



Comprehensive Master Plan Update

Springfield Township
Hamilton County, Ohio
2025



Acknowledgments

Elected Officials

Mark Berning, Trustee

Sara Braun, Trustee

Joseph Honerlaw, Trustee

Dan Berning, Fiscal Officer

Administration

Christopher D. Gilbert, Township Administrator

Kathleen Kennedy, Assistant Township Administrator

Comprehensive Master Plan Previous Versions

1998 - Land Use Plan (established)

2004 - Land Use Plan Updated

2012 - Comprehensive Plan

2016 - Comprehensive Plan

2025 - Current Version





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Introduction

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 36,862 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.

Development of Vision Plan to Neighborhood Master Plan

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, allowed 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.

Goals and Focus Areas of the Master Plan

This comprehensive master plan update builds from past successes and helps guide the Township and its partners down a path that furthers the communities' vision of a diverse community, which retains its small-town charm, while continuing to grow and thrive in a sustainable manner improving the lives of all its residents. The plan will assist the Township's growth and decision-making around topics such as transportation, land use, recreation, housing and economic development over the next decade or so.

The recommendations are drawn from a 12-month planning process involving robust data collection and stakeholder engagement. The three key focus areas of the plan include:

- 1. Improving and maintaining the quality of life of Springfield Township residents**
- 2. Providing economic opportunities for existing and new residents**
- 3. Promoting a strong and stable community**



What is a Comprehensive Master Plan?

A comprehensive master plan is a statement of the community's goals, objectives, and policies to help guide public and private development. The comprehensive master plan is the overarching policy document that guides the development and implementation of zoning and subdivision regulations, location and classification of streets, public facilities, parks and open spaces, and housing and economic development programs.

Key characteristics of comprehensive plans are:

- 1 **They are comprehensive.**
The plan covers the entire jurisdiction, as opposed to certain limited areas or sections of a community.
- 2 **They are general.**
A comprehensive plan summarizes high-level policies, goals and objectives, as opposed to a zoning resolution which regulates the design and use of individual parcels.
- 3 **They are long range.**
A comprehensive plan looks forward 10 to 15 years.

Why are Comprehensive Master Plans Important?

Comprehensive master plans and the process to develop them:

- Provide an opportunity for residents to help set goals and guide the priorities of the community.
- Identify the vision and direct the long-term development of well-designed neighborhoods; including land uses, parks, streets, open space, public utilities and infrastructure.
- Influence nearly all essential community services.
- Outline a set of actions the Township and its partners can undertake to implement the community goals and visions outlined in the plan.
- Provide a consistent vision and direction for a community that transcends election cycles or volunteer turnover.
- Set priorities and help allocate resources efficiently.



Past Success

Over the past two decades, Springfield Township has focused its efforts in identifying opportunities and strategically addressing community challenges. The Township Vision Plan was adopted in 2007, followed by the development of the Neighborhood Master Plan, adopted in 2010 and updated in 2016.

Many of the Master Plan recommendations have been implemented including:

- Implementing a **Joint Economic Development** Zone (JEDZ), which has helped diversify the Township's revenue streams.
- Creating a **pavement assessment program**, which has dramatically improved the quality of the Township roads. Since 2016, the number of

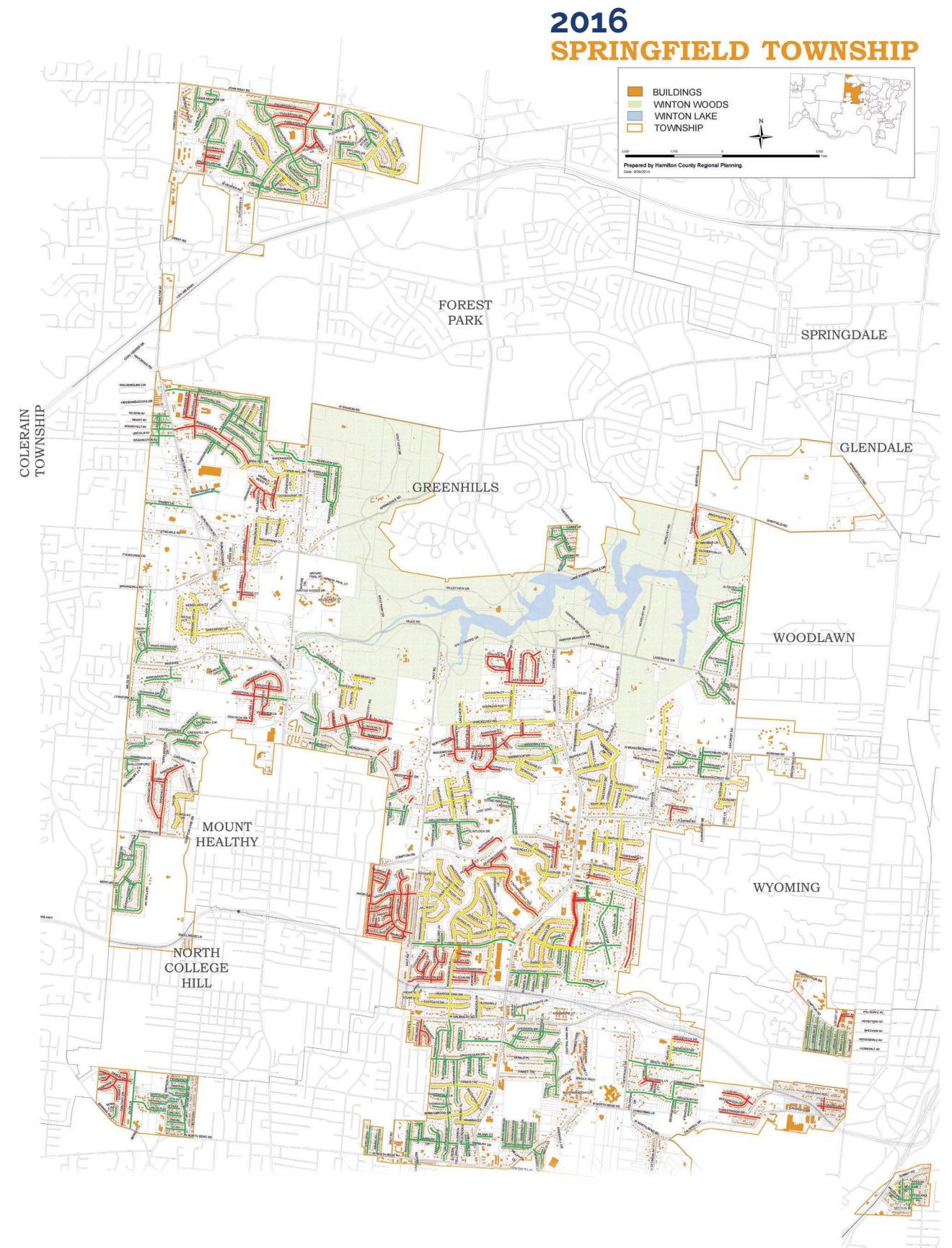


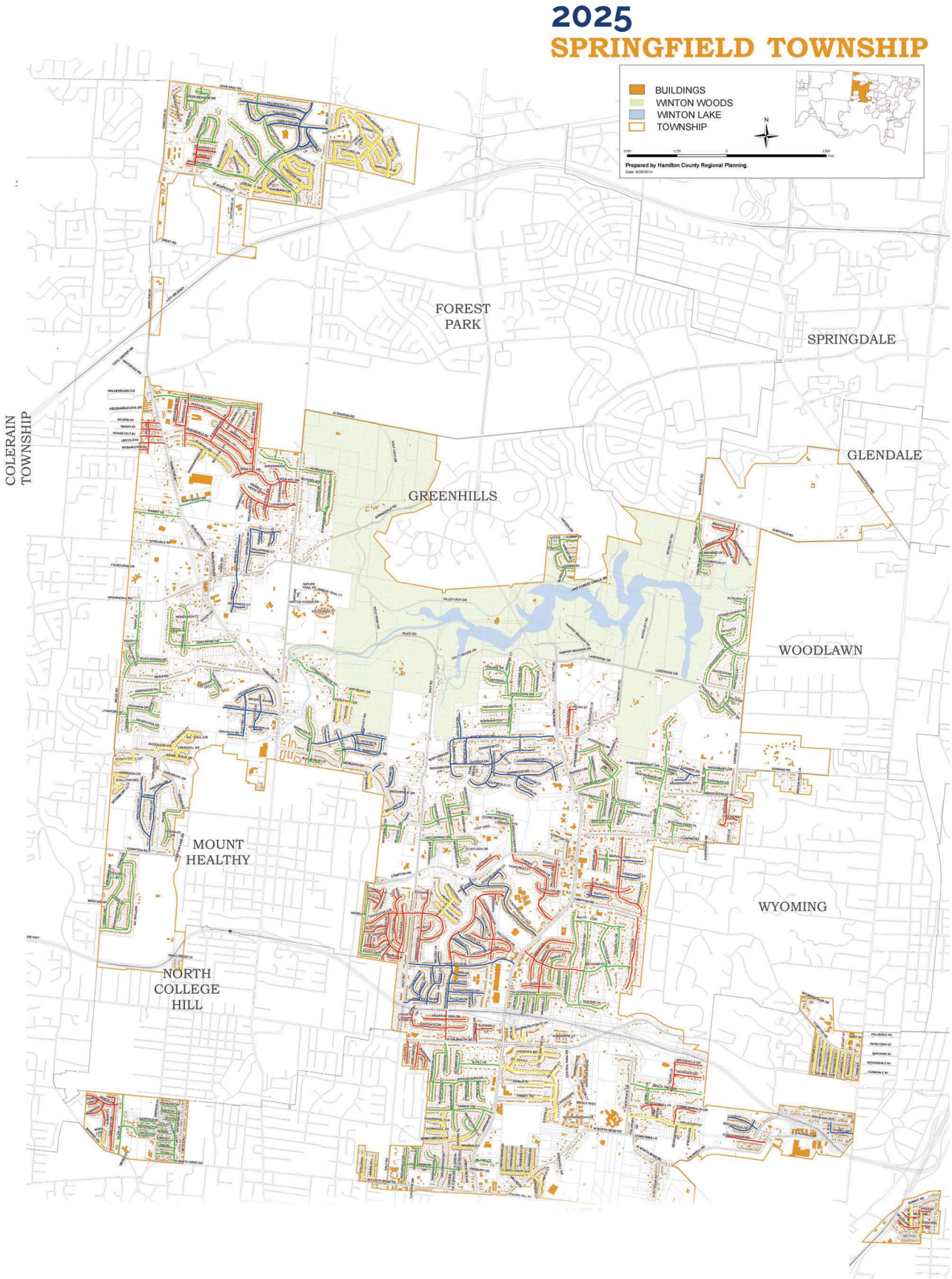
Township roads rated "good" has increased 105%, from 120 roads to 246.

