, especially in the central or core region.

According to the studies, completed in 2008, Springfield Township and its surrounding housing markets are among the most diverse household profiles and clustering of neighborhoods in the Greater Cincinnati region. The greatest concentration of household activity and stability is found at the Township core (as defined by the Winton Road Corridor Study), along with the wealthiest psychographic lifestyle segments within the Township. All of the distinctive Township neighborhoods and six surrounding cities are within 10 minutes of this "core". Unlike other zones for redevelopment consideration, the "core" is not void of vibrant housing activity and more affluent households now scattered away from the zone. This coupled with the fact that the Township owns approximately 50 acres of the undeveloped land in this area, makes the "core" the unique development and redevelopment "high ground" in the Township, according to the study.

Although the housing market performance had been strong and steady prior to the recent economic downturn, amid a wealth of older housing stock, the study identified a significant lack of single family attached housing choices. The study recommended that a well-planned redevelopment of the "core" area of the Township would draw from affluent move-up households concentrated east of the area. Including an array of single-family attached housing products within a lifestyle mixed-use redevelopment would give key "stakeholders" from the Township and surrounding areas a product not found in Springfield Township today and give them an option to remain in the community.

The commercial market assessment analyzed the existing and projected trade area data. Again, this study was completed prior to the recent economic downturn. However, the study determined moderate demand for new retail, restaurant and office space over the next five years. The study indicated that the demand for new high-quality mixed-use development to be the strongest. Approximately 145,000 square feet in a mixed-use project that includes a residential portion could be absorbed in the Township over the next five years, according to the study.

Both of these studies were re-examined and the data and recommendations refreshed as a part of this planning process. The revised recommendations are included as part of this plan.

PLAN FORMAT AND COMPONENTS

The recommendations presented in this plan are organized into distinctive categories as follows:

- Land Use & Housing
- Economic Development
- Recreation/Parks
- Infrastructure
- Township Operations

This document is organized in such a manner so as to serve not only as a guide for specific actions that should be taken on for individual neighborhoods within the Township, but also as a comprehensive action plan that links and reinforces the interrelationship that exists and should be strengthened by common goals.



P&G

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Market Understanding

section 2 - MARKET UNDERSTANDING



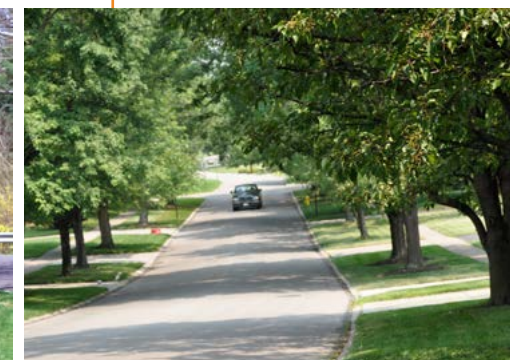
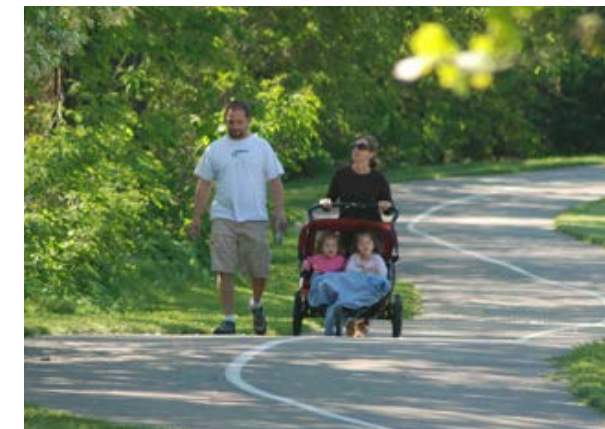
MARKET UNDERSTANDING

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- 25-26 Housing Data

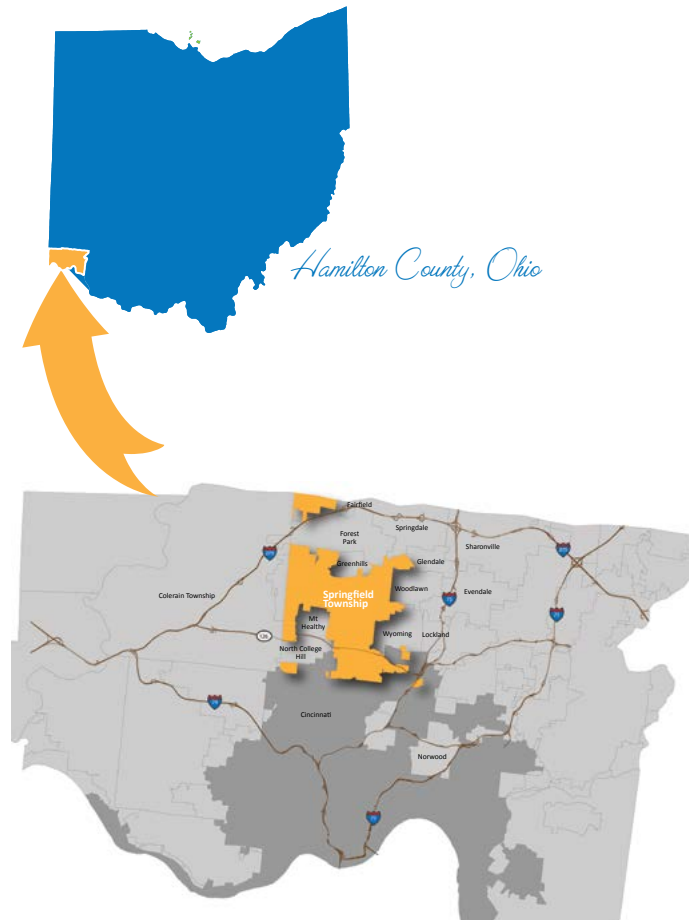
TOWNSHIP OVERVIEW


Springfield Township is uniquely positioned to take advantage of the improving economic climate. There is strong desire by residents and of developers to be close to the urban core of the Cincinnati Metro area.


We believe that with the recent redevelopment projects completed and plans to develop a catalytic mixed-use development within the Township's "Core" Business District, that Springfield Township is on the verge of progressing as the premier first-ring suburb in the region.





TOWNSHIP'S IDEAL LOCATION, CENTER TO IT ALL!





-  Within 30 minutes from CVG Airport

-  Within 10 Miles of 4 major highways

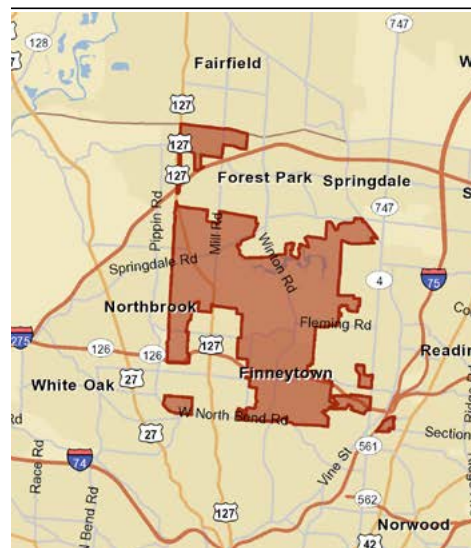
-  Just 13 miles from Downtown Cincinnati

-  13 Miles away from nearest high-end retail mall

-  Within 30 miles of 5 major universities

-  8 major medical institutions within 15 miles drive

Springfield Township is located in the center of Hamilton County, just 15 miles north of downtown Cincinnati and within a short drive of other Greater Cincinnati business centers. Its location and proximity to an expansive transportation network are key assets. Ronald Reagan Highway, I-75, and I-275 all pass through the Township - linking residents with major employers, shopping, and entertainment centers. The Township is also located within a 15 minute drive of the University of Cincinnati, Xavier University, and 6 of the premier medical centers and hospitals in the region. Springfield Township is home to seven public school districts, over forty-five churches, and one of Hamilton County's largest parks, Winton Woods.



Regional Context

Springfield Township is a mosaic of neighborhoods representing some of the best places in Greater Cincinnati to live and raise a family.

Springfield Township prides itself on being a “community of neighborhoods” and a great place to call home. The township covers 16 1/2 square miles and is located in the northern part of Hamilton County, Ohio. It has convenient access to I-275, Cross County (Reagan) Highway and Interstate 75.

As a result of incorporations and annexations over the years to surrounding communities, there are many small “islands” that exist within the township.

DISTINCTIVE TOWNSHIP NEIGHBORHOODS

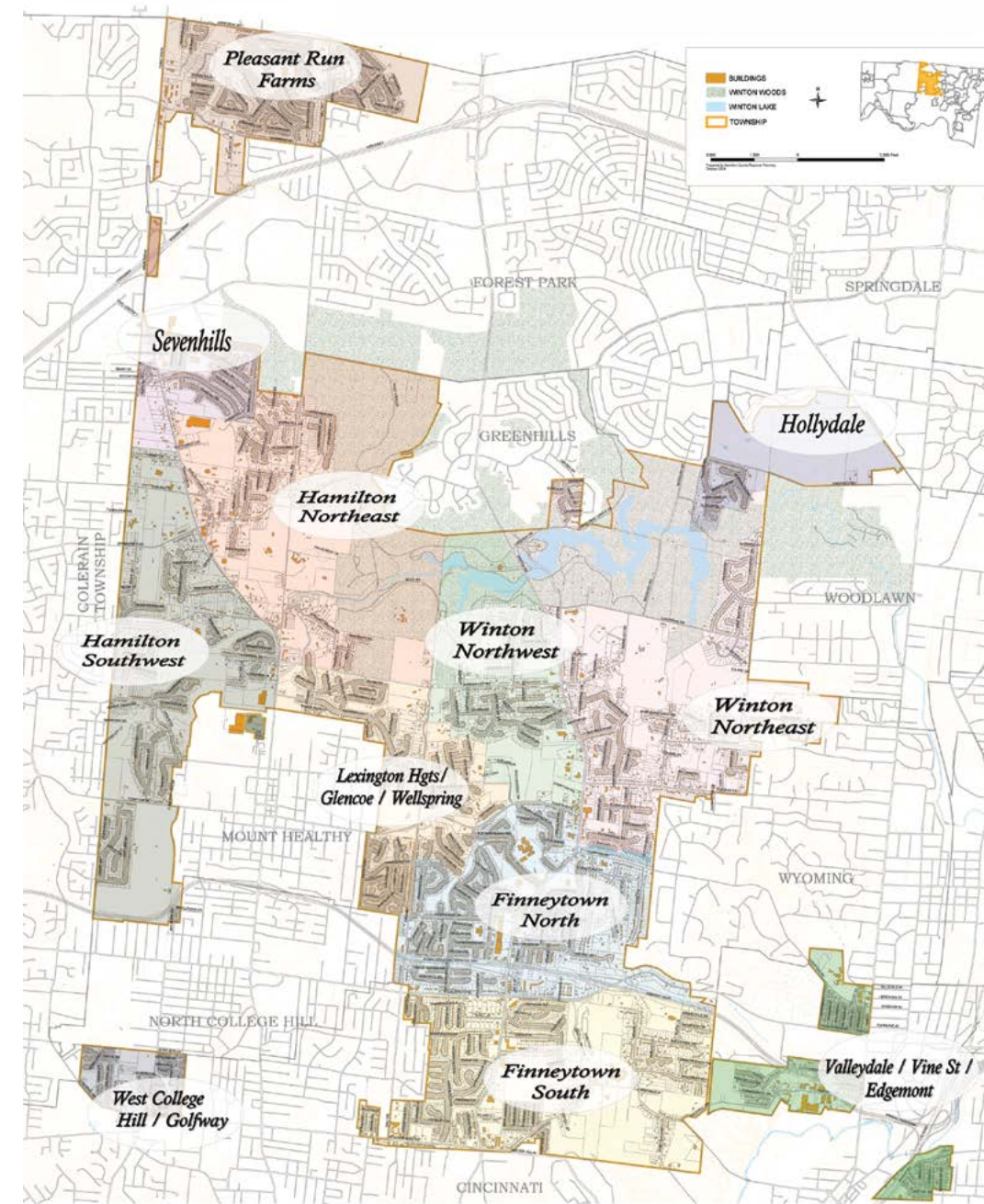
Because of its location and amenities, Springfield Township is a predominantly residential community. Families are attracted to the Township's diverse and distinctive neighborhoods which accommodate all income levels and offer varied lifestyle choices to families of all compositions and ages.

12 District/Neighborhoods

- Finneytown - North
- Finneytown – South/ View Place
- Winton Northwest
- Winton Northeast
- West College Hill/Golfway
- Valleydale/Edgemont
- Hamilton Southwest
- Hamilton Northwest
- Lexington Heights/Glencoe/Wellspring
- Sevenhills
- Pleasant Run Farms



NEIGHBORHOOD MASTER PLAN DISTRICT MAP



EDUCATIONAL CHOICES IN THE TOWNSHIP

Schools

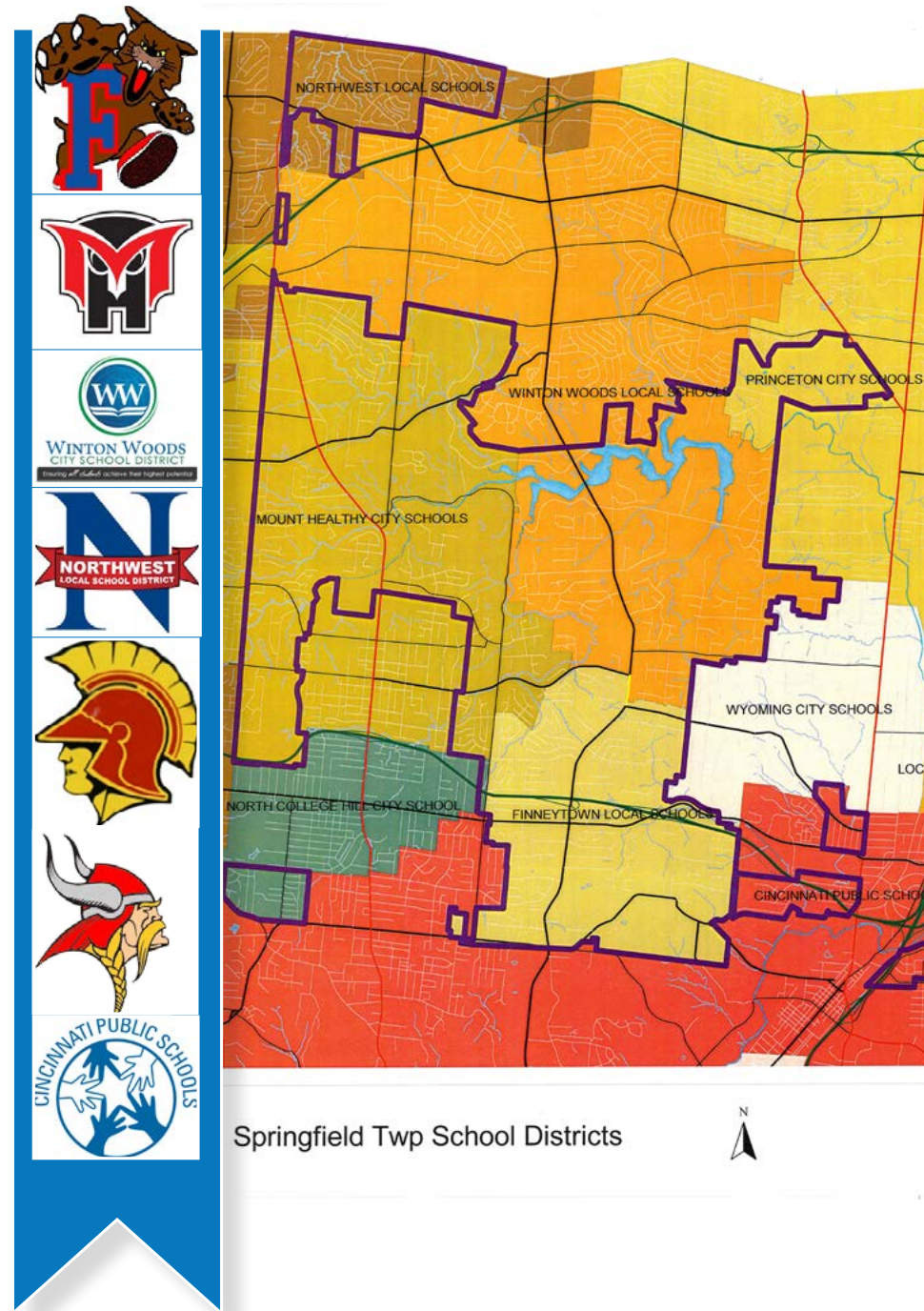
One very unique aspect of Springfield Township is that the community shares 7 public school districts and has 4 private schools within its borders. Most public schools offer open enrollment so families may choose where they want to send their student.

Public Schools

Finneytown
Mt. Healthy
Winton Woods
Northwest
North College Hill
Princeton
Cincinnati

Private Schools

St Xavier Catholic High School
St Vivian Catholic Elementary
Central Baptist Elementary
John Paul II Catholic Elementary



St. Vivian School
A great place to learn!



**JOHN PAUL II
CATHOLIC SCHOOL**
9375 WINTON RD.
CINCINNATI, OHIO 45231



TOWNSHIP RECREATIONAL OPPORTUNITIES

Parks and Recreation

With trails, fishing, horseback riding, golfing, camping, picnic areas, an educational farm and playgrounds, Springfield Township is the perfect location for urban living and rural experiences! The community offers two golf courses, twelve neighborhood parks and, Winton Woods - a beautiful 2,500 acre county park, Springfield Township truly is a playground for all ages.

While neighborhood parks remain an asset to the Township, time and attention is needed in the parks. Most parks are used for athletic purposes and hold fields for soccer and baseball. Budget cuts over the past several years have resulted in a lack of needed improvements on playgrounds, shelters and turf. Investments are greatly needed and are addressed in the plan based on park use.

Events and Activities

ArtsConnect, Springfield Township's non-profit arts and enrichment organization, organizes fun-filled community events year-round. Programs such as the Daddy Daughter Dance, summer concert series, dinner theaters and family entertainment series gives residents and visitors memorable experiences. The organization is currently in the process of expanding its services and exploring the feasibility of an arts and events center.



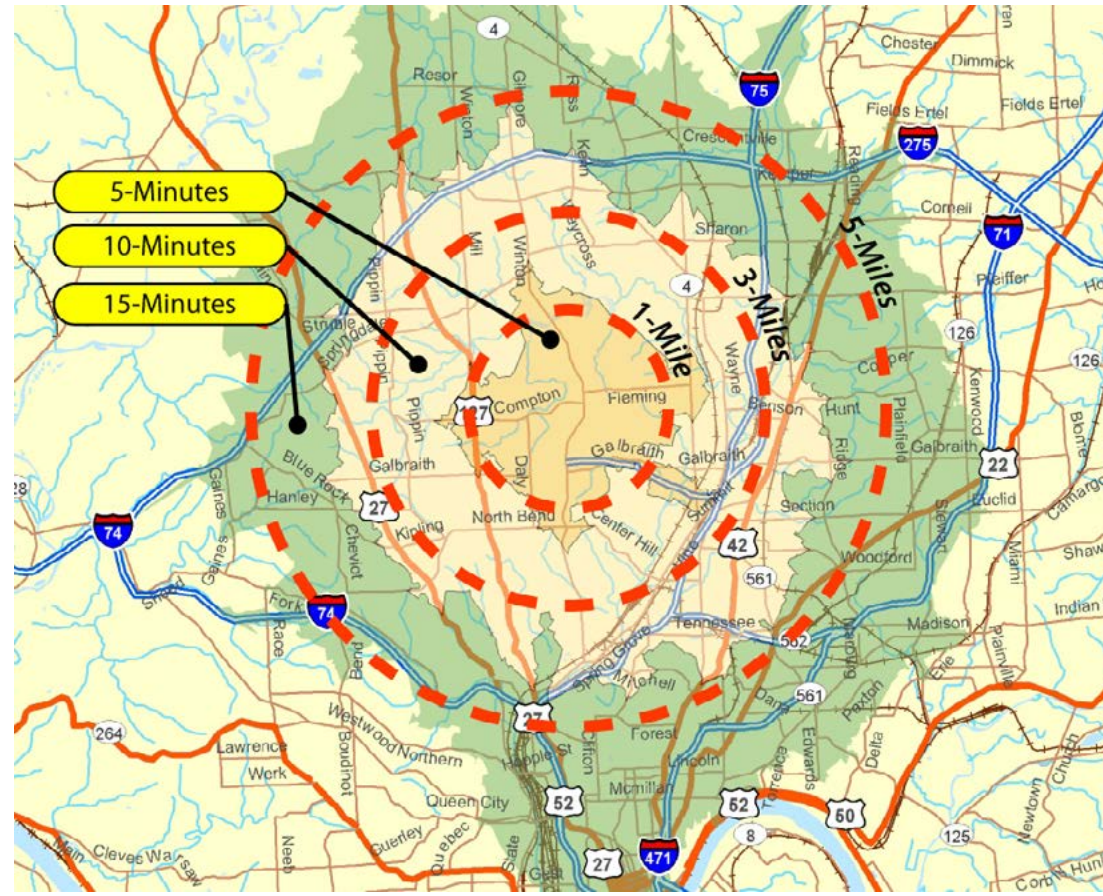
COMMERCIAL USE ANALYSIS

MARKET CAPTURE FINDINGS

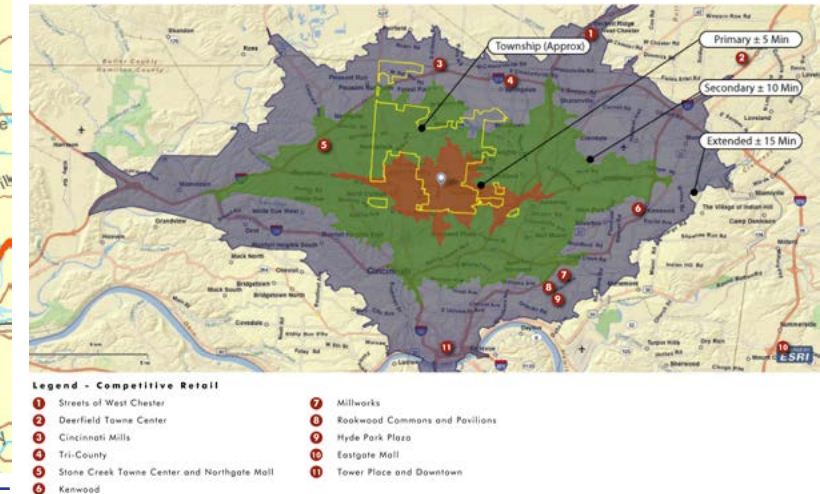
The Township covers a wide geographic region without a single identifiable center point. Springfield Township is very conveniently located inside the I-275 beltway around Greater Cincinnati.

It is difficult to establish a single market area for a given geographic region - particularly one that is as widely spread as Springfield Township. Consumers travel different distances for different types of retail and service purchases. Convenience purchases occur close to home and work while other types of retail purchases and services are sought at greater distances. When evaluating the "market" for a particular community, a number of geographic regions should be studied.

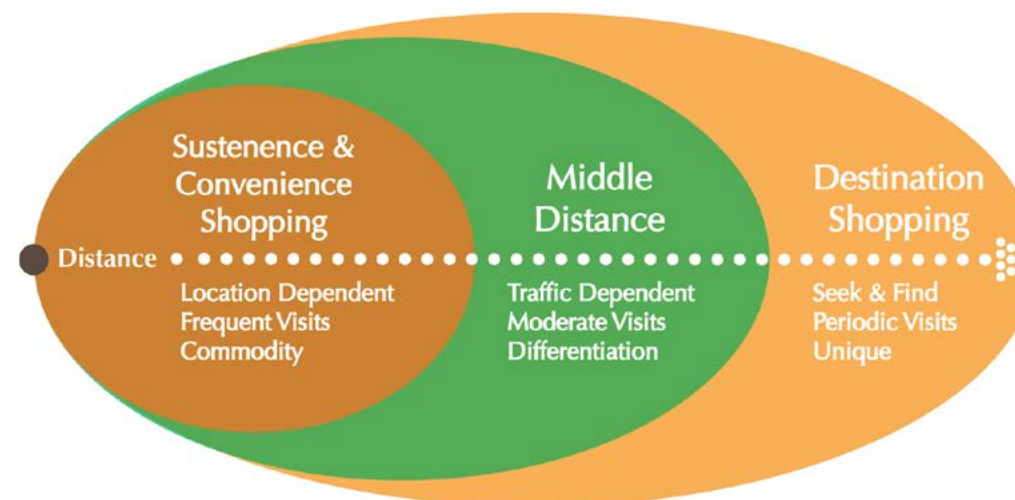
The map (right) details the estimated drive time capture areas for 5, 10 and 15-minute drive around the general center of Springfield Township. These areas represent the region within a short and medium drive based on the transportation network around the Township. In addition, circular radii for 1, 3 and 5- miles are also included. Many potential tenants seek demographics for circular geographies.



Springfield Township Drive Time Market Capture



Retail Geography



SHOPPING IN SPRINGFIELD TOWNSHIP

There is neighborhood shopping in the Township at a couple different areas of concentration. Overall, shopping in the region tends toward other more densely developed shopping districts.

Regional competition from other retail districts offers Township residents convenient access to a wide variety of goods and services. The lack of large development areas in highly visible heavily trafficked corridors suggests limited opportunity for significant retail infill development.



WHO IS SPRINGFIELD TOWNSHIP?

While tabular demographic data tells some of the story, understanding and generalizing the various segments of the Springfield Township population is a complex exercise.

Commercially available demographic segmentation schemes allow for more in-depth description of consumer behaviors, attitudes and purchase preferences. These segment groups are formed through analysis of census data but also reference national survey data on product and media preference, credit use, and actual reported purchase behaviors.

The segments and their descriptions paint a rich picture of the variability in neighborhoods that make up the mosaic of Springfield Township. The chart to the right shows the distribution of market segments for the Springfield Township population based on the Claritas Prizm segmentation system.

It should be noted that the six largest segments make up less than half of the population. This shows inherent diversity in the community since other communities of similar size tend to show more consolidation (i.e. fewer consumer groups make up half of the population). The exhibits that follow describe the segments in greater detail.

SPRINGFIELD TOWNSHIP CLARITAS SEGMENTS

Segments	Percentage
Beltway Boomers	7%
Domestic Duos	7%
Upper Crust	6%
Blue-Chip Blues	6%
Kids and Cul-de-Sacs	6%
New Empty Nests	5%
All Others	53%

Claritas Segments described in pages 18-20.

CONSUMER SEGMENTS / KEY MOTIVATIONS

Group	Description	Observations
Empty Nesters	Active Adults Grown Kids	Active Lifestyle Convenience Will Age / Housing Choices
Families with Children	Singles and Couples Raising Children	Education Family Activities Active / Outdoor Pursuits Convenience / Thrift
Singles & Starting Couples	Younger Singles Upstart Couples	Convenience Active / Social Lifestyle Fun / Outdoors
Seniors	Aging Singles & Couples	Convenience to Neighborhood Value Healthcare Activities / Interaction / Community

Beltway Boomers - 7% of Township

Upper Middle Class - Older Households with Children

The members of the postwar Baby Boom are all grown up. One segment of this huge cohort--college-educated, upper-middle class, and home-owning--is found in Beltway Boomers. Like many of their peers who married late, these Boomers are still raising children in comfortable suburban subdivisions, and they're pursuing kid-centered lifestyles.

Demographics / Descriptions

Live in Suburban Areas
Upper Middle Class Income
Age 45-64
Generally Have Kids at Home
White Collar, Mixed Employment
College Educated
Mostly Homeowners

Behaviors / Brand / Media Use

Shop at Wholesale Club
Domestic Vacation, Skiing
Play Racquetball
California Pizza Kitchen, Family Restaurants
Electronic Games, XBOX, Playstation
Read Scouting Magazine, Newsweek, PC World, Seventeen



Domestic Duos - 7% of Township

Middle Class - Older Households without Children

Domestic Duos represents a middle-class mix of mainly over-65 singles and married couples living in older suburban homes. With their high-school educations and fixed incomes, segment residents maintain an easy-going lifestyle. Residents like to socialize by going bowling, seeing a play, meeting at the local fraternal order, or going out to eat.

Demographics / Descriptions

Live in Suburban Areas
Midscale Income
Above Average Savings / Investments
Age 65+
Generally Do Not Have Kids at Home
Mostly Retired

Behaviors / Brand / Media Use

Veterans / Military
Shop at Kohl's
Eat at Bob Evan's
Watch Live from Lincoln Center, Jeopardy
Own Municipal Bonds / Annuities
Read Smithsonian, AARP
Order from Reader's Digest





Upper Crust - 6% of Township

Upscale Older Households without Children

The nation's most exclusive address, Upper Crust is the wealthiest lifestyle in America--a haven for empty-nesting couples between the ages of 45 and 64. No segment has a higher concentration of residents earning over \$100,000 a year and possessing a postgraduate degree. And none has a more opulent standard of living.

Demographics / Descriptions

Live in Suburban Areas
 High Income and Very High Savings
 Age 45-64
 Generally Do Not Have Kids at Home
 Management Level Employment
 Have Graduate and Higher Degrees

Behaviors / Brand / Media Use

Shop Saks, Bloomingdales, Talbots
 Read WSJ, NYT, Travel & Leisure, Forbes
 Watch Washington Week
 Own/Lease Mercedes, BMW, Acura, Infiniti, Lexus
 Travel / Take Cruises
 News Radio, New Yorker, Money Magazine



Blue-Chip Blues - 6% of Township

Middle Class - Younger Households with Children

Blue-Chip Blues is known as a comfortable lifestyle for ethnically-diverse, young, sprawling families with well-paying blue-collar jobs. The segment's aging neighborhoods feature compact, modestly priced homes surrounded by commercial centers that cater to child-filled households.

Demographics / Descriptions

Live in Suburban Areas
 Midscale Class Income - Age 25 - 44
 Ethnically Diverse
 Generally Have Kids at Home
 Service and Mixed Employment
 Some College Educated

Behaviors / Brand / Media Use

Eat / Play at Chuck E Cheese
 Buy Children's Clothes & Toys
 Own Game Systems - Xbox, Playstation
 Checkers / Little Ceasars Pizza
 Buy Children's Clothes
 Read Parenting, Latin Media & Watch Cartoons



Kids & Cul-de-sacs - 6% of Township

Upper Middle Class - Younger Households with Children

Upper-middle class, suburban, married couples with children--that's the skinny on Kids & Cul-de-Sacs, an enviable lifestyle of large families in recently built subdivisions. With a high rate of Hispanic and Asian Americans, this segment is a refuge for college-educated, white-collar professionals with administrative jobs and upper-middle-class incomes. Their nexus of education, affluence, and children translates into large outlays for child-centered products and services.

Demographics / Descriptions

Live in Suburban Areas
Upper Middle Class Income - Age 25 - 44
Ethnically Diverse
Generally Have Kids at Home
White Collar and Mixed Employment
Some College Educated

Behaviors / Brand / Media Use

Shop at Walgreens
Buy Baby Dolls & Toys
Read Cosmo Girl Magazina
Play Soccer / Use Check Cashing Merchant
Buy Children's Clothes
Read Parenting, Latin Media & Watch Cartoons



New Empty Nests - 5% of Township

Upper Middle Class Mature Households without Children

With their grown-up children recently out of the house, New Empty Nests is composed of upper-middle income older Americans who pursue active--and activist--lifestyles. Most residents are over 65 years old, but they show no interest in a rest-home retirement. This is the top-ranked segment for all-inclusive travel packages; the favorite destination is Europe.

Demographics / Descriptions

Live in Suburban Areas
Upper Middle Class Income
Age 65+ Households Without Children
Mostly Retired and Homeowners
Mixed Employment / Many are Single
Have Graduate Degrees

Behaviors / Brand / Media Use

Shop Bloomingdale's, Talbots
Drives Buick LaCross
Watch 60 Minutes, Attend Opera
Municipal Bonds, Annuities
Travel / Cruises
Read Reader's Digest, Barron's, Golf Digest, Smithsonian, Tennis



DEMOGRAPHICS



Demographics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Age

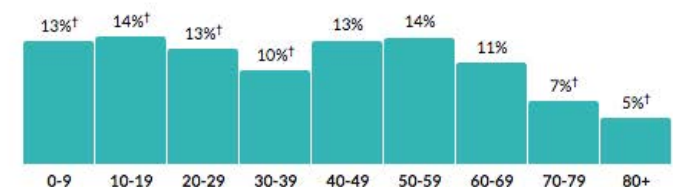
40 ±2.2

Median age

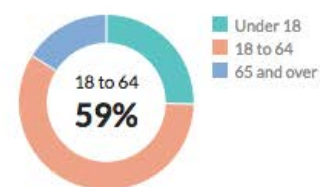
about 10 percent higher than the figure in Hamilton County: 37 ±0.2

about the same as the figure in Ohio: 39.2 ±0.2

Population by age range



Population by age category



[Hide data / Embed](#)

[Show data / Embed](#)

Population by age range (Table B01001) [View table](#)

Column	Springfield		Hamilton County		Ohio							
0-9	13.3%†	±1.4%	4,850	±515.4	13%	±0.1%	104,898	±1,121.9	12.4%	±0%	1,431,214	±4,074.5
10-19	13.9%†	±1.4%	5,041	±503.7	13.1%	±0.1%	105,144	±1,123.5	13.3%	±0%	1,542,328	±4,145.8
20-29	12.6%†	±1.5%	4,571	±552.6	14.7%	±0.2%	118,378	±1,379.1	13.2%	±0%	1,522,048	±4,879.9
30-39	10.2%†	±1.1%	3,722	±409.9	12.5%	±0.1%	100,298	±994.1	12.1%	±0%	1,394,815	±3,973.4
40-49	13.4%	±1.3%	4,893	±459.4	12.5%	±0.1%	100,776	±988.2	13.2%	±0%	1,523,783	±4,003.4
50-59	13.8%	±1.2%	5,026	±419.5	14.1%	±0.1%	113,276	±1,071	14.6%	±0%	1,689,055	±4,284
60-69	11.1%	±1.1%	4,032	±389.2	10.4%	±0.2%	83,550	±1,533	11.1%	±0.1%	1,281,042	±5,765
70-79	6.8%†	±0.7%	2,477	±269.2	5.5%	±0.1%	44,143	±989.7	6.1%	±0%	711,214	±3,862.4
80+	4.9%†	±0.7%	1,797	±247.8	4.2%	±0.1%	33,731	±881.8	4.2%	±0%	480,478	±3,390.8

[Hide data](#)

Economics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Income

\$25,821

Per capita income

about 80 percent of the amount in Hamilton County: \$30,360

a little less than the amount in Ohio: \$26,953

\$52,345

Median household income

about 10 percent higher than the amount in Hamilton County: \$49,013

a little higher than the amount in Ohio: \$49,429

Household income



[Show data / Embed](#)

DEMOGRAPHICS

Social

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Educational attainment

90.8%

High school grad or higher

about the same as the rate in Hamilton County: 89.6%

about the same as the rate in Ohio: 89.1%

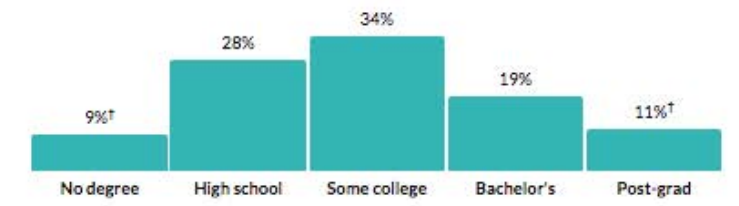
29.3%

Bachelor's degree or higher

about 80 percent of the rate in Hamilton County: 35%

about 10 percent higher than the rate in Ohio: 26.1%

Population by minimum level of education

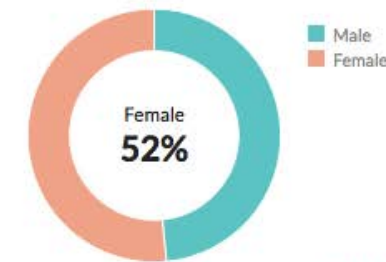


* Universe: Population 25 years and over

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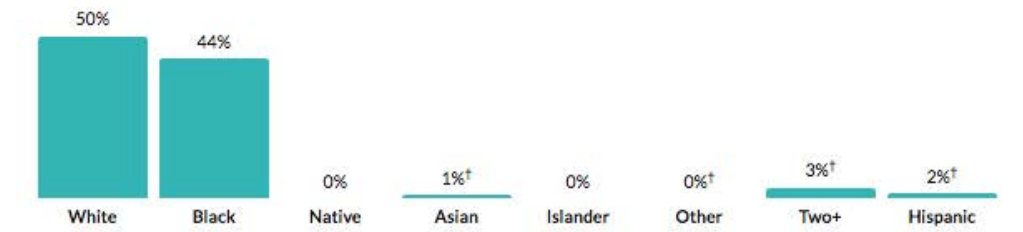
† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Sex



[Show data / Embed](#)

Race & Ethnicity



* Hispanic includes respondents of any race. Other categories are non-Hispanic.

[Hide data / Embed](#)

Table B03002 [View table](#)

Column	Springfield		Hamilton County		Ohio							
White	50.4%	±2.7%	18,338	±974	66.8%	±0%	537,298	±197	80.3%	±0%	9,291,303	±1,133
Black	43.5%	±2.7%	15,838	±983	25.6%	±0.2%	205,489	±1,301	12%	±0%	1,393,528	±3,648
Native	0%	±0%	0	±23	0.1%	±0%	1,057	±240	0.2%	±0%	17,079	±963
Asian	1.1%	±0.7%	387	±249	2.2%	±0.1%	17,963	±509	1.9%	±0%	214,337	±1,934
Islander	0%	±0%	0	±23	0%	±0%	194	±103	0%	±0%	2,619	±394
Other	0.1%	±0.1%	33	±37	0.2%	±0%	1,321	±338	0.1%	±0%	14,124	±1,284
Two+	3.4%	±1.6%	1,245	±584	2.3%	±0.2%	18,259	±1,391	2.2%	±0%	252,017	±4,503
Hispanic	1.6%	±0.8%	568	±276	2.8%	±0%	22,613	±0	3.4%	±0%	390,970	±68

[Hide data](#)

HOUSING DATA



Families

Households

13,920

Number of households

Hamilton County: 331,638

Ohio: 4,585,084

2.6

Persons per household

about 10 percent higher than the figure in Hamilton County: 2.4

a little higher than the figure in Ohio: 2.5

Population by household type



[Show data / Embed](#)

Housing

Units & Occupancy

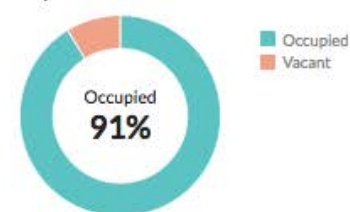
15,260

Number of housing units

Hamilton County: 377,126

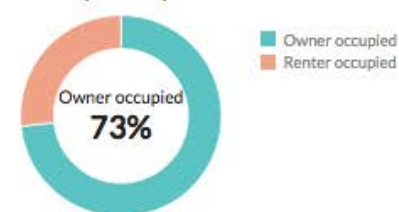
Ohio: 5,140,902

Occupied vs. Vacant



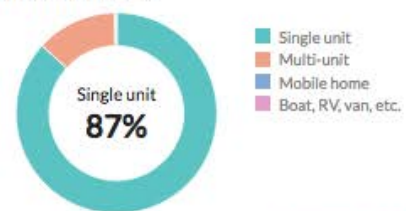
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Ownership of occupied units



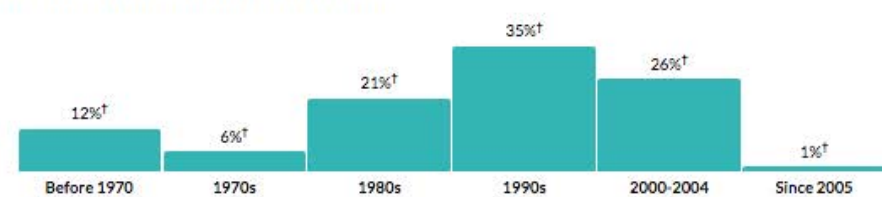
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Types of structure



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Year moved in, by percentage of population



[Show data / Embed](#)

Value

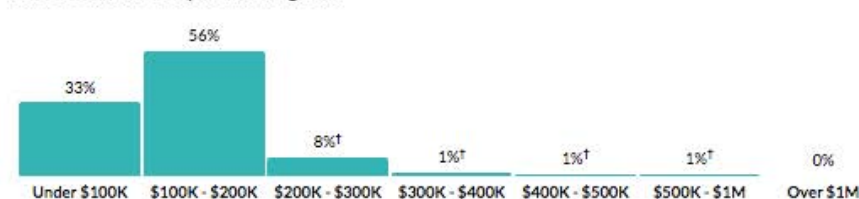
\$121,600

Median value of owner-occupied housing units

about 90 percent of the amount in Hamilton County: \$142,000

a little less than the amount in Ohio: \$129,900

Value of owner-occupied housing units



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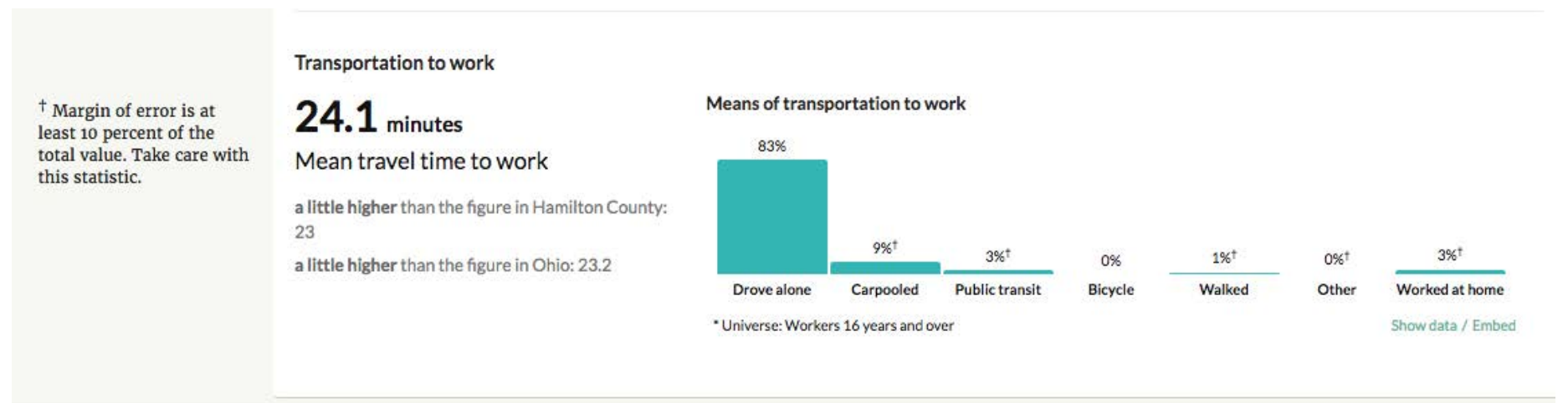
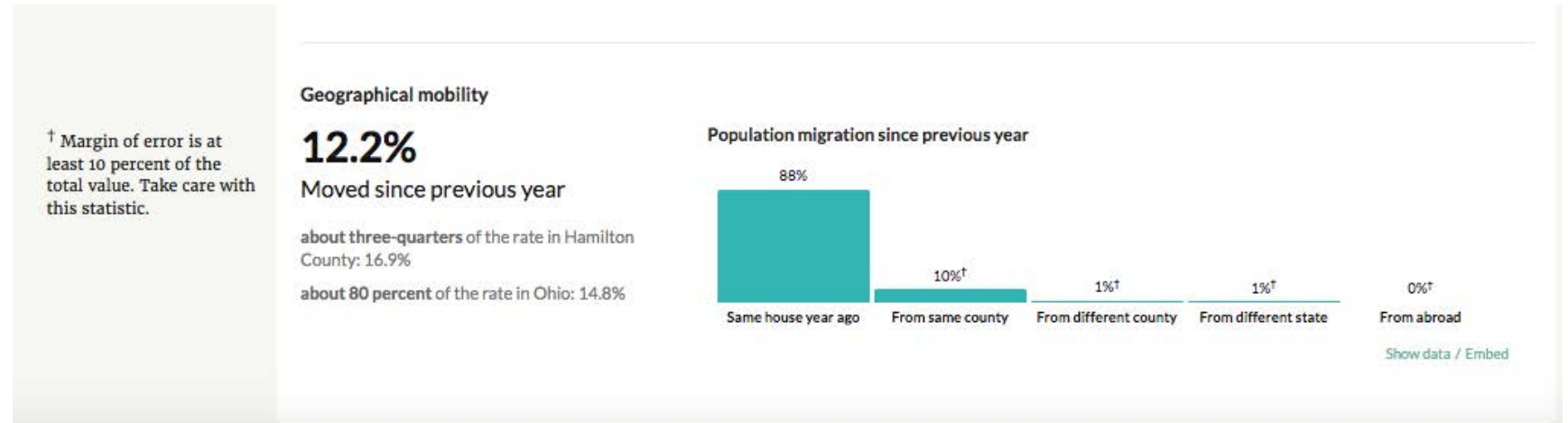
† Margin of error is at least 10 percent of the total value. Take care with this statistic.

HOUSING DATA

One particularly interesting statistic is the lack of housing type diversity. In Springfield Township, most of the housing is detached single-family residential.

Over half of the housing was built prior to 1990 compared to 35% for the MSA. This points to the mature, built-out nature of the area. Furthermore, the Township is in an area that benefits from stable - non-transient population. Nearly 70% of the residents moved into the area prior to 1970.

This strength, however, can become a liability if new housing choices are not offered, reinvestment in housing stalls or new residents cannot be attracted to the area.