- The Township administration has embraced innovation in the organizational culture including creating an **Office of Innovation and Sustainability** in 2019. The goal of the interdisciplinary team is to "make government work better". Successes include the NeatStreets program, which focuses on litter clean-up in high-visibility corridors.
- Ongoing **park improvements** to Township-owned parks.
- Continued support and investment in **arts and culture** through the Community Arts Center and ArtsConnect.

KEY

- Resurfaced within last 3 years
- Good Condition
- Fair Condition
- Poor Condition





Infrastructure

Springfield Township has been on an impressive journey of road improvements since 2016, transforming its infrastructure mile by mile. By 2025, the township envisions a remarkable shift:

- **Good Condition Roads:**
Expanding from 120 roads in 2016 to an impressive **246 roads**.
- **Fair Condition Roads:**
Reducing from 160 roads in 2016 to just **67 roads**.
- **Poor Condition Roads:**
Decreasing from 120 roads in 2016 to **92 roads**.

The transformation of Springfield Township's roads is a shining example of what dedicated planning and effort can achieve. As we look forward to 2025, the continued progress will bring even more benefits:

- **Enhanced Safety:** With more roads in good condition, drivers can expect fewer hazards and smoother commutes.
- **Economic Growth:** Improved infrastructure often attracts businesses and boosts local economies, creating more opportunities for residents.
- **Community Pride:** Well-maintained roads contribute to the overall aesthetic and functionality of the township, fostering a sense of pride among residents.

Imagine the convenience of traveling on well-paved roads, the joy of seeing new businesses thrive, and the pride in knowing your community is continually improving.

KEY

- Resurfaced within last 3 years
- Good Condition
- Fair Condition
- Poor Condition

Community Trends

Stable Population with Changing Demographics

Springfield Township is an aging but stable community that is becoming more diverse. Between 2010 and 2020 the population grew slightly from 35,442 residents in 2010 to approximately 35,860 residents in 2020. Five-year projections indicate the overall population may decline slightly, but that is likely due to a trend of smaller household size and an aging population.

Diverse Population and Housing Affordability

Aside from location and great public services, Springfield Township can also market its diverse population and housing cost advantages over other Hamilton County communities. Over the past two decades, the diversity index in the Township has increased. Additionally, while home values have continued to increase, the median home value in Springfield township is approximately 14% less than Hamilton County, which puts homeownership in reach for a greater number of new households.

Long-Term Residents and Aging in Place

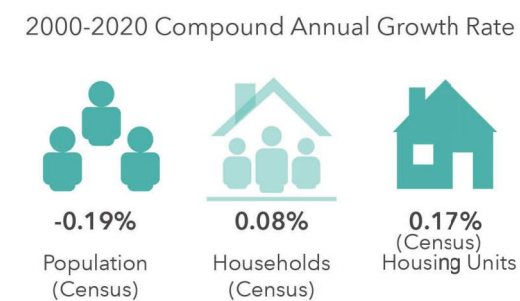
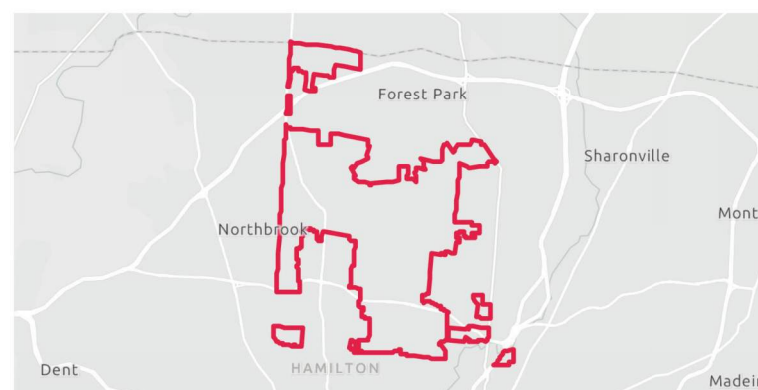
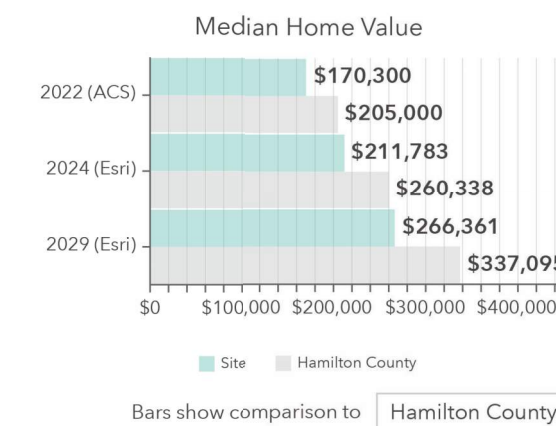
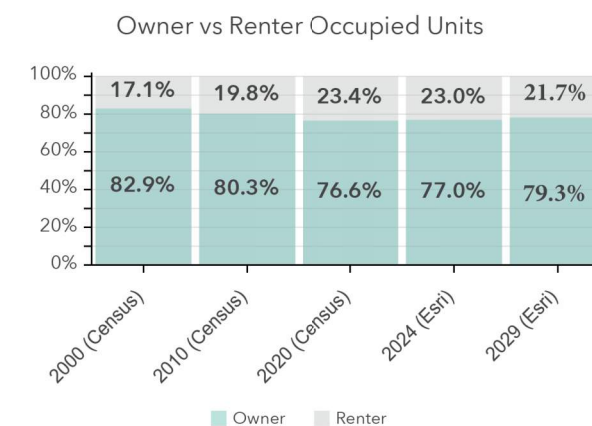
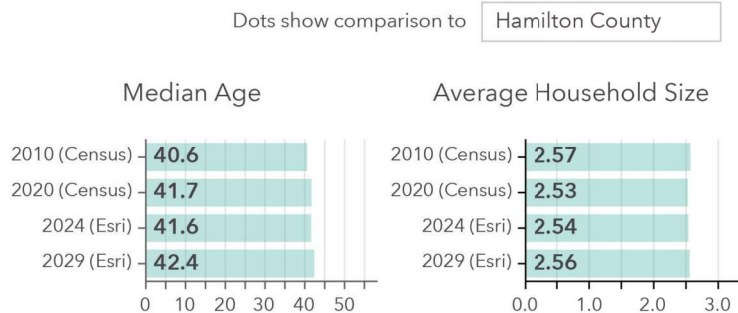
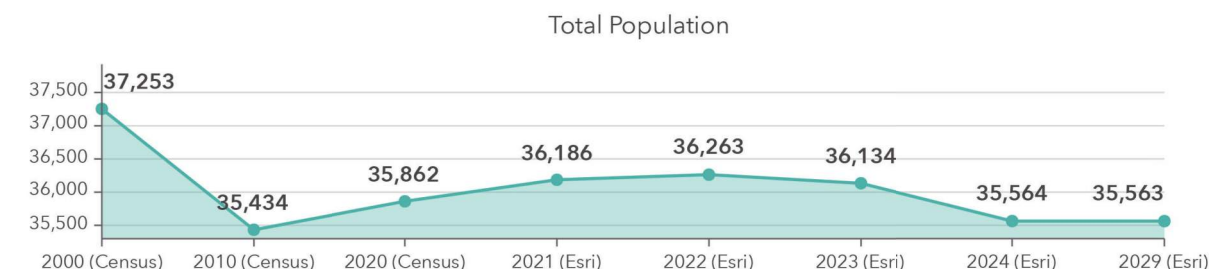
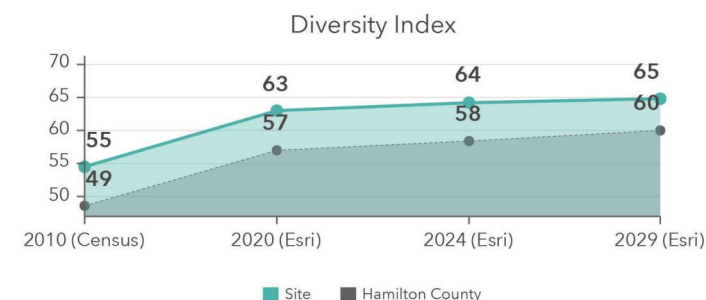
Nearly half of Springfield Township's residents have lived in the community for over two decades, and nearly 20% have resided here for over 30-years. Many of these long-term residents desire to remain in Springfield Township, but aging in place may be a challenge that will need to be addressed if the programs or housing options are not available within the township. The Township is currently working on future residential developments to address this trend.