PROPERTY ADVISORS/DINN

Much study has been made recently of the Springfield Township marketplace. A recent collaboration by Property Advisors and Michael Dinn, CRE reported the following general suggestions:

- Scarcity of home transfers in the upper price points – from \$170,000 – 350,000
- Market is served by older single-family attached homes – from \$120,000 - \$350,000
- The “Core” is redevelopment high ground – Core is Winton & Galbraith Rd
- Significant lack of single-family attached housing choices
- Opportunity for move-up households from the edges of the Township

KEY MARKET DIRECTIVES

Having reviewed these past studies with an eye toward updated market and economic intelligence, Front Street Analysis and Graydon Head further offer the following:

- Springfield Township is primarily a stable residential community - a wonderful place to raise a family. Overtime, as the population ages, new housing types must be available to allow residents to stay in the Township once they are ready for a different housing options.
- The Township should seek to actively attract new, younger residents.
- Leverage Township owned property toward development of additional housing types to attract new residents to the area.
- Connect alternative transportation such as bike/multi-purpose and pedestrian connections throughout area.
- Central Park & Bridgecreek (Drees development) are latest examples of single-family attached housing choices in Springfield Township. Central Park asking prices range from \$125,000 (2BR/2BA Condo) to \$135,000 (3BR/2BA Condo). Bridgecreek asking prices range from \$125,000 (2BR/2BA Condo) to \$185,000 (3BR/2BA Condo).
- Newer single family residential asking prices range from \$200,000 to \$300,00 in Springfield Township.
- New single family attached housing range recommendation - \$170,000 to \$225,000.
- New single family residential housing range recommendation - \$225,000 to \$300,000.
- Today’s residential developments need their own identity and sense of place. Developing such communities with a vision for the entire site is very important for a quality development, rather than “piece-meal” development. This will bring the highest and best use and ensure high quality.
- Residential development should be targeted to tomorrow’s empty-nester with a mix of densities/products. Examples include Great Tradition’s Vintage Club.
- Green space, walking trails and amenity spaces internal to the development as well as external linkages to surrounding amenities should also be considered.
- A quality rental apartment development should be considered.
- Commercial development should focus on smaller, tenant specific, professional office. Retail space is in oversupply locally and regionally. Any new retail development should be carefully considered and leverage the high visibility along Winton Road and Ronald Reagan Highway.

Plan Recommendations



section 3A

PLAN RECOMMENDATIONS

As with many local governments throughout the State and across the country, Springfield Township is faced with challenges involving financial sustainability, infrastructure maintenance, neighborhood revitalization, economic development, and providing services such as recreation and other community oriented programs aimed at retaining residents and encouraging others to make the Township their home.

The recommendations that follow in this plan are in response to those challenges building upon the goals achieved and progress made from the previous Plan. They represent the opportunities for Springfield Township to transform itself in ways that are designed to enhance long term stability and provide greater value to the residents and businesses of the community.

Section 3A:

- 31 Township Operation Recommendations
- 32-36 Infrastructure Recommendations
- 37-39 Housing Strategy Recommendations
- 40-76 Park Recommendations
- 77-78 Connectivity - Bike Routes and Sidewalks



TOWNSHIP OPERATIONS: FINANCIAL STABILITY



Considerations:

The solid financial situation of the Township, resulting from implementing many initiatives from the previous Plan, enabled the Committee to explore options to maintain current revenues and provide flexibility of funds across Township operations. The Committee discussed the possibility of moving away from the current a la carte style of funding Township operations through separate levies and consolidate into one General Operation Levy. While this option had some merit with its inherent flexibility of funds, the current assessed value of property and the State’s elimination of the homestead and rollback for property owners proved this option not to be viable. Additionally, the Committee reviewed the current 1 Mill Fire Levy and after considerable discussion recommended pursuit of a 5-Year Renewal as opposed to a Continuing Levy in order to re-evaluate the needs and financial situation of the Township over time.

Issue:

Many local governments across the state and country are currently rebounding from some degree of fiscal crisis. Springfield Township was not immune from this issue and the effects from the downturn of the global economy, the reduction of revenue from federal, state and local sources and their impacts to the budget are still being remedied.

With the passage of the Joint Economic Development Zone (JEDZ), as recommended from the previous plan, the Township is back on solid financial ground. Although the JEDZ has provided a revenue source to assist in replacing the funding lost from previous state cuts, longer term financial sustainability questions remain.

RECOMMENDATIONS:

- Careful thought was given to considering a recommendation for consolidating the Police, Fire and General Fund levies into one. This type of consideration was not recommended. It is recommended that Springfield Township Trustees should continue its current structure for funding of Township operations. Current structure involves separate levies.

- A Continuing Fire Levy should not be placed on the ballot. Instead, the Board of Trustees should only pursue a 5-Year Renewal of the existing 1 Mill Fire Levy.



Issue:

Current available funding is inadequate to sufficiently maintain the approximate 92 miles of Township roads. As indicated in the previous Plan, the Township one mill road district levy is still generating the same amount it did when passed in 1996. During that same time frame, the cost of re-paving roads has nearly doubled. Therefore, the Township is currently falling further behind in its efforts to successfully maintain streets on a desired 20 year re-paving cycle.

Considerations:

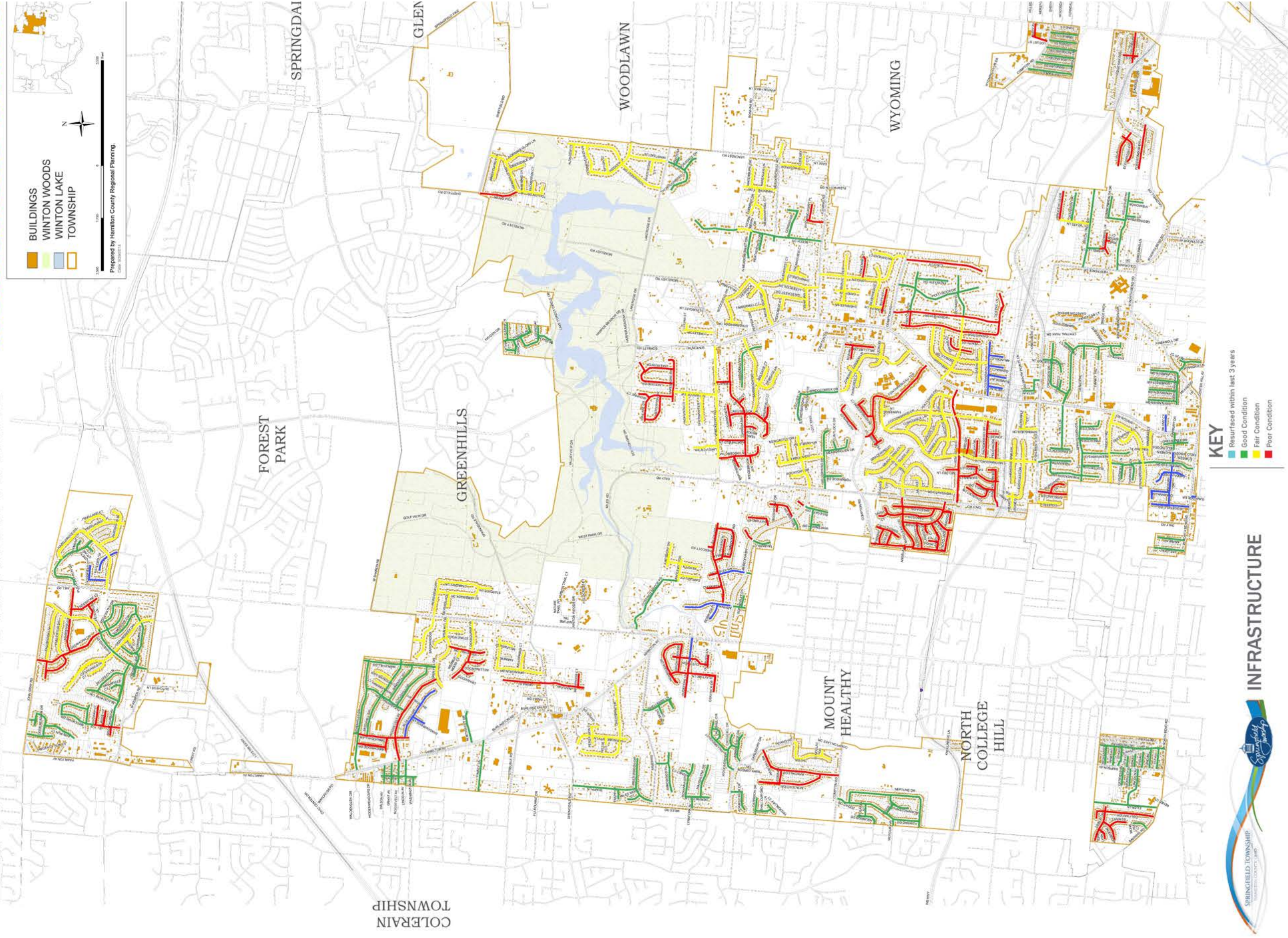
During the update process, the Committee discussed recommendations from the previous Plan such as continuing the pavement management system analysis, rank and prioritize streets by district, utilize existing road levy funding for SCIP grant match funding, and enable individual neighborhoods to create special improvement districts to localize the funding of street repair.

In conjunction with a continued commitment to the previous recommendations, the Committee reviewed and supported the notion of utilizing the permissible assessment processes outlined in the Ohio Revised Code to assist in funding neighborhood street repairs. Moreover, a method of prioritizing road repair to include streets in good and fair condition was considered instead of only focusing on those in the poor condition rated category.



2016 PAVEMENT CONDITION RATING

SPRINGFIELD TOWNSHIP



INFRASTRUCTURE



Existing Conditions Year 2016

Explanation of graphs:

• The pie charts illustrate a steady decline in the Township's infrastructure over the last 10 years. In comparing 2016 to 2007, there are:

Nearly twice as many streets rated in fair condition

Almost two and half times as many streets rated in poor or failing condition

Almost half as many streets rated in good condition

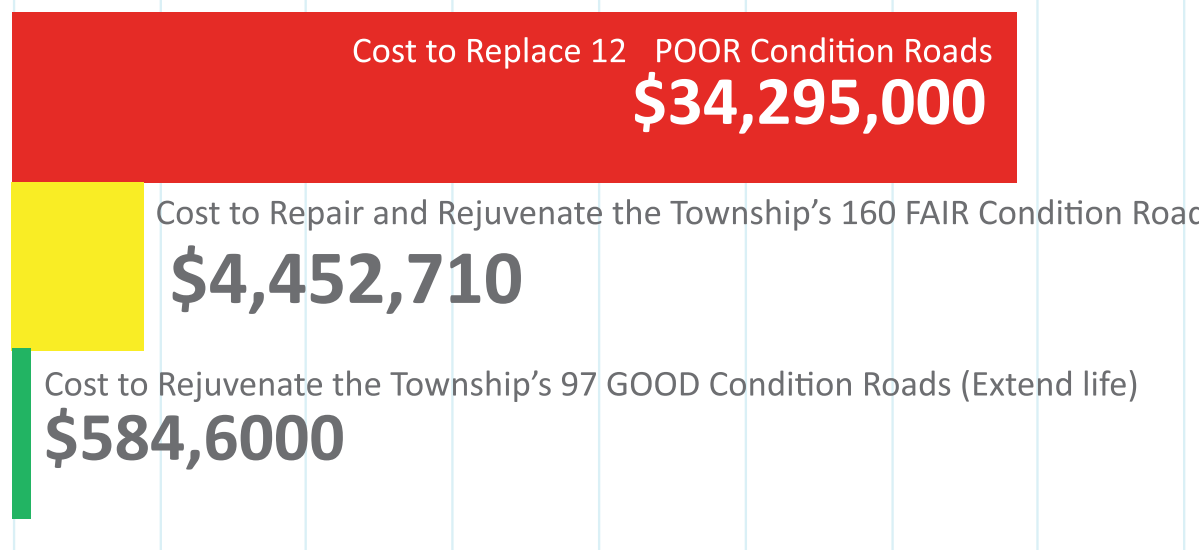
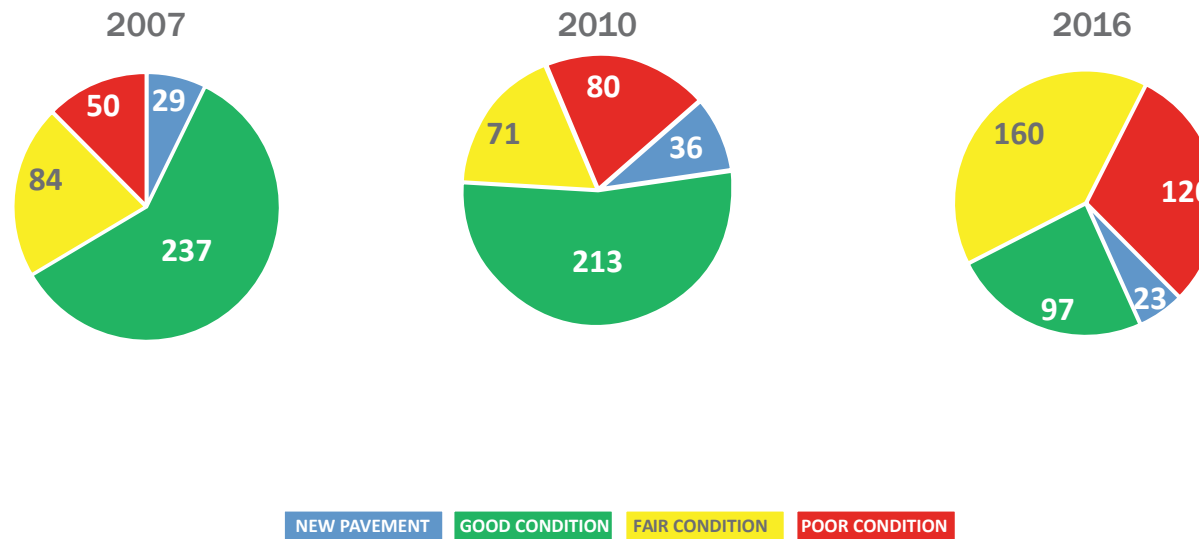
• The significance of this decline is clearly illustrated when analyzing the categorical cost to repair roads that are in good, fair, and poor condition.

• As the pavement deteriorates, there is an exponential increase of over 7 times in cost for each condition category.

• This information supports the idea that the Township should no longer continue to repair the worst streets first.

• In order to bring the overall infrastructure back into good condition, the Township must appropriate funding to preserve roads that are in good and fair condition.

NUMBER OF TOWNSHIP STREETS PER PAVEMENT CONDITION



INFRASTRUCTURE FUNDING:

Road Pavement Applications

Black Onyx: An asphalt sealer that has been designed with an increased level of high quality aggregate material. Onyx is formulated to maximize the useful life of the pavement through permeability, friction, and color. This pavement preservation application provides the appearance of a new road while extending the overall life of the pavement by 4-6 years.

The Black Onyx treatment can only be applied to roads in GOOD and high-end Fair Condition.

Estimated Cost (in 2016): \$25,000 per mile



Cape Seal: Is the combination of tar and aggregate that is overlaid with a slurry mix to restore the structural integrity of the pavement. The slurry mix provides a smoother surface than the traditional tar and chip applications used in the past. This pavement preservation application provides the appearance of a new road (slightly rougher surface) at a fraction of the cost vs traditional resurfacing with blacktop; while extending the life of the pavement up to 10 years.

A Cape Seal treatment can only be applied to roads in FAIR Condition.

Estimated Cost (in 2016): \$50,000 per mile



Thin Overlay: This pavement repair is the traditional method where the existing asphalt is removed and a new layer of blacktop is put down at a depth of 1-1 1/2". This application provides a new road at the surface and extends the useful life of the pavement by 10-15 years.

A Thin Overlay treatment can only be applied to roads in FAIR Condition.

Estimated Cost (in 2016): \$120,000 per mile



Full Rehabilitation: Construction of a completely new road that includes replacement of curb, storm sewers, new sub-grade, and catch basins. This application is the most expensive in terms of cost and will only be used on streets that are in failing condition.

Full Rehabilitation should only be applied to roads in POOR and FAILING street Condition.

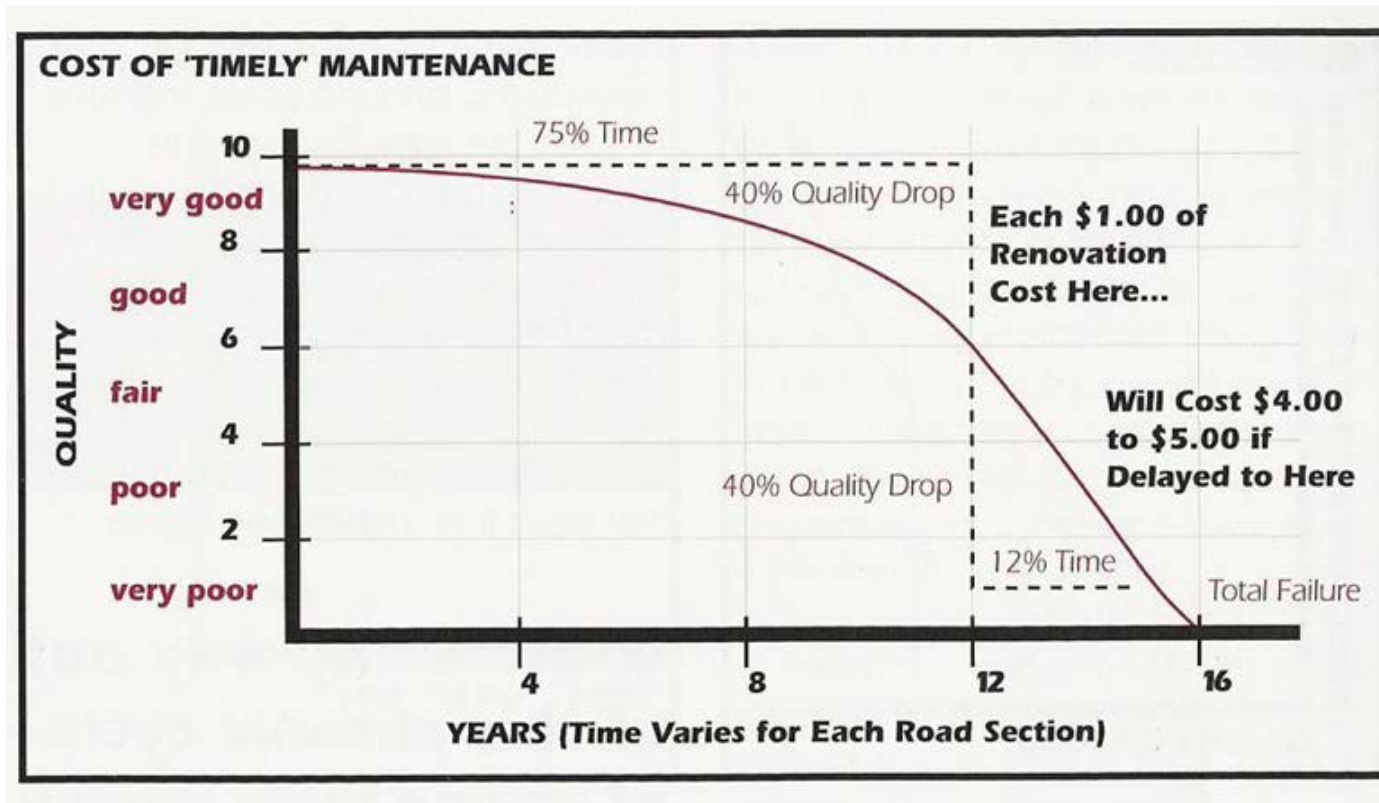
Estimated Cost (in 2016): \$800,000 per mile



INFRASTRUCTURE

Assessment Options OHIO REVISED CODE 5571.07

When a petition, signed by at least fifty-one per cent of the land owners or lot owners, residents of the county, who are to be specifically taxed or assessed for such improvement as provided in this section, or signed by the owner of the right to mine coal lying under or adjacent to the proposed improvement, is presented to the board of township trustees asking for the construction, reconstruction, resurfacing, or improvement of any public road or part thereof, the board shall, within thirty days after such petition is presented, go upon the line of the proposed improvement and, after viewing it, determine whether the public convenience and welfare require that such improvement be made. If the board determines to proceed with the improvement, it shall so declare by appropriate resolution, which resolution shall set forth the general route and termini of the improvement and the general manner in which such road is to be improved and such other information as the board deems necessary. Such resolution may also provide for the establishment of an appropriate detour route or for the temporary closing of the road to be improved. The petition shall state the method of paying the compensation, damages, and costs of the improvement desired by the petitioners, who may request that the same be apportioned and paid in any one of the methods provided by section 5573.07 of the Revised Code, provided, that if a petition signed by the owner of the right to mine coal lying under or adjacent to the proposed improvement, is filed with a board of township trustees as provided in this section, such petitioner shall pay the costs and expenses incurred by such board in connection with the proceedings initiated by such petition, and the costs and expenses of making such improvement including compensation and damages, and including the cost of relocation of any conduits, cables, wires, towers, poles, or other equipment or appliances of any public utility, located on, over, or under the portion of the road affected by such improvement, and, on demand by the board, shall give bond to the satisfaction of the board in such amount as the board determines, to secure the payment of all such costs and expenses.



RECOMMENDATIONS:

- Springfield Township should modify its current practices in selecting pavement projects. Instead of prioritizing only POOR streets for resurfacing, the Township Board of Trustees should systematically recommend pavement preservation projects on roads rated in GOOD and FAIR CONDITION to keep them from deteriorating to POOR condition.
- POOR rated roads should include a mandatory assessment to assist in cost recovery and to expedite the repairs sooner.
- Roads in FAIR condition should undergo a voluntary assessment process.
- Roads in GOOD condition should undergo a voluntary assessment process.
- Springfield Township should continue funding sidewalk repairs for sidewalks that qualify under established criteria.



HOUSING STRATEGIES:

An aging housing stock with limited places for empty nesters to downsize

Issue:

When the initial Plan was adopted in 2010, the Township was experiencing unprecedented home foreclosures and property abandonment issues due to downturn in the housing market. At the time, the focus was on code enforcement, the effects of single-family homes being converted to rental properties, and the removal of blighted properties. While the issues from five years ago have diminished, the Township is still struggling to adequately keep up with the code enforcement demands with limited staff. Additionally, the community is looking for ways to incentivize home ownership and provide new housing choices to retain residents and attract new people to the Township.

Considerations:

Since 2010, the housing market has improved and the focus has shifted to creating an environment that encourages property investment and home ownership. Additionally, as indicated in previous housing studies, the Township is in need of “empty-nest” style housing to retain and attract a certain population demographic. As a result, the Committee was presented with the task of reviewing options and plans to enable the development of new housing choices, encourage home ownership, retain and attract new residents, and further improve blighted areas experiencing disinvestment. The Committee studied innovative ways to enhance the Township’s Code Enforcement efforts with existing resources, utilize current State laws to provide incentives for home ownership and investment, and leverage Township assets to be a catalyst for redevelopment and the creation of “empty-nest” style housing.



HOUSING STRATEGIES

HOUSING STRATEGY DEFINITIONS

Community Reinvestment Areas: The Community Reinvestment Area program is an economic development tool that provides real property tax exemptions for property owners who renovate existing or construct new buildings.

NICE Program: The NICE (Neighborhoods Invested in Code Enforcement) Program encourages residents to learn the Township's property maintenance regulations. Residents then assist Township staff by identifying violations in their neighborhood. Through a partnership with designated neighborhood "inspectors", Township staff can focus on the violation issues that are important to the neighborhood ensuring efficient use of resources.

Code Enforcement Division: The Township Code Enforcement Division is an internal collaboration between Fire Department and the Development Services Department (DSD) enabling Township code enforcement efforts to be managed by Fire Department. This will be accomplished through the creation of a position within the Fire Dept. to serve as Code Enforcement Director. This position will be supplemented by specific staff on each unit day to assist in plan review and inspections.

- As the Fire Dept. assumes the code enforcement responsibilities, DSD will focus more time on long-range economic development planning.
- The Fire Department will gain greater continuity and consistency with code inspections. Currently, the Fire Dept. performs fire code inspections that in many instances are duplicative plan reviews as DSD is reviewing the same plans for zoning compliance. Additionally, many properties being inspected for property maintenance and zoning violations may be considered fire hazards. The Fire Dept. will be able to gain knowledge of these hazards and conduct pre-plans that improve overall staff safety of these structures.

Vacant Property Registration Program: The Vacant Property Registration Program will benefit the Township by proactively identifying and monitoring property concerns and increasing property compliance of vacant and foreclosed homes.

This Program will require responsible parties to register properties that have a high risk of vacancy or abandonment; this includes properties in default or in foreclosure regardless of the current occupancy

status of the property. Requiring the registration of default properties reduces compliance concerns and abatement costs. The formal process makes it necessary to register properties before they are vacant to proactively identify and monitor the compliance of these properties.

Spot Demolition Program: Hamilton County's Spot Demolition Program provides Community Development Block Grant (CDBG) funds to participating communities to demolish dilapidated residential structures.

The Township **Future Land Use Plan and Development Strategies** represent the vision for future use and development of land. It serves as a guide to any change in character of individual properties as they change from one use to another over time. Additionally, it provides a rational basis for establishing and modifying zoning and other land use and development regulations. Lastly, it provides a broad set of policies that is used in making decisions on development projects that come before the Zoning Commission and Board of Trustees.

Empty-Nest: In general, Empty-Nest house plans are thoughtfully designed for those whose children are grown and have moved out of the house. Typically, empty-nester home plans (attached or detached) offer a comfortable floor plan and practical features such as a low maintenance exterior.

Hamilton County Land Bank: The core purpose of the Hamilton County Land Bank is to acquire and return unproductive, tax-foreclosed properties to a contributing tax-paying status. The Land Bank is committed to achieving this in a way that improves community quality of life, reduces blight and nuisance problems, stabilizes and revitalize neighborhoods, and raises property values.

Homeowners with a County Land Bank-owned vacant land adjacent to the right or left of their home may have the opportunity to purchase that property as a side yard for a nominal cost through the **Next Door Land Program**. It is the Township's intention to merge such land bank parcels with adjacent owner parcels so that the property owner's land value is enhanced and such vacant lots are restored to the tax rolls.



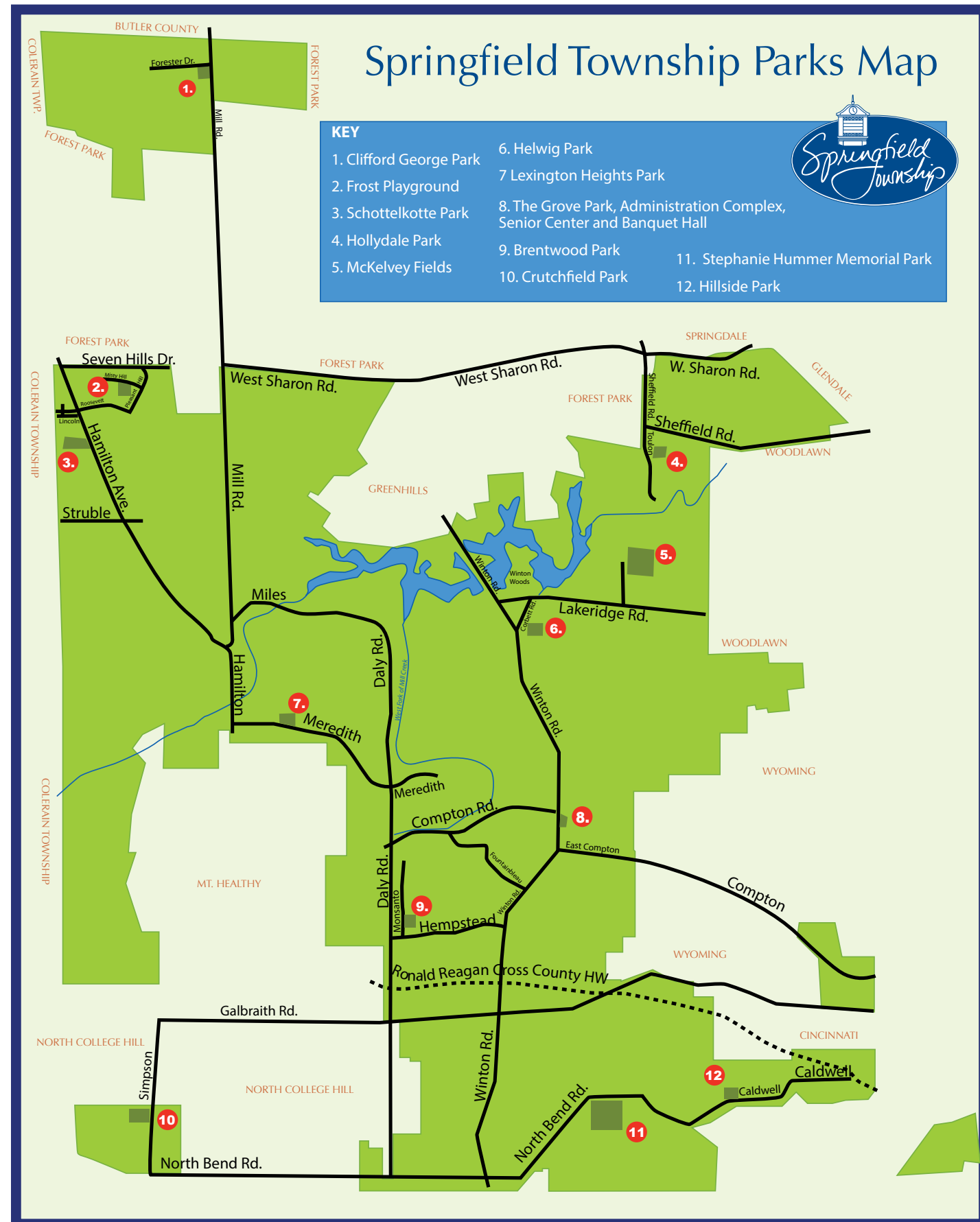
RECOMMENDATIONS:

- Encourage home ownership through the designation of Community Reinvestment Areas
- Expand the NICE Program for targeted code enforcement
- Create a new Code Enforcement Division using existing staff in the Fire Department
- Pursuit a Vacant Property Registration Program
- Partner with Hamilton County on their Spot Blight Demolition Program. Partner with other existing community redevelopment programs.
- Establish land use and development strategies aimed at increasing the available land for an “Empty-nest” type housing choice.
- Partner with the Land Bank to acquire vacant and unproductive properties
- Create **Next Door Land Program**



Lieutenant Mike Stein to serve as code enforcement and firefighter for Springfield Township

PARK STRATEGIES



PARK STRATEGIES

Issue:

The Township currently operates various parks and athletic fields without a dedicated source of revenue for improvements and maintenance. In order to continue providing recreational services, the Township must develop a sustainable revenue source, at a minimum, to maintain the athletic fields. Several parks are in need of playground, fencing, and parking lot repair and upgrades. Various neighborhood parks and athletic fields are not being utilized to their full capacity and may not be an efficient use of the Township's resources to continue maintaining properties/facilities not being used by Township residents.

Considerations:

In an effort to preserve the existence of parks and open-space in Township neighborhoods, the Committee and Township staff looked for ways to reduce the cost and personnel time spent to maintain portions of the park properties that were not fully being utilized by residents. Several recommendations considered involved discontinuing the Township's involvement in parks/athletic complexes located outside of a neighborhood setting and not being utilized for their intended purpose by Township residents. Lastly, the Committee supported the idea that the Township should pursue grants and other alternative sources of revenue to finance necessary improvements and

RECOMMENDATIONS

- Implement Ash tree removal plan on all parks.
- Partner with business, college and athletic organizations on grant applications for premiere baseball fields at Helwig Park and upgrades to Stephanie Hummer Memorial Park.
- Apply for grant funding and work with existing community partners for new playground equipment at Crutchfield Park, Lexington Heights Park, Hummer Park and Clifford George Park.
- Perform cost effective parking lot restorations at Clifford George and Hillside Parks.
- Repair, remove and/or re-purpose specific picnic shelters, tennis and basketball courts. (See specific park recommendations for Crutchfield, Hollydale, Lexington Heights)
- Invest in a more natural environment with wild flowers and walking paths at Frost and Brentwood Parks. Allow for designated areas of pasture growth at Crutchfield Park.
- Continue the partnership and maintenance agreement with Colerain Athletic Association at Schottelkotte Park.
- Discontinue the park lease with Great Parks of Hamilton County for use of McKelvey Park.
- Increase athletic field rental fees.
- Replace existing park lights with new LED lights. Implement solar lighting where feasible.



5 YEAR PARKS PLAN BRENTWOOD PARK

Strengths

- Trees
- Neighborhood selling point

Weaknesses

- No parking
- Sewage issues (Being repaired)
- Flooding
- Access

ADDRESS

8862 Monsanto Drive

Opportunities

- Could be used as a nature preserve with a walking trail
- Could MSD add in a small parking area with a limestone trail instead of replacing with grass
- There is plumbing onsite
- Possible name change to Brentwood Gardens.
- Resident interest

Threats

- Flood Plain
- Drug and Alcohol Related Activities
- Erosion along creek
- Hard to monitor - illegal activity

ABOUT THE PARK

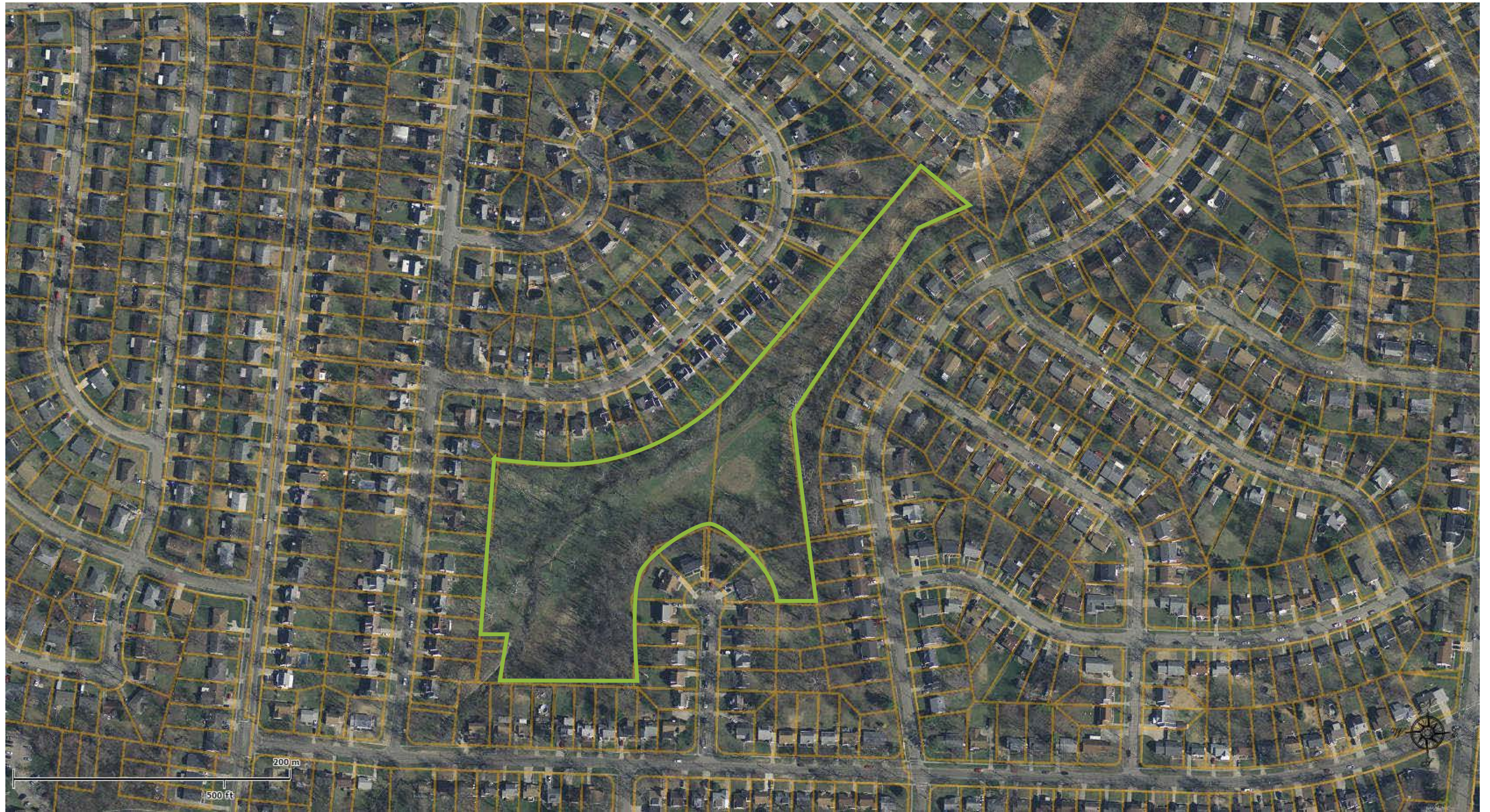
Brentwood Park was purchased by Springfield Township in 1966 from the Brentwood Village Association. The 8.7 acre area is a passive neighborhood park located in the Brentwood subdivision. The park is accessible by foot only from entrances on Monsanto Drive and Mockingbird Lane.

Sewer work is expected to begin January 2015 and last until summer 2016.



5 YEAR PARKS PLAN

BRENTWOOD PARK





5 YEAR PARKS PLAN BRENTWOOD PARK

PARK AMENITIES

- Land donated in 1966; 8.7 Acres
- *1 baseball field
- Playground
- Patio (picnic table removed)
- Creek

ANALYSIS OF EXISTING CONDITIONS

- Playground is 20+ years old and in poor condition
- Baseball field is overgrown with grass and weeds
- Footbridge in need of repair
- Erosion issues along creek
- Ash Trees in need of removal

PARK USE

- Residential Use
- No Scheduled Activities
- *Baseball field not used



RECOMMENDATIONS

- Partner with MSD for desired park restorations once sewer project is complete.
- Allow grass fields to grow in
- Service Department to mow the entrance and areas surrounding the proposed trail.
- Remove Dead Ash Trees
- Construction of Nature Trail
- Installation of Trail Markers
- Plant Trees and Wild Flowers



5 YEAR PARKS PLAN

CLIFFORD GEORGE PARK

Strengths

- Civic engagement
- Fields in great condition
- Concession Stand
- Restrooms / plumbing
- Irrigation
- Location where residents care
- High visibility

Weaknesses

- Parking lot in need of repair
- Landscape overgrown
- Fencing must be replaced
- Plumbing Issues/ dated infrastructure
- No Playground (But is desired)
- Very Little Shade / No park shelter / Trees gone from Storm Damage

ADDRESS

12089 Mill Road

Opportunities

- Could re-do parking lot with materials that we currently have in-house
- Simple repairs and maintenance can go a long way
- Add in shade trees for aesthetics and spectators

Threats

- Dependent on athletic organization/volunteers to keep the property up. – Volunteers are lessening.
- Drainage Issue Near Field #2 and near concession stand (along 3rd base line)

ABOUT THE PARK

The five-acre piece of property was purchased by Springfield Township in 1987. This is an active athletic facility with fields maintained and scheduled by the Pleasant Run Farms Athletic Association.

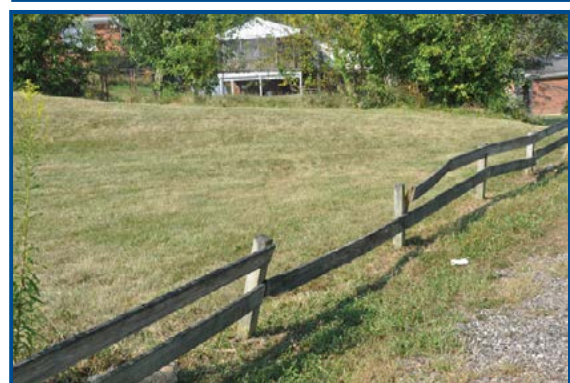
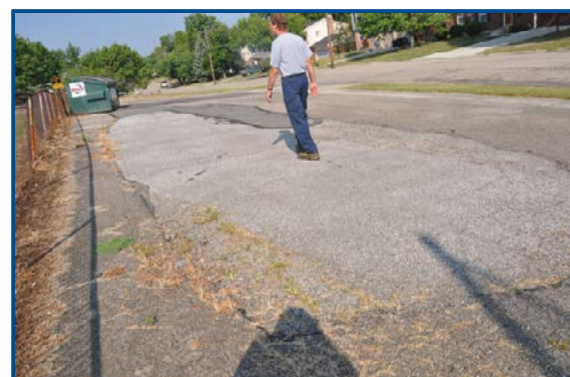


5 YEAR PARKS PLAN CLIFFORD GEORGE PARK





5 YEAR PARKS PLAN CLIFFORD GEORGE PARK



PARK AMENITIES

- 3 Baseball/Softball Fields
- 2 Soccer Fields
- Batting Cage
- Concession Stand
- Restrooms

PARK USE

Residential Use

Spring: Baseball, All fields

Fall: Soccer

Events: Open Day, 4th of July Parade

ANALYSIS OF EXISTING CONDITIONS

Both parking lots (gravel and blacktop) are in poor condition

Chain link as well as wood fencing are significantly deteriorated and in need of being replaced

Poor drainage on field #2 near 3rd base dug out

Poor drainage between the concession stand and field #1

Dead Ash Trees located on park property

Concession stand and restroom doors need to be painted

Current landscaping is overgrown and in need of maintenance

Backstop netting is torn and no longer functional

RECOMMENDATIONS

- Perform repairs on both parking lots
- Rehab and install proper drainage for both baseball fields
- Install new wood and chain link fencing
- Installation of new landscaping and signage
- Install new backstop netting
- Build new playground - grant funding required
- Remove dead Ash trees
- Replace existing lighting with LED



5 YEAR PARKS PLAN CRUTCHFIELD PARK

Strengths

- Heavily utilized by residents
- Large flat area
- Active Water Lines
- Location provides easy access

Weaknesses

- Age and condition of infrastructure
- Playground, pavilion, swings, baseball fields, fence
- No mulch under swings
- Different height basketball hoops

ADDRESS

6309 Simpson Avenue

Opportunities

- Could qualify for income-based grants
- Repurpose tennis courts
- Allow some areas to return to nature

Threats

- Criminal activity
- Not owned by the township
- Excessive amount of trash

ABOUT THE PARK

This 10.3-acre park was known as the West College Hill Recreation Area when first leased by the township in 1975. In 1983, it was renamed after Howard G. Crutchfield, a former trustee of the property.

5 YEAR PARKS PLAN CRUTCHFIELD PARK

PARK AMENITIES

- *1 baseball field
- Playground
- Patio (picnic table removed)
- Creek
- *Underutilized

PARK USE

- Residential Use
- Picnics
- SPORTS:
- North College Hill Youth Football Practice
3 Times per week, Sept-Oct
- Cheerleading Practice (Unscheduled)
- WCH CIVIC ASSOCIATION:
- Baseball fields used for Memorial Day Event
- Easter Egg Hunt
- Parade

ANALYSIS OF EXISTING CONDITIONS

- Backstop fencing for field #2 has been severely damaged by a fallen tree
- Tennis courts are in poor condition
- Basketball hoops were not installed at the regulated height of 10'
- Metal supports for swing set are bent and at risk of collapsing
- Dead Ash trees located on park property
- Concrete floor for picnic shelter does not drain properly
- Volleyball poles are deteriorated and need to be removed
- Playground equipment is reaching it's life expectancy and showing signs of rust as well as fatigue.

RECOMMENDATIONS

- Plant wild flowers on the west end of the park.
- Replace playground equipment
- Remove swing set
- Resurface the existing pavement for the tennis courts which will provide a new location for the basketball court
- Repair drainage issue for picnic shelter
- Remove backstop fencing for baseball field #2
- Remove under utilized volleyball poles
- Remove dead Ash trees
- Replace lights with LED





5 YEAR PARKS PLAN

FROST PLAYGROUND

Strengths

- New Playground
- Ample Field Space
- High use by neighborhood
- Beautiful space in an otherwise crowded neighborhood
- Promotes Healthy Living / Walkable

Weaknesses

- Poor visibility from Sprucehill
- Criminal activities reported on the basketball court
- Excessive number of hours for park upkeep (Mowing)

Opportunities

- Nature trail surrounding the park seems to be favorable for the residents.
- Shade trees could be added
- If basketball courts were left up, adding lights may deter crime
- Area may qualify for additional income-based grant funding

Threats

- Declining property maintenance adjacent to park areas
- Basketball courts
- Consistent graffiti and vandalism

ADDRESS

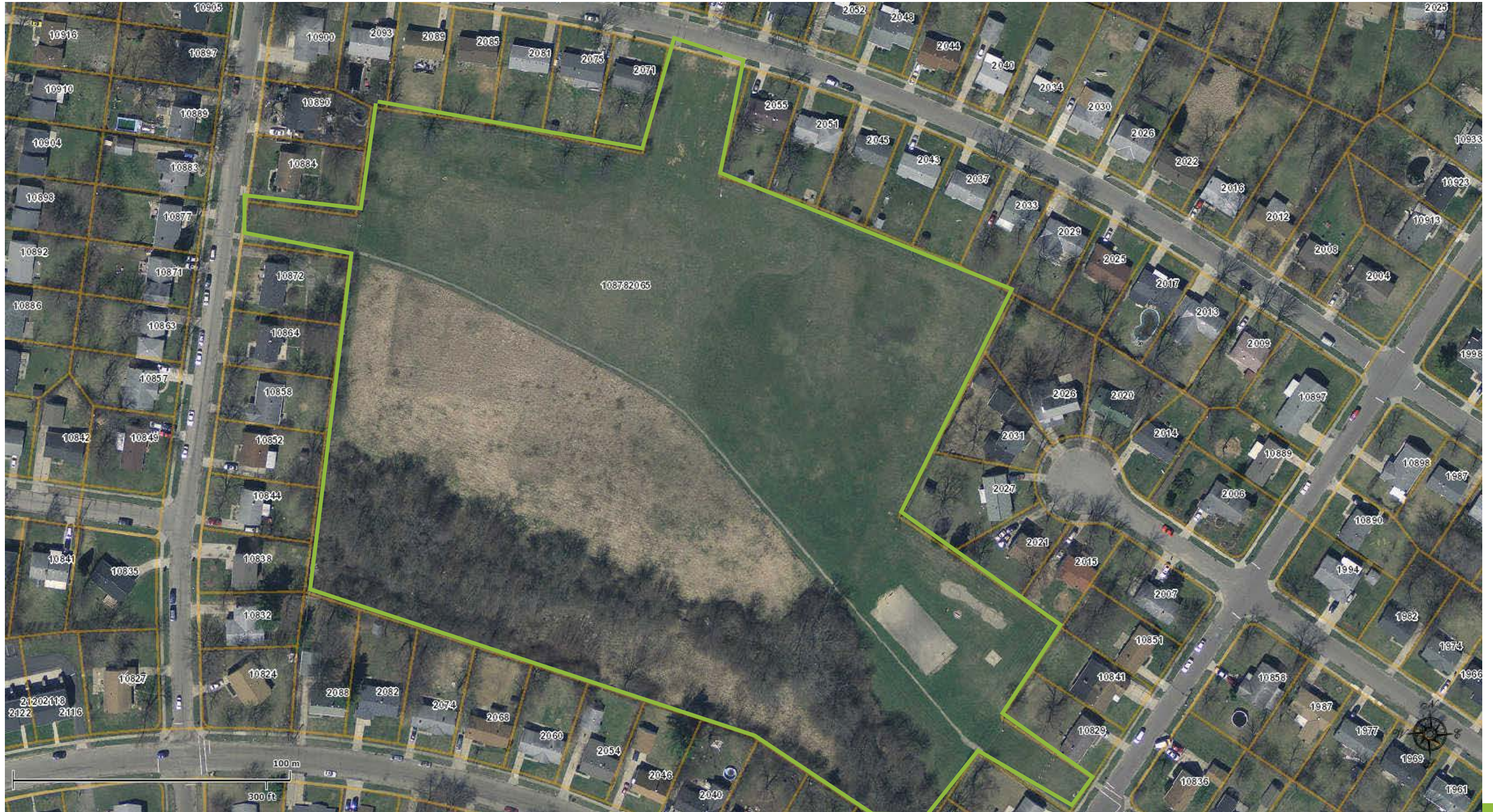
2065 Mistyhill Drive

ABOUT THE PARK

Frost Playground was the original site of Frost Elementary School. The Township had maintained a small playground and basketball court for public use on the property off of Pleasanthill Drive. In 2010 the school was torn down and the Township purchased the entire property with grant funding for future development purposes. In 2015, the old playground was removed then replaced with a new playground on Mistyhill Drive through Community Development Block Grant and Kamboom! funding.