Employment Trends and Economic Resilience

While the job market is rebounding, during the five years between 2016 and 2021 (with the latest data available), the number of jobs in the township declined slightly (from 9,032 to 8,864 jobs). This is due in part from the effects of COVID-19 and the loss of education jobs within the township. The actual number of jobs within the township is likely closer to pre- COVID-19 numbers.

Community Change Snapshot

Springfield Township, OH
Geography: County Subdivision



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020), Esri (2024, 2029), ACS (2018-2022). © 2024 Esri

2020 Census Summary

Springfield Township, OH
Geography: County Subdivision



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

KEY FACTS

35,862 Total Population **14,777** Housing Units **2,197.8** Population Density **2.53** Average Household Size **14,013** Total Households **63.0** Diversity Index

2010-2020 ANNUAL GROWTH RATE



0.12%
Population

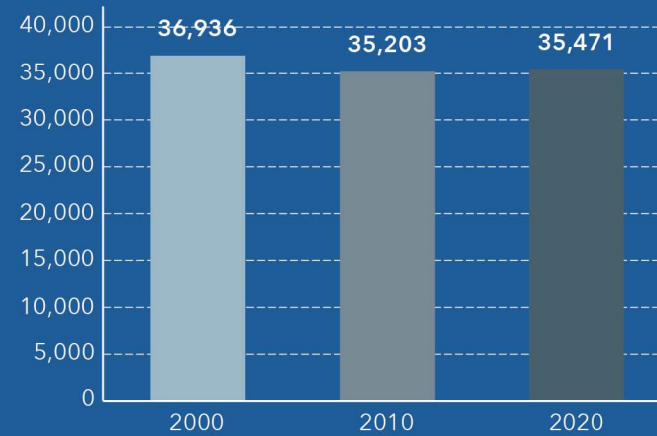


5.00%
Group Quarters

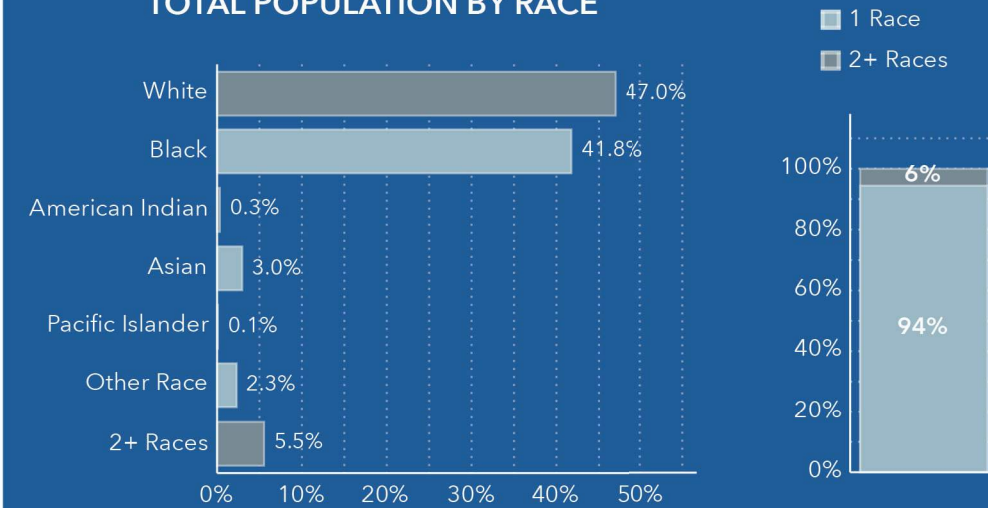


0.25%
Households

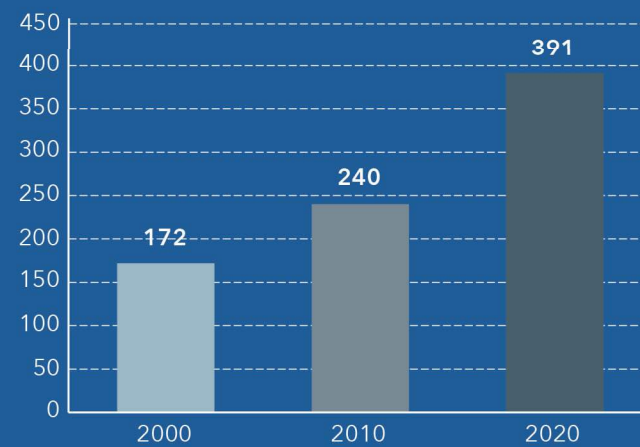
HOUSEHOLD POPULATION



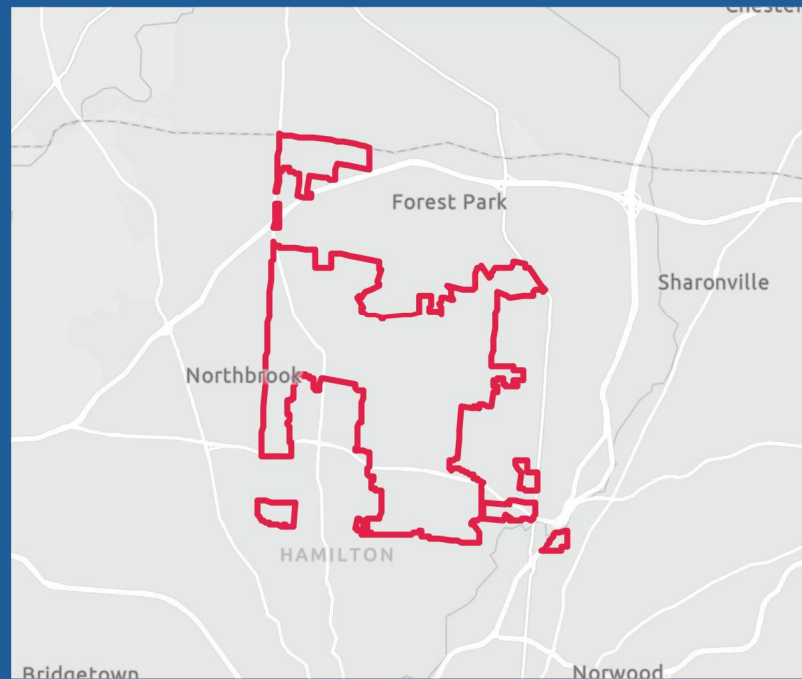
TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	8,120	27,742
1 Race	7,283	26,588
White	2,467	14,378
Black	4,199	10,776
American Indian/Alaska Native	29	89
Asian	265	805
Pacific Islander	10	26
Some Other Race	313	514
2 or More Races	837	1,154



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

2020 Census Summary

Springfield Township, OH
Geography: County Subdivision

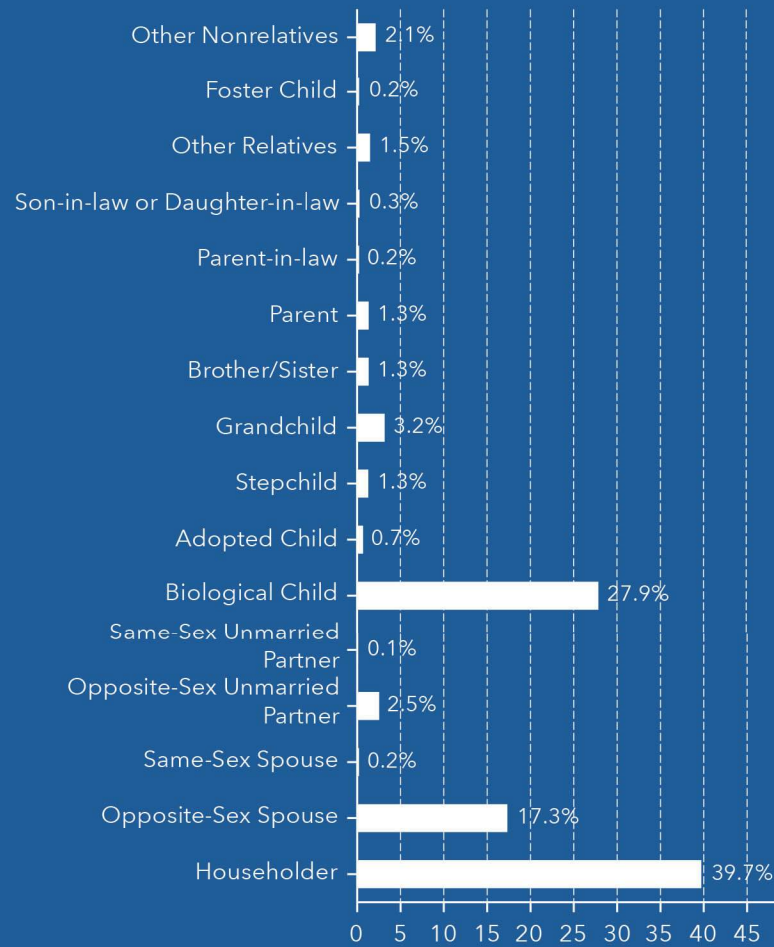


The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

KEY FACTS

35,862 Total Population	14,777 Housing Units	2,197.8 Population Density	2.53 Average Household Size	14,013 Total Households	63.0 Diversity Index
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Population by Relationship



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	482	905	1,387
1 Race	334	611	945
White	68	158	226
Black	43	56	99
American Indian/Alaska Native	13	23	36
Asian	3	7	10
Pacific Islander	0	3	3
Some Other Race	207	364	571
2 or More Races	148	294	442

NON-HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	7,638	26,837	34,475
1 Race	6,949	25,977	32,926
White	2,399	14,220	16,619
Black	4,156	10,720	14,876
American Indian/Alaska Native	16	66	82
Asian	262	798	1,060
Pacific Islander	10	23	33
Some Other Race	106	150	256
2 or More Races	689	860	1,549

2020 Census Summary

Springfield Township, OH
Geography: County Subdivision



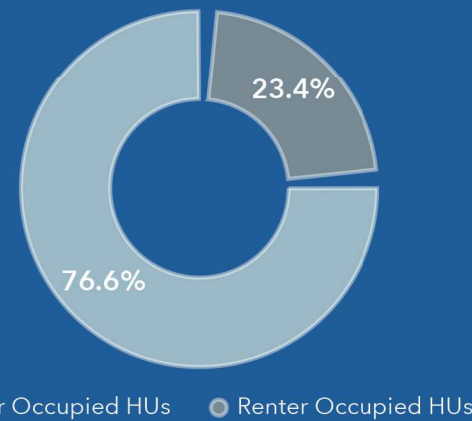
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KEY FACTS

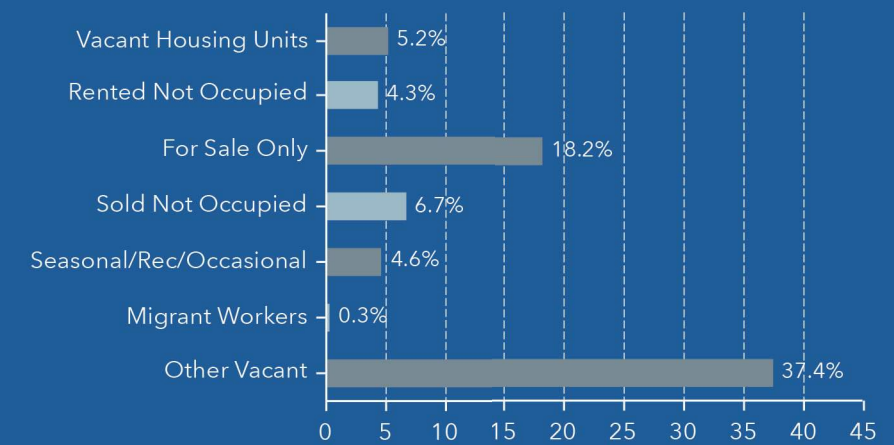
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Households by Size	Number	Percent
Total Households	14,013	-
1-Person Household	3,704	26%
2-Person Household	4,976	36%
3-Person Household	2,362	17%
4-Person Household	1,620	12%
5-Person Household	884	6%
6-Person Household	266	2%
7+ Person Household	201	1%
Average Household Size	2.53	-

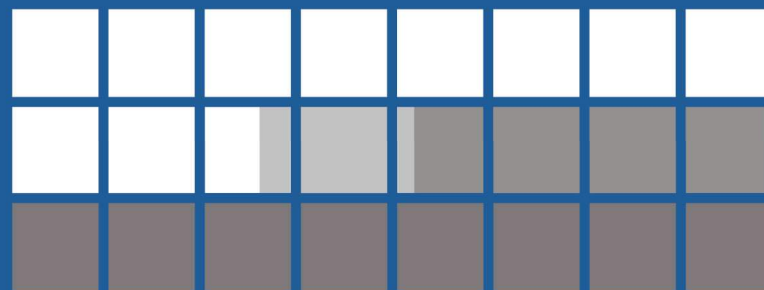
Total Housing Units by Occupancy



Total Housing Units by Vacancy

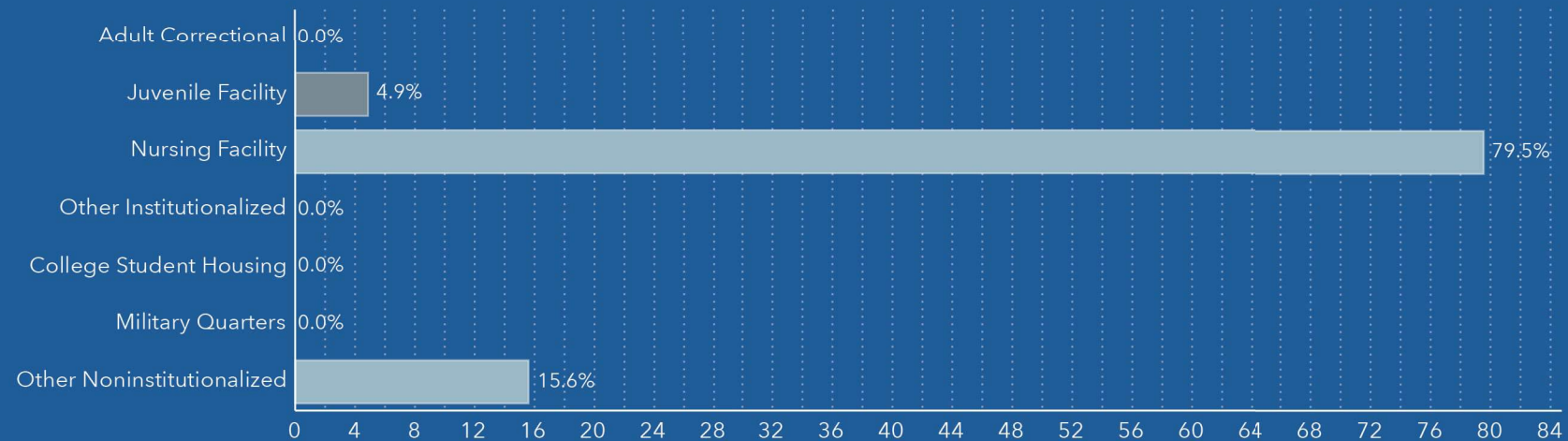


Households by Type



Married Couple	(44%)
Cohabiting Couple	(7%)
Male Householder: No Spouse	(16%)
Female Householder: No Spouse	(34%)