5 YEAR PARKS PLAN FROST PARK



PARK AMENITIES

Playground (INSTALLED 2015)
Basketball Court

PARK USE

Residential Use

SPORTS:

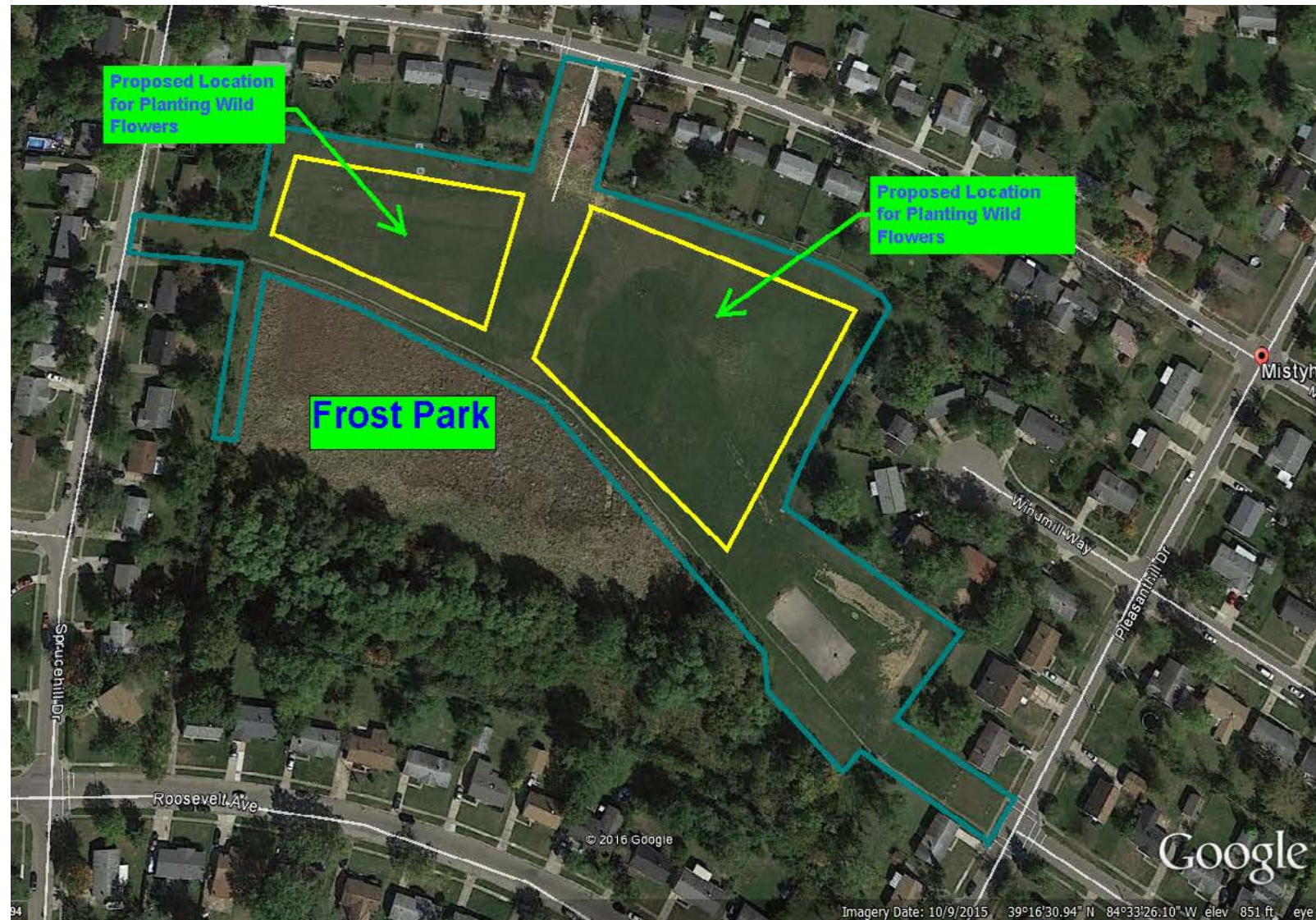
Unscheduled Football Practices

ANALYSIS OF EXISTING CONDITIONS

New community playground built in summer of 2015
Poor security lighting near basketball court
Large amount of litter is collected on a weekly basis
Dead Ash trees located on park property

RECOMMENDATIONS

- Installation of new security light near basketball court
- Plant wild flowers in open field to reduce the area that needs to be mowed
- Maintain park and basketball court in their current condition
- Remove dead Ash trees





5 YEAR PARKS PLAN GROVE PARK

Strengths

- Ample Parking
- Well maintained soccer
- Community Event Space

Weaknesses

- No Playground
- No Restrooms
- No Field Irrigation
- Lack of Adequate Electric
- Fencing around perimeter is in poor condition
- Parking lot must be replaced

ADDRESS

9150 Winton Road

Opportunities

- Potential grant with the University of Cincinnati

Threats

- Future of Senior Center and Grove uncertain
- Numerous dying trees

ABOUT THE PARK

Grove Park is located on the campus of the Springfield Township Civic Center, Springfield Township Senior and Community Arts Center and Grove Banquet and Events Center. The property is 9.6 acres



5 YEAR PARKS PLAN GROVE PARK



PARK AMENITIES

- Large Soccer Field
- Peewee Soccer Field
- *T-Ball Field
- 2 Picnic Groves
- *Horseshoe Pit
- *Sand Volleyball Court
- Senior & Community Arts Center
- Grove Banquet Hall
- Civic Center

*underutilized

PARK USE

Residential Use

SPORTS:

Peewee Field: FAA, 5 days a week, August and September

Large Soccer Field: STAR, 2-3 days a week in Spring and Fall Season

T-Ball Field: Unused

EVENTS:

Concerts, Fire Department Open House, Puppets For Lunch, Touch A Truck

ANALYSIS OF EXISTING CONDITIONS

Lacks signage for identifying park/athletic fields

Turf maintenance plan needs to be implemented due to the high use of soccer fields

Backstop/Players bench fencing for t-ball field is deteriorated and needs painted. - Not used

Dead Ash Trees located on park property

Picnic shelter damaged

Storage Sheds Falling Down

RECOMMENDATIONS

- Remove Picnic Shelter
- Replace Storage Shed
- Remove Baseball Backstop
- Remove dead Ash trees
- Plant new shade trees
- Implement a turf maintenance program for large soccer field
- Replace existing lighting with LED



5 YEAR PARKS PLAN HELWIG PARK





5 YEAR PARKS PLAN

HELWIG PARK

Strengths

- Visibility from Winton Road
- Fields receive high use
- Ample Space

Weaknesses

- Not enough parking
- Water issues on field 1
- Poor drainage between field 2 and 3
- Lack of accessibility to picnic shelter and playground
- 1 slide serves as the only playground

ADDRESS

9990 Winton

Opportunities

- May qualify for Reds Community funding
- Candidate for UC grant-funded park
- Potential to install storm sewer pipe and fill in creek to allow better access for all visitors as well as increase parking

Threats

- Fields maintained by athletic organization volunteers
- Erosion Issues along the creek

ABOUT THE PARK

The 9 acres of land is owned by the Winton Woods School District which, in turn, leases the property to Springfield Township. The Township developed the park in 1973. It is an active athletic field area located on Winton Road just south of Winton Woods.



5 YEAR PARKS PLAN HELWIG PARK

PARK AMENITIES

Low Residential Use

SPORTS:

FAA Baseball: March 25-June 30; 5 days a week, 3-4 fields

FAA Football: July; 4 nights a week for 2 weeks

EVENTS:

Pitch, Hit and Run Competition (YMCA and FAA)

PARK USE

Low Residential Use

SPORTS:

FAA Baseball: March 25-June 30; 5 days a week, 3-4 fields

FAA Football: July; 4 nights a week for 2 weeks

EVENTS:

Pitch, Hit and Run Competition (YMCA and FAA)



ANALYSIS OF EXISTING CONDITIONS

Erosion issue along creek

Retaining wall between baseball fields #1 & 2 needs repaired

The existing parking lot lacks the size that is needed when all 4 baseball fields are in use.

The park lacks accessibility from existing parking lot

Dead Ash Trees located on park property

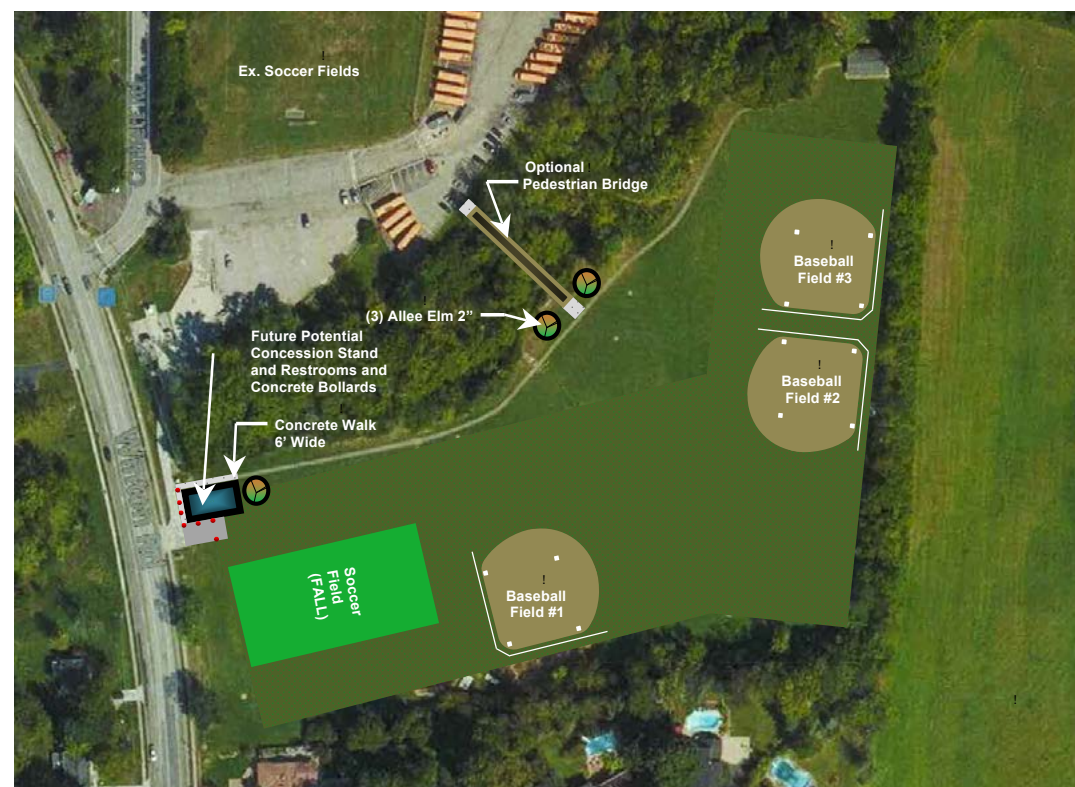
Poor drainage between fields 2 & 3 (outfield)

Storm sewer along walking path is significantly deteriorated

All 4 baseball fields need drainage improvements

Dug out benches are in poor condition

Metal structure for entrance gate has reached it's life expectancy and needs replaced



RECOMMENDATIONS

- Pursue funding for capital improvements through grant resources (Reds Community Fund, Nature Works, etc.)
- Remove field #1 and re-purpose as a needed soccer field for the fall season.
- Rehab and install new drainage system for the remaining 3 baseball fields
- Construction of new drainage system between the "new " location for field 1 & 2
- Construction of new backstop/dugout fencing for all 3 baseball fields (including player benches) - Possibility of extending home run fence should be explored.
- New access gate to park
- Repair retaining wall
- Repair erosion issue along creek
- Install new storm sewer along walking path
- Remove dead Ash trees



5 YEAR PARKS PLAN HILLSIDE PARK

Strengths

- Ample space for all activities
- Highly efficient drainage for athletic fields
- Plenty of space for parking

Weaknesses

- No water or electric utilities
- Located in a remote area of the township

ADDRESS

368 Caldwell Drive

Opportunities

- Could be used a premiere park for baseball and soccer
- Upgrade playground equipment
- Walking path could be developed into a fitness trail

Threats

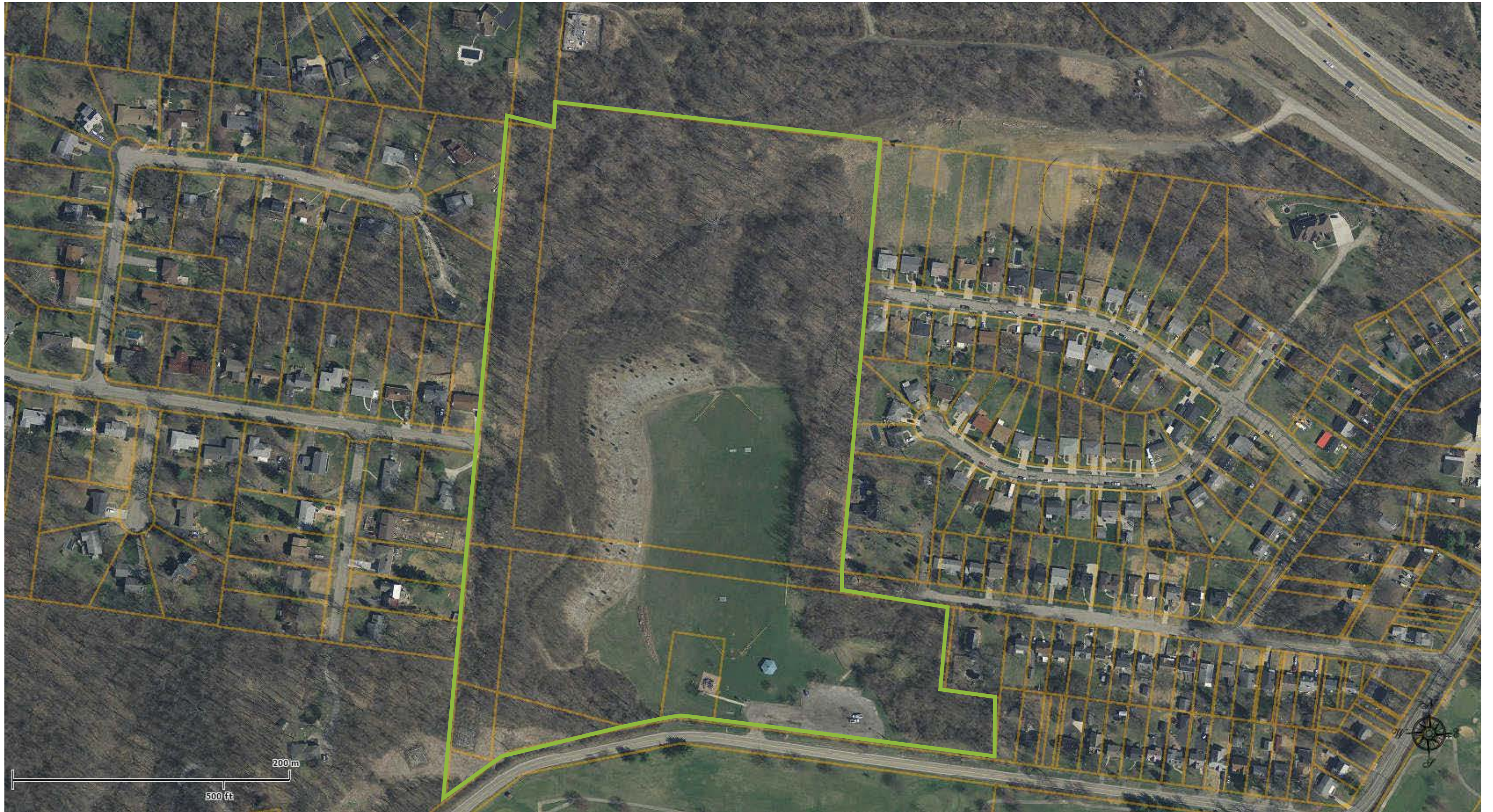
- Graffiti and vandalism
- Lack of use
- Erosion Issues in the parking lot

ABOUT THE PARK

Kokosing Construction Co., Inc., donated the 28 acres of land upon completion of the eastern section of the Ronald Reagan Cross County Highway in 1990. Located 1 mile east of St. Xavier High School and across the road from the Hartwell Golf Course, this park includes two baseball fields (in season), two soccer fields (in season), a large gravel parking lot, a picnic shelter, a playground area and a natural walking trail that overlooks the park.



5 YEAR PARKS PLAN HILLSIDE PARK





5 YEAR PARKS PLAN HILLSIDE PARK

PARK AMENITIES

- *2 Baseball/softball fields
- 2 Soccer Fields
- Parking lot
- Playground
- Picnic Shelter

**Under utilized*

PARK USE

Low Residential Use, High use for picnics and outside guests

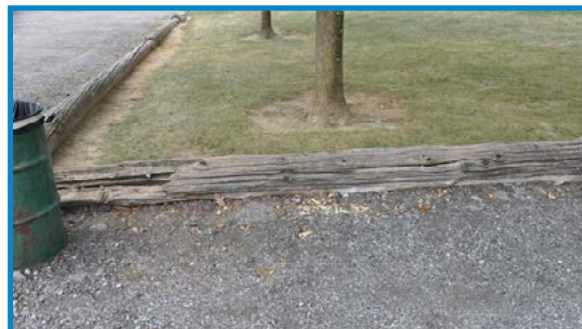
SPORTS:

- FAA Soccer: August-October; 4-5 days per week
- STAR: 2 days, soccer tournament
- Select Baseball - Filed 1, 1 team

EVENTS:

None

*Baseball field #2 not used. Get calls to use fields every year, however, teams do not have the ability to perform field maintenance.



ANALYSIS OF EXISTING CONDITIONS

Playground equipment is in fair condition and should last for another 5 years

Landscape timbers bordering parking lot are significantly deteriorated

Gravel parking lot is in poor condition
Both baseball fields lack adequate dirt for organized activities

Poor drainage on both baseball fields

Dead Ash trees located on park property

Landscaping and retaining wall around park sign is in poor condition

Backstop/dug out fencing is rusted and in poor condition

Poor drainage and erosion issues along ditch line near playground and field #1

Dug out benches are in poor condition

Turf maintenance plan is needed in order to continue to support organized activities.

RECOMMENDATIONS

- Remove landscaping timbers that surround parking lot.
- Install new wood split rail fence around perimeter of parking lot
- Repair gravel parking lot to provide as close to a paved surface as possible
- Rehab and install new drainage system for both baseball fields
- Construction of new backstop/dugout fencing for all 3 baseball fields(including player benches)
- Remove retaining wall and install new low maintenance landscaping around park sign
- Repair erosion and drainage issue near playground and field #1
- Implementation of a turf maintenance plan
- Remove dead Ash trees





5 YEAR PARKS PLAN

HOLLYDALE PARK

Strengths

- Friendly neighbors
- Strong Sense of Community
- Resident appreciation for the park
- Playground in good shape
- Minimal trash

Weaknesses

- No parking
- Not many shade trees
- Looks a little tired

Opportunities

- Potential site for neighborhood community event
- Minor cosmetics can upgrade the park

Threats

- Shelter will need to be upgraded within 5 years
- Repair will be needed to basketball hoops within 5 years

ADDRESS

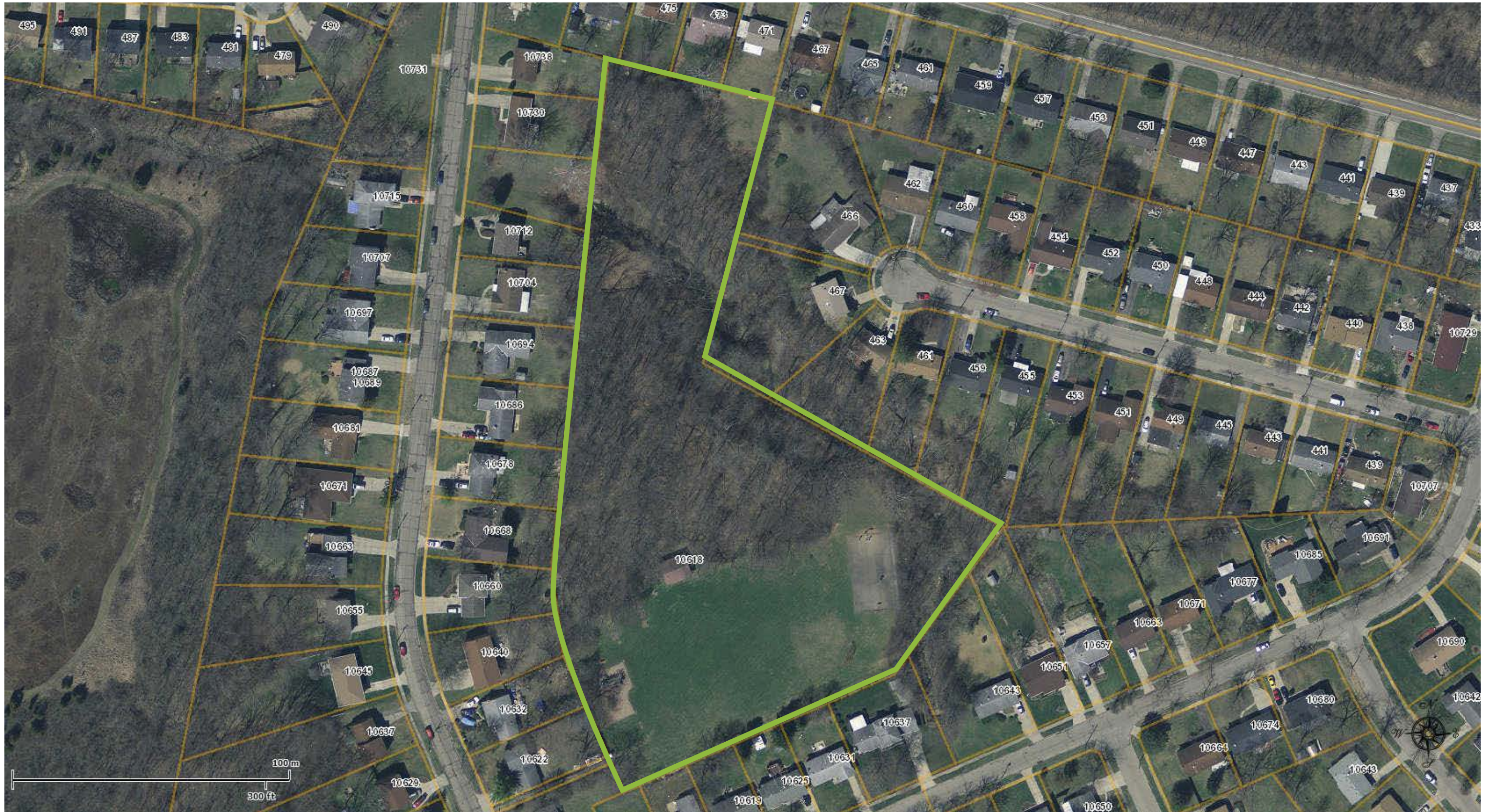
10618 Toulon Drive

ABOUT THE PARK

The 2.4 acre recreational area is owned by the Hollydale Civic Association. Springfield Township began leasing the park in 1991 when the Civic Association was no longer able to care for it. Improvements to the park were made in 1992. There is no parking lot on the park grounds, but is accessible by foot from Toulon Drive.



5 YEAR PARKS PLAN HOLLYDALE PARK





5 YEAR PARKS PLAN HOLLYDALE PARK

PARK AMENITIES

*1 Baseball/softball field

Basketball court

Horseshoe Pit

Picnic shelter

Playground

**Under utilized*

PARK USE

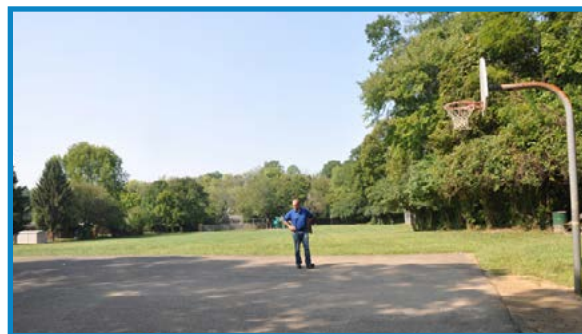
High Residential Use

SPORTS:

None Scheduled

EVENTS:

Annual neighborhood reunion



ANALYSIS OF EXISTING CONDITIONS

Playground equipment(including swing set) is in fair condition and should last another 5 years

Metal roof reaching it's life expectancy and will need to be replaced soon

Wood structure for picnic shelter needs painting
Basketball court lacks the proper lines for recreational play

Basketball hoops are in fair condition

Dead Ash Trees located on park property

Backstop/dug out fencing is rusted and in poor condition

Picnic tables have been marked by graffiti

RECOMMENDATIONS

- Maintain park as a neighborhood asset and invest in minor repairs/cleanups which keep the park clean and green.
- Replace metal roof for picnic shelter
- Paint picnic shelter
- Paint Backstop Fence
- Paint Lines on Basketball Court:
- Paint Basketball Hoops
- Paint Picnic Tables



5 YEAR PARKS PLAN

STEPHANIE HUMMER MEMORIAL PARK

Strengths

- Considered one of the premiere soccer parks in this area
- Ample parking for tournaments
- Updated restrooms, concession stand, & pavilion
- Irrigation

Weaknesses

- Limited space for expansion or redevelopment
- Difficult for the police to monitor any illegal activity
- Drainage Issue near field # 3

ADDRESS

661 North Bend Road

Opportunities

- Install field lighting so games can be played at night
- Upgrade playground equipment

Threats

- Graffiti and vandalism
- To much landscaping to maintain with our current staffing levels
- Deterioration for parking lot
- Moles

ABOUT THE PARK

The land for the 14.2 acre park was donated in April, 1999 to Springfield Township by Dan and Sue Hummer for development of a soccer exclusive park in memory of their daughter Stephanie. All construction work was completed in April of 2002. Located across the street from St. Xavier High School on North Bend Road, this active park includes three soccer fields, a large paved parking lot, a picnic shelter, a playground area and a concession/restroom building.



5 YEAR PARKS PLAN

STEPHANIE HUMMER MEMORIAL PARK





5 YEAR PARKS PLAN

STEPHANIE HUMMER MEMORIAL PARK

PARK AMENITIES

- 3 Soccer Fields
- Playground
- Restrooms
- Picnic shelter
- Concession Stand
- Large Parking Lot
- Water
- Electric

PARK USE

High Residential Use (picnic shelter)

SPORTS:

- Star Soccer – Spring & Fall
- FAA: Fall
- Cincinnati State: Fall

EVENTS:

- Soccer tournament



ANALYSIS OF EXISTING CONDITIONS

Pavement condition of parking lot is starting to deteriorate

Stephanie Hummer Plaque is broken and needs to be replaced

Landscaping needs to be cleaned up and brought back to being properly maintained

Playground equipment is heavily used and will need to be replaced in the next 5 years

Limited accessibility for handicapped visitors

Brick pathway is uneven and starting to become a trip hazard

Player gates for soccer fields need to be repaired

Turf maintenance plan is needed to due to heavy use of soccer fields

Water pipes for concession stand are broken and in need of repair

Recycle bins located in the parking lot are causing additional deterioration of the asphalt pavement

Ongoing mole issue when it comes to athletic fields

Poor drainage at the base of the hill near field #3

Picnic tables have been vandalized with graffiti

RECOMMENDATIONS

- Repair asphalt parking lot
- Replace Stephanie Hummer Plaque
- Install entrance gate to improve accessibility for all visitors
- Provide regular maintenance program to all landscaping
- Implement a turf maintenance program by contract
- Through partnership repair brick pathway or install a more maintenance free walkway.
- Paint Picnic Tables
- Replace playground equipment
- Through grant funding and partnerships install artificial turf and field lighting
- Repair the drainage issue at the base of the hill near field #3
- Repair player gates for all soccer fields



5 YEAR PARKS PLAN

LEXINGTON HEIGHTS PARK

Strengths

- High Use
- Basketball court surface in good shape
- Good location for the neighborhood

Weaknesses

- No parking
- Not many shade trees
- Looks a little tired

Opportunities

- Potential site for neighborhood community event
- Minor cosmetics can upgrade the park

Threats

- Shelter will need to be upgraded within 5 years
- Repair will be needed to basketball hoops within 5 years

ADDRESS

1400 Meredith Drive

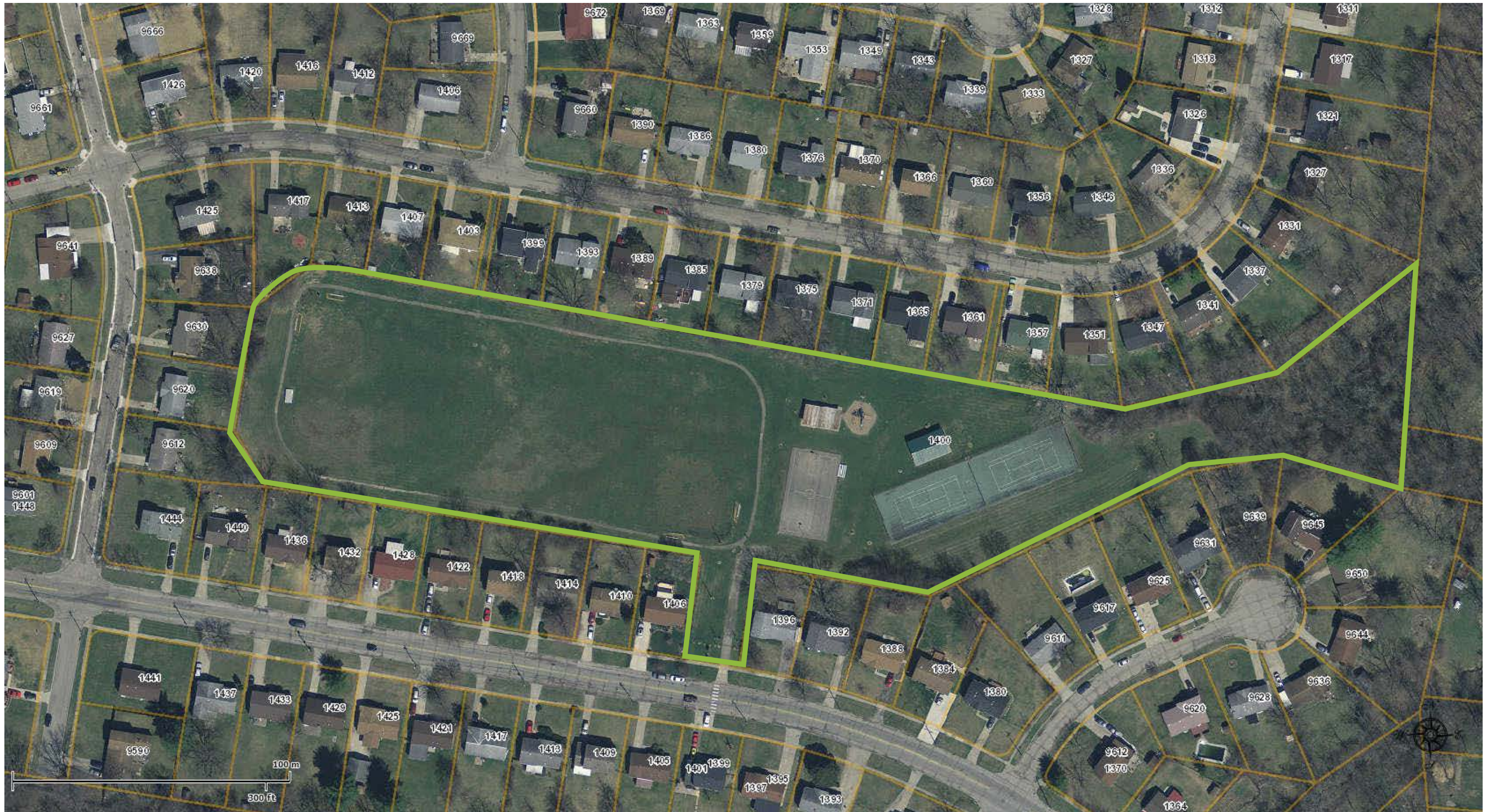
ABOUT THE PARK

The 7 acre park has been owned by Springfield Township since 1966. This neighborhood park located in the Lexington Heights subdivision includes two picnic shelters, a basketball court, two tennis courts, a playground area, two small baseball fields and a one quarter mile paved walking path. There is no parking lot on the park grounds but is accessible by foot from Meredith Drive, Helmsley Way and Randomhill Drive.



5 YEAR PARKS PLAN

LEXINGTON HEIGHTS PARK





5 YEAR PARKS PLAN LEXINGTON HEIGHTS PARK

PARK AMENITIES

*2 Baseball/softball field

Basketball court

2 picnic shelters

Playground

*Tennis Court

Walking Path

**Under utilized*

PARK USE

High Residential Use

SPORTS:

None Scheduled

EVENTS:

None

ANALYSIS OF EXISTING CONDITIONS

Metal picnic shelter has been vandalized and in very poor condition

Storm sewer providing all drainage for this park is partially collapsed

Playground equipment is heavily used and in need of being replaced

Tennis courts are significantly deteriorated and not being used for their intended use.

Metal entrance gate is bent and not working properly
Metal grills are heavily utilized and in need of repair

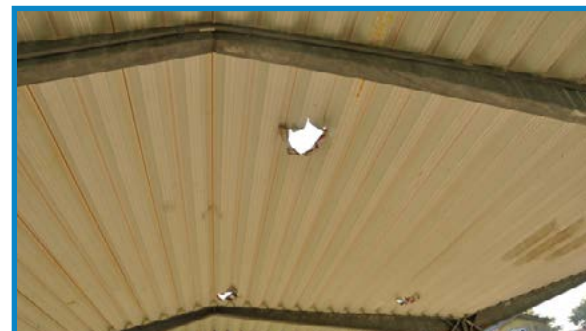
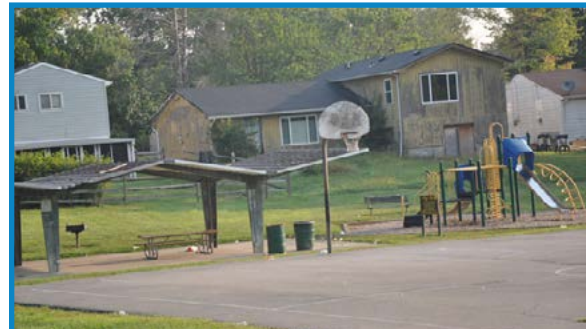
Backstop fences for baseball fields are in poor condition

Wood picnic shelter and tables have been marked in numerous locations with graffiti

Lines on the basketball court need to be repainted.

RECOMMENDATIONS

- Remove metal picnic shelter
- Remove all fencing and asphalt associated with tennis courts
- Repair collapsed storm sewer
- Install new entrance gate
- Replace current playground equipment
- Remove backstop fences for both baseball fields
- Paint picnic tables and shelter to eliminate graffiti
- Paint lines on basketball court
- Replace basketball backboards and rims with new





5 YEAR PARKS PLAN

MCKELVEY PARK

Strengths

- Nature setting
- Nearby fitness trail
- Nearby playground
- Ample parking
- Easy access from the parking lot to fields
- Restroom access

Weaknesses

- Doesn't possess electrical utilities
- Remote location inside Winton Woods
- Many residents don't know that the township provides maintenance for this park

ADDRESS

10229 East McKelvey Road

Opportunities

- Collaborative agreement could be established with Hamilton County Park District to make this a premiere park for baseball and/or soccer.
- End the lease with Hamilton County
- Could YMCA take over the lease with the park?

Threats

- Not owned by the township
- Cost of maintenance
- Infrastructure for baseball fields is in poor condition

ABOUT THE PARK

The Hamilton County Park District leases the 5.5 acres of athletic field space to Springfield Township for \$1 per year for athletic use. The Township maintains the park under these conditions. Located on Old McKelvey Road in Winton Woods, this area is across from the Frisbee golf course.



5 YEAR PARKS PLAN

MCKELVEY PARK





5 YEAR PARKS PLAN MCKELVEY PARK

PARK AMENITIES

- *2 Baseball fields
- 2 Soccer fields(fall)
- Parking Lot

**Under utilized*

PARK USE

Assumed Low Residential Use

SPORTS:

- Greenhills SAY – Soccer
(Spring – 2-3X week; Fall – 2x week)
- FAA Soccer – On occasion, Less than 12 games
- Previously used by YMCA for baseball

EVENTS:

None

ANALYSIS OF EXISTING CONDITIONS

Lack of signage as being a Township maintained park

Poor drainage on both baseball fields

Backstop and dugout fences for baseball fields are in poor condition

Players benches are in need of being replaced

RECOMMENDATIONS

- Return park to Hamilton County Park District.
Do not reactivate lease.
- Work with athletic organizations to find new field space elsewhere.



Strengths

- Picnic shelter – high use
- Ample space for development
- Location and access to the amenities that the park offers
- Dirt bike trails

Weaknesses

- No electric or water utilities
- No restrooms
- Infrastructure in poor condition
- Parking lot
- Fences for baseball as well as the perimeter
- Playground

Opportunities

- Improve the infrastructure to encourage more usage by athletic organizations
- Replace Memorial Tree with new landscaping
- Continue leasing with Colerain Athletic Association to minimize the amount of maintenance the township provides
- With significant investment, could be site of premium baseball/soccer complex – revenue source

Threats

- Numerous dying trees that will need to be removed
- Playground is located in a flood plain
- Graffiti and vandalism
- Erosion issues
- Evening drug use reported by Police

ADDRESS

10651 Hamilton Avenue

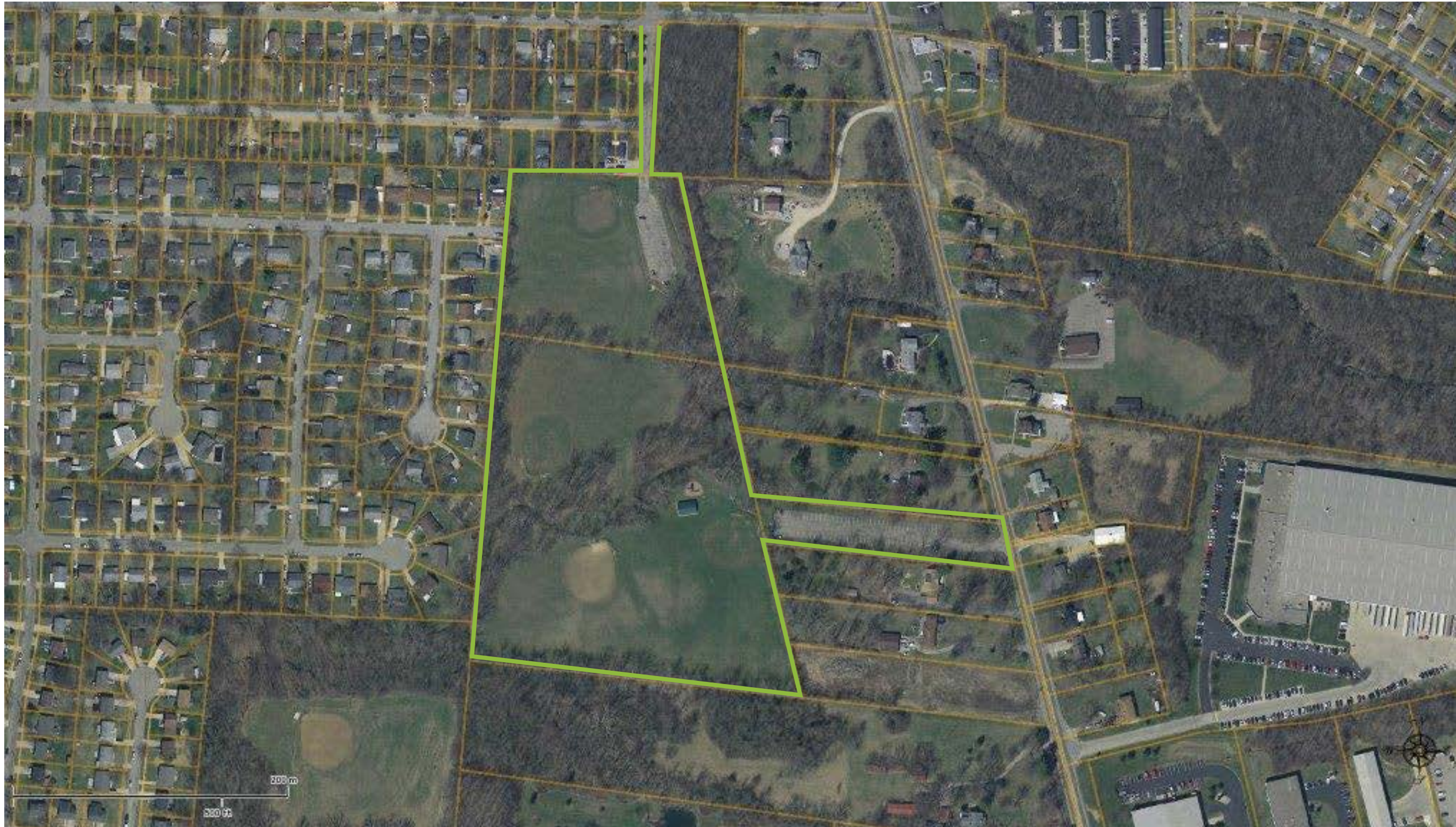
ABOUT THE PARK

Springfield Township purchased and began developing Schottelkotte Park in 1978. The park is accessible from Hamilton Avenue and Ruth Avenue. In 2015, Springfield Township entered into a contract with Colerain Athletic Association for exclusive use of the fields. The park is maintained by Colerain Athletic Association, however it does remain a public park that is open to the community for the picnic shelter, playground and recreational purposes.



5 YEAR PARKS PLAN

SCHOTTELKOTTE PARK





5 YEAR PARKS PLAN

SCHOTTELKOTTE PARK

RECOMMENDATIONS

PARK AMENITIES

- 4 Baseball fields
- *2 Soccer fields(fall)
- Football practice field
- Picnic Shelter
- Playground

**Under utilized*

PARK USE

High Residential Use – Picnic Shelter

SPORTS:

Colerain Athletic Association – currently only baseball. May expand to soccer in the future. Has been used for football in the past.

EVENTS:

None;
Previous site of Turner baseball tournament

ANALYSIS OF EXISTING CONDITIONS

Asphalt pavement for both parking lots is in poor condition

Numerous dying Ash trees located on park property.

Erosion issues along creek

Playground equipment in fair condition but will need to be replaced within 5 years

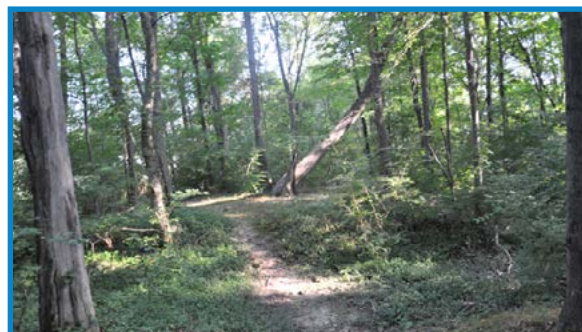
Entrance gate is broken and no longer functional

The tree associated with the Schottelkotte Memorial needs replaced

Erosion and drainage issues along creek near park entrance from Ruth Ave.

At all 4 baseball fields the backstop and dugout fencing needs to be replaced.

All 4 baseball fields have drainage issues and need to be rehabbed.