Group Quarters Population



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

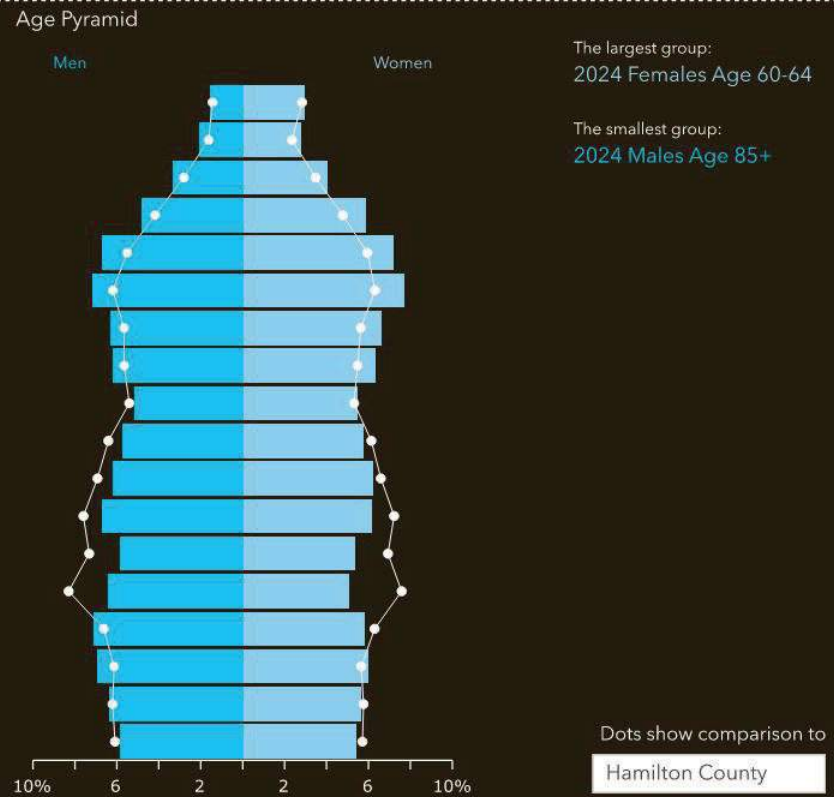
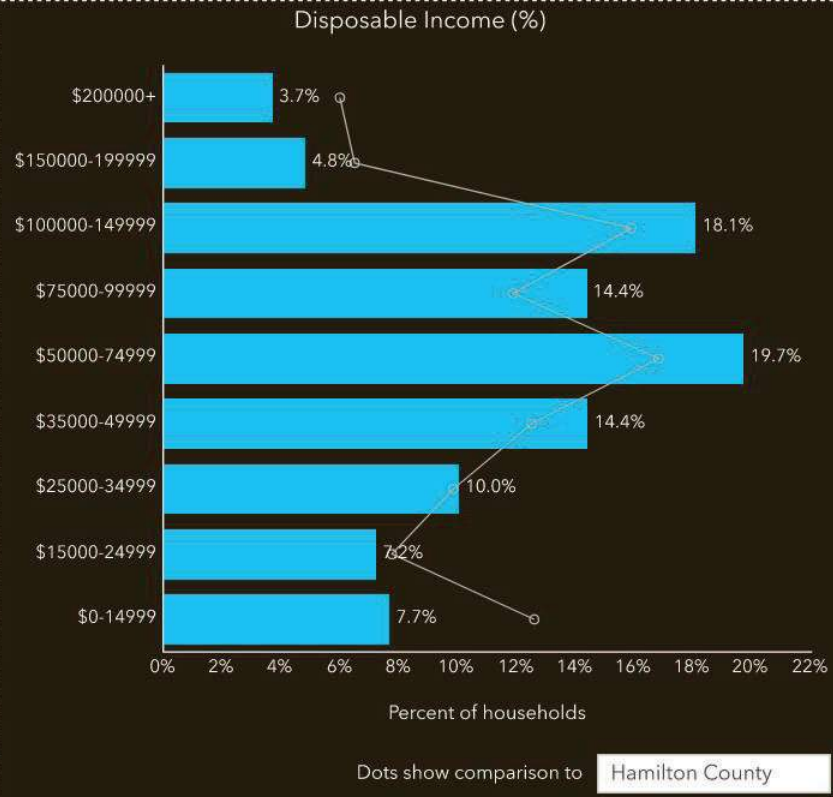
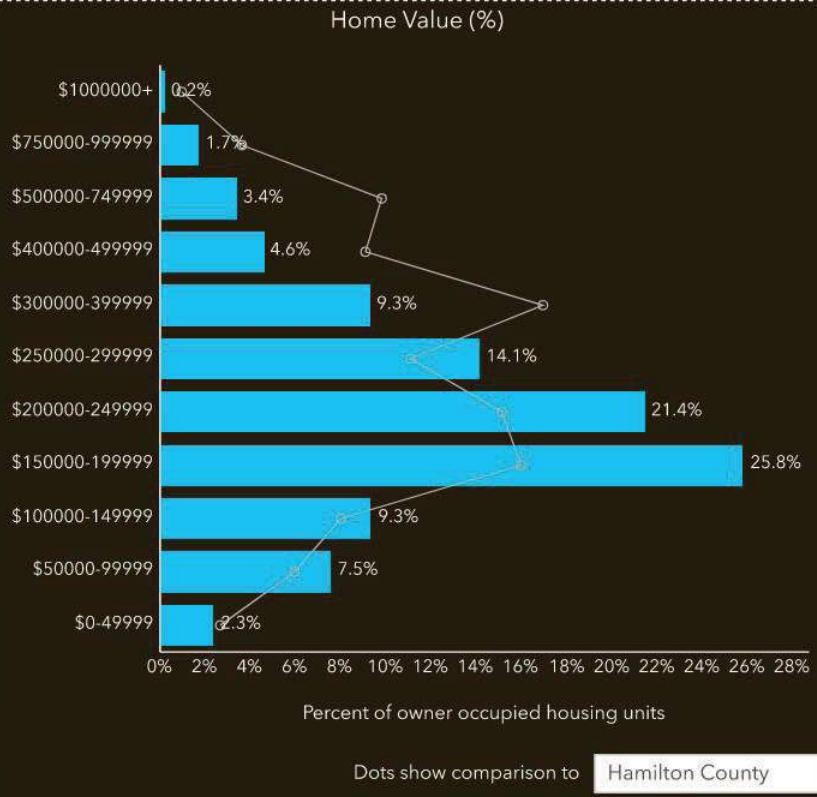
Tapestry Segmentation

Esri Tapestry Segmentation provides a detailed description of America's neighborhoods dividing U.S. residential areas into distinct segments based on their socioeconomic and demographic composition. Neighborhoods with the most similar characteristics are grouped together, and neighborhoods showing divergent characteristics are separated.

Tapestry is a market segmentation system built from using a large, well-selected array of attributes of demographic and socioeconomic variables to identify numerous unique consumer markets throughout the United States. These segments reflect demographic shifts over the last decade to established consumer markets, as well as the emergence of new markets due to population growth, demographic and socioeconomic change, and transforming consumer behavior.

Reflecting the diversity among American neighborhoods, Tapestry includes 67 distinct market segments. For a broader view of consumer markets, segments are summarized by 14 LifeMode groups and six urbanization groups. LifeMode groups share similar demographic characteristics and consumer behavior patterns, while Urbanization groups are based on the segment's geographic and physical features.

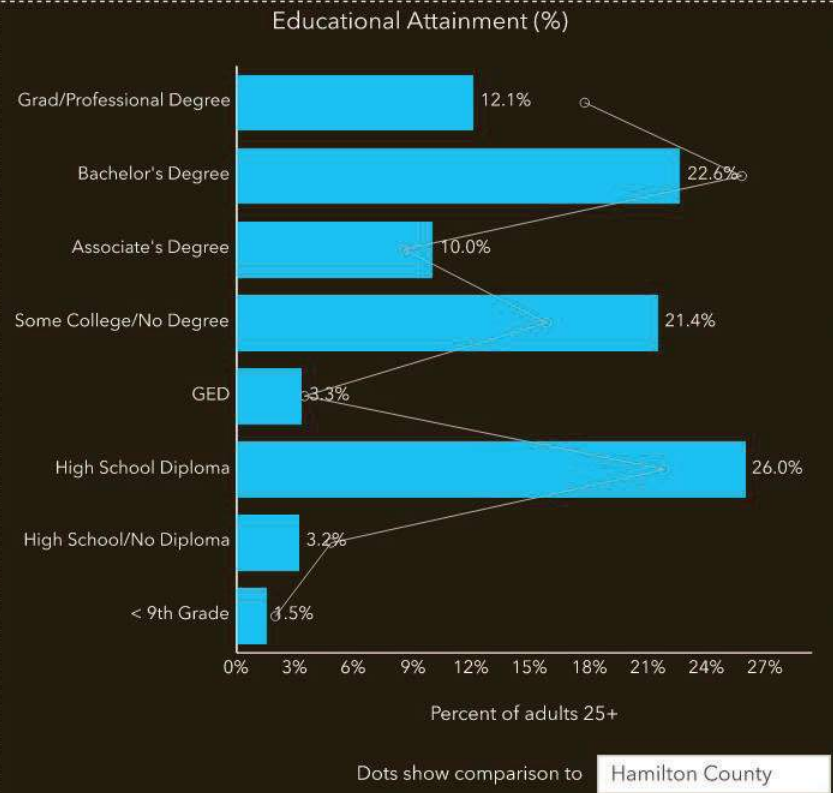




Average Household Size for this area

2.54 which is the same as the average for United States

Area	Value
This area	2.54
United States	2.53
Ohio	2.37
Hamilton County	2.34





LifeMode Group: GenXurban
Midlife Constants

5E

Households: 3,068,400

Average Household Size: 2.31

Median Age: 47.0

Median Household Income: \$53,200

WHO ARE WE?

Midlife Constants residents are seniors, at or approaching retirement, with below-average labor force participation and below-average net worth. Although located in predominantly metropolitan areas, they live outside the central cities in smaller communities. Their lifestyle is more country than urban. They are generous but not spendthrifts.