- Park to continue under long-term maintenance agreement with Colerain Athletic Association. Facility enhancements through the organization has been proposed.
- Remove all dead Ash trees
- Replace any existing lighting with LED



BIKES AND SIDEWALK PLAN:

A long-term plan for pavement markings and best routes

Issue:

While a large portion of the Township is connected via sidewalks, there is a lack of inter-connectivity throughout the community with a dedicated bike path. Additionally, given the geographic configuration of the Township, portions of the community are not contiguous to one another and involve multiple other governmental jurisdictions making it difficult to create a connected path. Lastly, due to the built-out nature of the Township and lack of available land for trail development, residents are forced to travel along heavily utilized vehicular routes to enjoy biking and/or running.

Considerations:

Given the unique configuration of the Township and the lack of land available for development of a trail, the Committee explored concepts that would connect the Township via signage depicting a preferred route that would avoid heavy vehicular areas and link existing sidewalks and paths. Additionally, areas of existing paths were reviewed to determine if possible connections may be made if grants or other alternative sources of revenue could be identified. Lastly, the Committee agreed that, as development and road improvement occurs within the Township, efforts should be made to encourage the creation of new paths and sidewalks that link existing bike routes and neighborhoods.

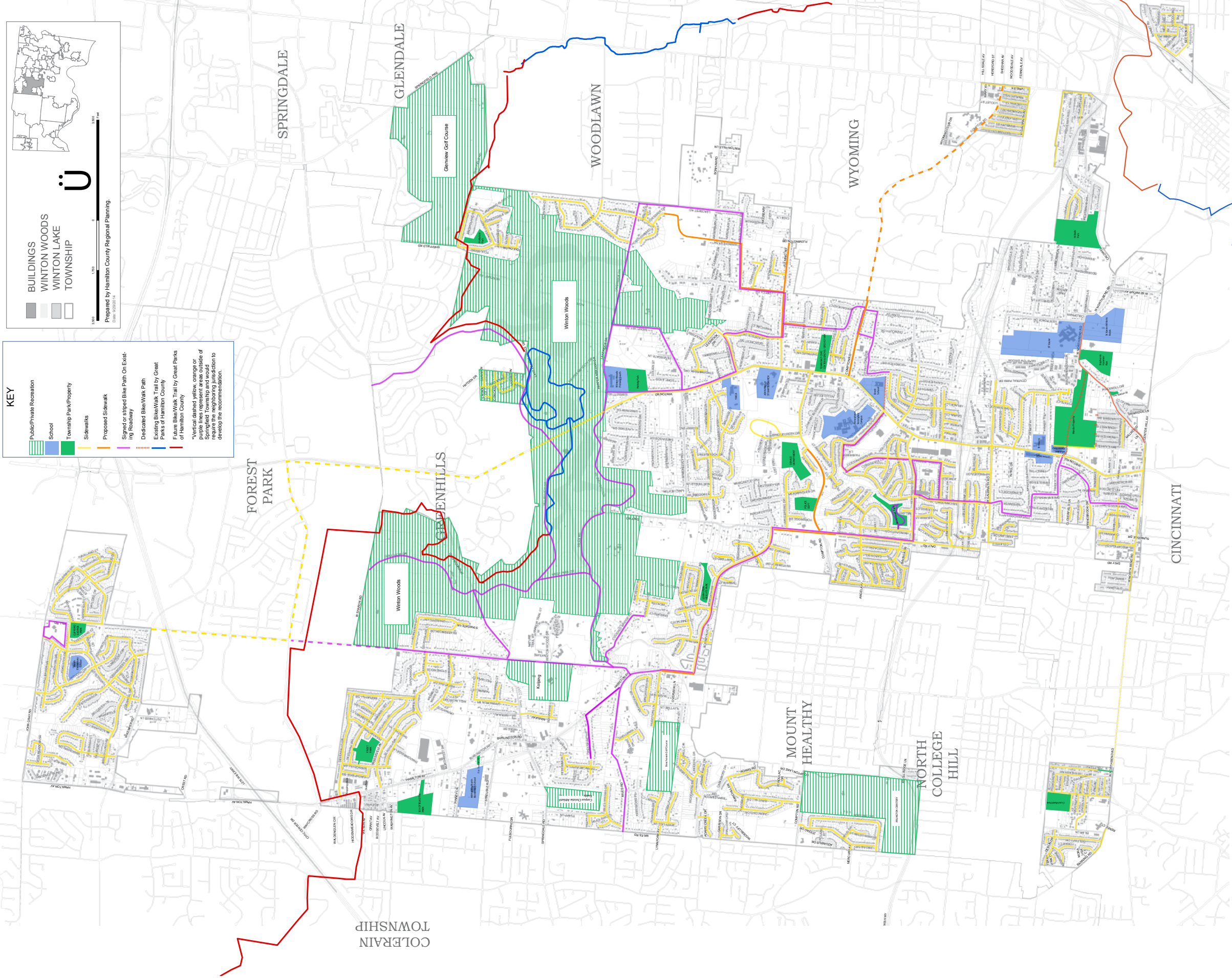


CONNECTIVITY - BIKE AND SIDEWALKS PLAN

SIDEWALK, BIKE & WALKING PATH CONNECTIVITY PLAN SPRINGFIELD TOWNSHIP



SPRINGFIELD TOWNSHIP
HAMILTON COUNTY, OHIO



CINCINNATI

COLERAIN TOWNSHIP

FOREST PARK

GLENHILLS

GLENDALE

WOODLAWN

WYOMING

MOUNT HEALTHY

NORTH COLLEGE HILL

Land Use & Development



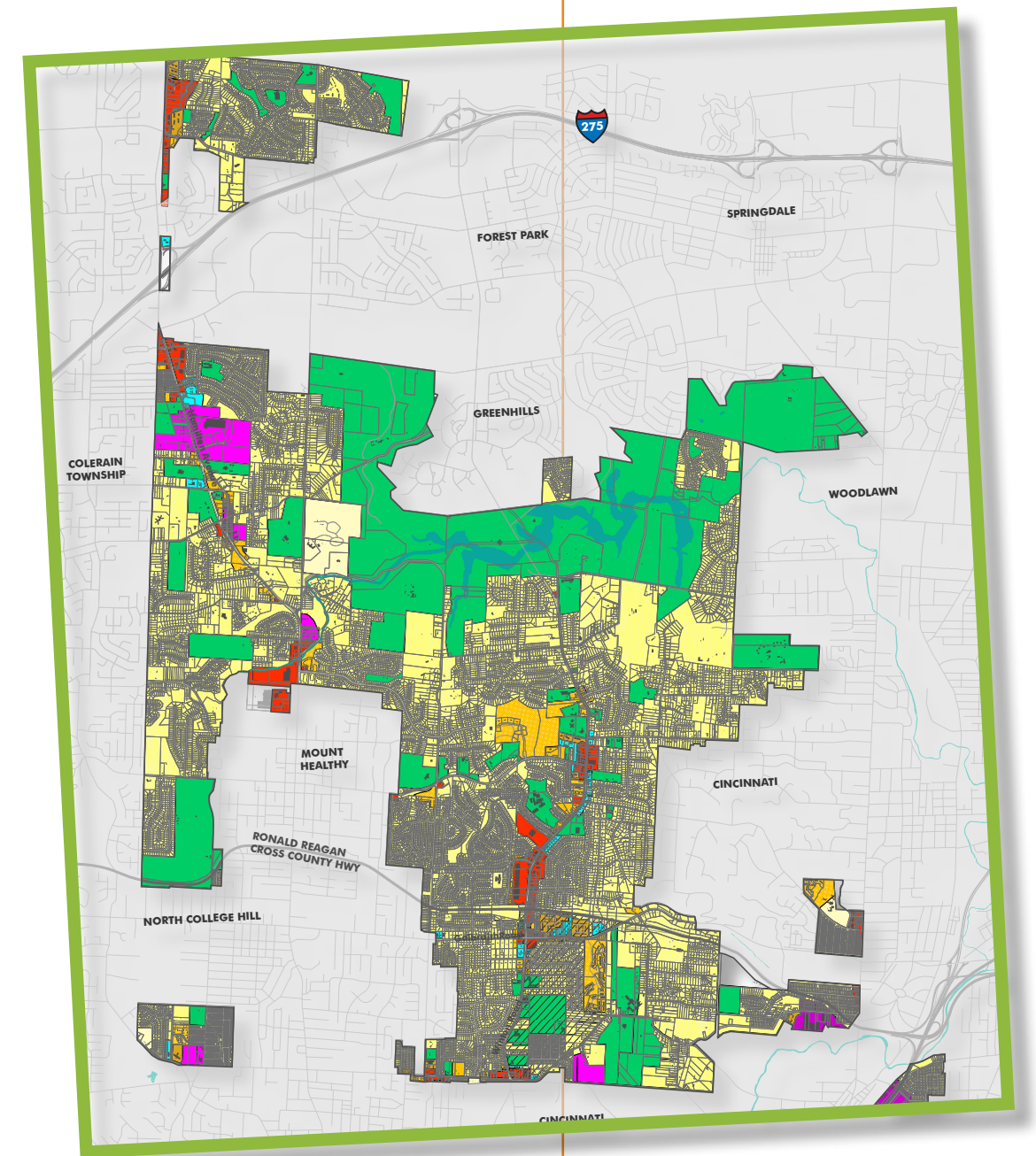
section 3B

TOWNSHIP-WIDE LAND USE AND DEVELOPMENT RECOMMENDATIONS

- 81-82 Land Use Strategies
- 83 Neighborhood Map
- 84 Overall Issues, Assets & Opportunities
- 85 Potential Cultural Trail Map
- 86 Land Use Map
- 87 Development Strategy

Understanding

The master plan is a graphical and textual documentation of physical framework understanding and recommendations, which along with relevant public policy, will help guide growth and development in Springfield Township. It is long range in vision, yet leverages current and upcoming opportunities that will help to achieve the vision. The master plan section includes a series of maps and graphics for all of the township neighborhoods as well as the “core area” that has been targeted for future development.



NEIGHBORHOODS & LAND USE STRATEGIES

Master Plan Framework

Springfield Township is a “community of neighborhoods” with strong residential assets and various recreational and institutional establishments. Connection of these assets with enhanced streetscape, alternative connections with greenways, trails and sidewalks will garner the development of a “Cultural Trail” that can act as a connective tissue between the neighborhoods. Along with this development framework objective, several others exist for individual development of the neighborhoods:

- Neighborhood investments
- Promoting residential and commercial redevelopment opportunities
- Catalytic infill development opportunities
- Streetscape enhancement
- Policy development and administration of regulation
- Education and outreach

These pro-active development initiatives will ultimately pave the way towards repositioning of the Township in the regional marketplace and emerge as a sustainable township that will be ready to market itself for a stronger “community of neighborhoods” strung together with commercial and business opportunities.

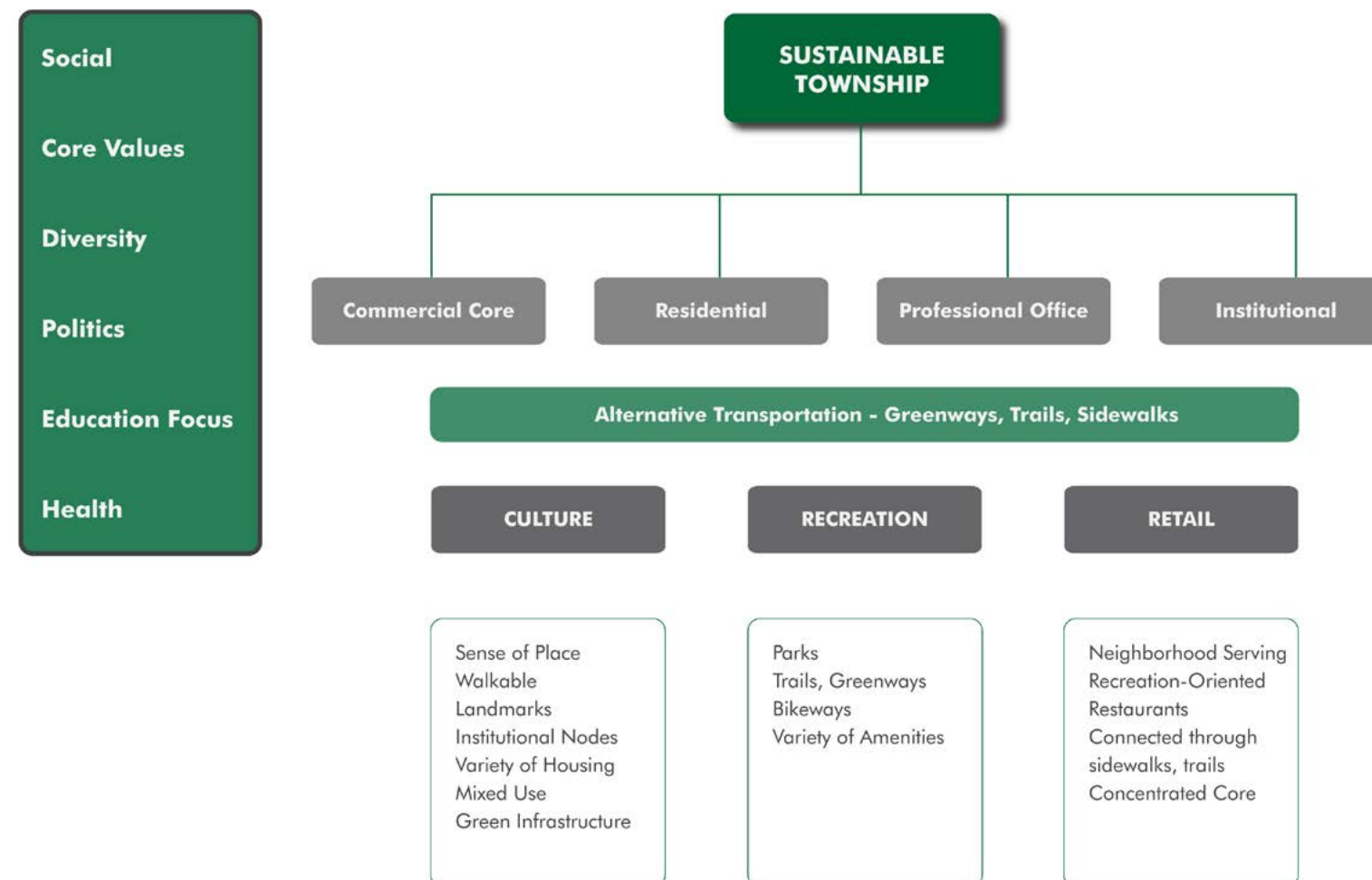
As such, it is important to highlight the strengths, assets and development strategies of the individual neighborhoods before concentrating on the “core area” redevelopment opportunities.

Springfield Township Neighborhoods:

- Pleasant Run Farms
- Seven Hills
- Hamilton Southwest
- Hamilton Northeast
- Lexington Heights, Wellspring & Glencoe
- Winton Northwest
- Winton Northeast
- Hollydale
- The Valley
- Golfway/West College Hill
- Finneytown

The neighborhood exhibits are arranged in the following sequence:

- Issues, Opportunities & Assets
- Existing Land Use
- Existing Zoning
- Land Use Plan
- Development Strategies



- Social**
- Core Values**
- Diversity**
- Politics**
- Education Focus**
- Health**



Springfield NEIGHBORHOOD MAP

Legend

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

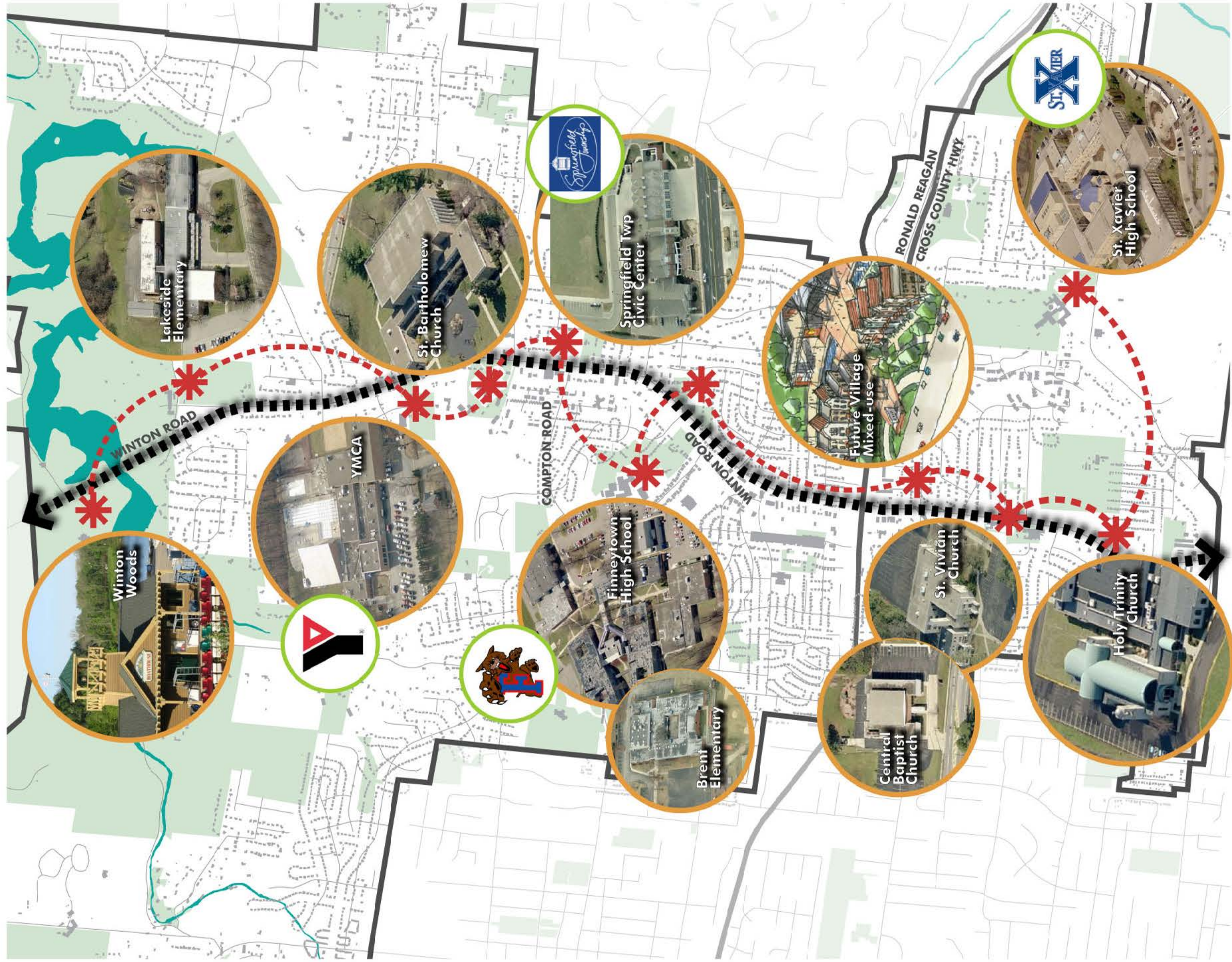




OVERALL ISSUES, OPPORTUNITIES & ASSETS







- Legend**
- Corporate Boundary
 - Buildings
 - Waterbodies, Streams, Lakes
 - Green Space, Parks
 - ➔ Major Roads
 - ☀ Gateway Opportunities
- Major Destinations/Draw**
- 1 Kolping Center
 - 2 Powel Crosley Jr. YMCA
 - 3 St. Bartholomew Church
 - 4 Municipal Center
 - 5 St. Vivian's Church
 - 6 St. Xavier
 - 7 Greek Orthodox Church



Springfield CULTURAL TRAIL

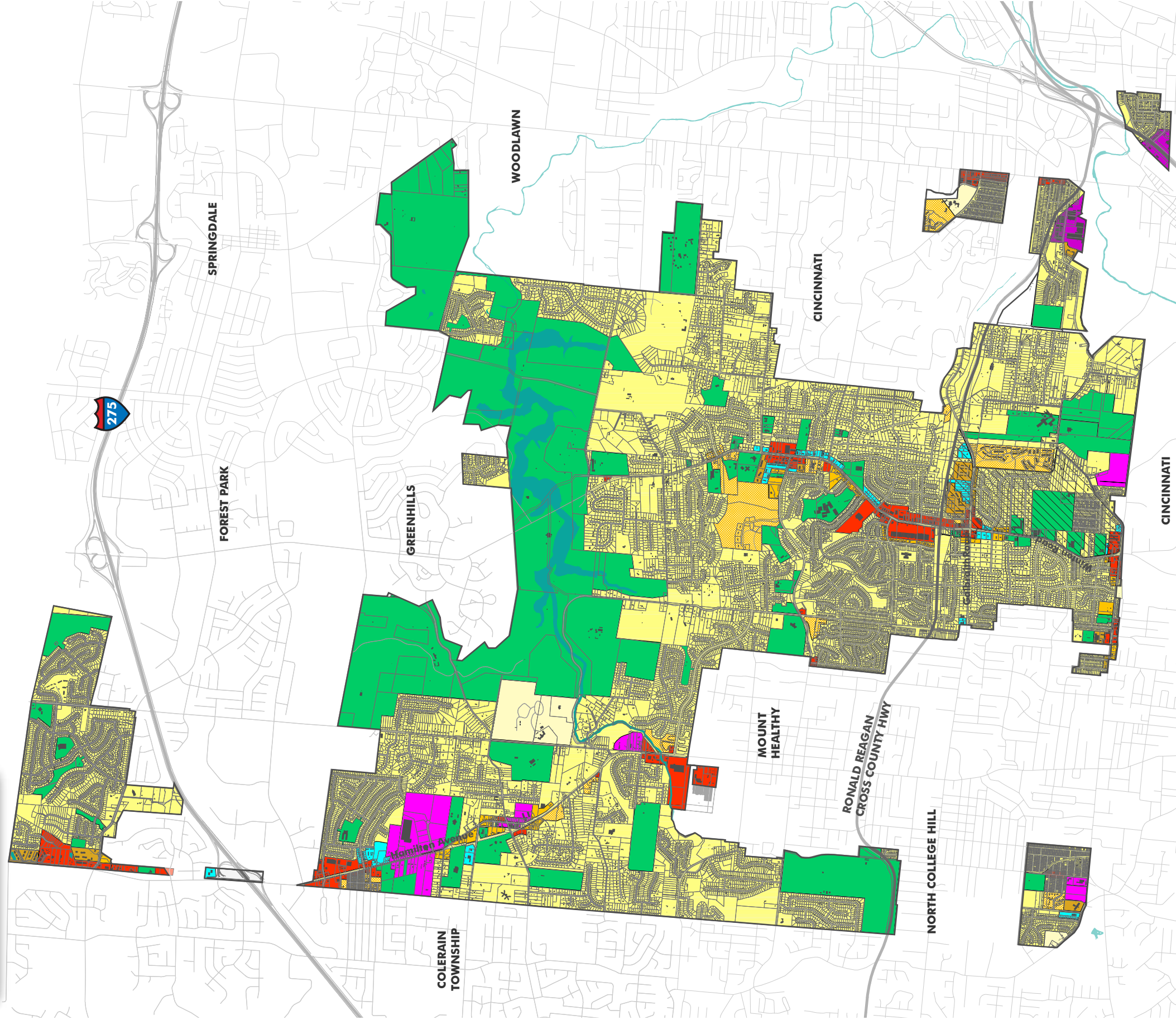
Legend

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



Data Source: CAGIS, Hamilton County

OVERALL
LAND USE PLAN

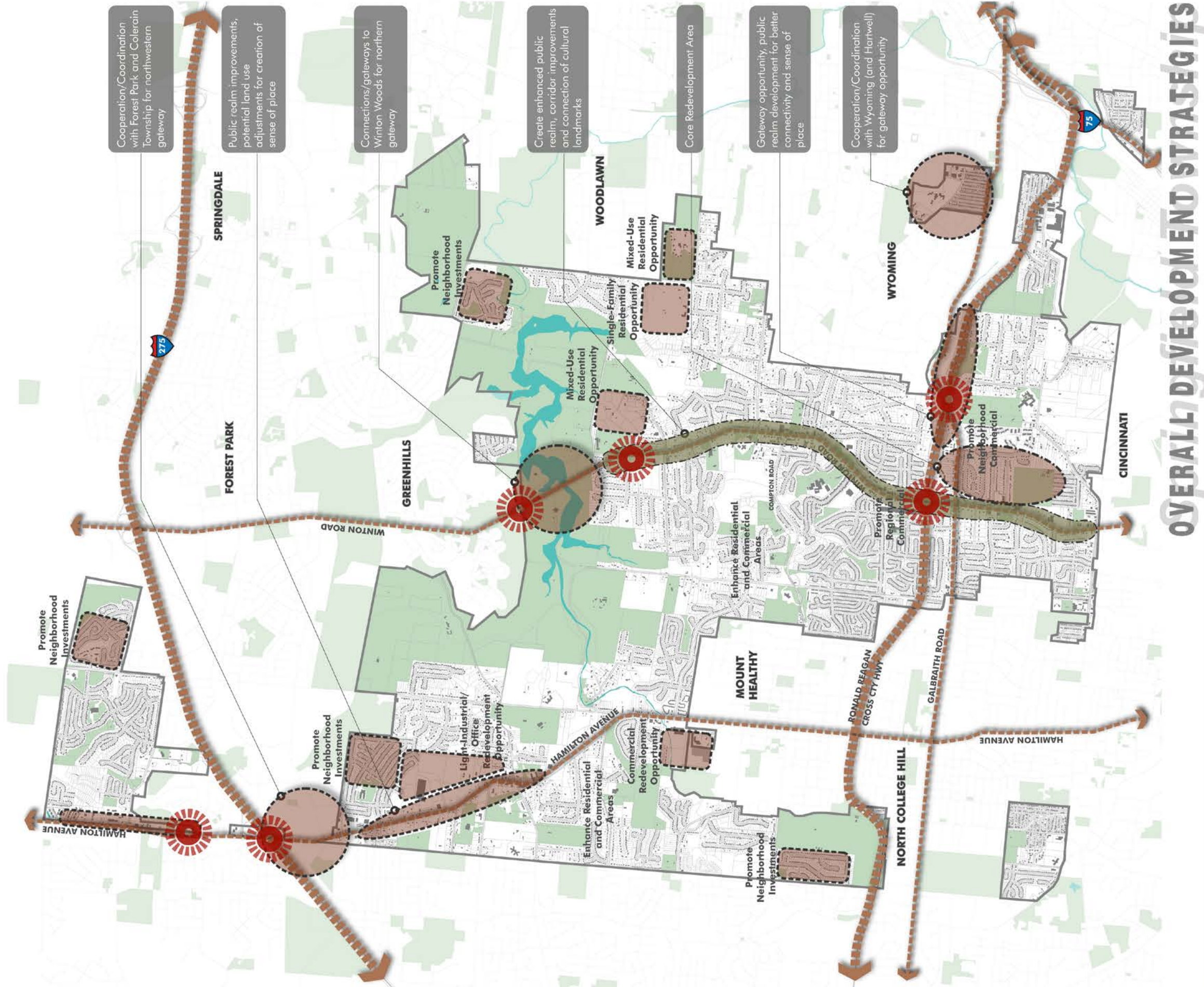


Springfield Township

Legend

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





Cooperation/Coordination with Forest Park and Colerain Township for northwestern gateway

Public realm improvements, potential land use adjustments for creation of sense of place

Connections/gateways to Winton Woods for northern gateway

Create enhanced public realm, corridor improvements and connection of cultural landmarks

Core Redevelopment Area

Gateway opportunity, public realm development for better connectivity and sense of place

Cooperation/Coordination with Wyoming (and Hartwell) for gateway opportunity

Legend

- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks
- Major Roads
- Gateway Opportunities

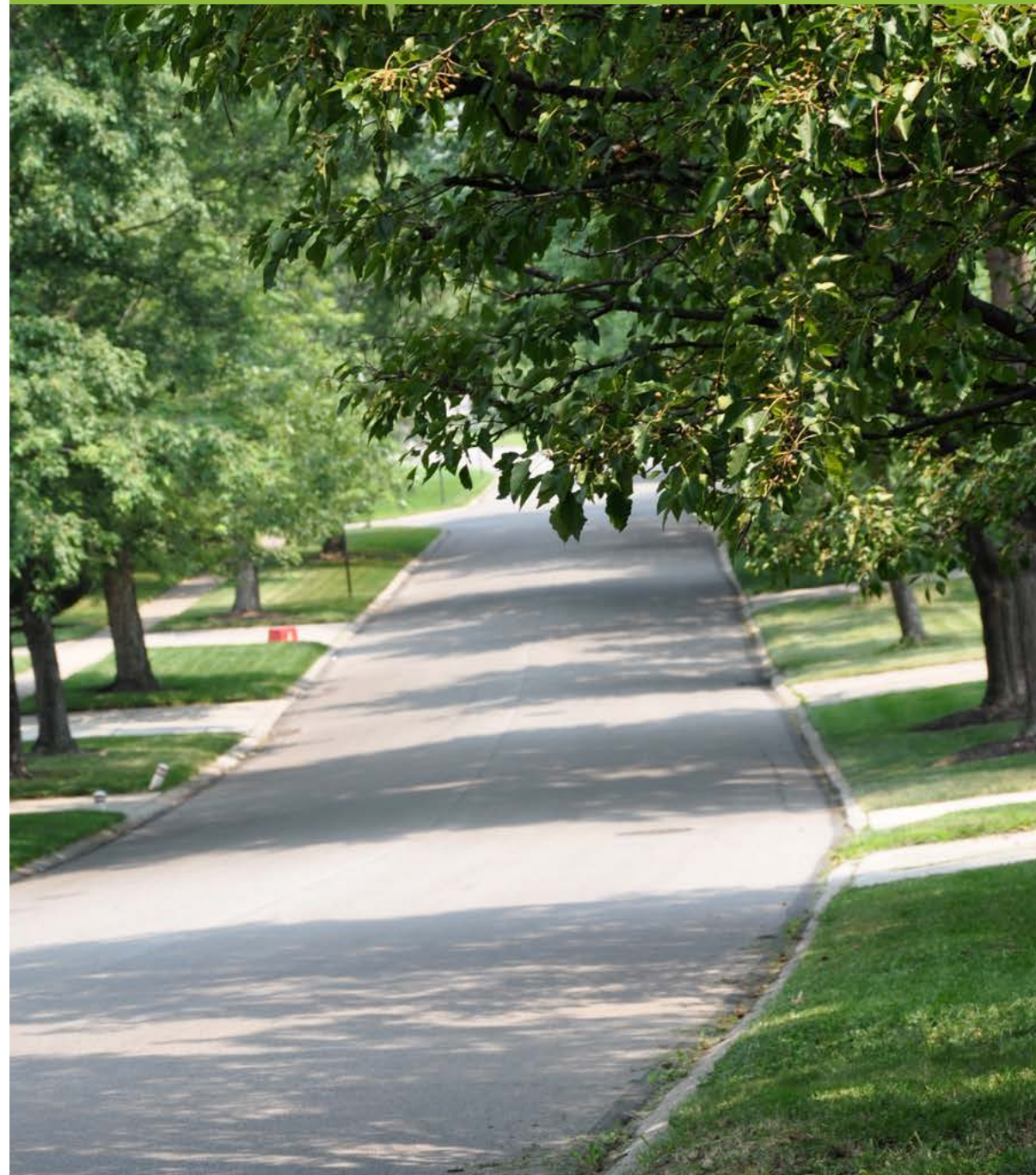


OVERALL DEVELOPMENT STRATEGIES

Neighborhoods & Land Use



section 3C



NEIGHBORHOOD RECOMMENDATIONS

- 91-92 Plan Recommendations
- 93 Commonly Suggested Development Strategies And Goals
- 94-99 Hamilton Southwest
- 100-105 Hamilton Northeast
- 106-111 Lexington Heights / Glencoe
- 112-117 Sevenhills
- 118-123 West College Hill
- 124-129 The Valley
- 130-135 Pleasant Run Farms
- 136-141 Hollydale
- 142-147 Winton Northwest
- 148-153 Winton Northeast
- 154-159 Finneytown

PLAN RECOMMENDATIONS

Township Neighborhood Master Plans

The purposes of the individual neighborhood plans are to identify issues that are of concern to the residents of each particular neighborhood, to devise strategies for addressing these concerns, and set the foundation to help implement the plan recommendations.

More specifically, neighborhood plans are intended to:

- Educate both Township officials and neighborhood residents about each other's concerns and visions for the future
- Create a "sense of place" within the neighborhood by identifying and developing the assets within each neighborhood
- Initiate change, rather than simply react to it, by addressing specific identified issues and opportunities
- Strengthen the overall Township by strengthening its neighborhoods

Each neighborhood plan consists of four main sections: Issues, Opportunities, & Assets Inventory, Land Use and Zoning, Future Development Strategies/ Action Plans, and Specific Neighborhood Recommendations (if applicable).

Together, these sections, with accompanying maps, create the plan that will assist and guide future efforts of the Township Board of Trustees, Township Staff, and neighborhood residents, as they work to improve the quality of life in the neighborhoods and the Township as a whole.

Issues, Opportunities, & Assets

As part of the overall planning process, Township staff in conjunction with the Neighborhood Master Plan Steering Committee identified issues, opportunities, and assets in each of the individual neighborhoods. These observations or desires for change provide the foundation for the neighborhood development strategies and land use goals.

In order to adequately identify issues or challenges, opportunities, and assets in each respective neighborhood, staff and steering committee members reviewed current demographics, trends, and the area's physical environment. Identified issues included, but were not limited to, areas of housing in need of redevelopment or investment, infrastructure needs, and lack of desirable retail. Opportunities in a particular neighborhood may include enhancement or creation of gateway features, park additions or uses, and redevelopment possibilities due to available land or current land under utilization. Neighborhood

Assets may include parks or recreational opportunities, institutional uses such as churches or schools, public buildings or uses, and access to major road arterials or shopping.

Land Use and Zoning

In order to make sound recommendations regarding future neighborhood land use changes and development initiatives, Township Staff and Committee Members reviewed the current land use policies, zoning designations, and existing actual land use classifications for each particular neighborhood. This review enabled a more comprehensive look at the status of land use and development trends in the neighborhoods, which allowed for plan proposals that may change future land use patterns to be more closely aligned with neighborhood residents and current market conditions.



Land Use

The Township Future Land Use Plan represents the vision for future use and development of land. It serves as a guide to any change in character of individual properties as they change from one use to another over time. Additionally, it provides a rational basis for establishing and modifying zoning and other land use and development regulations. Lastly, it provides a broad set of policies that are used in making decisions on development projects that come before the Zoning Commission and Board of Trustees.

Land Use Classifications:

Residence - Single Family

Low density detached housing and related compatible uses. Typically detached dwellings with scale and massing appropriate to protect the character of the surrounding neighborhood and site constraints and density consistent with adopted zoning.

Residence -Transitional

Low density detached or attached housing and related compatible uses (excluding office, retail and industrial) that provide a transition between single family residential uses and other types of development, where such use will effectively terminate the spread of the higher intensity uses and conserve the adjacent residential neighborhood. Typically 1 and 2 story clustered single family, zero lot line, attached two and three-family, and townhouse dwellings with scale, massing, average density, layout and specifications compatible with site constraints and character of surrounding single family residential development.



NEIGHBORHOODS & LAND USE STRATEGIES

Residence - Multi- Family

Detached or attached housing (apartments or condominiums) and related compatible uses. Typically 2 and 3 story buildings with scale, massing, density layout and specifications compatible with site constraints and character of existing residential developments in the surrounding area, and where more than one occupant uses an entrance way for access to individual units.

Special Purpose - Residential

Detached and attached housing and related compatible uses built in conjunction with medical, educational, philanthropic, religious or charitable institutional purposes where the increase in overall density and scale is offset by the conservation of open space and limited off site impacts of the development due to inherent restrictions on the user of the property (i.e., senior housing). Typically 1 & 2-story structures with scale, massing, intensity, layout, and specifications compatible with site constraints and character of surrounding residential development.

Office -Transitional

Low intensity office (such as conversion of single family residence) and related compatible uses (excluding retail and industrial) that provide a transition between residential uses and other types of development. Typically 1 and 2 story structures with scale, massing, intensity, layout and specifications compatible with site constraints and character of surrounding residential development.

Office - General

Office uses and related compatible uses at intensities consistent with surrounding development. Typically 1, 2 and 3 story structures with a scale, massing, intensity, layout and specifications compatible with site constraints.

Retail - General

Community and regional oriented business uses that tend to locate along highways with relatively high traffic volumes. Typically commercial strips or self-contained community and regional retail centers.

Industry - Light

Smaller scale industrial uses such as warehouses, storage, limited manufacturing, research and development, transit terminals and wholesaling activities in enclosed facilities without offensive emissions or nuisance. Typically office warehouse uses with convenient access to major roads.

Industry - General

Larger scale industrial uses such as intensive manufacturing activities which may contain outside storage. Typically industrial or manufacturing uses with convenient access to primary highways or rail system.

Public, Semi Public and Institutional

Parks, playgrounds, community centers, schools, churches, country clubs, sports clubs, golf courses, cemeteries, hospitals, and educational, philanthropic, religious or charitable institutions, and forests or wildlife reservations, public properties and buildings similar uses.





Zoning

The Zoning Resolution provides the Township land use control to guide the orderly development of land within the Township. The Zoning Resolution regulates the use of land, as well as the size and placement of buildings on the land, allowable signage, and parking. The Zoning Resolution includes a list of regulations that determine the type of uses that may be located on the property according to its zoning classification. The ordinance also establishes dimensional standards, e.g. setbacks, height, and lot area, for buildings under a particular zoning classification.

The proposed land use category for an individual site or development unit in this plan may or may not be consistent with the current zoning of the property. If it is not, the use of the property remains regulated by the current zoning and not by the land use plan recommendation. The land use plan recommendation simply recommends what the desired use of the property should be, if it is requested by the property owner to be rezoned, and in order to achieve an overall goal for the Township or on a corridor. In short, zoning is the law regarding what is currently permitted on a piece of property and a Land Use Plan is a graphic representation of goals intended to serve as blueprint to guide legislative bodies (Trustees) when rendering zoning decisions.

Development Strategies

As a result of conducting the issues, opportunities, and assets analysis and reviewing existing land use and zoning classifications, Township Staff and Committee Members were able to provide recommendations to improve each particular neighborhood. These recommendations varied depending on the unique characteristics and needs of the area, but several common strategies were suggested in multiple neighborhoods.

Commonly Suggested Development Strategies/Goals:

- **Promote Neighborhood Investment**

The quality of a neighborhood’s housing stock is key to maintaining and improving the stability of a neighborhood. Therefore, the Township’s role will be to promote and encourage investment into a neighborhood’s housing stock in the following ways: education and targeted enforcement of the zoning and property maintenance codes, financial incentives for qualifying redevelopment or improvement projects, marketing campaigns to showcase various positive neighborhood attributes, and explore public/private partnerships to foster development of new market rate housing.

- **Pursue Gateway Redevelopment Opportunities**

In many areas of the community, neighborhood entrances are defined by pockets of commercial uses. In this case, the Township’s strategy will be to encourage redevelopment of those commercial uses when properties are vacant and/or under utilized. Action steps to accomplish this goal may include tax incentives for private investment into these areas and development and implementation of a streetscape/beautification plan.

- **Preserve Rural Character**

Green space and large wooded properties in many sections of the Township are seen as assets to neighborhoods and give an area a sense of identity. In an effort to retain and preserve these unique areas in an otherwise dense urban environment, the Township will explore land use and zoning regulations that encourage the continued less dense and open space nature of these areas.

- **Plan for Redevelopment Opportunities**

In many parts of the Township, neighborhoods consist of parcels of land that are currently vacant and/or under utilized. These properties have a greater opportunity to experience redevelopment pressure and therefore, the Township should be positioned to guide development in a manner that compliments and enhances the properties that surround them. To that end, land use and zoning regulations will be reviewed to determine and ensure that if redevelopment occurs in these identified commercial or residential areas, it will be consistent with the neighborhood goals outlined in this Plan.

The following sections of this Plan will provide a more in-depth look at each of the 12 Township identified neighborhoods. The four main components: Issues, Opportunities, & Assets Inventory, Land Use and Zoning, Future Development Strategies/Action Plans, and Specific Neighborhood Recommendations will be explained and visually represented for each neighborhood.

Hamilton Southwest



Definition of Geographic Area

The Hamilton Southwest neighborhood is located in the western edge of the Township. It is bordered by Colerain Township to the west and the City of Mt. Healthy 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 east.



Current Land Use and Zoning

The Hamilton Southwest neighborhood is predominantly residential uses, various institutional type uses, and accompanying retail scattered 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.



Issues, Opportunities, & Assets

Issues:

- A portion of the housing stock in the Hudepohl and Skyline Acres sections of the Hamilton Southwest neighborhood is considered 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 commercial uses along Hamilton Ave., such as the former Rink's property, are distressed, vacant, and/or under utilized.

Opportunities:

- Redevelopment existing vacant residential property.
- Develop incentives for residential and commercial property investment.
- Develop streetlight plan for areas currently without lights if desired by residents of each applicable neighborhood.

Assets:

- Mt. Healthy North Elementary
- Variety of Religious Institutions
- Access to I-275 & Cross County Hwy
- Redevelopment Potential

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 Redevelopment of Commercial

Gateway Areas:

- Encourage redevelopment of commercial uses through possible tax incentives, creation of streetscape/beautification plan, and/or overlay zoning district.

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.



ISSUES, OPPORTUNITIES & ASSESTS

- A** Neighborhood in Transition
- B** Redevelopment Opportunity
- C** Redevelopment Opportunity
- D** Neighborhood in Transition
- E** Redevelopment Opportunity

Major Influences
 I-75 Access
 Ronald Reagan Cross County Access



Legend

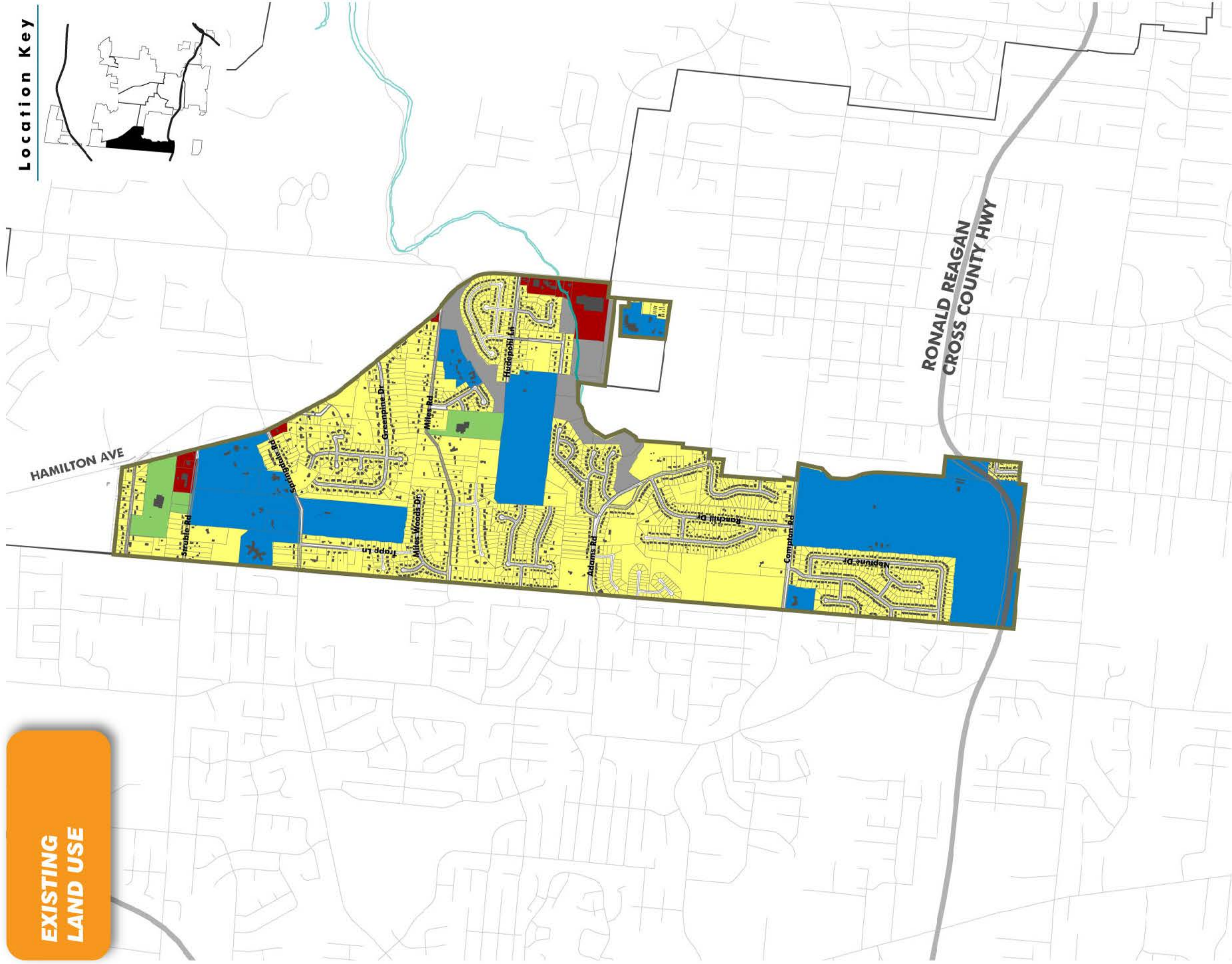
- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks
- 1. Arlington Cemetery
- 2. Adams Ridge - No Streetlights
- 3. Mt. Healthy North Elementary School
- 4. Mt. Healthy Christian Home
- 5. Beechcreek Golf Course

Scale: 0, 0.75, 1.5, 3 Miles
 Data Source: CAGIS, Hamilton County

North

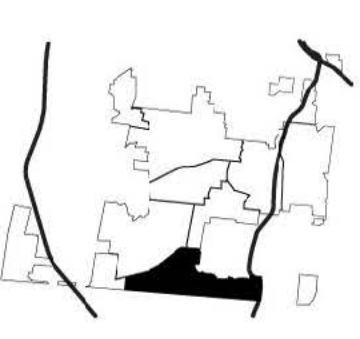
Springfi HAMILTON SOUTHWEST

NEIGHBORHOODS & LAND USE STRATEGIES



**EXISTING
LAND USE**

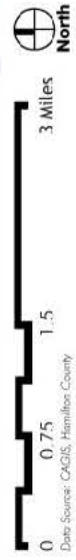
Location Key



Legend

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

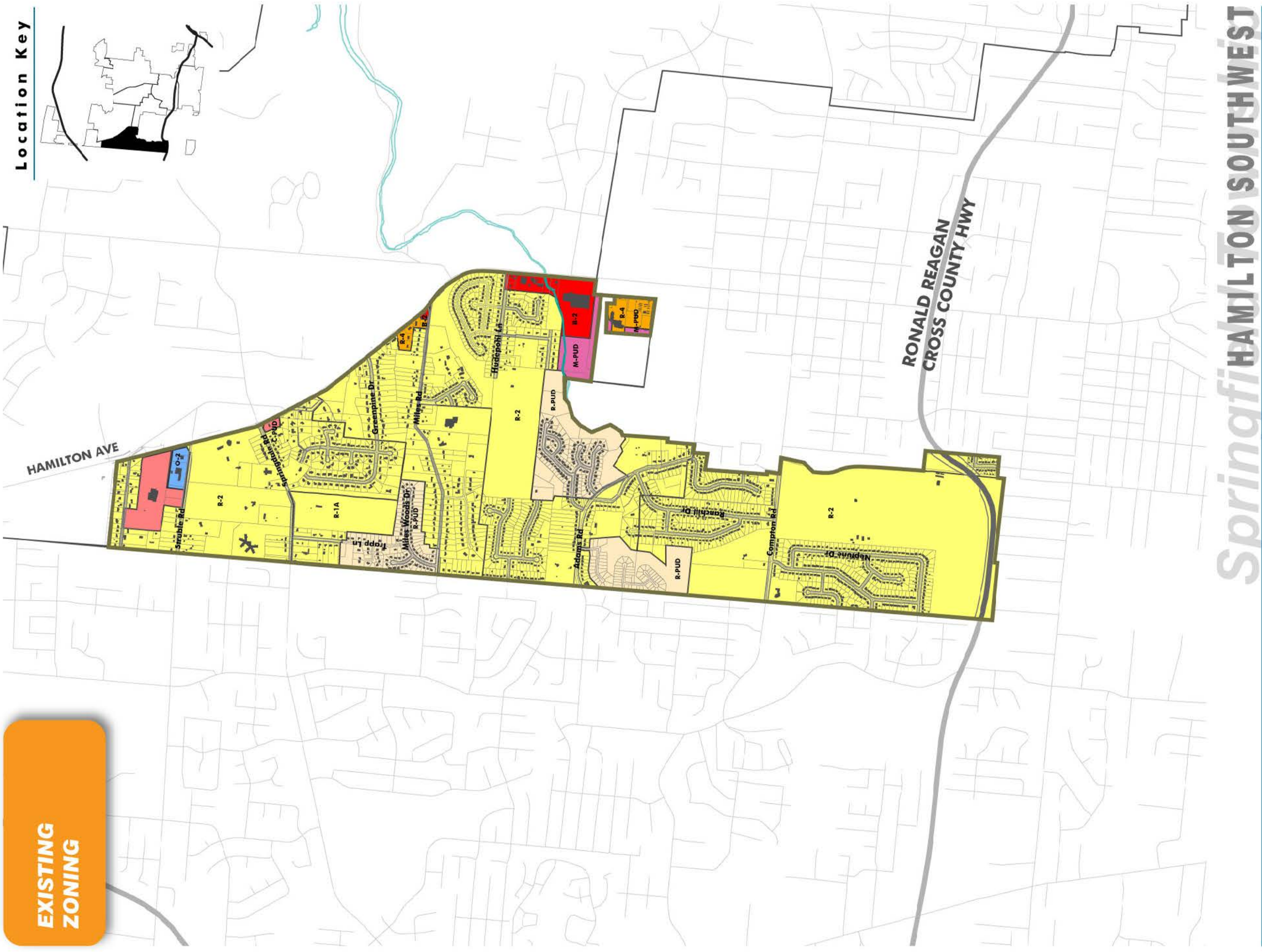
- Public/Semi-Public
- Retail/Office
- Vacant



Springfi **HAMILTON SOUTHWEST**

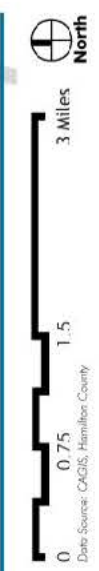


North



EXISTING ZONING

Location Key

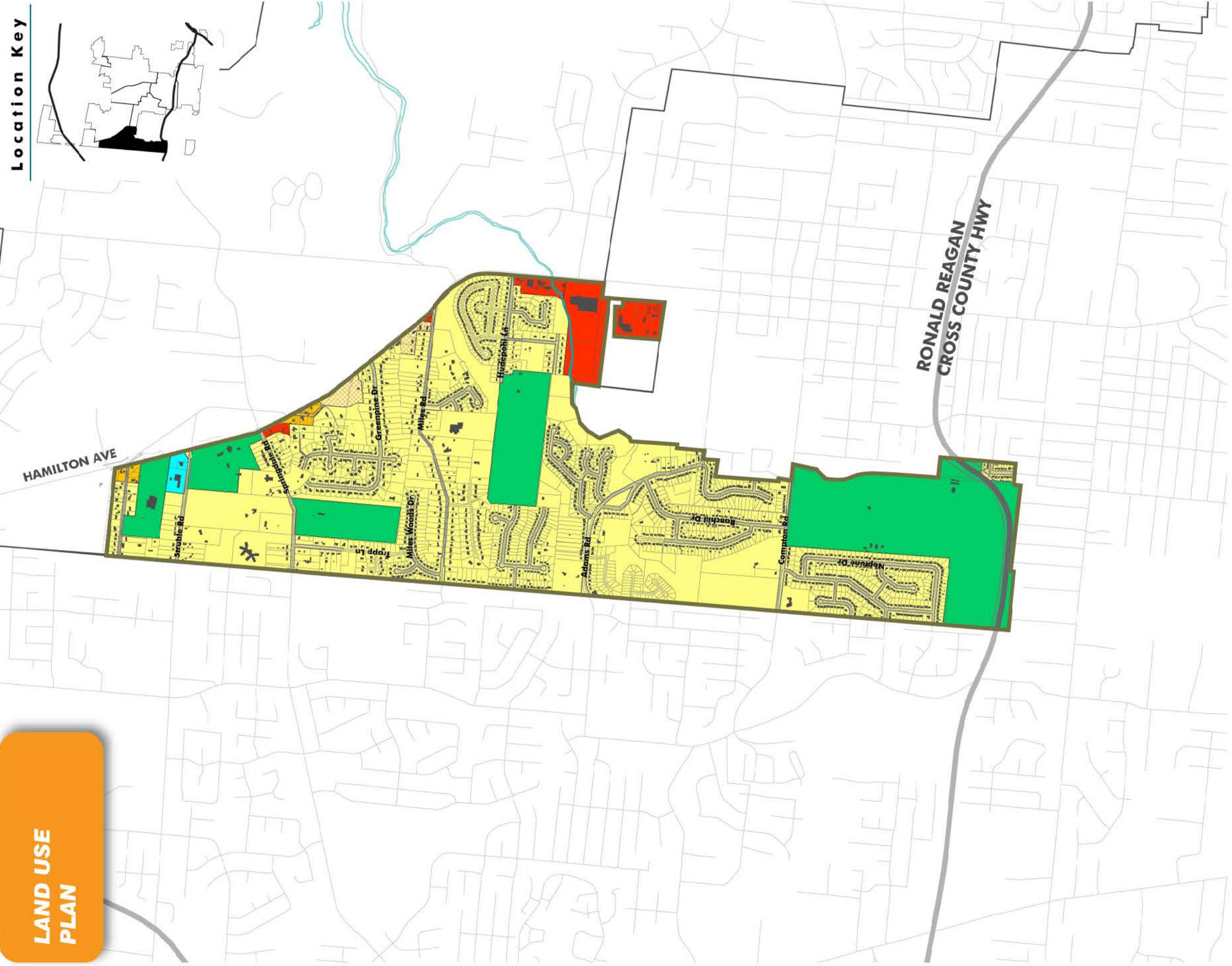


- Legend**
- Single Family
 - Multi Family
 - Planned Residential
 - Office
 - Planned Retail or Office
 - Retail
 - Light Industry
 - Heavy Industry
 - Planned Light Industry or Heavy Industrial

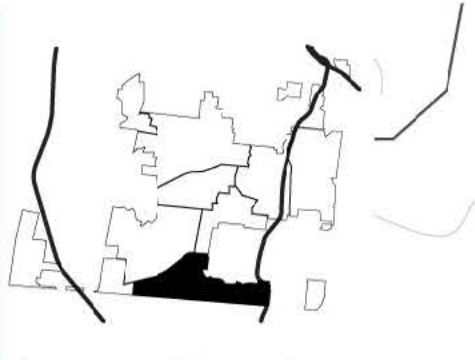
Springfi **HAMILTON SOUTHWEST**

NEIGHBORHOODS & LAND USE STRATEGIES

LAND USE PLAN



Location Key



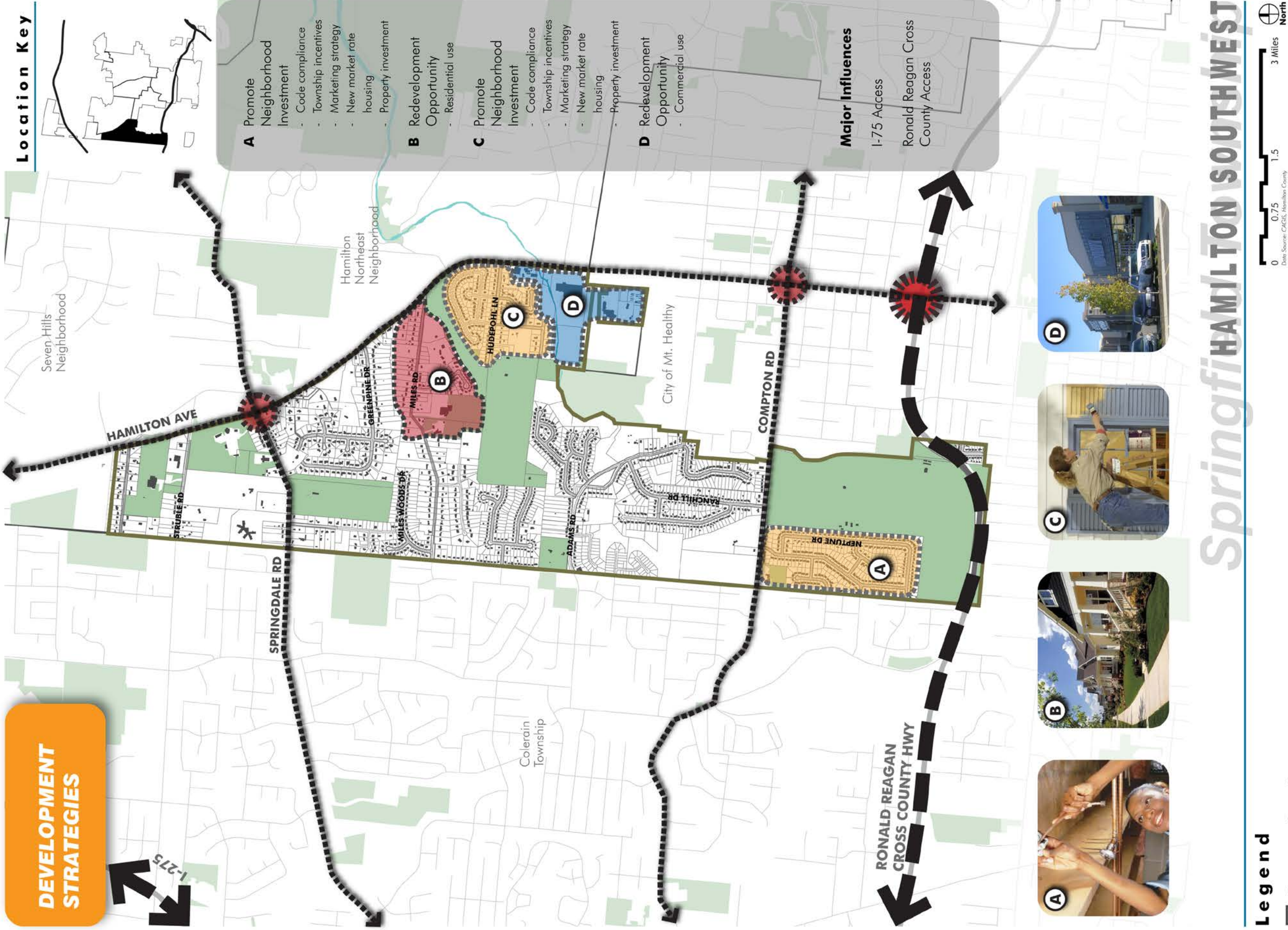
Springfield HAMILTON SOUTHWEST



Legend

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

NEIGHBORHOODS & LAND USE STRATEGIES



Springfi HAMILTON SOUTHWEST

NEIGHBORHOODS & LAND USE STRATEGIES

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 under utilized.

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



NEIGHBORHOODS & LAND USE STRATEGIES



- A** Existing Industrial Base
- B** Redevelopment Opportunity
- C** Winton Woods
- D** Historic Neighborhood

Major Influences
Winton Woods Park
I-275 Access



Legend

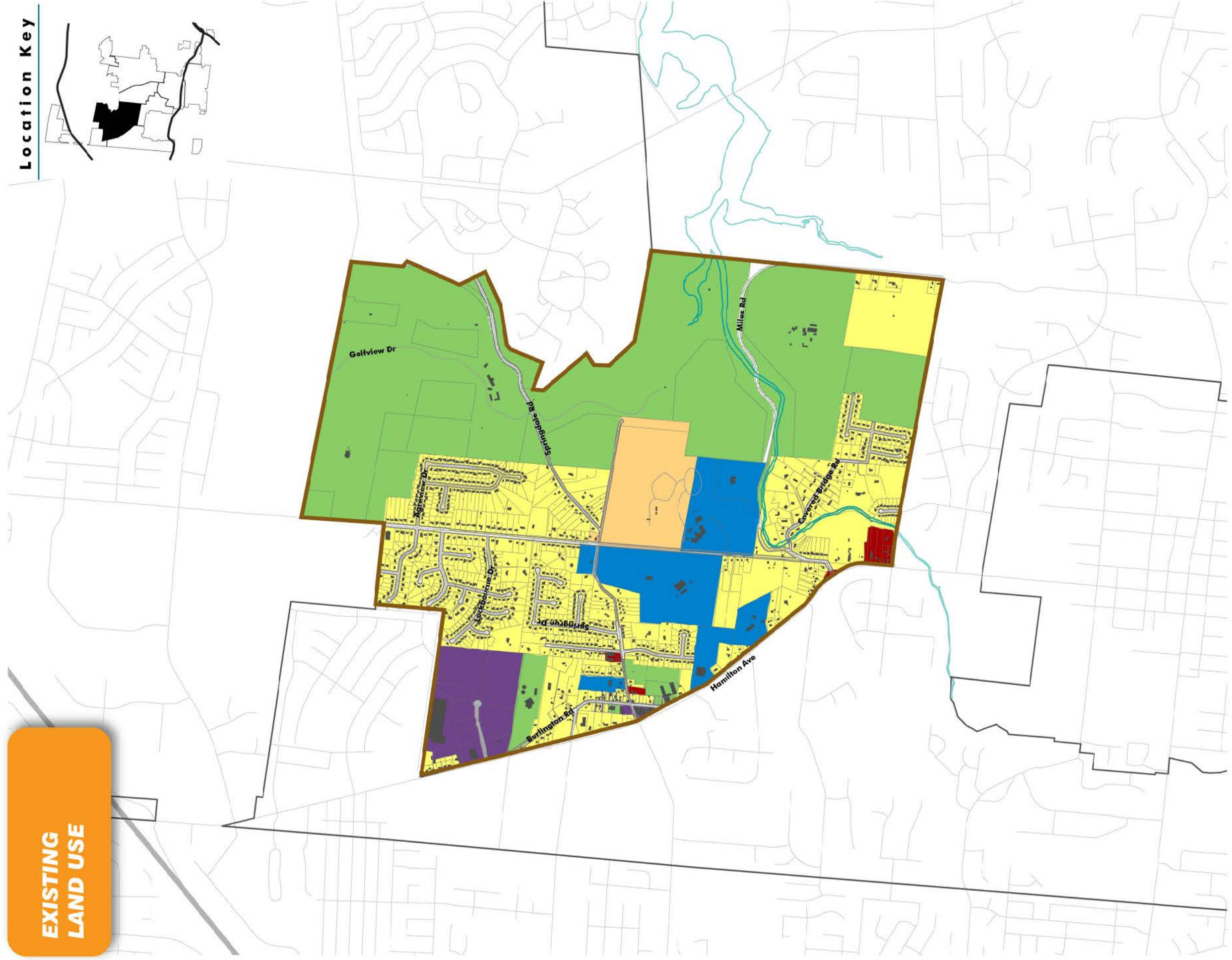
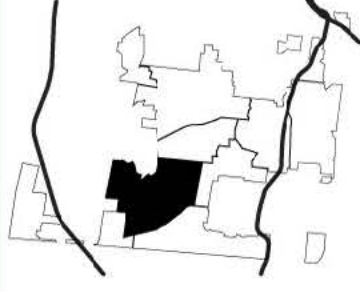
- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks
- 1. Fire Station
- 2. Kolping Property
- 3. Stonebridge Retirement Community



Springfield HAMILTON NORTHEAST

**EXISTING
LAND USE**

Location Key



Springfi HAMILTON NORTHEAST



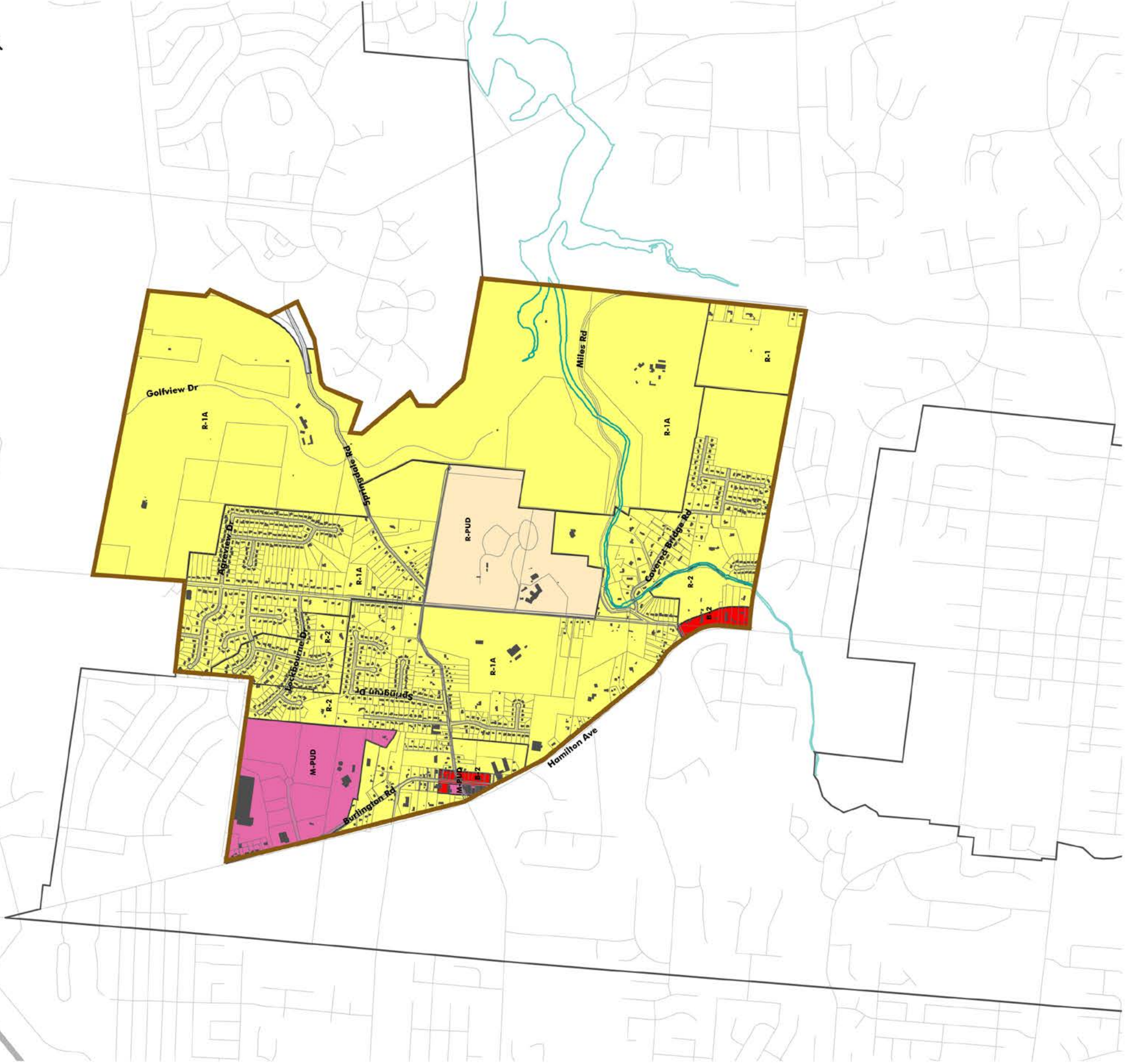
- Legend**
- Institutional (Church, Nursing Home, etc.)
 - Industrial
 - Single Family Residential
 - Multi-Family Residential
 - Public/Semi-Public
 - Retail/Office
 - Vacant



Location Key



EXISTING ZONING



Springfield HAMILTON NORTHEAST

Legend

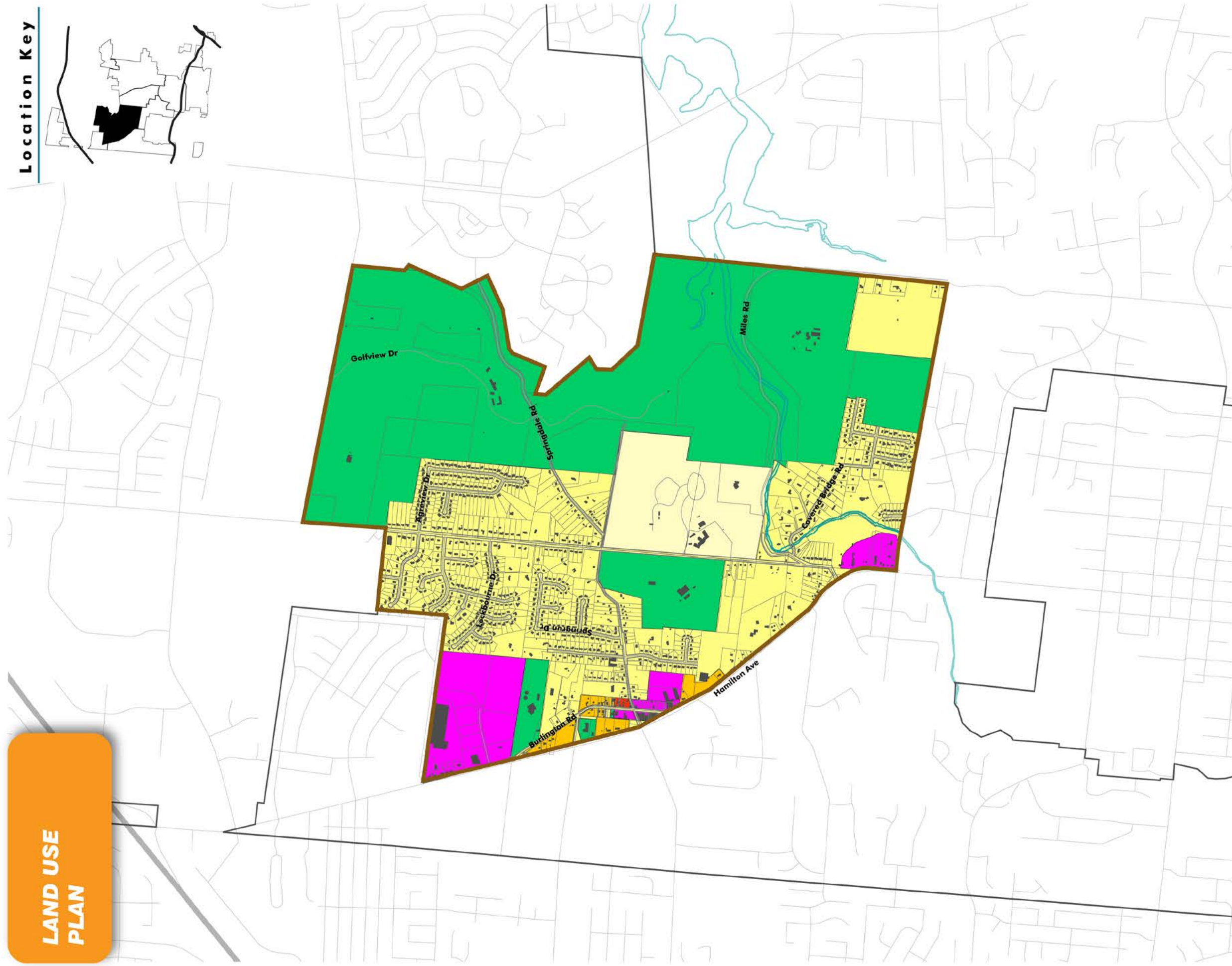
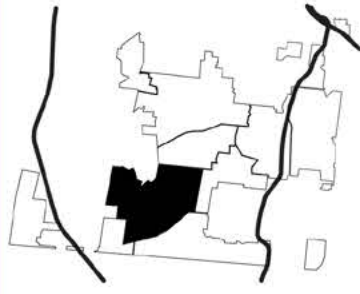
- Single Family
- Multi Family
- Planned Residential
- Office
- Planned Retail or Office
- Retail
- Light Industry
- Heavy Industry
- Planned Light Industry or Heavy Industrial



Data Source: CAGIS, Hamilton County

**LAND USE
PLAN**

Location Key



Springfield HAMILTON NORTHEAST

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



Springfield HAMILTON NORTHEAST

NEIGHBORHOODS & LAND USE STRATEGIES

Lexington Heights - Wellspring - Glencoe



Definition of Geographic Area

The Lexington Heights, Wellspring, and Glencoe neighborhood is located in the west-central area of the Township. It is bordered by the City of Mt. Healthy to the west. The neighborhood enjoys easy access to Cross-County Highway to the southwest and north-south Daly Road bisects the neighborhood. The neighborhood is positively influenced by its proximity to the open-space and recreational opportunities afforded by Winton Woods Park.

Current Land Use and Zoning

The Lexington Heights, Wellspring, and Glencoe neighborhood is predominantly residential and institutional type uses with some accompanying retail along Hamilton Ave. and Compton Road. 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:

- Sections of housing stock in the Lexington Heights, Wellspring, and Glencoe 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 Compton Pointe multi-family development attracts associated criminal activity.
- The commercial uses along Hamilton Ave. are distressed, vacant, and/or under utilized.

Opportunities:

- Redevelop existing residential and commercial properties.
- Develop incentives for residential property investment.

Assets:

- Lexington Heights Park – Open Space
- Access to Cross County Highway
- Redevelopment Potential
- Township Police and Service Departments

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.

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 Redevelopment of Commercial Gateway Area

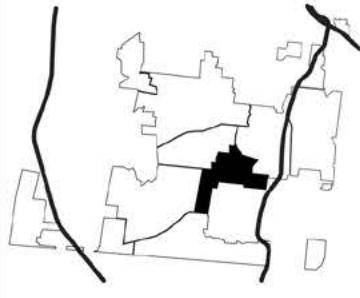
- Education and targeted enforcement of the zoning and property maintenance codes.
- Explore feasibility of providing financial incentives for qualifying redevelopment or improvement projects.
- Conduct marketing campaigns to showcase various positive attributes of neighborhood.
- Explore private/public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

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 in the northern areas of the neighborhood both east and west of Daly Road.

ISSUES, OPPORTUNITIES & ASSETS

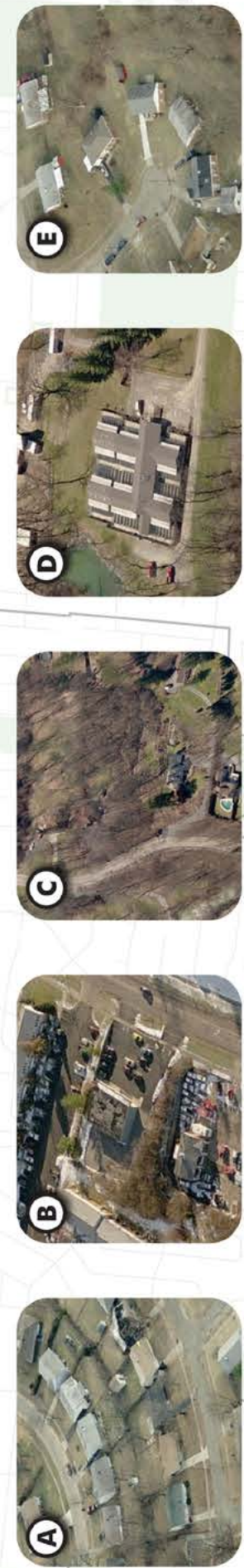
Location Key



- A** Neighborhood in Transition
- B** Redevelopment Opportunity
- C** Rural Character
- D** Redevelopment Opportunity
- E** Neighborhood in Transition

Major Influences

- Winton Woods Park
- Ronald Reagan Cross County Access



LEXINGTON HEIGHTS WELLSRING & GLENCOE

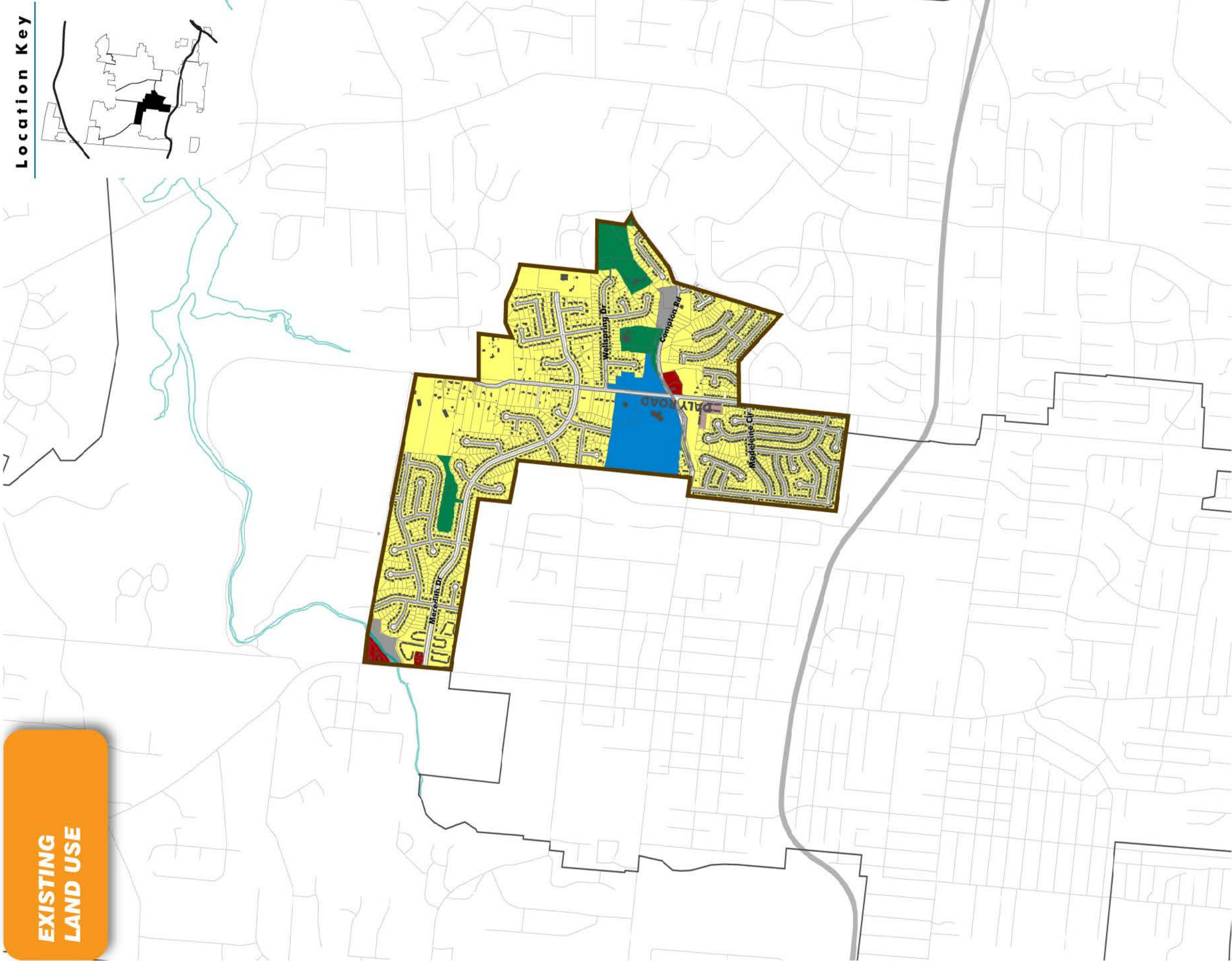
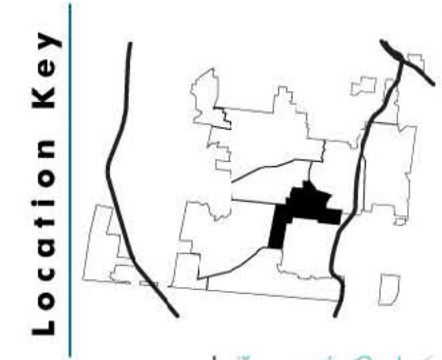
Legend

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

- 1.** Compton Pointe
- 2.** Police Department
- 3.** Camp Wildbrook
- 4.** Lexington Heights Park
- 5.** Church (3)
- 6.** Service Department



**EXISTING
LAND USE**



LEXINGTON HEIGHTS WELLSRING & GLENCOE

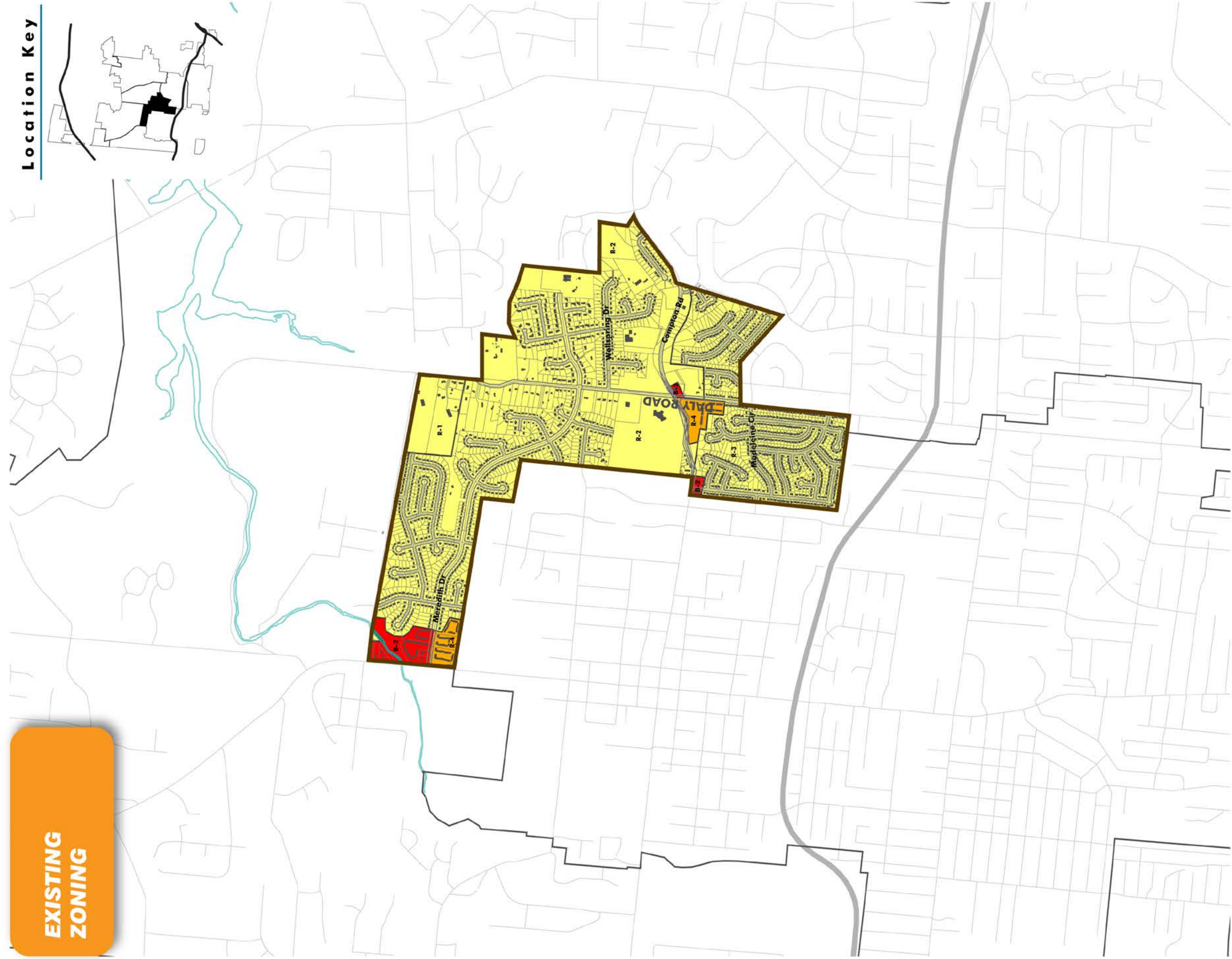
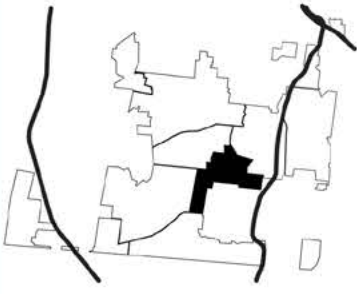
Legend

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

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

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

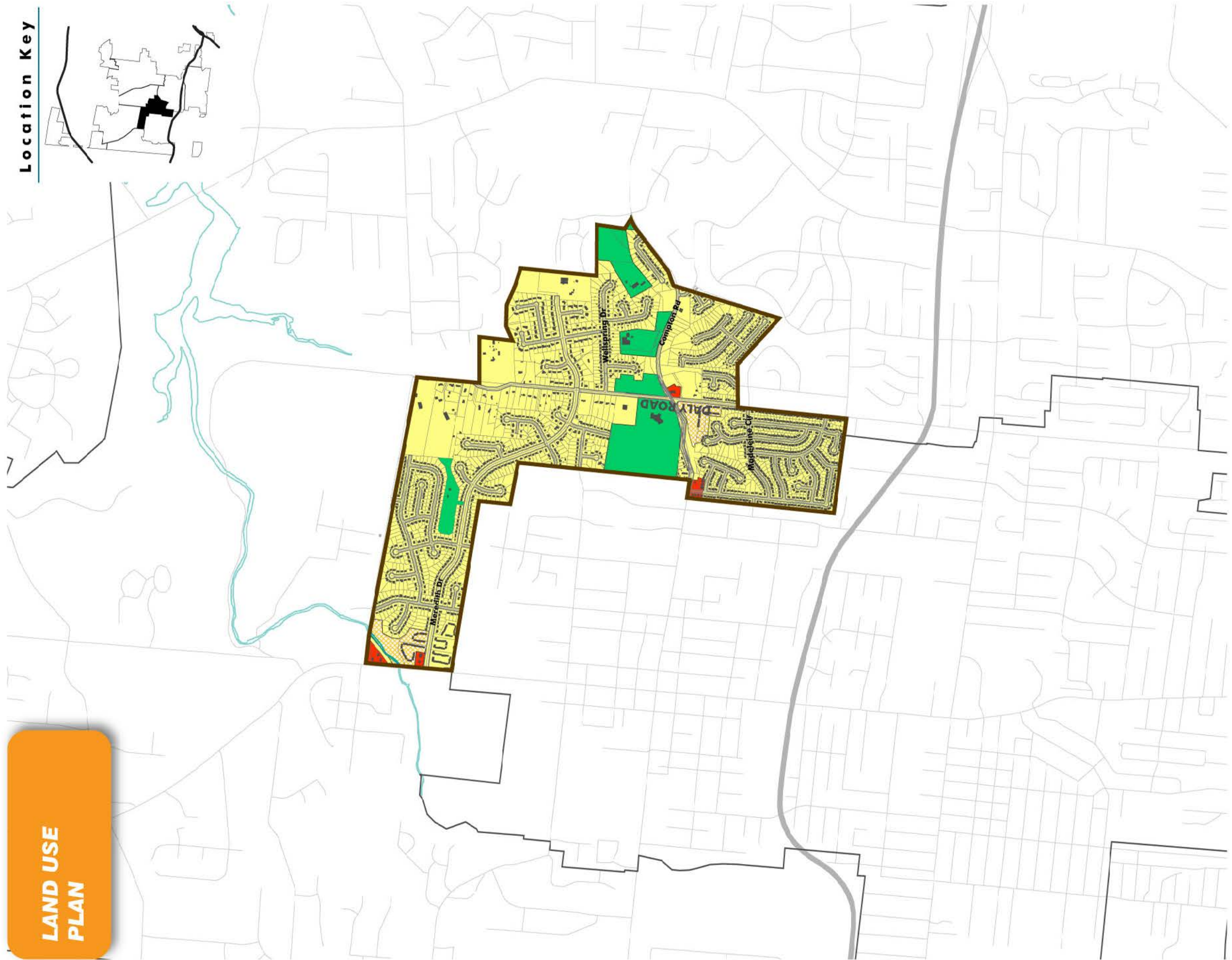
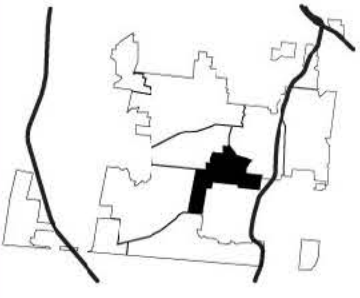
0 0.1875 0.375 0.75 Miles
Data Source: CAGIS, Hamilton County



LEXINGTON HEIGHTS WELLSRING & GLENCOE

LAND USE PLAN

Location Key



LEXINGTON HEIGHTS WELLSRING & GLENCOE

Legend

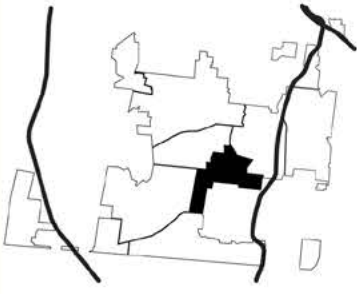
- Residential - Single Family
- Special Purpose Residence
- Transitional Residence
- Multi-Family Residence
- Transitional Office
- Office
- Retail
- Light Industrial
- General Industrial
- Public, Semi-Public, Institutional



Data Source: CAGIS, Hamilton County

DEVELOPMENT STRATEGIES

Location Key



- A** Promote Neighborhood Investment
 - Code compliance
 - Township incentives
 - Marketing strategy
 - New market rate housing
 - Property investment
 - B** Gateway Redevelopment Opportunity
 - Commercial use
 - C** Preserve Rural Character
 - D** Residential Redevelopment Opportunity
 - Comply with adjacent character
 - E** Promote Neighborhood Investment
 - Code compliance
 - Township incentives
 - Marketing strategy
 - New market rate housing
 - Property investment
- Major Influences**
 Winton Woods Park
 Ronald Reagan Cross County Access



Legend

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

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



LEXINGTON HEIGHTS WELLSRING & GLENCOE

NEIGHBORHOODS & LAND USE STRATEGIES

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 under utilized.