OUR NEIGHBORHOOD

- Older homes (most built before 1980) found in the suburban periphery of smaller metropolitan markets
- Primarily married couples, with a growing share of singles
- Settled neighborhoods with slow rates of change and residents that have lived in the same house for years
- Single-family homes, less than half still mortgaged, with a median home value of \$154,100 (Index 74)

SOCIOECONOMIC TRAITS

- Education: 63% have a high school diploma or some college
- At 31%, the labor force participation rate is low in this market (Index 91)
- Almost 42% of households are receiving Social Security (Index 141); 27% also receive retirement income (Index 149)
- Traditional, not trendy; opt for convenience and comfort not cutting edge. Technology has its uses, but the bells and whistles are a bother
- Attentive to price, but not at the expense of quality, they prefer to buy American and natural products
- Radio and newspapers are the media of choice (after television)

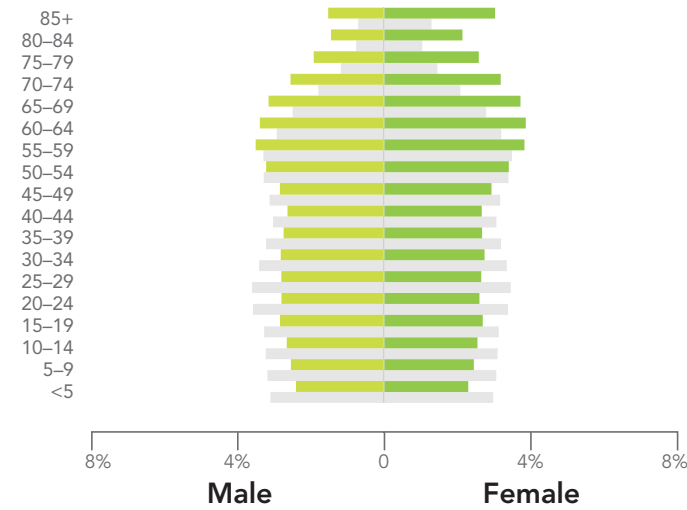


Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.

AGE BY SEX (Esri data)

Median Age: **47.0** US: 38.2

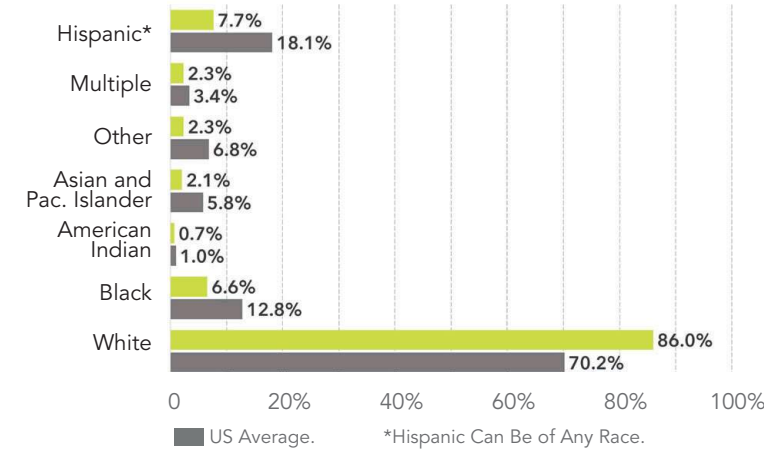
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **36.2** US: 64.0



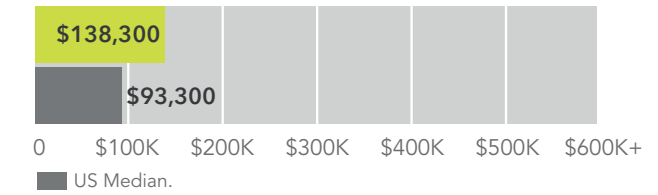
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

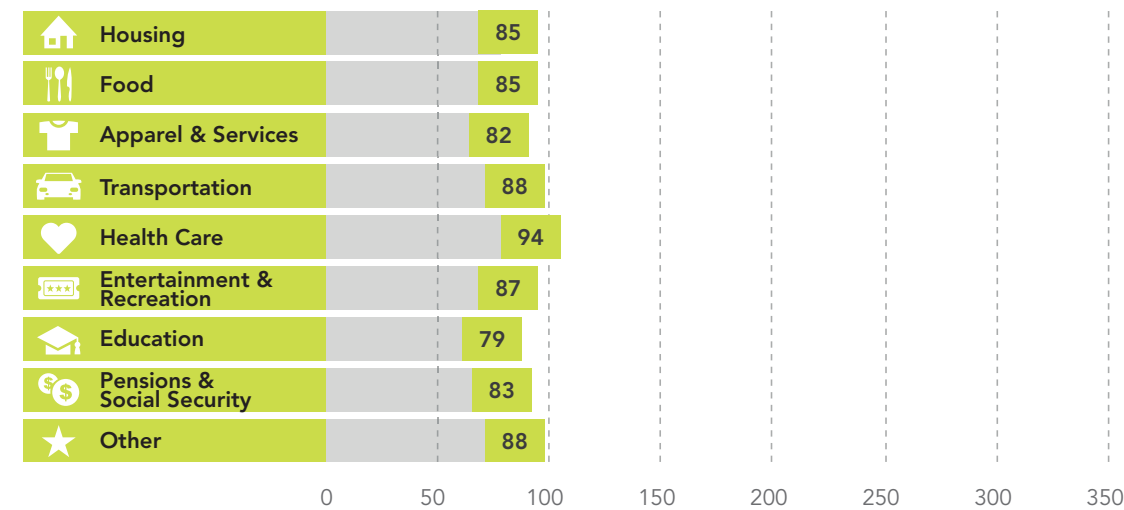


Median Net Worth



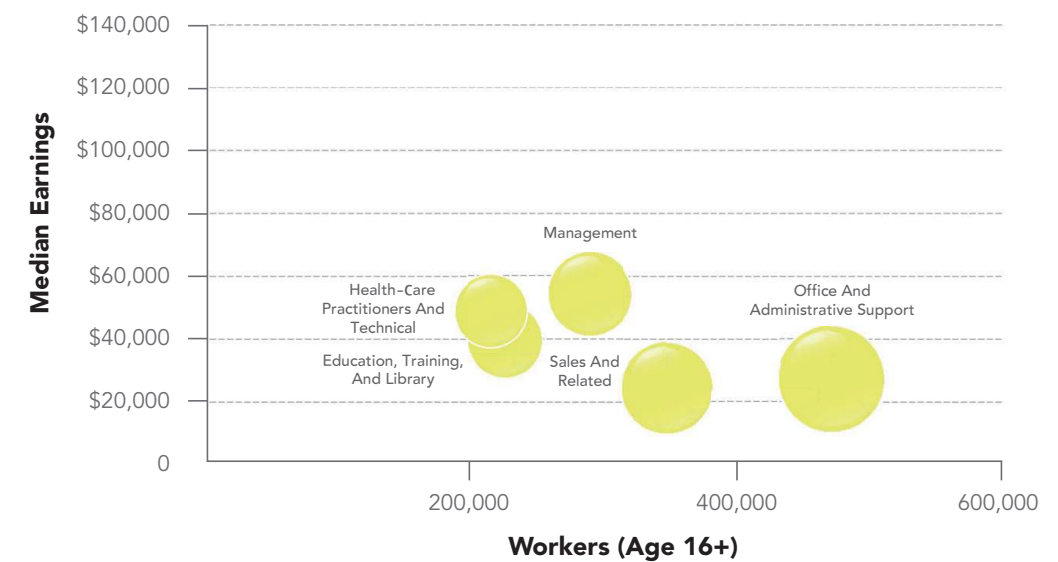
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



MARKET PROFILE (Consumer preferences are estimated from data by MRI-Simmons.)

- Prefer practical vehicles like SUVs and trucks (domestic, of course).
- Sociable, church-going residents belonging to fraternal orders, veterans' clubs, and charitable organizations and do volunteer work and fundraising.
- Contribute to arts/cultural, educational, health, and social services organizations.
- DIY homebodies that spend on home improvement and gardening.
- Media preferences: country or movie channels.
- Leisure activities include movies at home, reading, fishing, and golf.