Opportunities:

- Redevelop existing residential and commercial properties to enable light industrial development.
- Develop incentives for residential property investment

Assets:

- Schottelkotte Park – Open Space
- Frost Playground
- Access to I-275
- Redevelopment Potential

Development Strategies

Promote Neighborhood Investment:

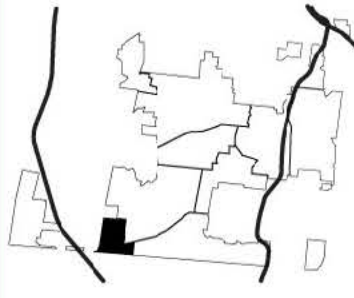
- Education and targeted enforcement of the zoning and property maintenance codes.
- Explore feasibility of providing financial incentives for qualifying redevelopment or improvement projects.
- Conduct marketing campaigns to showcase various positive attributes of neighborhood.
- Explore private/public 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
I-275 Access



Springfield Tosevenshills

Legend

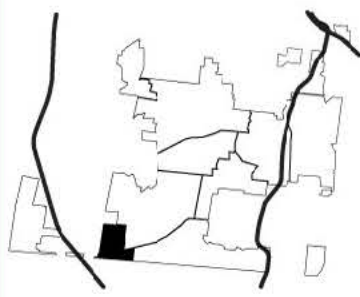
- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks

1. Township Park



**EXISTING
LAND USE**

Location Key



I-275

HAMILTON AVE

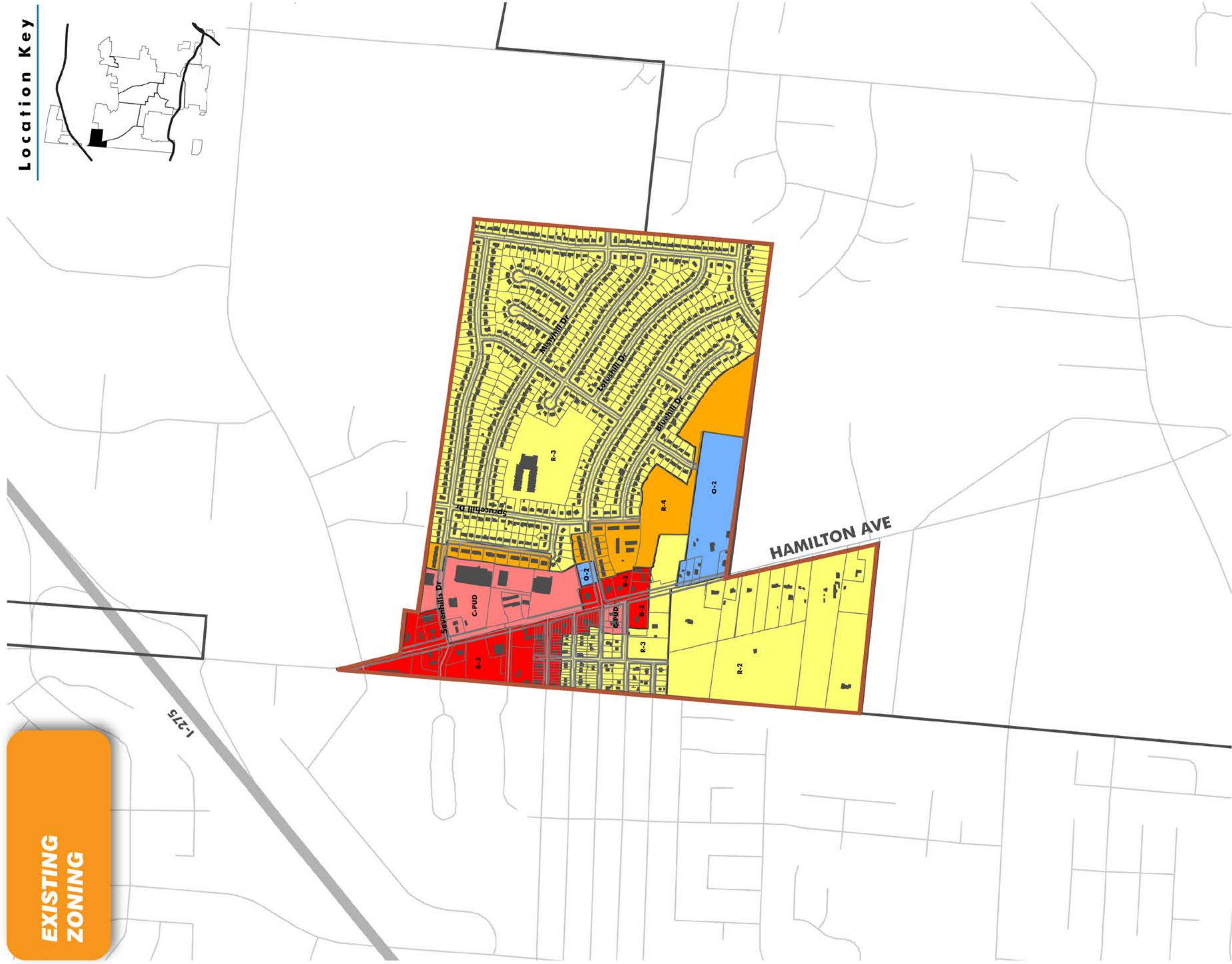
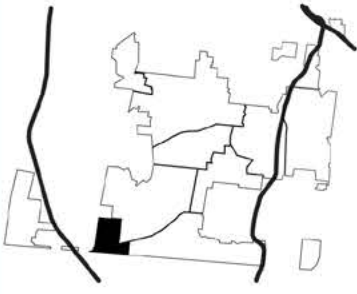
Springfield TOSEVENSHILLS



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

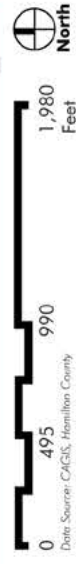
EXISTING ZONING

Location Key



Legend

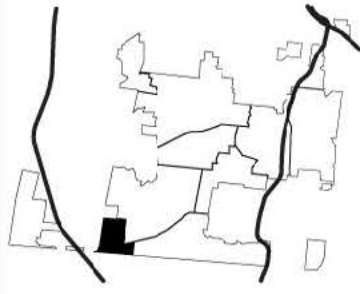
- Single Family
- Multi Family
- Planned Residential
- Office
- Planned Retail or Office
- Retail
- Light Industry
- Heavy Industry
- Planned Light Industry or Heavy Industrial



Springfield TOSEVENHILLS

LAND USE PLAN

Location Key



I-275



HAMILTON AVE

Springfield TOSEVENHILLS

Legend

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

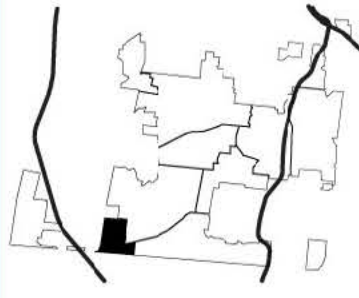


Date: Source: CAGIS, Hamilton County



DEVELOPMENT STRATEGIES

Location Key



City of Forest Park

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

Meadow Links

WAYCROSS RD

I-275

HAMILTON AVE

SEVENHILLS DR

SPRINGHILL DR

MISTYHILL DR

LOTUSHILL DR

BLUEHILL DR

Colerain Township

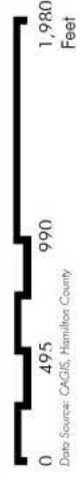
Hamilton Northeast Neighborhood

Hamilton Southwest Neighborhood



Legend

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



Springfield TO SEVENHILLS

Golfway / West College Hill



Definition of Geographic Area

The Golfway / West College Hill neighborhood district is one of five areas that are detached geographically from the contiguous portions of the Township. Located south and west of the most of the Township, Golfway and West College Hill are surrounded by the City of North College Hill and the City of Cincinnati. The neighborhoods are bounded by North Bend Road to the south and Banning Road to the west. The north-south oriented Eiler Lane can be used to differentiate between the two distinct neighborhoods.

Current Land Use and Zoning

The West College Hill neighborhood is predominantly residential uses with accompanying retail along North Bend Road and dispersed in the center of the neighborhood at strategic intersections. Additionally, several churches are located in various areas of the community. Lastly, the neighborhood has a public park located in its north-central portion of the community and a community/senior service center at the intersection of Simpson and North Bend. 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 North Bend Road.

The Golfway neighborhood is entirely single-family residential with the exception of a senior housing community at the intersection of North Bend Road and Eiler Lane. The zoning map and use classifications are consistent with the existing land use. The future land use plan remains consistent with existing uses, however, does depict the possibility of additional senior housing in the southwest corner of the neighborhood.

Issues, Opportunities, & Assets

Issues:

- A majority of the housing stock in the West College Hill 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 closing of the hospital site adjacent to the neighborhood will undoubtedly impact the existing retail service establishments, and the neighborhood will lose any benefits of being located near this large employment center.

Opportunities:

- Working with the City of Cincinnati on the redevelopment of former hospital site.
- Available properties for light industrial development.
- Senior housing development

Assets:

- Crutchfield Park – Open Space
- Senior Housing Development
- Neighborhood Community/Senior Center

Development Strategies

Explore Senior Housing Opportunities:

- Allow new senior housing opportunities through land use and zoning modifications provided that the architectural quality respects the context and provides value to the surrounding neighborhood.

Plan for Redevelopment Opportunities:

- Review land use and zoning regulations to ensure that potential redevelopment in identified commercial and residential areas 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.
- Explore private/public partnerships to foster development of new market rate housing.
- Develop detailed plan and cooperation agreement with Habitat for Humanity to provide new housing development within West College Hill.

ISSUES, OPPORTUNITIES & ASSETS



Location Key



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

- Major Influences**
- Clovernook Country Club
 - Old Mercy Hospital Site

Legend

- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks
- 1. Crutchfield Park
- 2. Senior Housing
- 3. Neighborhood Center



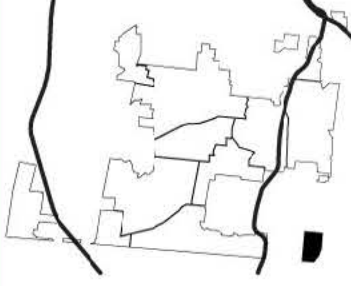
SprigOLFWAY/WEST COLLEGE/HILL



LAND USE PLAN

RONALD REAGAN CROSS COUNTY HWY

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

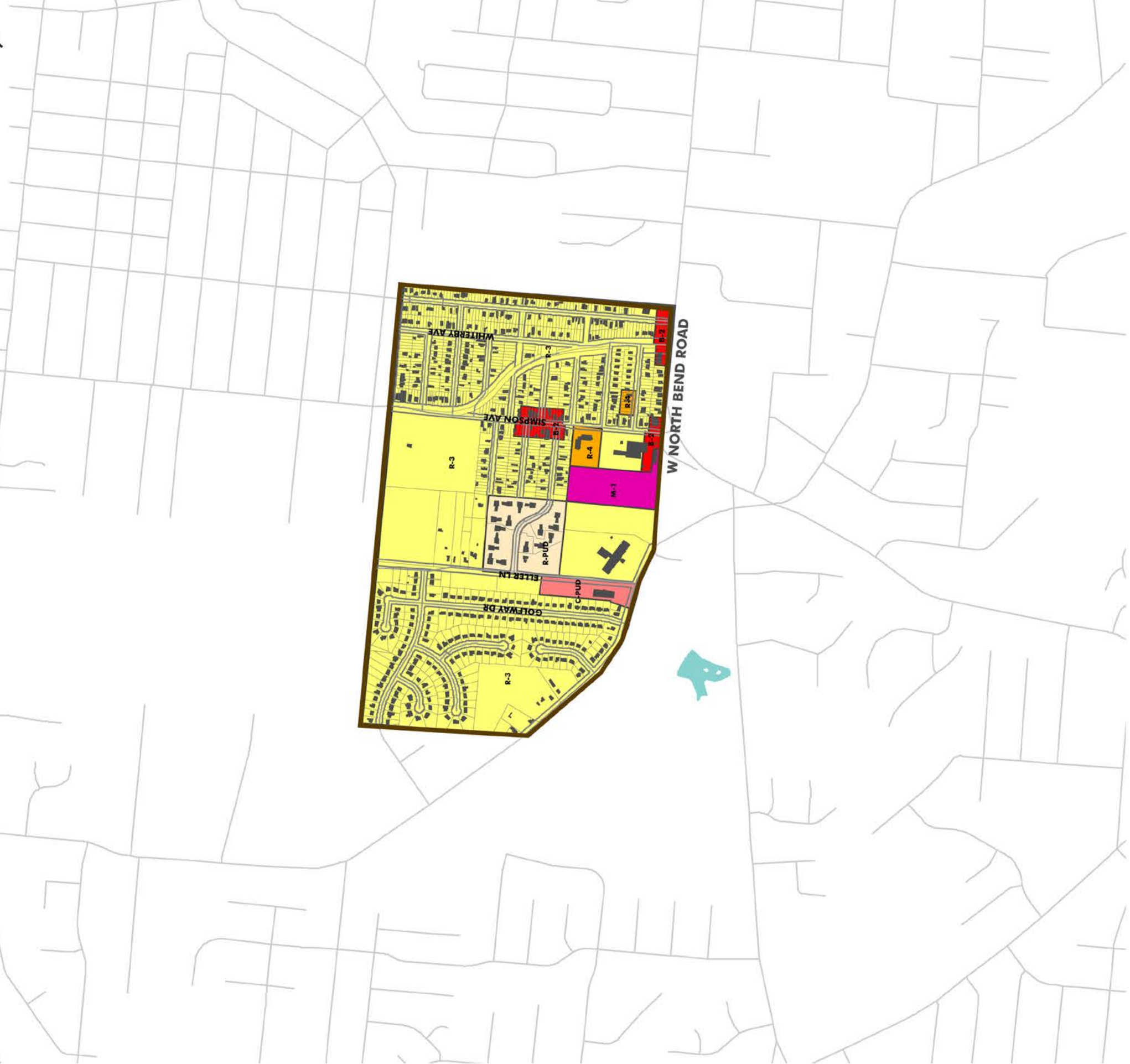
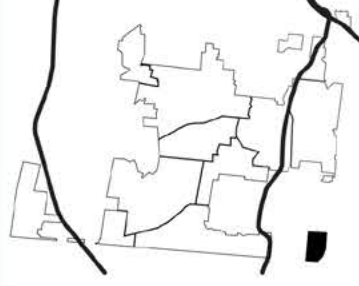


Spr GOLFWAY/WEST COLLEGE/HILL

EXISTING ZONING

RONALD REAGAN
CROSS COUNTY HWY

Location Key



Spr **GOLFWAY/WEST COLLEGE/HILL**

Legend

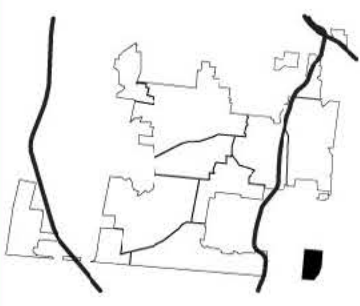
- Single Family
- Multi Family
- Planned Residential
- Office
- Planned Retail or Office
- Retail
- Light Industry
- Heavy Industry
- Planned Light Industry or Heavy Industrial



**EXISTING
LAND USE**

RONALD REAGAN
CROSS COUNTY HWY

Location Key



W NORTH BEND ROAD

Spr GOLFWAY/WEST COLLEGE/HILL

Legend

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



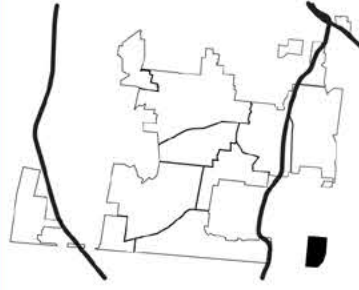
Data Source: CAGG, Hamilton County



DEVELOPMENT STRATEGIES



Location Key



- A** Senior Housing Opportunity
- B** Residential Redevelopment Opportunity
 - Higher density
- C** Redevelopment Opportunity
 - Commercial /Mixed-use
- D** Promote Neighborhood Investment
 - Code compliance
 - Township incentives
 - Marketing strategy
 - New market rate housing
 - Property investment

Major Influences

- Clovernook Country Club
- Old Mercy Hospital Site



Legend

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



0 495 990 1,980 Feet
Data Source: CACIS, Hamilton County



Spr GOLFWAY/WEST COLLEGE/HILL

NEIGHBORHOODS & LAND USE STRATEGIES

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 under utilized and is in need of aesthetic improvements.
- The existence of under utilized, 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:

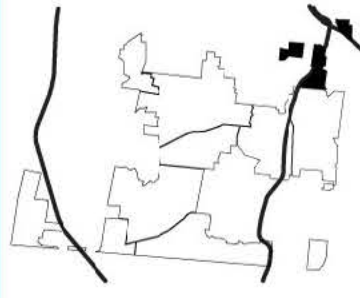
- Encourage redevelopment and expand current light-industrial uses through the use of tax incentives, public/private partnerships, and/or strategic property acquisitions.

Pursue Gateway Opportunities:

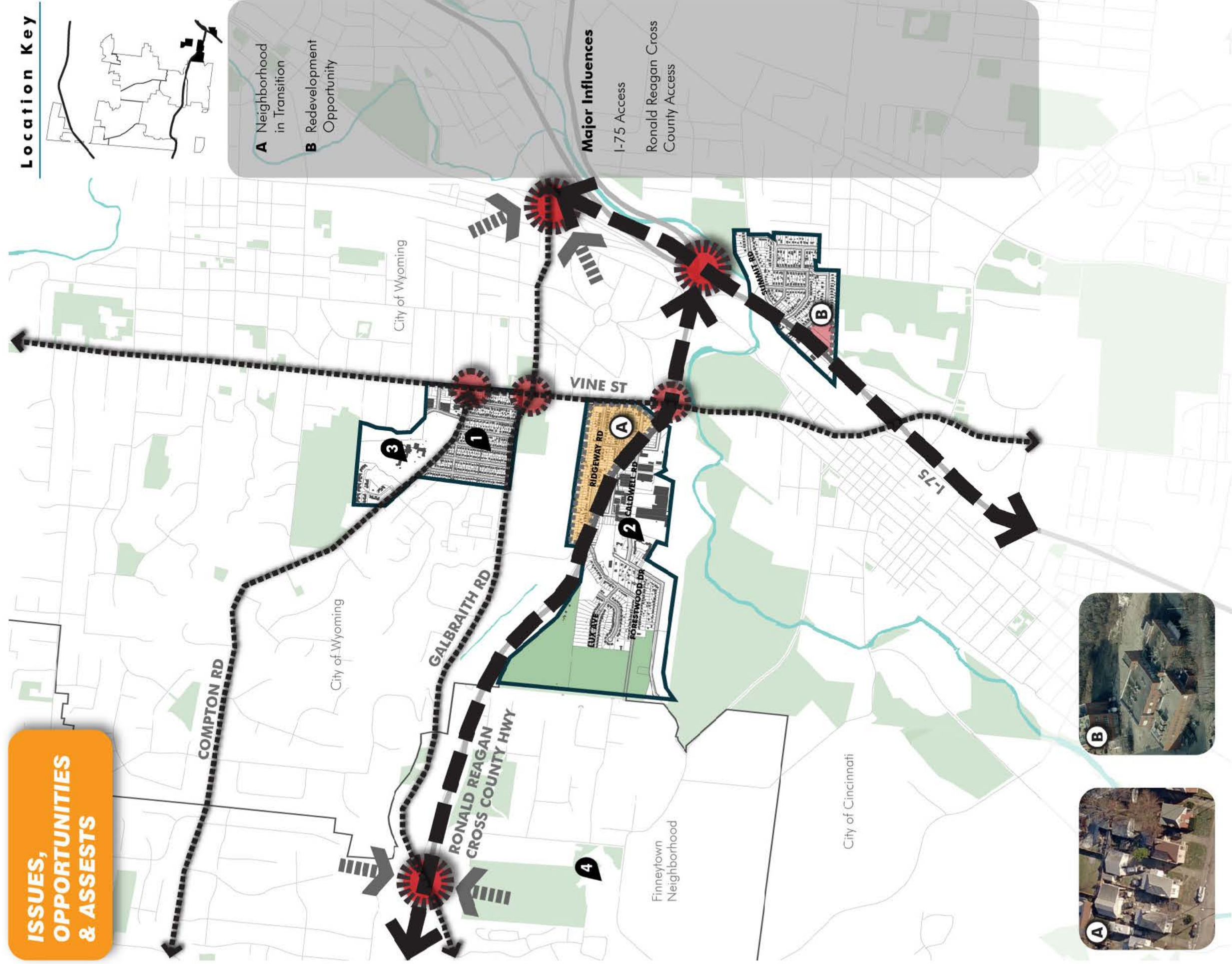
- Develop consistent signage and aesthetic elements to create a sense of place and identity for the neighborhoods and Springfield Township.

ISSUES, OPPORTUNITIES & ASSETS

Location Key



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



Springfield To THE VALLEY

Legend

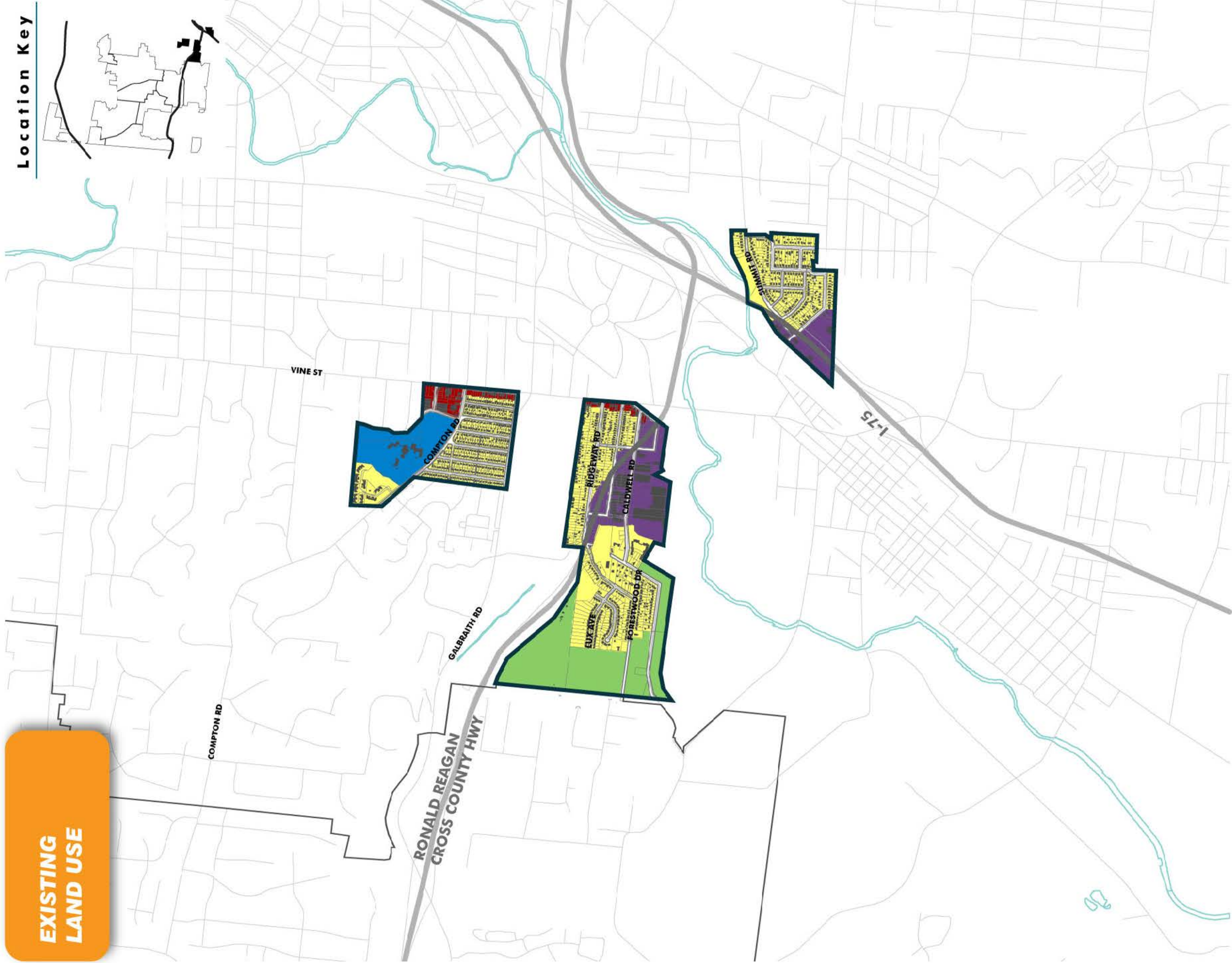
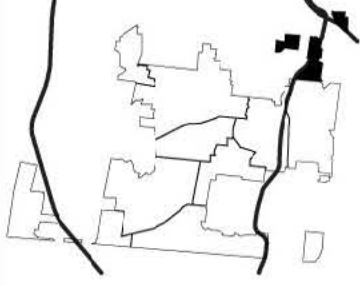
- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks
- 1. Valleydale - No Streetlights
- 2. Caldwell Apartments
- 3. St. Clare Nursing Home
- 4. St. Xavier High School

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



**EXISTING
LAND USE**

Location Key



Legend

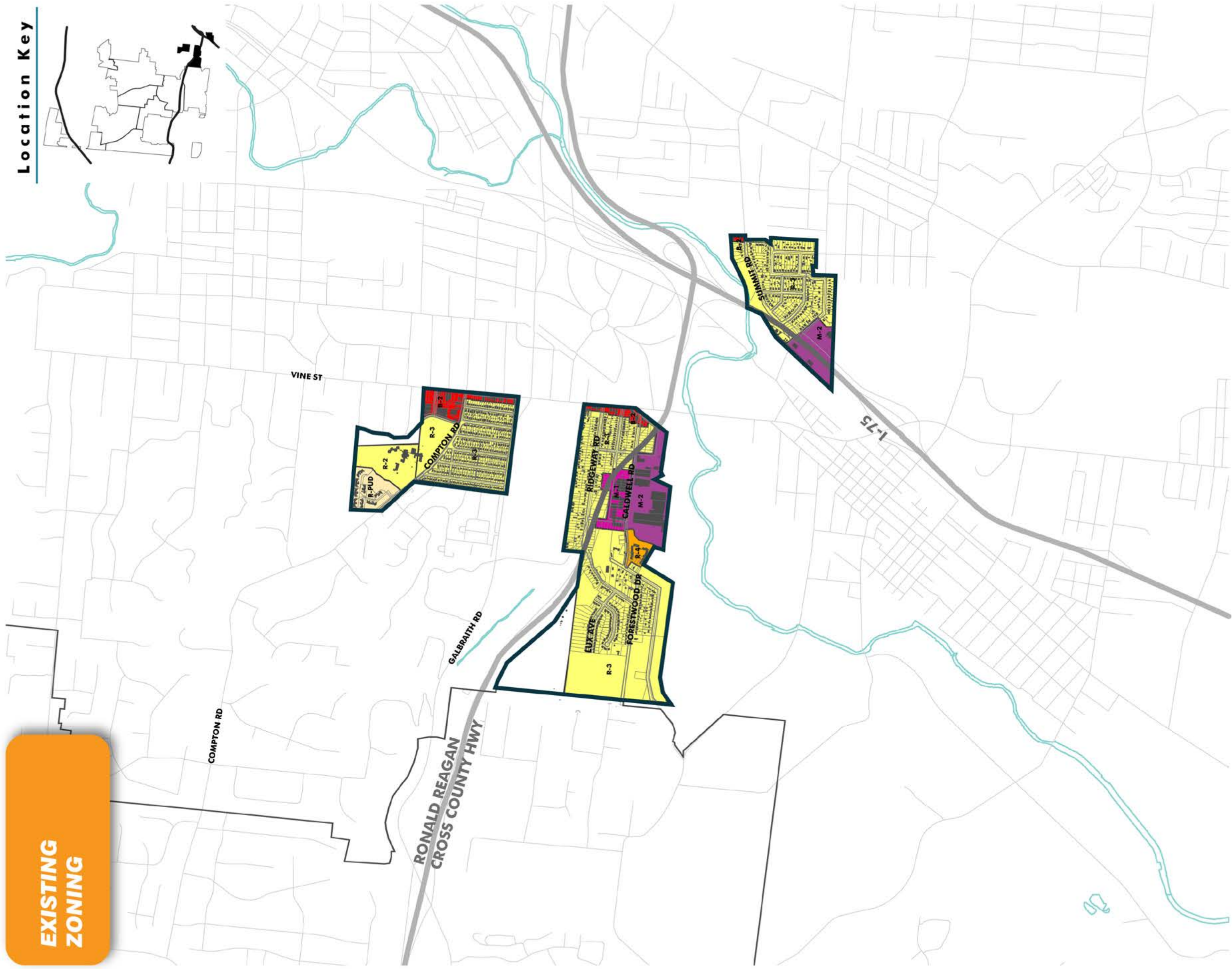
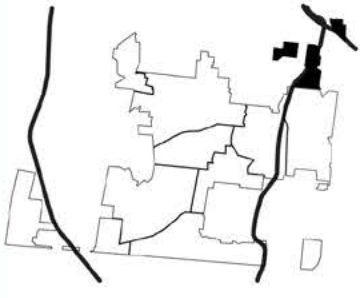
- Institutional (Church, Nursing Home, etc.)
- Industrial
- Single Family Residential
- Multi-Family Residential
- Public/Semi-Public
- Retail/Office
- Vacant



Springfield To THE VALLEY

EXISTING ZONING

Location Key



Springfield To THE VALLEY

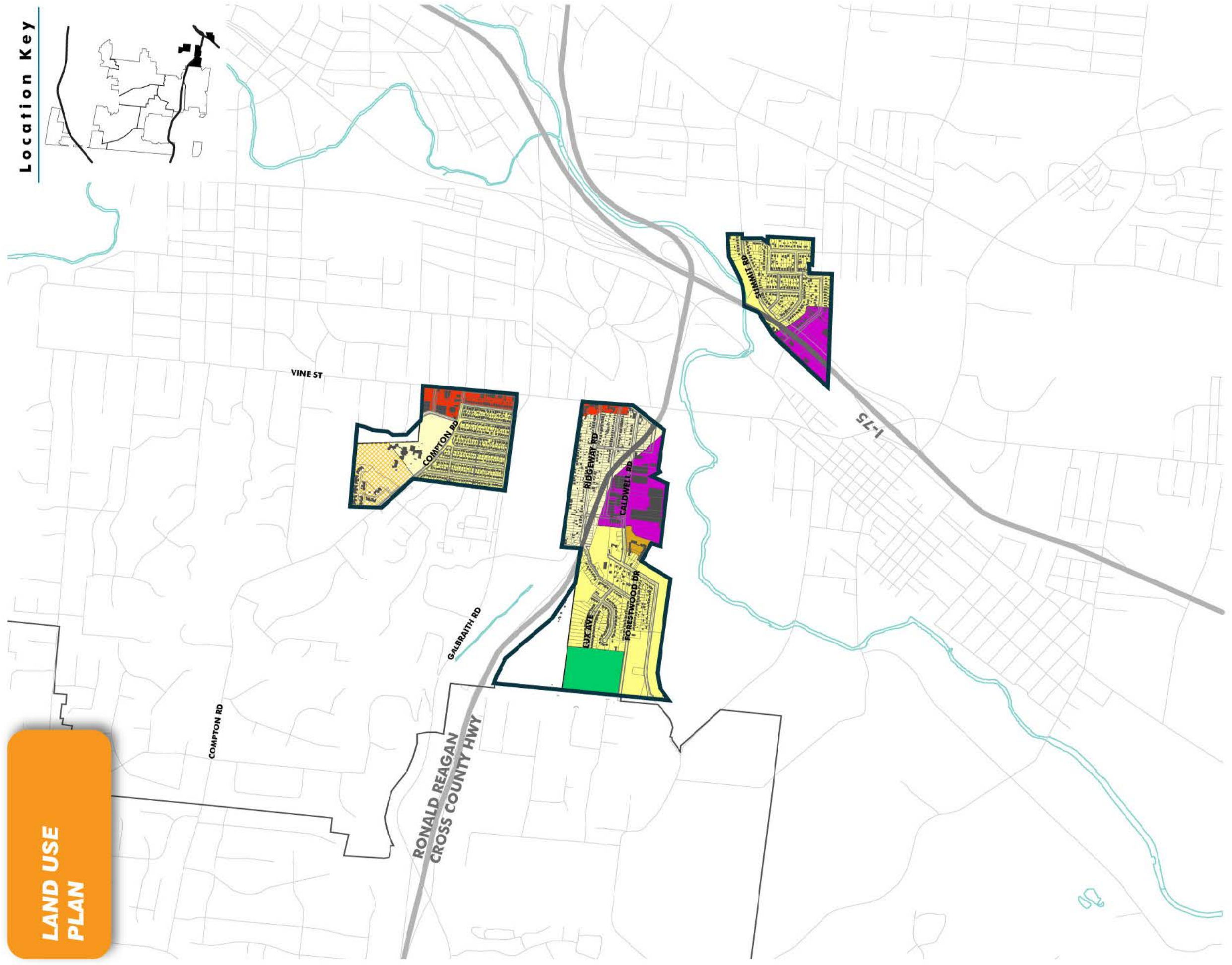
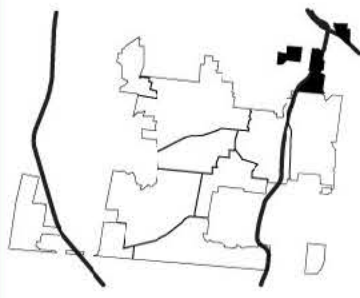
Legend

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



LAND USE PLAN

Location Key



Springfield To THE VALLEY

Legend

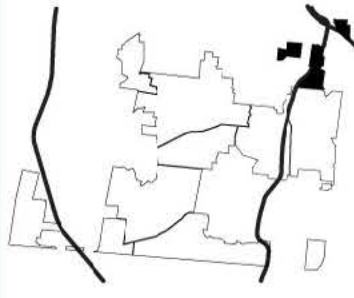
- Residential - Single Family
- Special Purpose Residence
- Transitional Residence
- Multi-Family Residence
- Transitional Office
- Office
- Retail
- Light Industrial
- General Industrial
- Public, Semi-Public, Institutional



Data Source: CAGIS, Hamilton County

DEVELOPMENT STRATEGIES

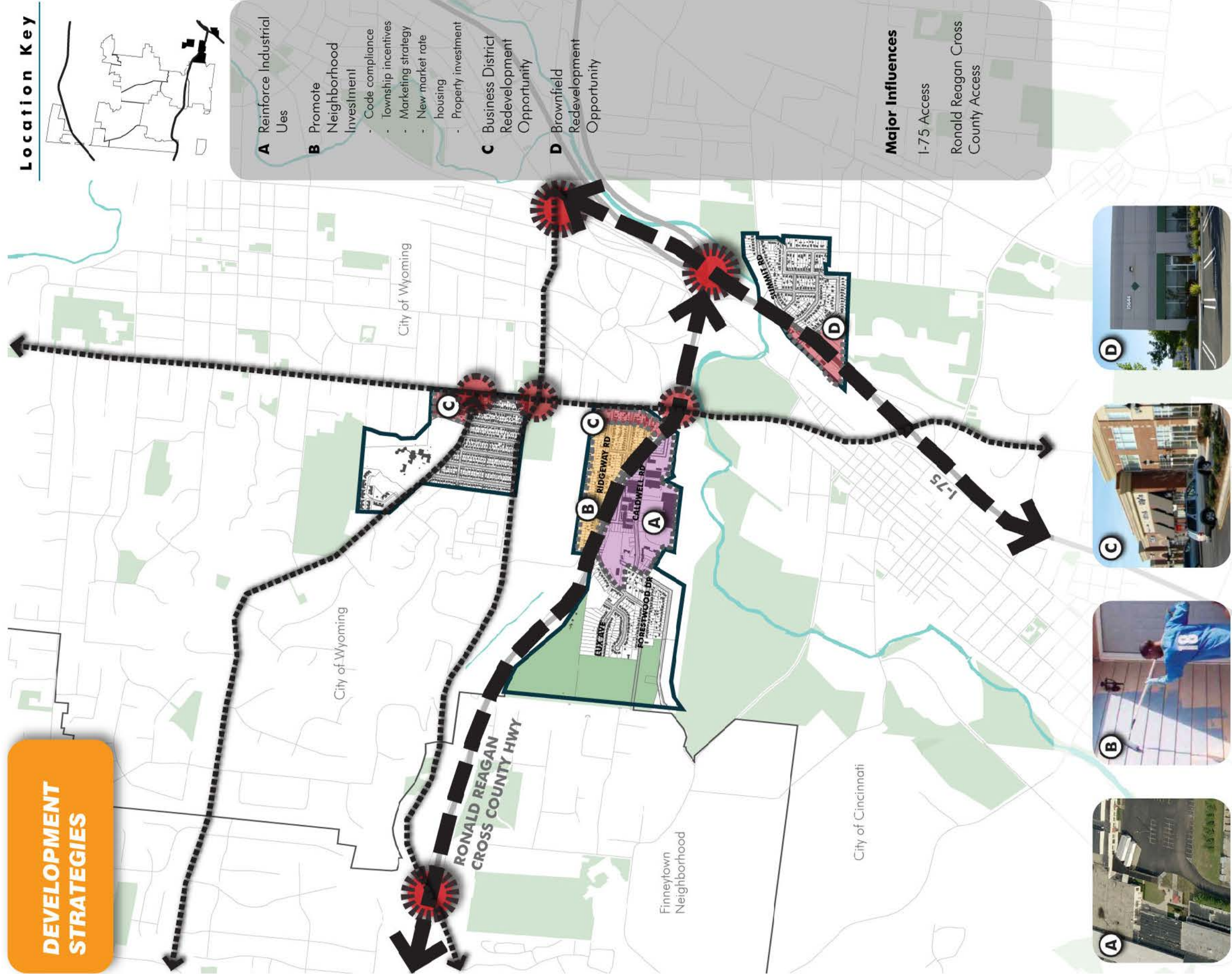
Location Key



- 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

NEIGHBORHOODS & LAND USE STRATEGIES

Pleasant Run Farms



Definition of Geographic Area

The Pleasant Run Farms neighborhood is one of five areas that is detached geographically from the contiguous portions of the Township. Located north and west of most of the Township, Pleasant Run Farms is bordered by the City of Forest Park, the City of Fairfield, and Colerain Township. The neighborhood is bounded by John Gray Road to the north, Hamilton Ave. to the west, Kemper Road to the south, and Mill Road bisects a portion of the neighborhood to the east.

Current Land Use and Zoning

The Pleasant Run Farms neighborhood is predominantly residential 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.

Issues, Opportunities, & Assets

Issues:

- The residential area on the east side of Mill Road is an area in transition due to the lack of maintenance and private investment of property owners.
- The Northwest School District is exploring school consolidation plans, which call for the closing of Welch Elementary that currently serves the neighborhood. Closing this school will cause a void in the center of this neighborhood.
- The existing retail area along Hamilton Ave. is under utilized and is in need of aesthetic improvements.
- The apartment complex on the east side of Mill Road is not consistent or compatible with adjacent single-family residential uses.

Opportunities:

- Development of gateway entrances and signage at strategic locations.
- Create redevelopment strategies for possible vacant school site and under utilized commercial properties.

Assets:

- Strong neighborhood identity
- Clifford George Park – Open Space
- Proximity to Winton Woods Park
- Proximity and access to I-275

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.
- Explore private/public partnerships to foster development of new market rate housing.

Pursue Gateway Opportunities:

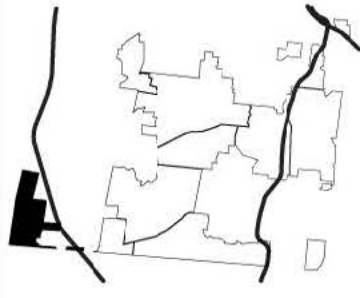
- Develop consistent signage and aesthetic elements to create a sense of place and identity for the neighborhood and Springfield Township.

Pursue Redevelopment of Commercial Gateway Area

- Encourage redevelopment of commercial uses through possible tax incentives, creation of streetscape/beautification plan, and/or overlay zoning district.

ISSUES, OPPORTUNITIES & ASSETS

Location Key



Springfield Pleasant Run Farms

Legend

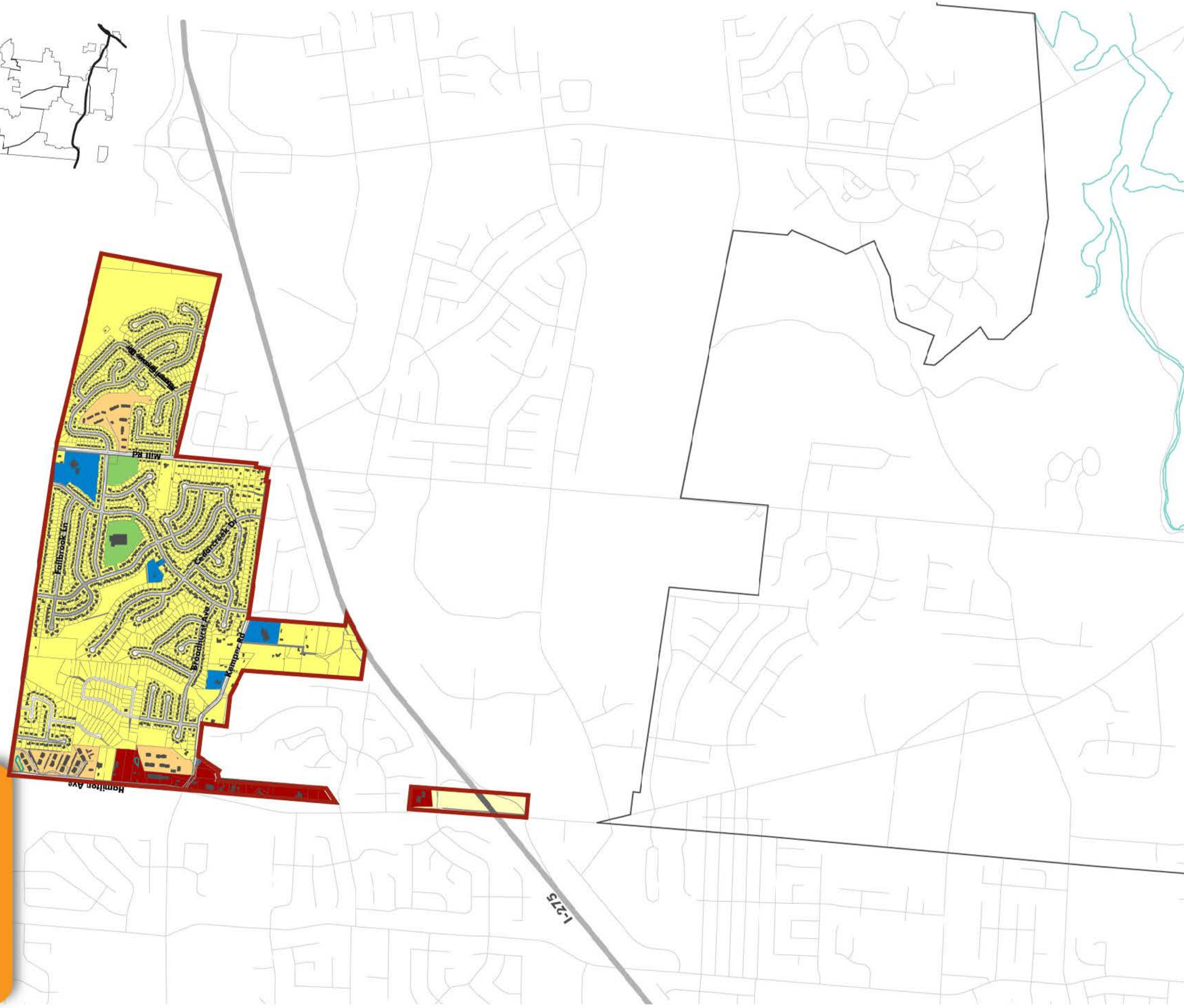
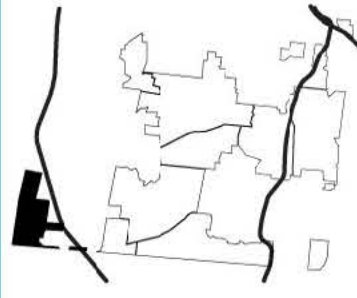
- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks

- 1.** St. John Neumann Church
- 2.** Clifford George Park



**EXISTING
LAND USE**

Location Key



Springfi PLEASANT RUN FARMS

Legend

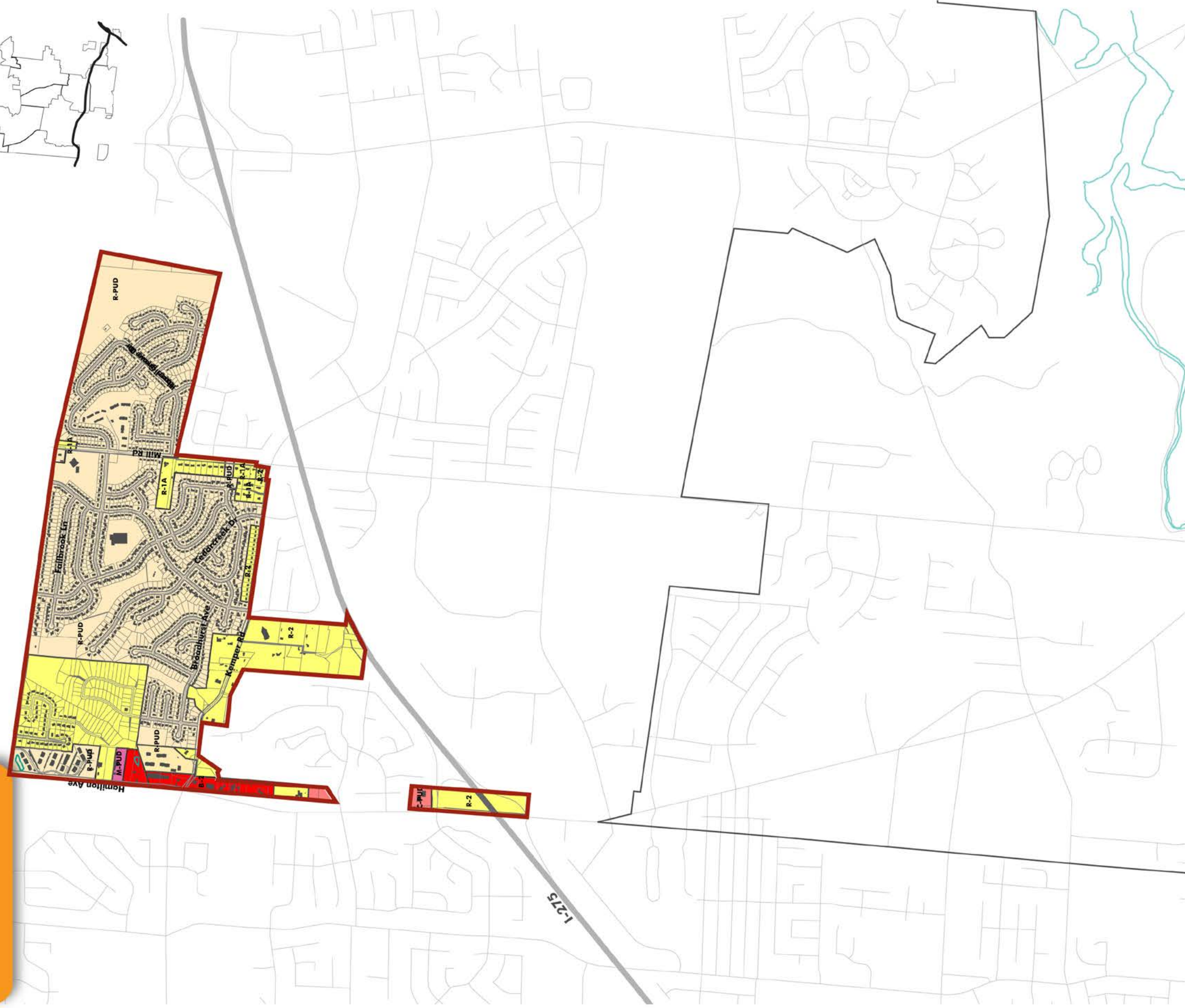
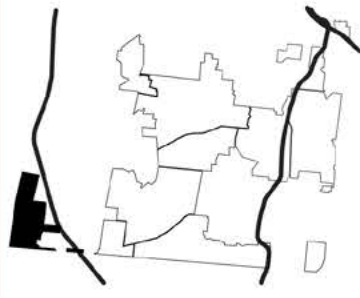
- Institutional (Church, Nursing Home, etc.)
- Industrial
- Single Family Residential
- Multi-Family Residential

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



EXISTING ZONING

Location Key



Springfi PLEASANT RUN FARMS

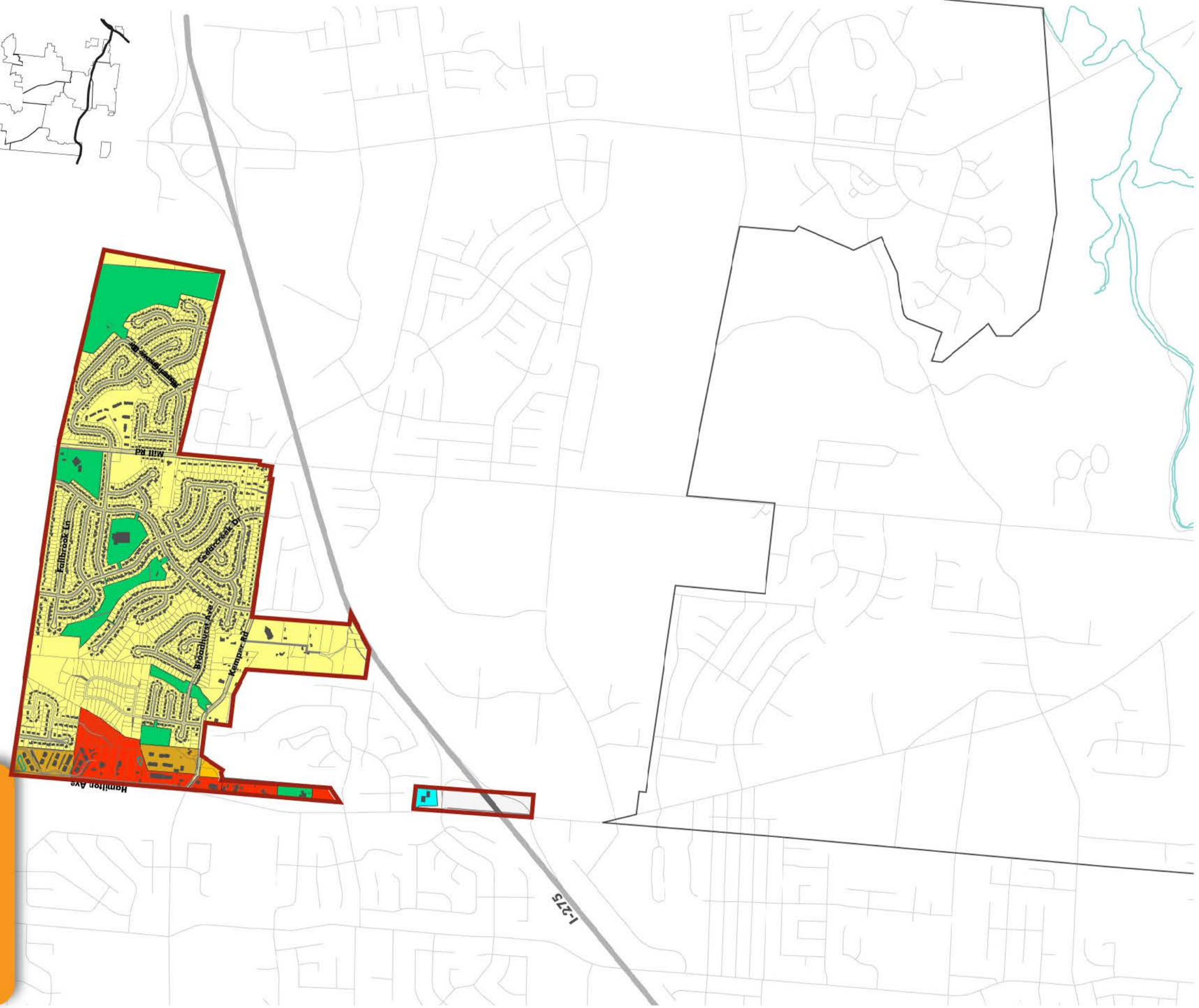
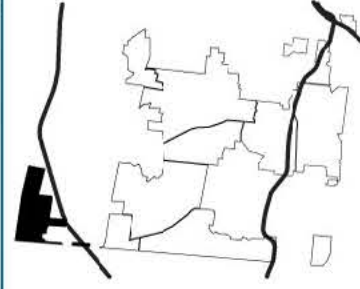
Legend

- 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 Pleasant Run Farms

Legend

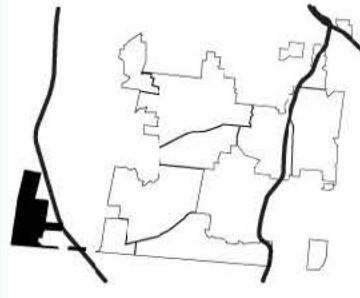
- Residential - Single Family
- Special Purpose Residence
- Transitional Residence
- Multi-Family Residence
- Transitional Office
- Office
- Retail
- Light Industrial
- General Industrial
- Public, Semi-Public, Institutional



Date Source: CAGIS, Hamilton County

DEVELOPMENT OPPORTUNITIES

Location Key



A Gateway Redevelopment Opportunity

- Create entrance to Springfield Twp & neighborhood

B Redevelopment Opportunity

- Commercial use

C Redevelopment Opportunity

- Comply with adjacent neighborhood character

D Residential Redevelopment Opportunity

- Comply with adjacent character

E Promote Neighborhood Investment

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

Major Influences

- I-275 Access



Springfield Pleasant Run Farms

Legend

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



NEIGHBORHOODS & LAND USE STRATEGIES

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:

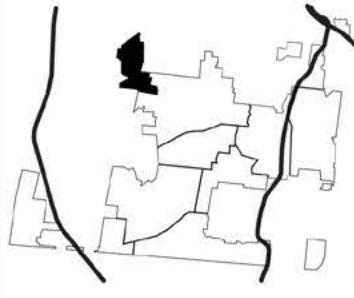
- Review land use and zoning regulations to ensure that potential redevelopment of identified parcels will be compatible with and compliment existing neighborhood.

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 To HOLLYDALE

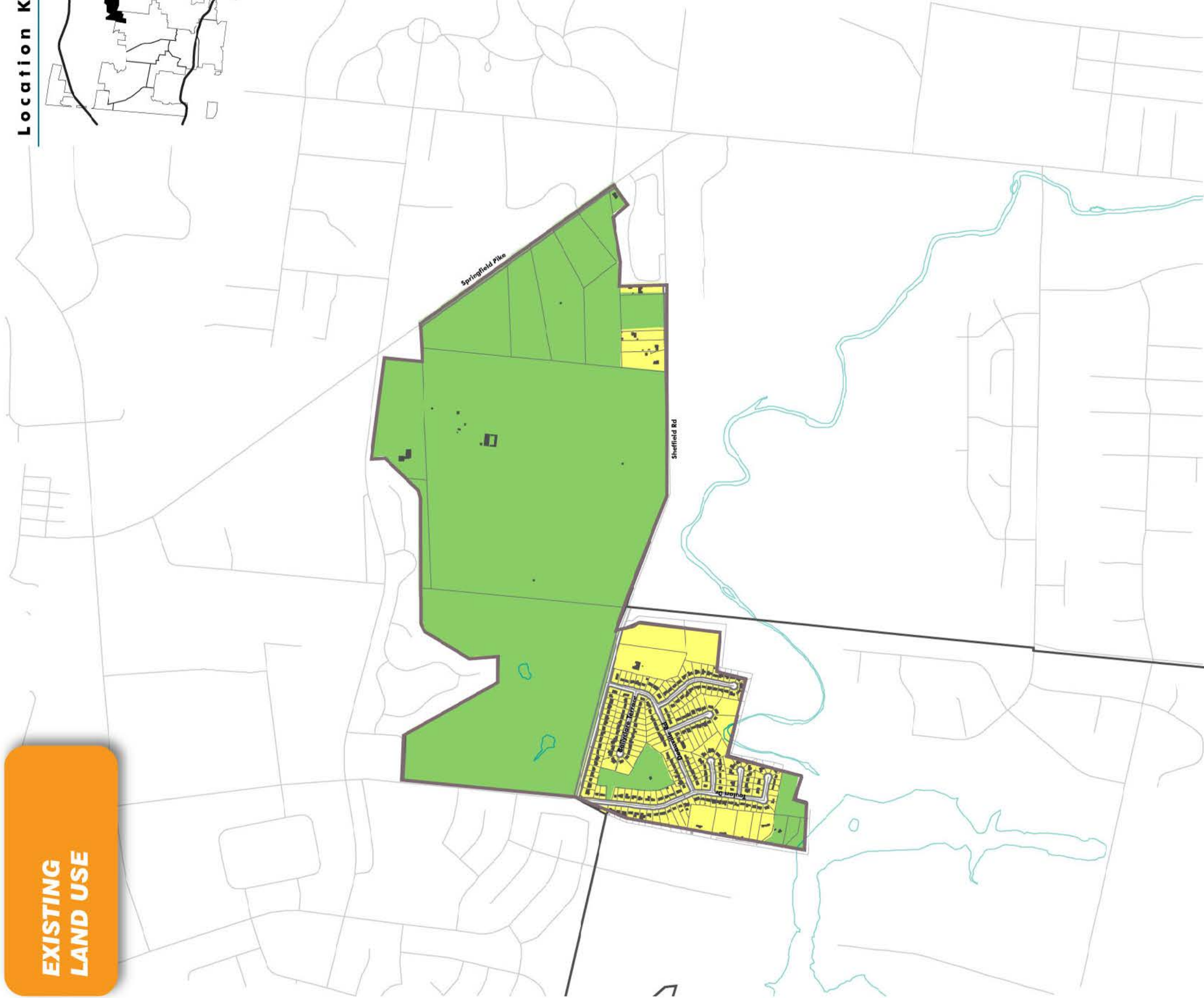
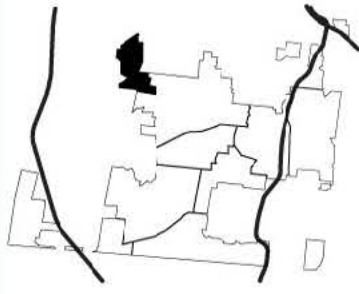
Legend

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



**EXISTING
LAND USE**

Location Key



Springfield Township



0 495 990 1,980 Feet
Data Source: CAGIS, Hamilton County

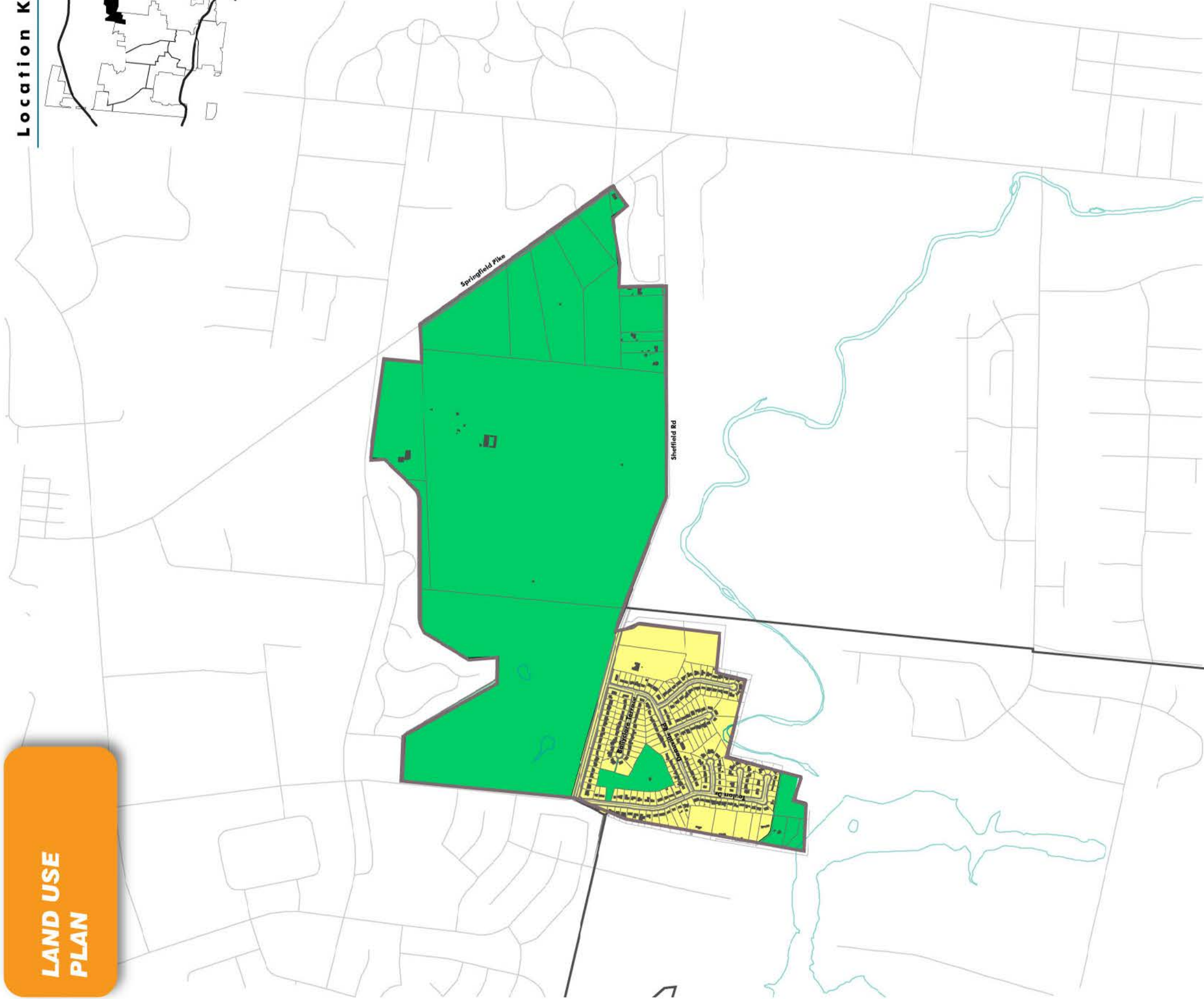
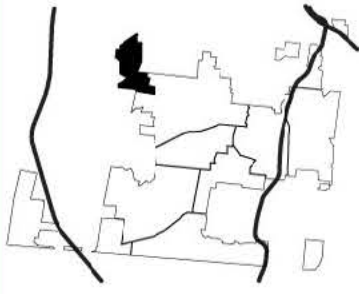
Legend

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

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

LAND USE PLAN

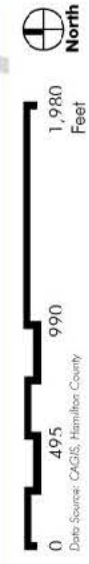
Location Key



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



- 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

Major Influences
Winton Woods Park

Legend

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

0 495 990 1,980 Feet
Data Source: CAGIS, Hamilton County



Springfield Township

NEIGHBORHOODS & LAND USE STRATEGIES

Winton Northwest



Definition of Geographic Area

The Winton Northwest neighborhood is located in the north-central area of the Township and is bordered by the Village of Greenhills to the north. The neighborhood is bounded by Winton Road to the east, Compton Road to the south, and Daly Road to the west. The neighborhood is positively influenced by its proximity to the open space and recreational opportunities offered by Winton Woods Park and easy access to Cross County Highway to the south.

Current Land Use and Zoning

The Winton Northwest neighborhood is predominantly residential and institutional type uses with some accompanying retail at the intersection of Winton and Compton. 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:

- Sections of housing stock in the Winton Northwest neighborhood are areas in transition due to the antiquated nature of the residential structures and the lack of maintenance and private investment of property owners.

Opportunities:

- Redevelop and sustain existing residential and commercial properties.
- Develop incentives for residential property investment.

Assets:

- Winton Woods Park – Open Space
- Access to Cross County Highway
- Redevelopment Potential
- Proximity to YMCA

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 Gateway Area

- Encourage redevelopment of commercial uses on Winton Road through possible tax incentives, creation of streetscape/beautification plan, and/or overlay zoning district.

**ISSUES,
OPPORTUNITIES
& ASSESTS**

Location Key



Major Influences
Winton Woods Park

A Neighborhood in Transition
B Rural/Park Character

Springfie WINTON NORTHWEST

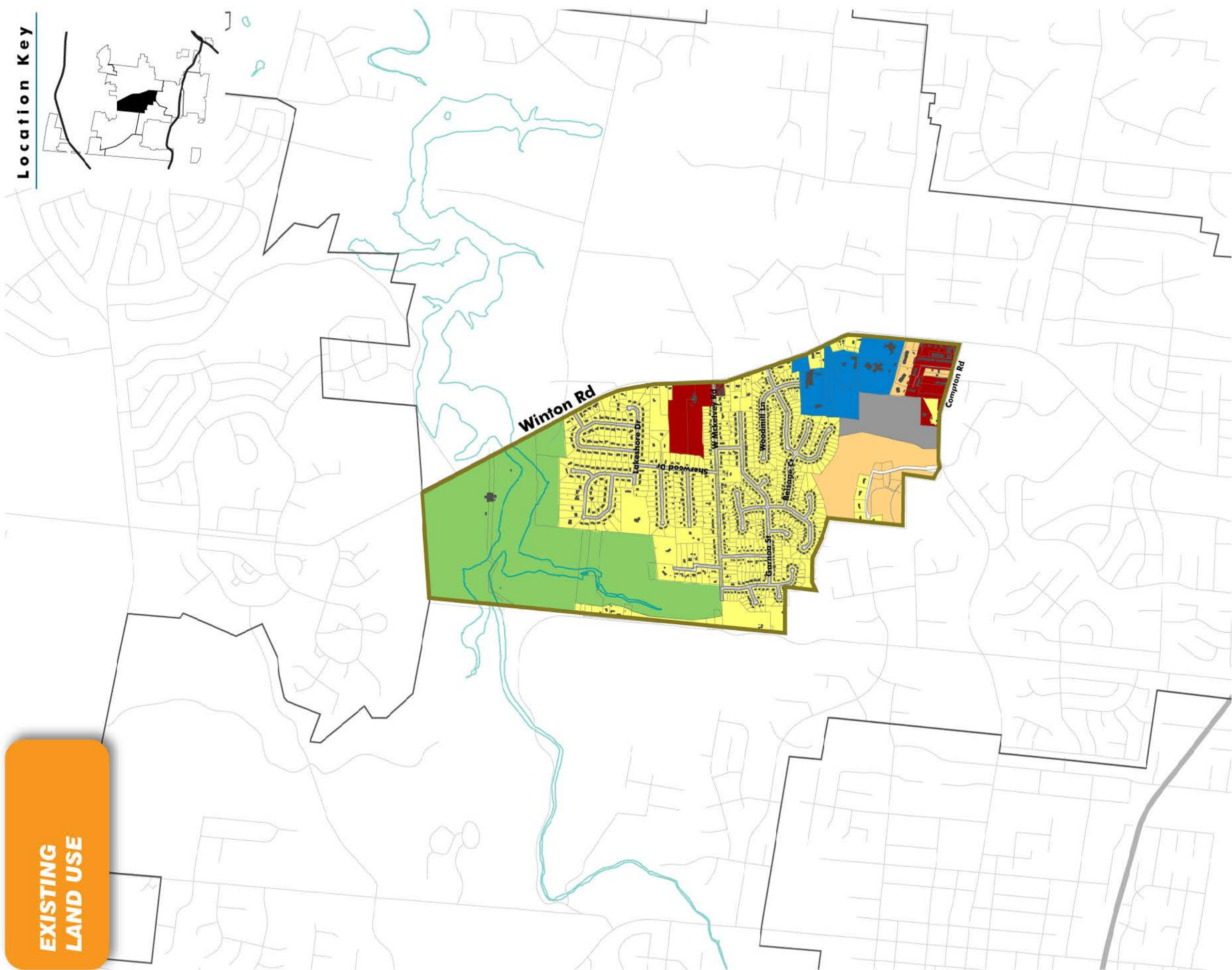
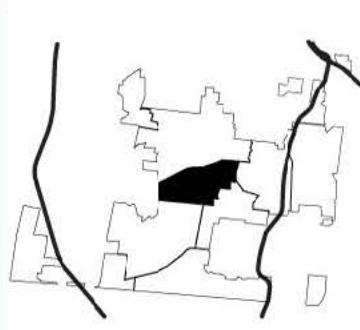
Legend

- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks
- 1. Hatchery
- 2. YMCA
- 3. St. Bart's



**EXISTING
LAND USE**

Location Key



Legend

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

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

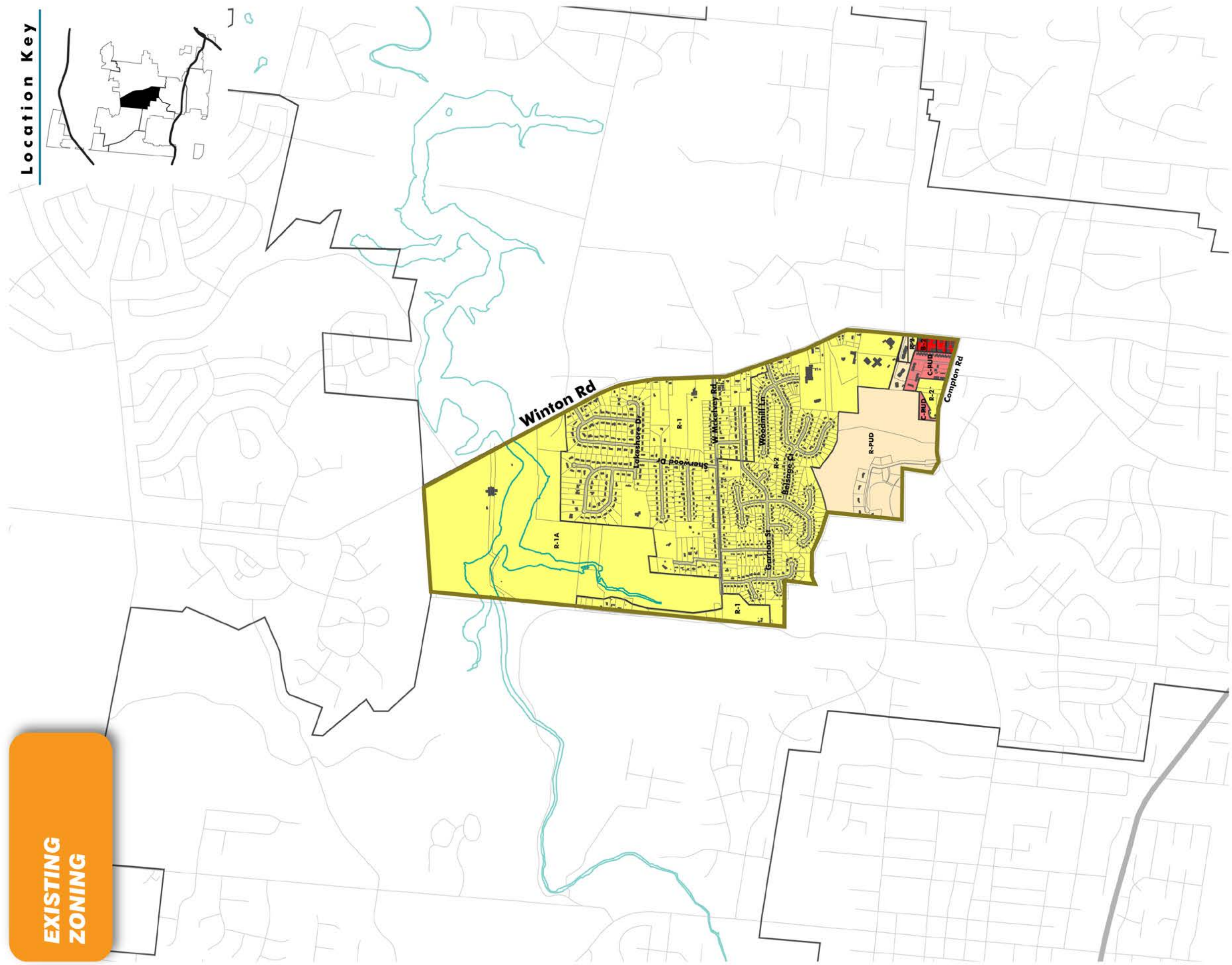
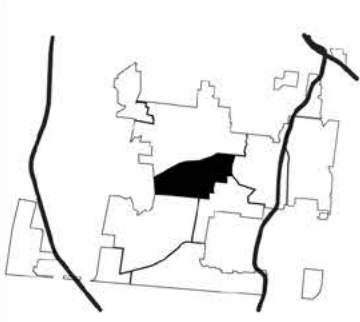
Springfie WINTON NORTHWEST



Date Source: CAGIS, Hamilton County

EXISTING ZONING

Location Key



Springfie WINTON NORTHWEST

Legend

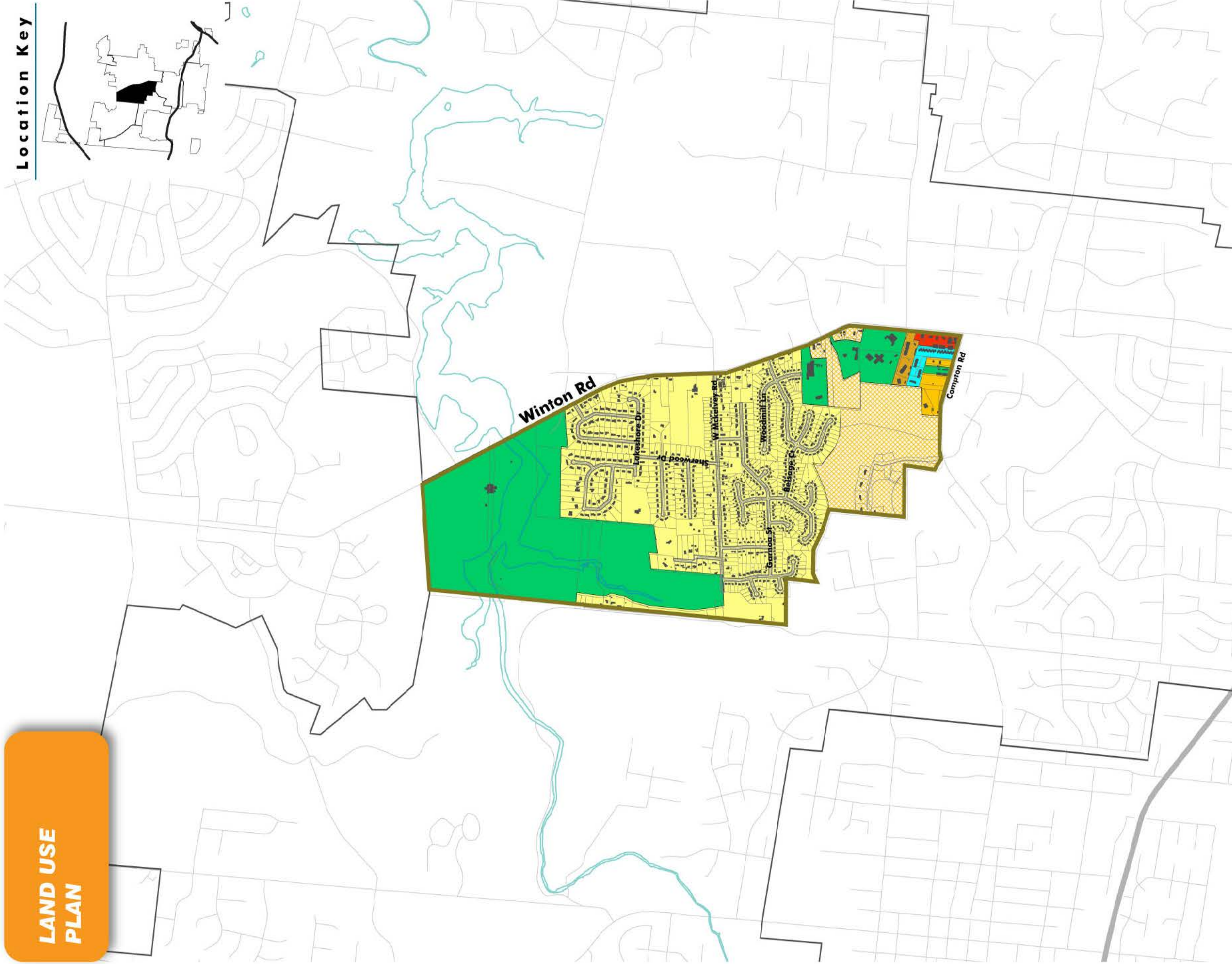
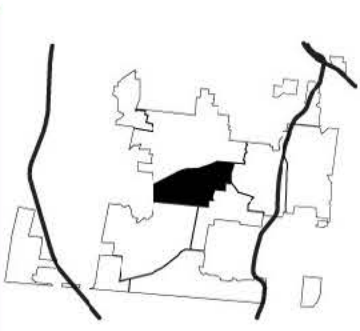
- Single Family
- Multi Family
- Planned Residential
- Office
- Planned Retail or Office
- Retail
- Light Industry
- Heavy Industry
- Planned Light Industry or Heavy Industrial
- Road Corridor Overlay



Date Source: CAGIS, Hamilton County

LAND USE PLAN

Location Key



Legend

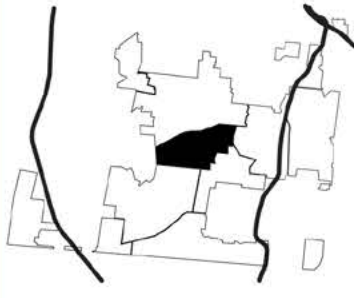
- Residential - Single Family
- Special Purpose Residence
- Transitional Residence
- Multi-Family Residence
- Transitional Office
- Public, Semi-Public, Institutional
- Office
- Retail
- Light Industrial
- General Industrial



Springfie WINTON NORTHWEST

DEVELOPMENT STRATEGIES

Location Key



Springfie WINTON NORTHWEST

Legend

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



Data Source: CACIS, Hamilton County

NEIGHBORHOODS & LAND USE STRATEGIES

Winton Northeast



Definition of Geographic Area

The Winton Northeast neighborhood is located in the north-central area of the Township and is bordered by the Village of Greenhills to the north and the Cities of Woodlawn and Wyoming to the east. The neighborhood is generally accessed by Winton Road to the west and Lakeridge Drive and Fleming Road from the north and south respectively. The neighborhood is positively influenced by its proximity to the open space and recreational opportunities offered by Winton Woods Park and easy access to Cross County Highway to the south.

Current Land Use and Zoning

The Winton Northeast neighborhood is predominantly residential and institutional type uses with some accompanying retail on the east side of Winton Road just south of Fleming. 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:

- Lack of identity

Opportunities:

- Properties available for development/redevelopment

Assets:

- Winton Woods Park – Open Space
- Helwig Park
- Access to Cross County Highway
- Rural Character
- Proximity to YMCA

Development Strategies

Plan for Future Single-Family/ Mixed Use Residential Development

Opportunities:

- Review land use and zoning regulations to ensure that potential redevelopment of identified parcels will be compatible with and compliment existing neighborhood.

Pursue Park/Green Space

Development Opportunities:

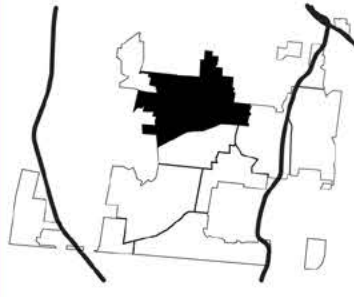
- Explore partnerships with other entities in the development of new recreational/green space areas through the possible use of cost sharing and/or joint districts.

Explore Restaurant Opportunities within Winton Woods:

- Conduct feasibility study of the park district developing restaurant adjacent to Winton Woods Lake providing an outdoor resort style establishment taking advantage of already existing amenities.

ISSUES, OPPORTUNITIES & ASSETS

Location Key



A Retail/Restaurant Opportunity

Major Influences
Winton Woods Park



Springfie/WINTON NORTHEAST

Legend

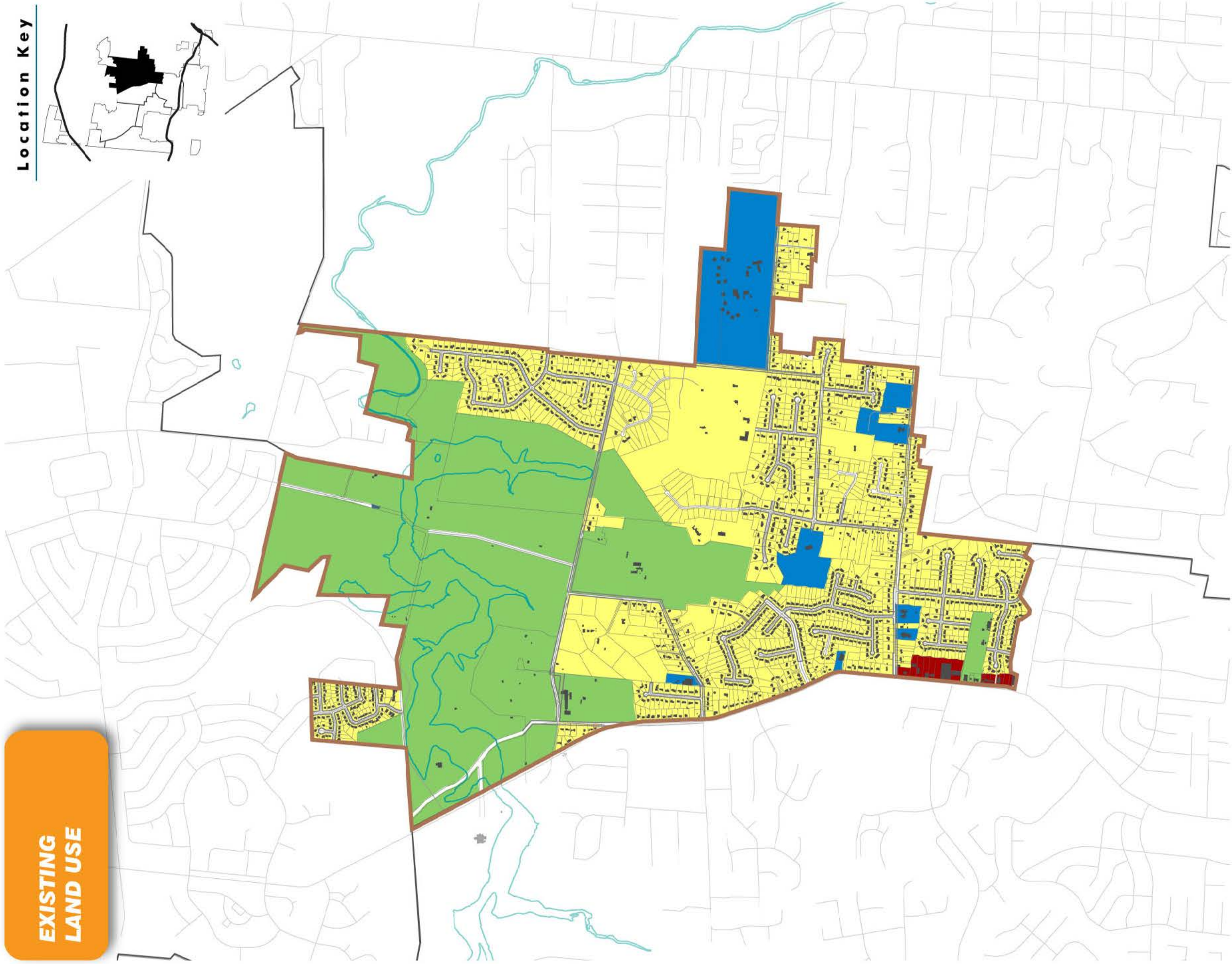
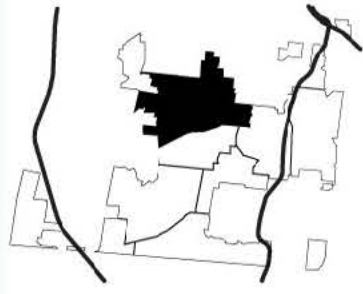
- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks
- 1. Hillcrest Training School
- 2. Lakeside Elementary School
- 3. Township Civic Center



Data Source: CACIS, Hamilton County

**EXISTING
LAND USE**

Location Key



Legend

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

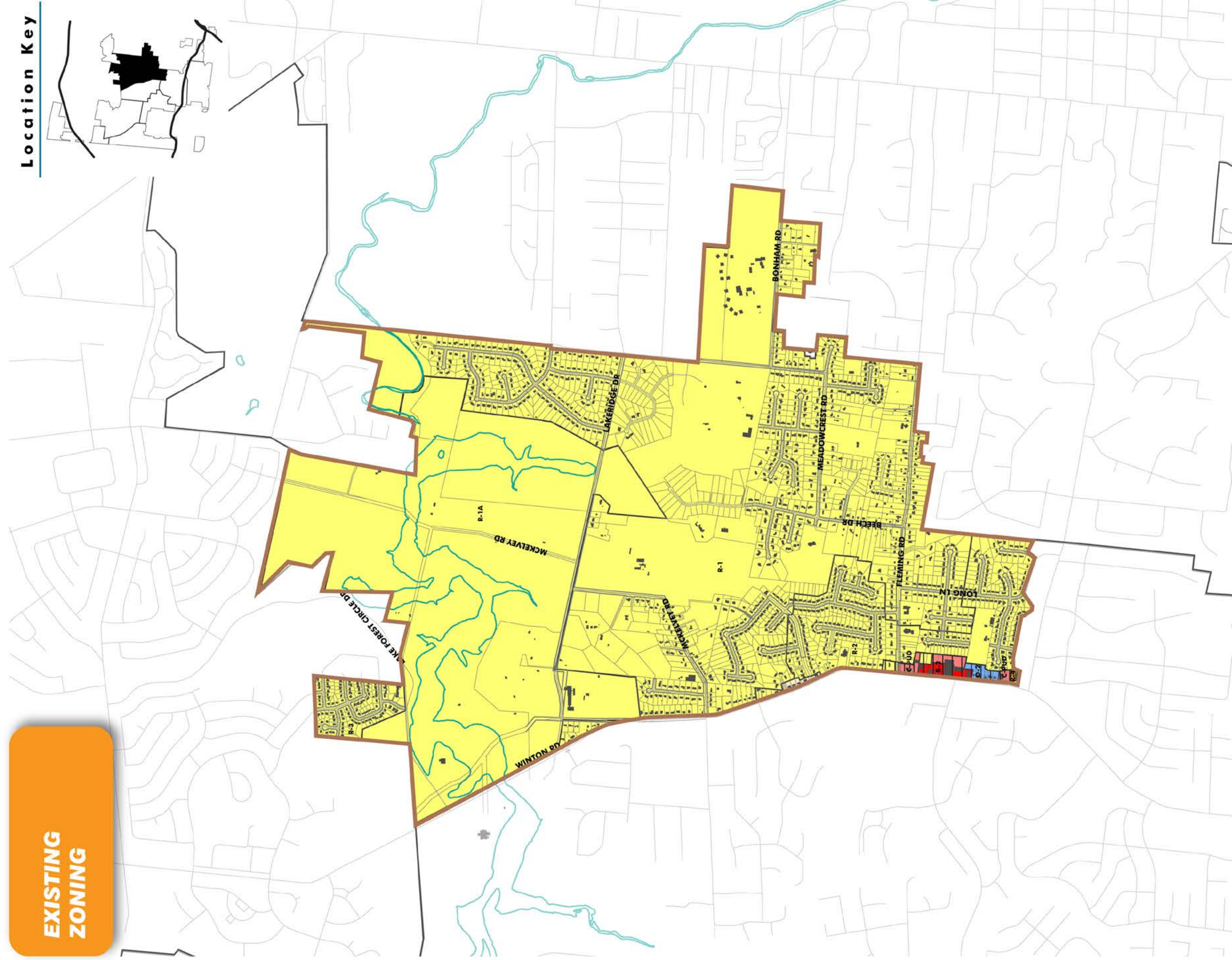
- Public/Semi-Public
- Retail/Office
- Vacant

Springfie/WINTON NORTHEAST



EXISTING ZONING

Location Key



Springfie/WINTON NORTHEAST

Legend

- Single Family
- Multi Family
- Planned Residential
- Office
- Planned Retail or Office

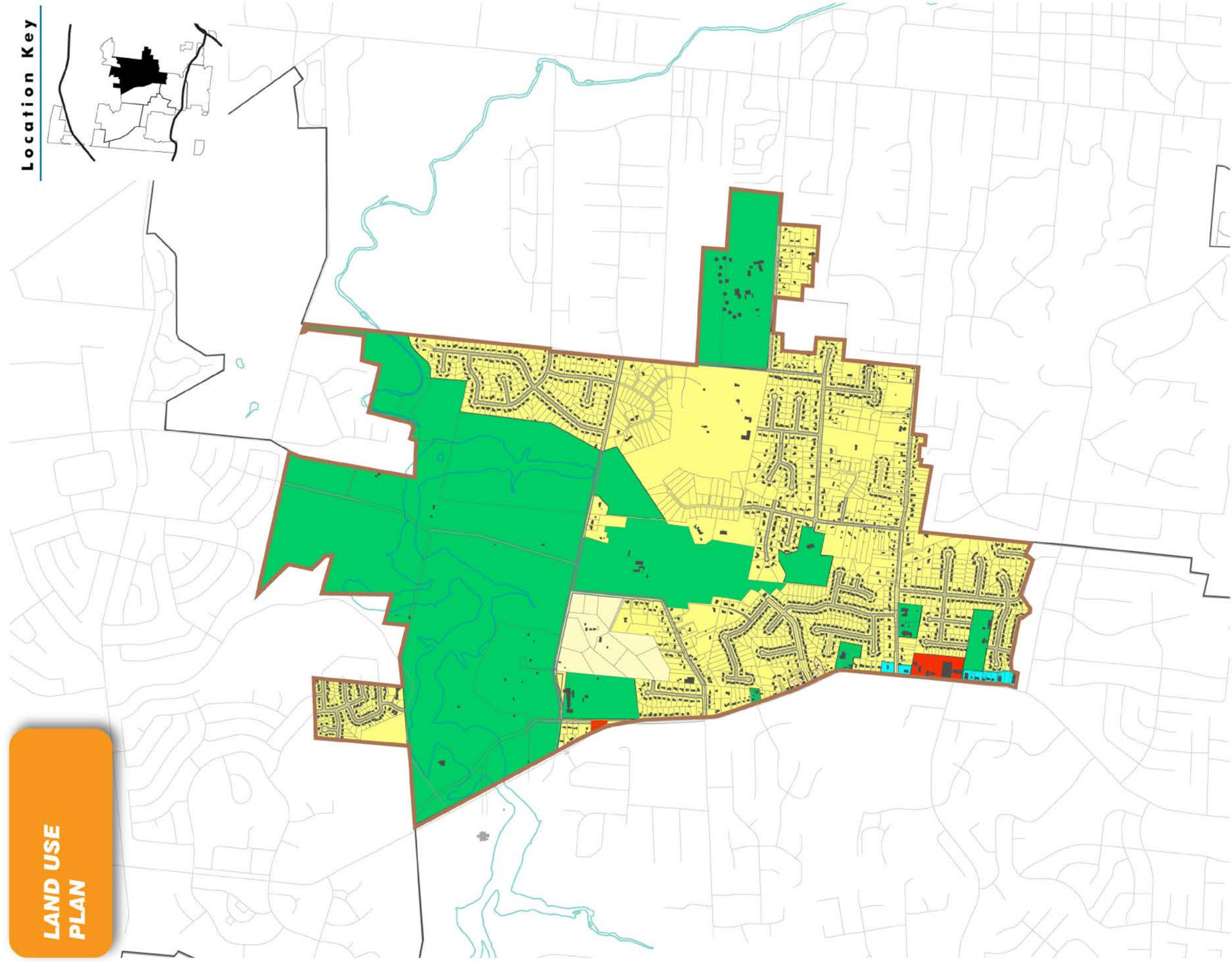
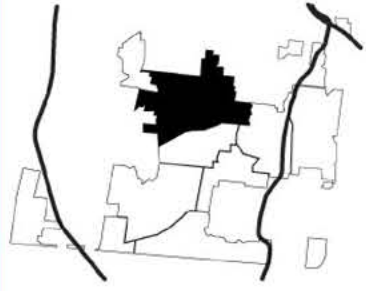
- Retail
- Light Industry
- Heavy Industry
- Planned Light Industry or Heavy Industrial

- Road Corridor Overlay



**LAND USE
PLAN**

Location Key



Legend

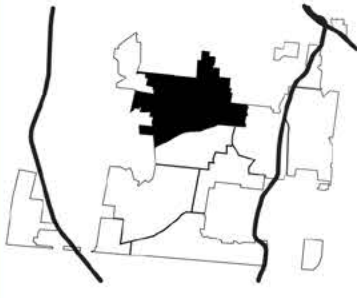
- Residential - Single Family
- Special Purpose Residence
- Transitional Residence
- Multi-Family Residence
- Transitional Office
- Office
- Retail
- Light Industrial
- General Industrial
- Public, Semi-Public, Institutional



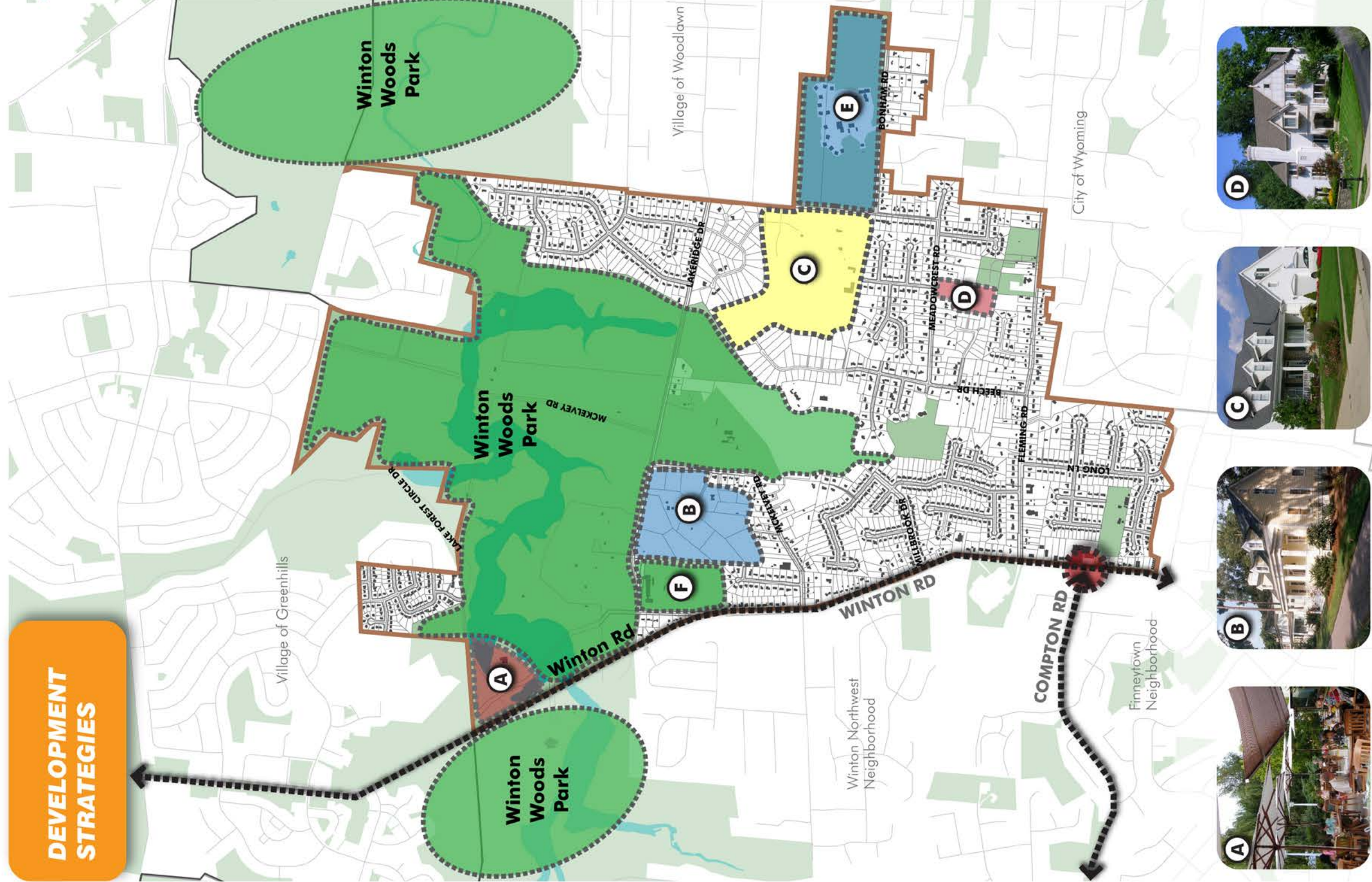
Springfield/WINTON NORTHEAST

DEVELOPMENT STRATEGIES

Location Key



A	Retail/Restaurant Opportunity
B	Mixed-use Residential Opportunity
C	Future Single Family Residential Opportunity
D	Future Single Family Residential Opportunity
E	Mixed-use Residential Opportunity
F	Park/Green Space



Springfie/WINTON NORTHEAST

Legend

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

0 0.1875 0.375 0.75 Miles

North

NEIGHBORHOODS & LAND USE STRATEGIES

Finneytown



Definition of Geographic Area

The Finneytown neighborhood is the largest of the identified Township neighborhoods, is located in the central area of the community, and is bordered by the Cities of Wyoming to the east, North College Hill to the west and Cincinnati to the south. The area is split into east and west sections by Winton Road, which bisects the neighborhood, and Compton Road and North Bend Road form neighborhood boundaries the north and south respectively. 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 and Cross County Highway, which serves as a north-south split of the Finneytown neighborhood and proximity to the Winton Road business corridor.