HOUSING

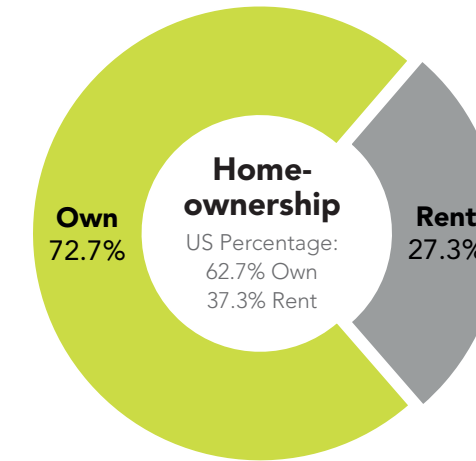
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family

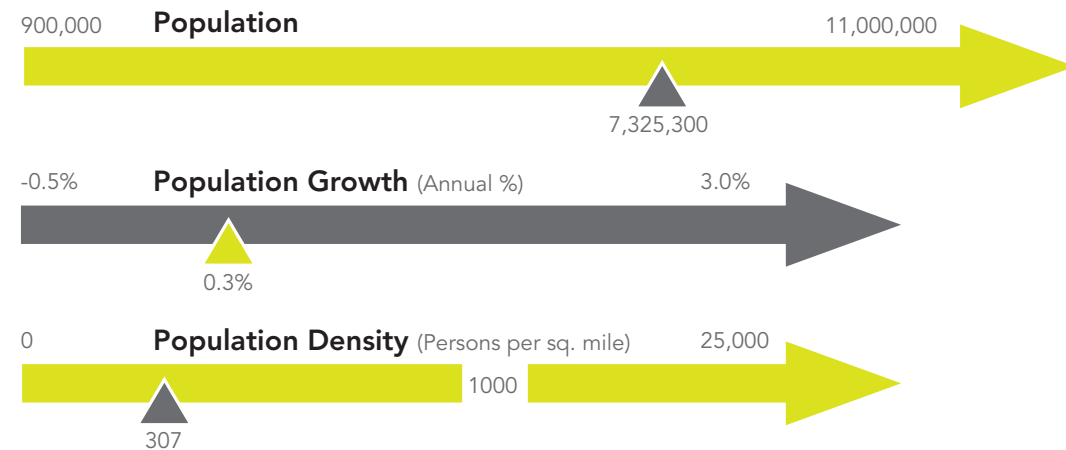
Median Value:
\$154,100

US Median: \$207,300



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





LifeMode Group: GenXurban

Comfortable Empty Nesters

5A

Households: 3,024,200

Average Household Size: 2.52

Median Age: 48.0

Median Household Income: \$75,000

WHO ARE WE?

Residents in this large, growing segment are older, with nearly half of all householders aged 55 or older; many still live in the suburbs where they grew up. Most are professionals working in government, health care, or manufacturing. These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average (Index 314). Many are enjoying the transition from child rearing to retirement. They value their health and financial well-being.

OUR NEIGHBORHOOD

- Married couples, some with children, but most without (Index 149)
- Average household size slightly higher at 2.52
- Found throughout the suburbs and small towns of metropolitan areas, where most residents own and live in single-family detached homes (Index 142)
- Most homes built between 1950 and 1990 (Index 131)
- Households generally have one or two vehicles

SOCIOECONOMIC TRAITS

- Education: 36% college graduates; nearly 68% with some college education
- Average labor force participation at 61%
- Most households' income from wages or salaries, but a third also draw income from investments (Index 150) and retirement (Index 159)
- *Comfortable Empty Nesters* residents physically and financially active
- Prefer eating at home instead of dining out
- Home maintenance a priority among these homeowners



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.

AGE BY SEX (Esri data)

Median Age: 48.0 US: 38.2

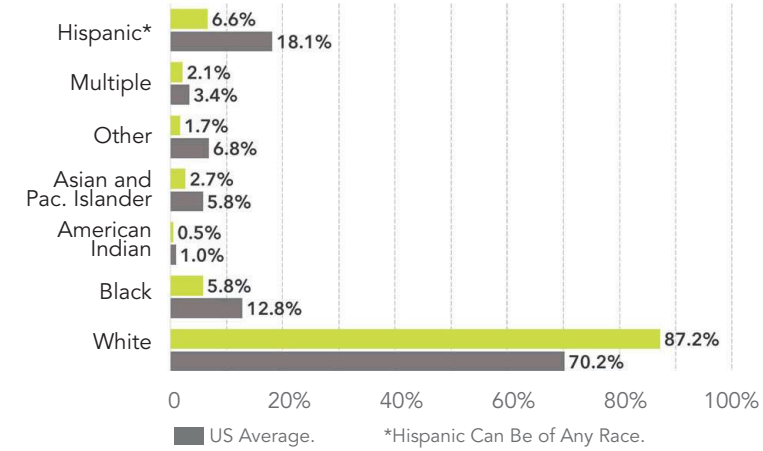
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RACE AND ETHNICITY (Esri data)

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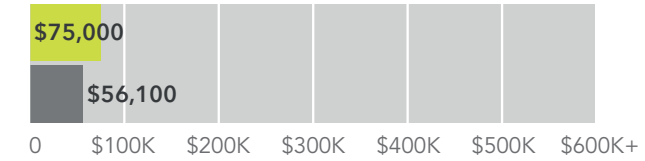
Diversity Index: 33.0 US: 64.0



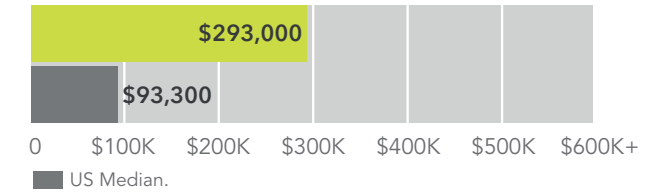
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

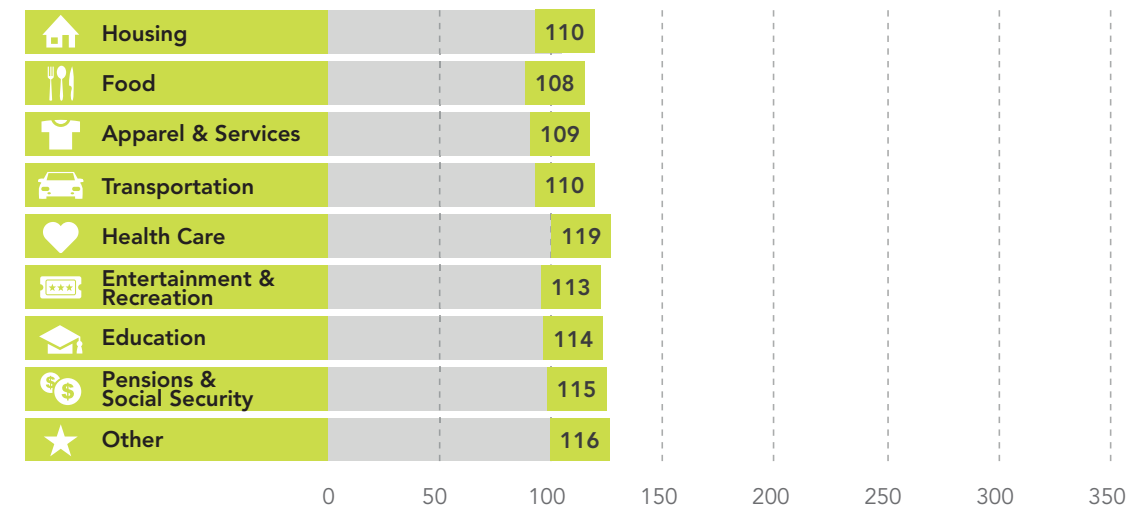


Median Net Worth



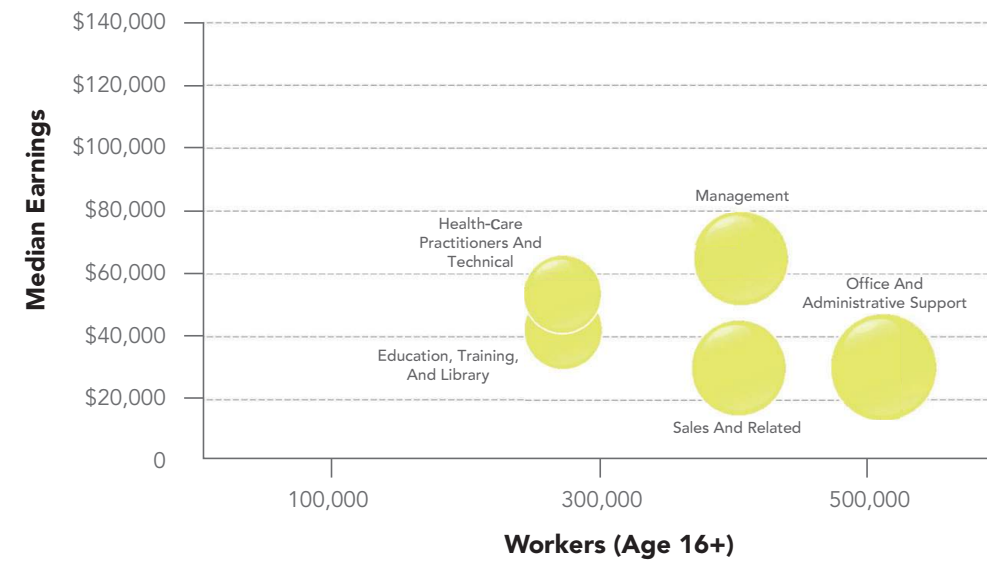
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



MARKET PROFILE (Consumer preferences are estimated from data by MRI-Simmons.)

- Residents enjoy listening to sports radio or watching sports on television.
- Physically active, they play golf, ski, ride bicycles, and work out regularly.
- Spending a lot of time online isn't a priority, so most own older home computers.
- Financial portfolio includes stocks, certificates of deposit, mutual funds, and real estate.