Current Land Use and Zoning

The Finneytown neighborhood is predominantly residential and institutional type uses. However, the greatest concentration of retail in the Township is found in Finneytown along the Winton Road Corridor between Galbraith Road and Reynard 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 the notable exception of the southeast quadrant of Galbraith and Winton where a more detailed redevelopment plan is being proposed.

Issues, Opportunities, & Assets

Issues:

- Several under utilized and/or vacant commercial properties exist along the Winton and North Bend Road business corridors.
- A portion of the housing stock on the south side of Galbraith Road is in transition due to the antiquated nature of the residential structures and the lack of maintenance and private investment of property owners.

Opportunities:

- Properties available for development/redevelopment

Assets:

- Brent Park and Hummer Park – Open Space
- Winton Road Business District / Corridor
- Proximity to downtown Cincinnati and large employment centers
- Various Educational Institutions / Opportunities
- Central location enabling access to Cross County Highway and I-75
- Strong Identity and Civic Engagement
- Various Religious Opportunities

Development Strategies

Plan for Future Development/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 New Office and Retail Redevelopment/Infill Opportunities:

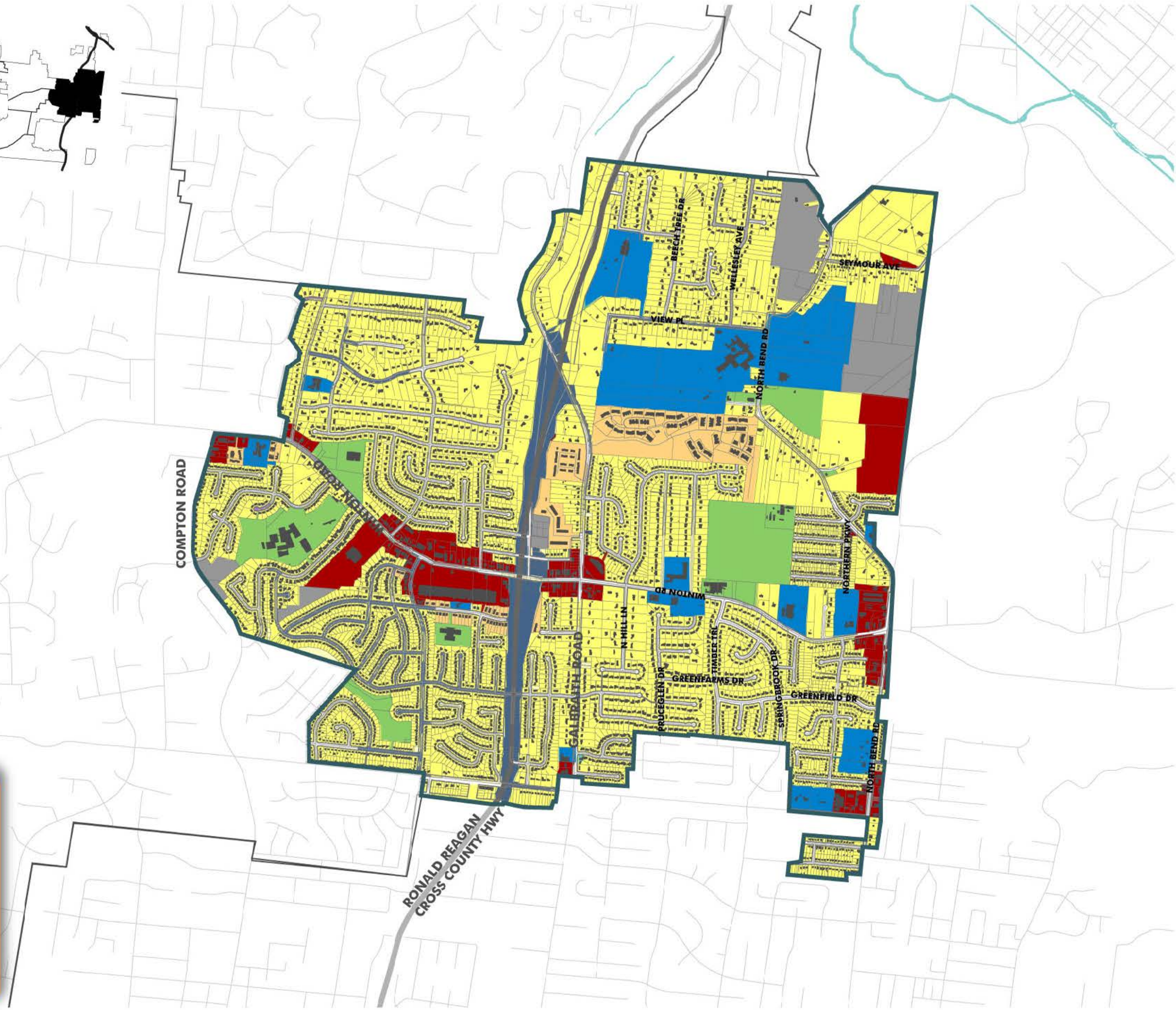
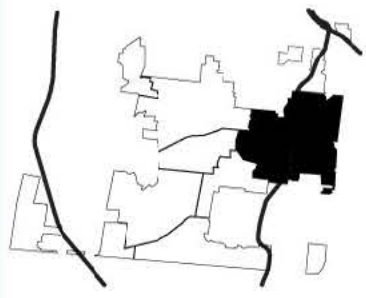
- Encourage redevelopment of existing retail and office properties within the Winton and North Bend Road Business Districts through the use of tax incentives, public/private partnerships, and/or strategic property acquisitions.

Pursue Mixed Use Redevelopment Opportunities:

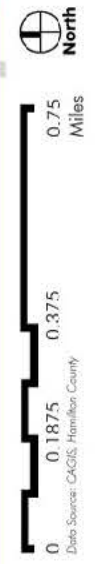
- See "Core Area" Redevelopment Proposal (Section 3-C of Master Plan)

**EXISTING
LAND USE**

Location Key



Springfield Tofinneytown

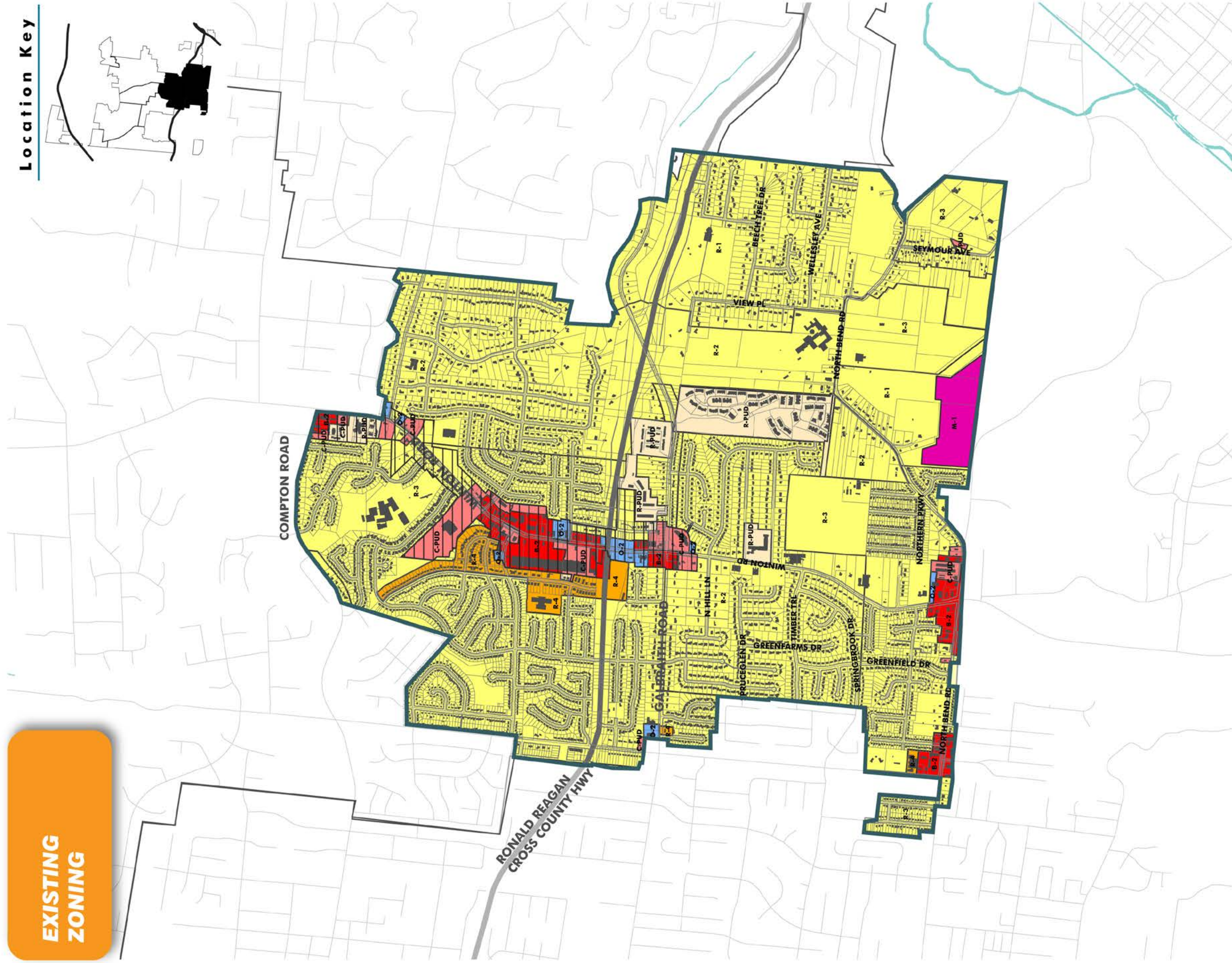
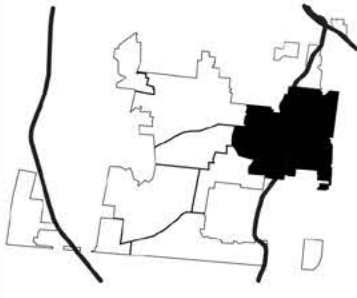


- Legend**
- Institutional (Church, Nursing Home, etc.)
 - Industrial
 - Single Family Residential
 - Multi-Family Residential
 - Public/Semi-Public
 - Retail/Office
 - Vacant



EXISTING ZONING

Location Key



Springfield Tofinneytown

Legend

- Single Family
- Multi Family
- Planned Residential
- Office
- Planned Retail or Office

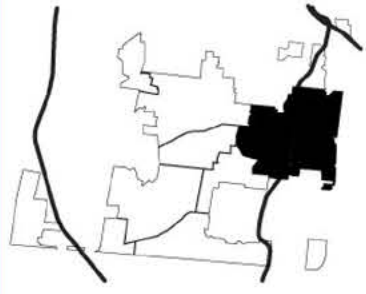
- Retail
- Light Industry
- Heavy Industry
- Planned Light Industry or Heavy Industrial

- Road Corridor Overlay



LAND USE PLAN

Location Key



COMPTON ROAD

RONALD REAGAN
CROSS COUNTY HWY

GALBRAITH ROAD

WINTON RD

N HILL LN

PRUCELEN DR

GREENFARMS DR

SPRINGBROOK DR

GREENFIELD DR

NORTH BEND RD

VIEW PL

NORTH BEND RD

NORTHERN PKWY

NORTH BEND RD

SEYMOUR AVE

WELLESLEY AVE

BEECH TREE DR

Legend

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

Core Area Overlay Zone



Springfield To FINNEYTOWN

Data Source: CAGIS, Hamilton County

The "Core" Development



section 3D

Core Master Plan

- 163 Understanding
- 164 Existing Conditions and Issues
- 165 Core Area Opportunities
- 166 Core Commercial Area Comparisons
- 167 Core Vision
- 168 - 169 Core Development Strategies
- 170 Township Owned Parcels
- 171 Typography & Concepts



**+/-54
Acres
Divisible**

Mixed Use Development

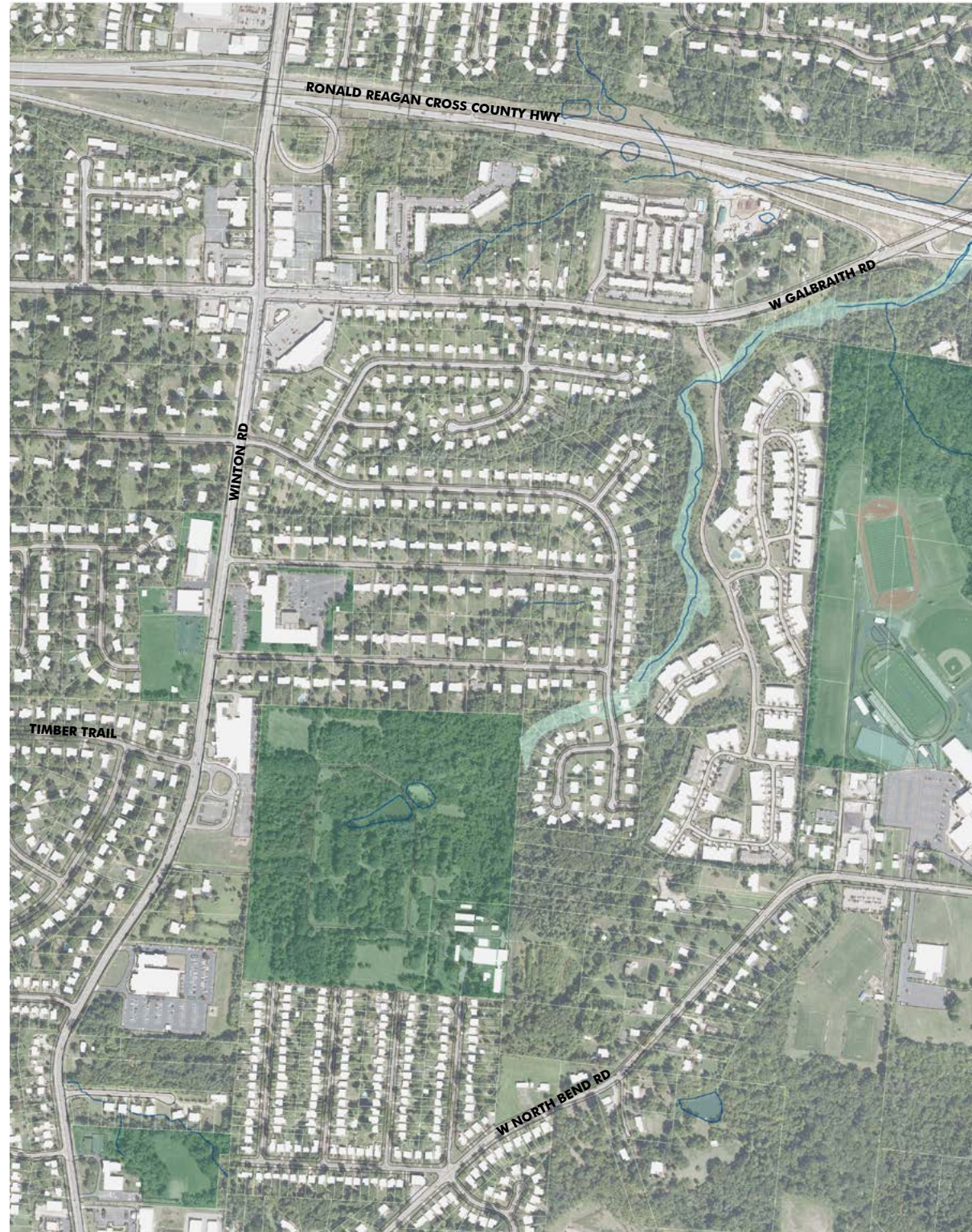


For More Information:
Jessica Odenweller - Jodenweller@neyerholdings.com - 513-421-2132

Investing in Springfield Township!



"Core Area"



For better understanding of the Core Area and subsequent development of priorities, development parameters and conceptual designs, it is important to highlight the existing conditions, issues and opportunities of the area. Following maps have been included:

- Existing Conditions and Issues
- Opportunities

Although the maps highlight the related issues and opportunities, following is an overview of the Core Area.

Existing Conditions

- Lack of Identity
- Fragmented Commercial Corridor
- Major Influences
- Cultural Landmarks

Opportunities

- Potential Township Center
- Creation of Development Pods
- Galbraith Corridor Redevelopment
- Winton Cultural Nodes
- Connecting St. Xavier High School, Procter & Gamble
- Transitional Density

Core Area Redevelopment Concepts are based on the following:

- **Connecting Destinations**
 - Potential Township Center/Arts & Event Center, Amphitheatre
 - Residential Neighborhoods
 - Institutions
- **Variety**
 - Housing
 - Commercial
 - Mixed Use
- **"Green" Connectivity**
 - Trails, Bikeways
 - Buffers
 - Cultural Landmarks
 - Preserve Natural Features
- **Flexibility in Development**
- **Development Parameters**
- **Creation of Place**
- **Branding and Marketing**



CORE AREA - EXISTING CONDITIONS AND ISSUES

Legend

- Township Owned Parcels
- Buildings
- Commercial Areas
- Green Space, Parks
- Major Roads
- Institutions, Churches
Corporate Campus

Residential Characters

- Higher Density - Condominiums, Apartments
- High Density Single Family
- Medium Density Single Family
- Low Density Single Family, Higher Quality

Corridor Characters

- Residential with pockets of Institutional
- Fragmented Commercial

Major Destinations/Draw

- 1 Brentwood Plaza SC
- 2 Central Baptist Church
- 3 St. Vivian School
- 4 Whitaker Elementary School
- 5 Warden Nursery
- 6 Greek Orthodox Church
- 7 St. Xavier

Scale: 0 250 500 1000 Feet
Date: October 12, 2010
Data Source: CAGIS, Hamilton County

DRAFT



Enhanced connectivity between potential Town Center area and larger footprint commercial areas

TOWN CENTER
Neighborhood commercial with higher density residential on the fringe

Potential connection between St X and Town Center area - parkway feel, residential character, landscape buffer

CORE AREA - OPPORTUNITIES

Legend

- Township Owned Parcels
- Buildings
- Green Space, Parks
- Major Roads
- Residential Character
- Institutional Character

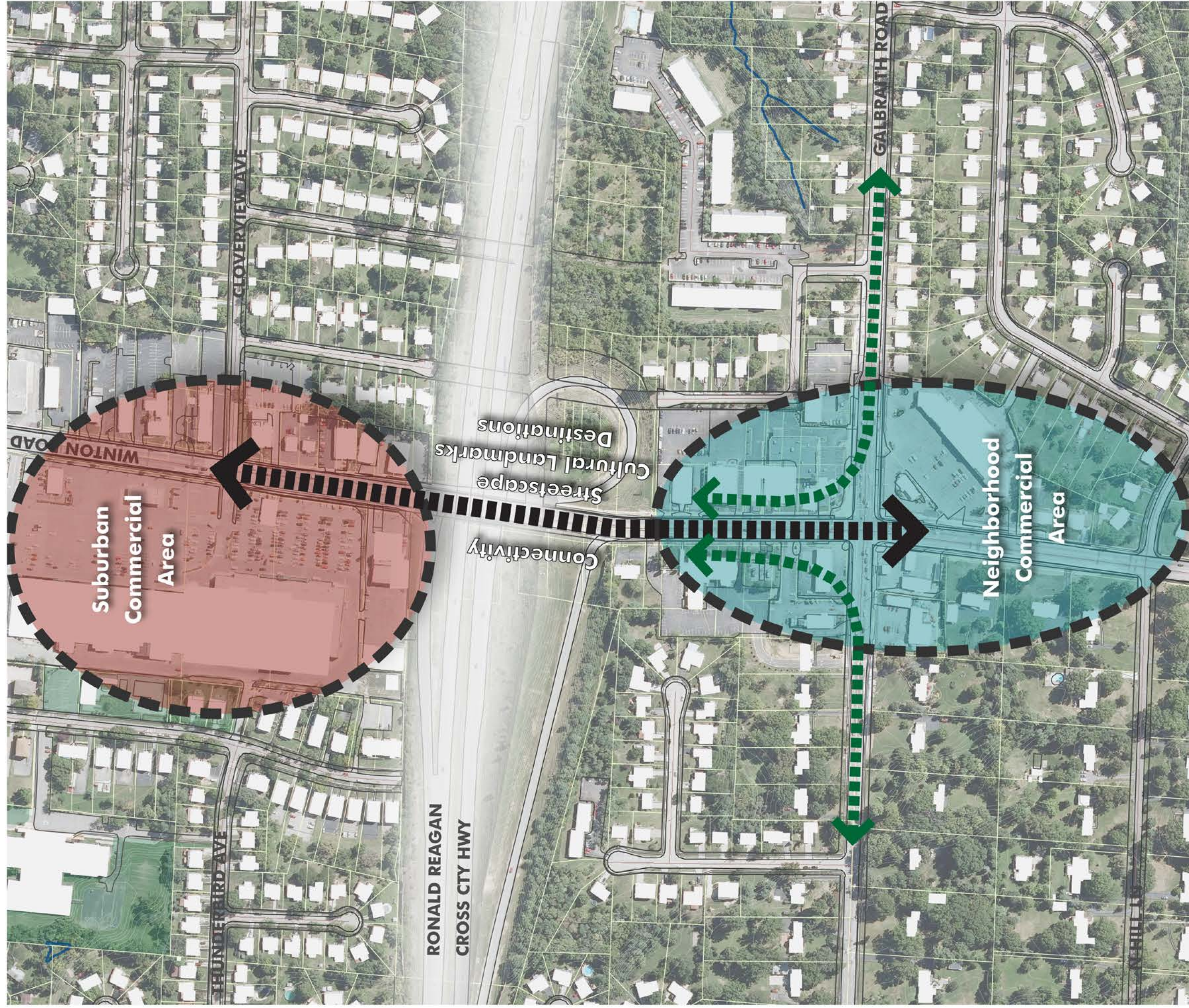
- Development Pods
- Cultural Landmarks
- Connectivity Nodes
- Potential Trails
- "Green" Connections with landscape buffers specifically on Winton Rd south of potential Town Center

Major Destinations/Draw

- 1** Brentwood Plaza SC
- 2** Central Baptist Church
- 3** St. Vivian School
- 4** Whitaker Elementary School
- 5** Warder Nursery
- 6** Greek Orthodox Church
- 7** St. Xavier

0 250 500 1000 Feet
 Date Source: CAGIS, Hamilton County
DRAFT
 Date: October 12, 2010



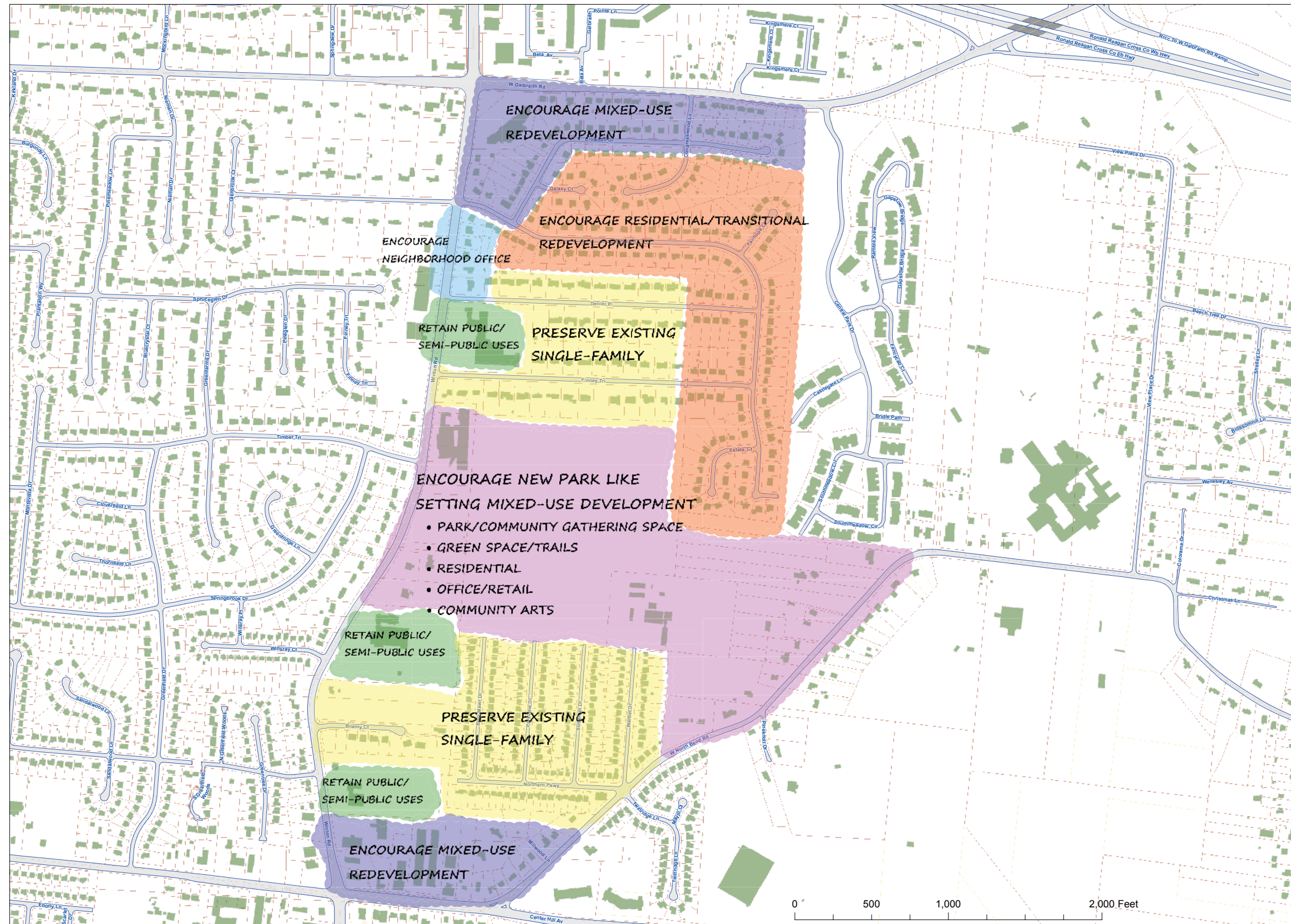


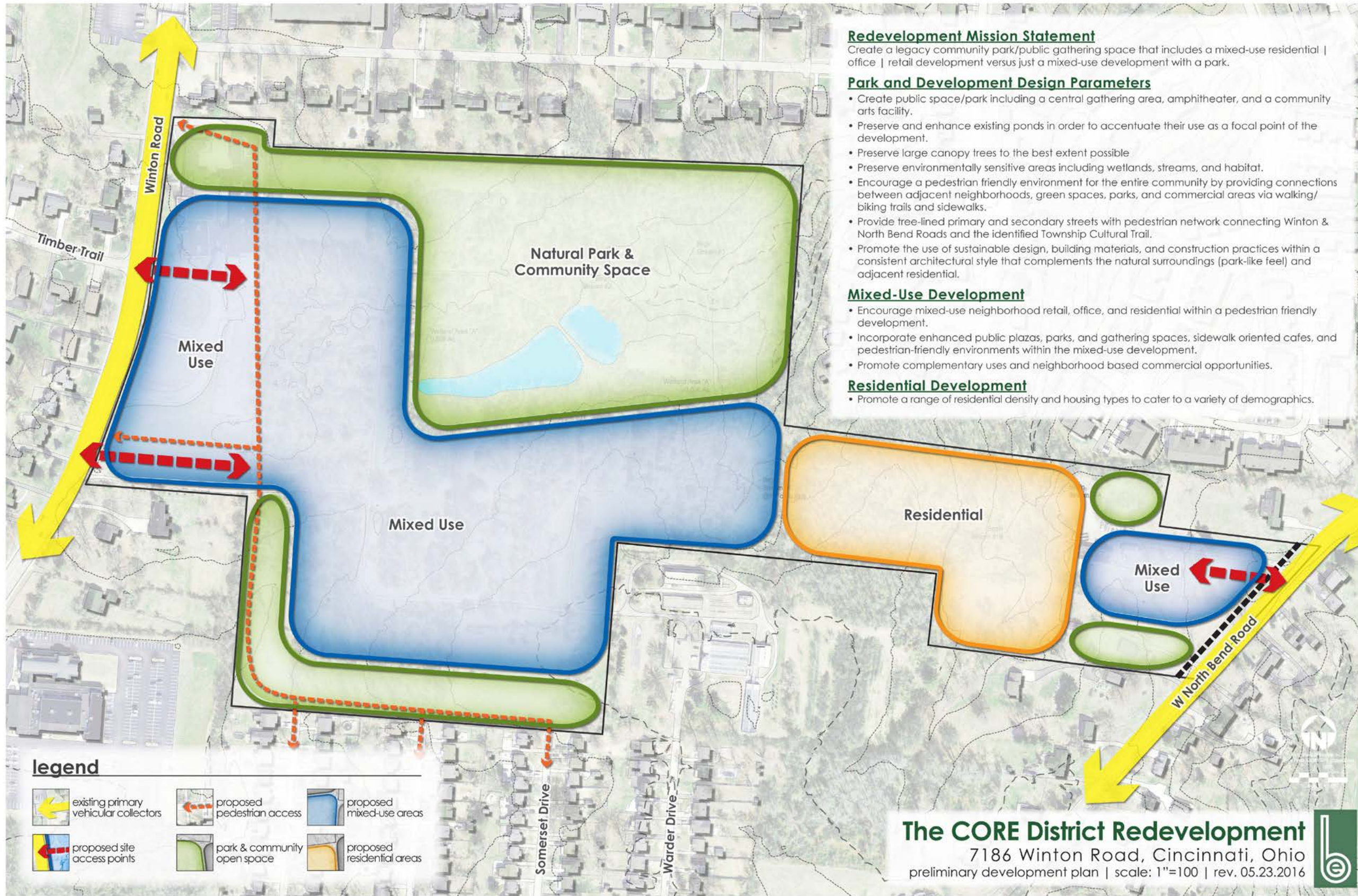
COMMERCIAL AREA COMPARISONS



Core Area Vision







Township Owned Parcels



Parcel ID	Acreage
059002210191	0.110
059002210192	0.222
059002210169	0.172
059002130257	0.475
059002130204	0.159
059002130206	0.162
059002210205	0.599
059002210190	0.476
059002210189	0.238
TOTAL	2.613

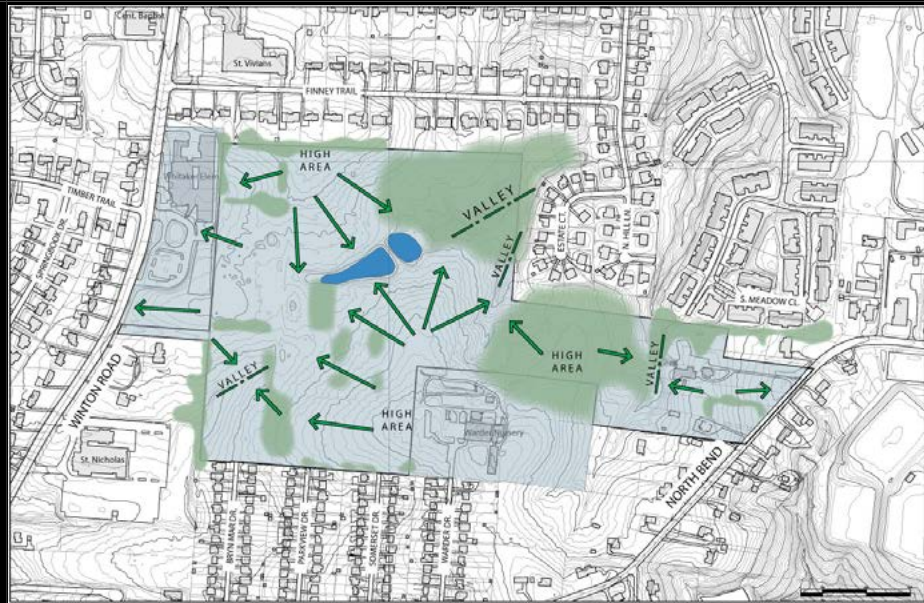
Parcel ID	Acreage
059002130272	41.378
059002040102	2.447
059002040004	2.413
059002040005	2.165
059002040006	1.926
059002120276	0.412
050902040010	0.453
050902040009	1.248
050902040008	1.590
TOTAL	54.035

Typography & Planning Concepts



Site Analysis

Topography



The Core District Development

Planning Concepts

Connective Iconic Cultivated Mixed Use Catalytic

Planning Concepts
Potential Areas and Character



Photo Credit

The Core District Development

Planning Concepts



DEVELOPMENT THEMES

- Connectivity
- Iconic
- Cultivation
- Mixed Use
- Catalytic



Economic Development



section 4C



ECONOMIC DEVELOPMENT RECOMMENDATIONS

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- Maintain and Improve the Quality of Life
- Retain and Attract New Talent

181 Action Steps of the CIC



SPRINGFIELD TOWNSHIP CIC

The Springfield Township Community Improvement Corporation (CIC) is organizationally prepared to move forward with a Strategic Plan in order to fulfil its mission. This Strategic Plan outlines Springfield Township's existing community assets, the formation, organizational structure, and goals of the CIC, the current economic development needs, and how specific action steps will be implemented to address those needs and capitalize on the important Township assets.

This Plan and the CIC's overall mission is aimed at addressing the unique economic development challenges specific to Springfield Township as a bedroom community, such as attracting and retaining residents and maximizing the limited commercial development opportunities. Through building on the successes and recommendations of past studies and plans, which provided the foundation for the formation of the CIC and many of the action steps described in this Plan, the CIC is positioned to take aggressive steps to make Springfield Township a desirable, innovative, and exciting place to live and do business.

Previous studies, plans, and analysis used in the culmination of this document include:

- 2020 Vision Plan
- Comprehensive Neighborhood Master Plan
- Land Use Plan Component (updated every 5 years)
- Analysis of Market Forces
- Commercial Market Study
- Residential Market Study



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THE COMMUNITY IMPROVEMENT CORPORATION

The Springfield Township CIC is a non-profit corporation that was created by the Board of Trustees and Certified by the State of Ohio, Secretary of State in February of 2014. The creation of the CIC was recommended by the Springfield Township Comprehensive Neighborhood Master Plan, which was adopted by the Board of Trustees in May of 2011.

The Community Improvement Corporation (CIC) was created in accordance with Chapters 1702 and 1724 of the Ohio Revised Code in order to advance, encourage and promote industrial, economic, commercial, housing and civic development in Springfield Township. The CIC has been designated by the Springfield Township Board of Trustees as the Township's official Economic Development Agent.





WHAT IS A CIC ?

A Community Improvement Corporation is a not for profit corporation created by the State of Ohio Legislature for the purpose of advancing economic, commercial, and civic development of a community or area.

MISSION

The Springfield Township CIC was created to promote innovative economic development and civic enhancements through strategic initiatives that will attract new talent and encourage growth for the benefit of Township residents and businesses.

VISION

Facilitate the development and progressive revitalization of Springfield Township to create a desirable, innovative, and exciting place to live and do business.



ORGANIZATIONAL STRUCTURE OF THE CIC

CIC Board of Directors – Officers

The Springfield Township Community Improvement Corporation (CIC) is governed by a five member Board of Directors.

In accordance with the Ohio Revised Code and the Code of Regulations for the CIC, the CIC Board of Directors shall not consist of less than those persons then serving as the Township Trustees on the Board of Trustees of Springfield Township. In addition, the Township CIC consists of two additional Board of Director members.

CIC Staff

Pursuant to the Cooperation Agreement between the Township Board of Trustees and the CIC Board of Directors, the Township Administrator shall serve as the CIC Executive Director and be responsible for the day to day functions of the CIC. The Executive Director may utilize Township staff to assist in carrying out the CIC's functions.

Actions and Agreements

The Springfield Township Board of Trustees took the following specific actions to provide the CIC with the authority and organizational foundation from which the CIC's mission can be accomplished:

- February 11, 2014- **Resolution 11-2014**- Forming a Community Improvement Corporation to promote residential, commercial, industrial, and economic growth in Springfield Township.
- April 8, 2014- **Resolution 27-2014**- Designating the Springfield Township, Hamilton County, Ohio CIC, Inc. as the economic development agent for Springfield Township; authorizing the Law Director to prepare an agreement with the Springfield Township, Hamilton County, Ohio CIC, Inc. to provide services pursuant to Ohio Revised Code Section 1724.10(B)(1)-(3); and authorizing the Township Administrator to execute such agreement on behalf of the Township.
- October 13, 2015 – **Resolution 70-2015** – Cooperation Agreement between the Township Trustees and the CIC.



SPECIFIC ROLES AND RESPONSIBILITIES OF THE CIC

Specifically, the CIC plays a vital role in and is charged with the responsibility of

- Implementation of specific components of the “Core” Development and Redevelopment Plan;
- Implementation of particular sections of the Neighborhood Master Plan, including redevelopment of underutilized or distressed properties;
- Administration of the Township’s Residential Incentive Grant (RIG) Program;
- Administration of the Township’s Community Reinvestment Area and Enterprise Zone Programs; and
- Partnering with the Township’s Arts and Enrichment Council

The CIC shall partner with and act as a liaison between the Township and the following agencies for purposes of facilitating economic development opportunities within the Township:

- Hamilton County Development Company
- Regional Economic Development Initiative (REDI)
- Greater Cincinnati Port Authority
- JobsOhio



GOALS OF THE CIC

Goals of the CIC:

1. **Provide Financial Stability for Township by:**
 - a. Increasing the Tax Base
 - b. Maintaining tax rates and increasing quality/ quantity of services

2. **Maintain and Improve the Quality of Life for Residents and Businesses through:**
 - a. Increased Property Values
 - b. Neighborhood Development and Revitalization
 - i. Core Area - Town Center
 - ii. Vine Street, Winton Road, and Hamilton Avenue Business Corridors
 - iii. Township Residential Neighborhoods
 - iv. Redevelopment of Targeted Underutilized Commercial Sites

3. **Retain Existing and Attract New Talent (Residents and Businesses) by:**
 - a. Increasing regional awareness through branding and expanding an identity.
 - b. Business Retention and Expansion (70% of new jobs are created by existing companies where they are sited)
 - c. Residential Incentive Grant
 - i. The Grant is offered to those residents that work and live in Springfield Township in order to provide an incentive for those individuals to remain Township residents and encourage others to consider our community as a place to reside.

SECTION III – Identified Needs and Specific Action Steps

As demonstrated in previous sections of this Plan, Springfield Township is a unique and diverse community made up of twelve distinctive neighborhoods, seven public school districts, and three major commercial corridors. Although this diversity is considered community strength, it often leads to a lack of identity for the Township throughout the region and among its residents due to the absence of a cohesive brand and marketing strategy. The Township’s neighborhoods, while stable, are aging and new developments and residency choices are necessary to accelerate a much needed rotation of the housing stock in order to attract and retain residents.

The Township has a very desirable and convenient location within the County, mature and walkable neighborhoods and existing dedicated funding sources for economic development within specific commercial areas. These positive attributes provide the necessary foundation that will enable the CIC to take innovative steps to cultivate and market a community brand and revitalize both the residential neighborhoods and business areas of the Township in order to improve the quality of life and provide long-term financial stability for the Township.

SPECIFIC ACTION STEPS

The following recommended action steps have been identified in order to leverage these attributes and accomplish the mission and goals of the CIC.

<p>Prepare Marketing/Branding Plan for the Township through Township staff, elected officials, and resident/business engagement processes to identify key attributes that make the community unique and desirable.</p>	<p>Determine and target type of desired residential & commercial uses</p> <p>Project the Springfield Township brand through regional publications, social media, signage, and directly to targeted commercial uses and resident demographics in order to attract the desired residents and businesses.</p>
<p>Facilitate the creation and implementation of strategies and detailed Development/Redevelopment Plans for specific areas through conducting market analysis and pro-actively engaging the business community to garner interest and viability of development:</p>	<p>The “Core Area” (Galbraith Road, Winton Road, and North Bend Road Area)</p> <p>The Vine Street, Winton Road, and Hamilton Avenue Business Corridors</p> <p>Targeted Underutilized Development/Redevelopment Sites</p>
<p>Develop neighborhood improvement and housing strategies for all twelve township neighborhoods that result in improved property values, reduced code violations, and increased home ownership.</p>	<p>Community engagement processes</p> <p>Market research</p>
<p>Utilize existing Township Tax Increment Finance Funding (TIFF) to expedite economic investment and foster redevelopment improvements to the Winton Road Business District</p>	<p>Acquiring targeted properties or identified underutilized commercial sites to prevent undesired uses or facilitate development.</p> <p>Assisting in the funding of public infrastructure or site improvements in conjunction with preferred development projects that increase the tax base and/or improve the quality of life for residents.</p> <p>Funding Corridor Streetscape Improvements that improve aesthetics, attract new development, and create a sense of place or identity.</p> <p>Residential Incentive Grant Program to promote and incentivize residency within the Township.</p>
<p>Create and administer Incentive Programs to foster redevelopment and private investment into the neighborhoods and business areas of Springfield Township</p>	<p>Neighborhood Enhancement Program to encourage community pride/involvement, aid in neighborhood identity, and maintain or increase property values.</p> <p>Business Improvement Program to encourage and facilitate investment into Township businesses that improve aesthetics and quality of life.</p> <p>Community Reinvestment Area to incentivize redevelopment and investment into the Township’s residential neighborhoods and commercial corridors.</p> <p>Enterprise Zone Program to attract industrial uses and developers leading to increased tax base and job creation.</p>

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Cincinnati, Ohio
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