HOUSING

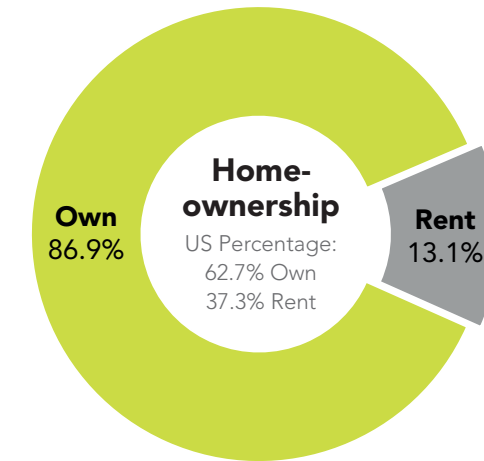
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family

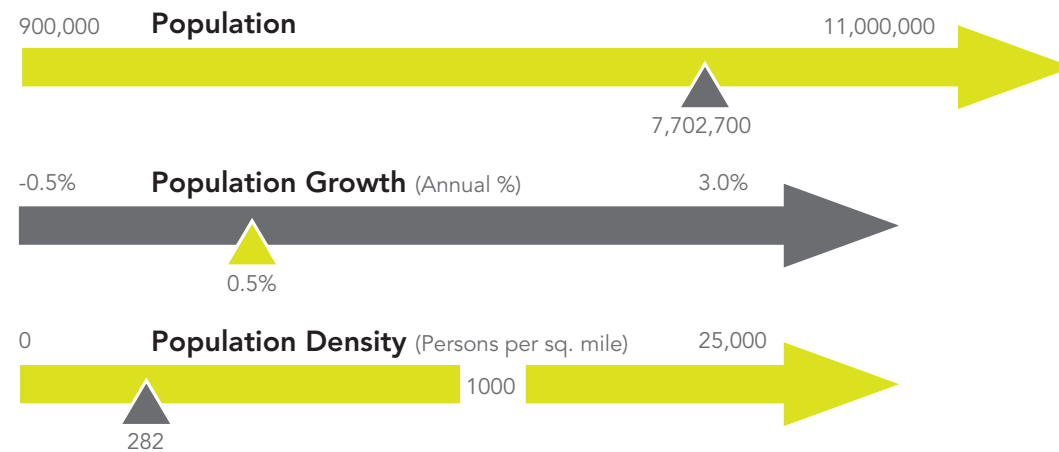
Median Value:
\$203,400

US Median: \$207,300



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





LifeMode Group: GenXurban Rustbelt Traditions

5D

Households: 2,716,800

Average Household Size: 2.47

Median Age: 39.0

Median Household Income: \$51,800

WHO ARE WE?

The backbone of older industrial cities in states surrounding the Great Lakes, *Rustbelt Traditions* residents are a mix of married-couple families and singles living in older developments of single-family homes. While varied, the workforce is primarily white collar, with a higher concentration of skilled workers in manufacturing, retail trade, and health care. *Rustbelt Traditions* represents a large market of stable, hardworking consumers with modest incomes but an average net worth of nearly \$400,000. Family oriented, they value time spent at home. Most have lived, worked, and played in the same area for years.



OUR NEIGHBORHOOD

- Almost half (46%) of the households are married-couple families, similar to the US (48%), most without children (also similar to the US); the slightly higher proportion of singles (Index 105) reflects the aging of the population
- Average household size is slightly lower at 2.47
- They are movers, slightly more mobile than the US population (Index 109), but over 70% of householders moved into their current homes before 2010
- Most residents live in modest, single-family homes in older neighborhoods built in the 1950s (Index 224)
- Nearly three quarters own their homes; nearly half of households have mortgages
- A large and growing market, *Rustbelt Traditions* residents are located in the dense urban fringe of metropolitan areas throughout the Midwest and South

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.

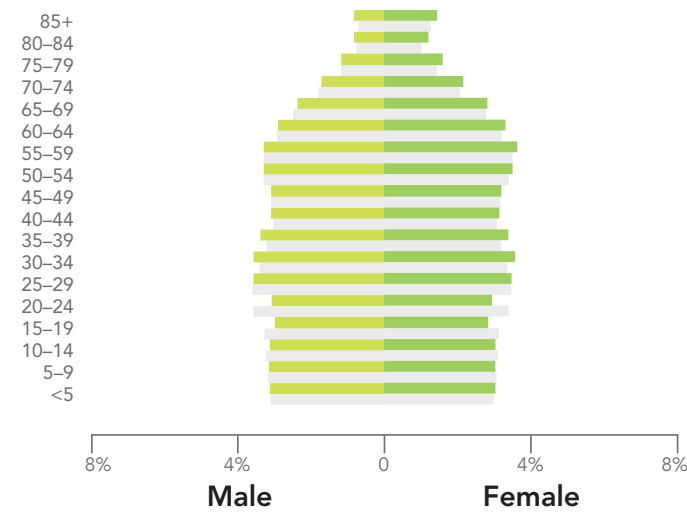
SOCIOECONOMIC TRAITS

- Most have graduated from high school or spent some time at a college or university
- Labor force participation slightly higher than the US at 67%
- While most income is derived from wages and salaries, nearly 31% of households collect Social Security and nearly 20% draw income from retirement accounts
- Family-oriented consumers who value time spent at home
- Most have lived, worked, and played in the same area for years
- Budget-aware shoppers that favor American-made products.
- Read newspapers, especially the Sunday editions

AGE BY SEX (Esri data)

Median Age: **39.0** US: 38.2

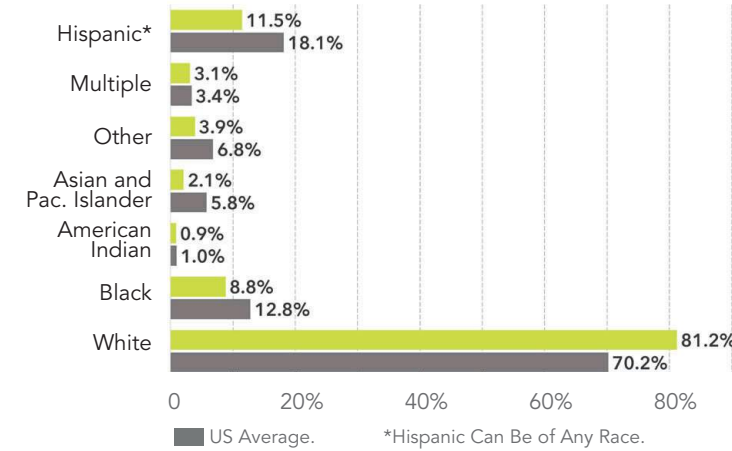
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **46.8** US: 64.0



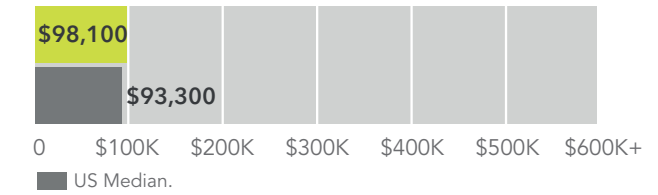
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

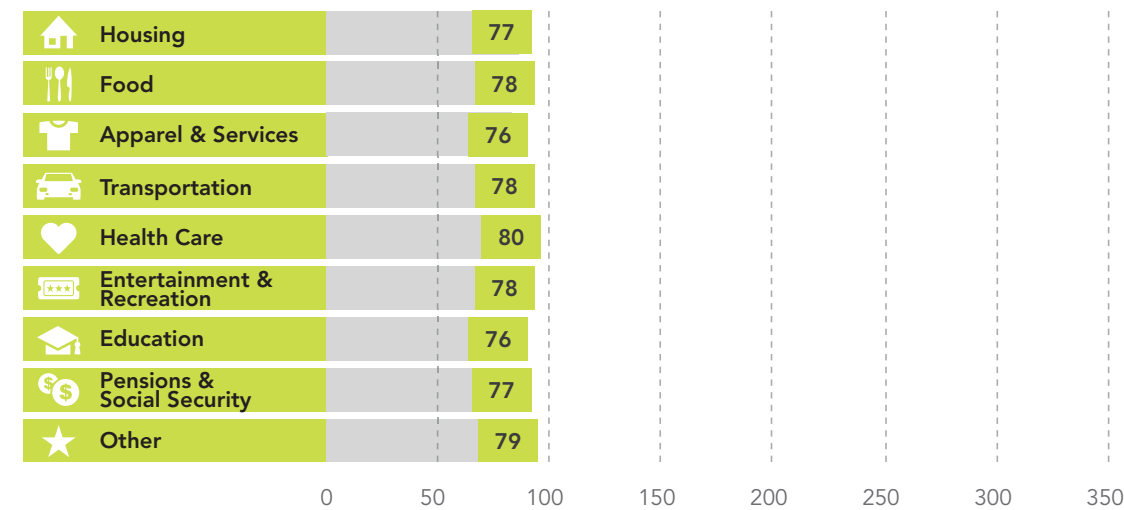


Median Net Worth



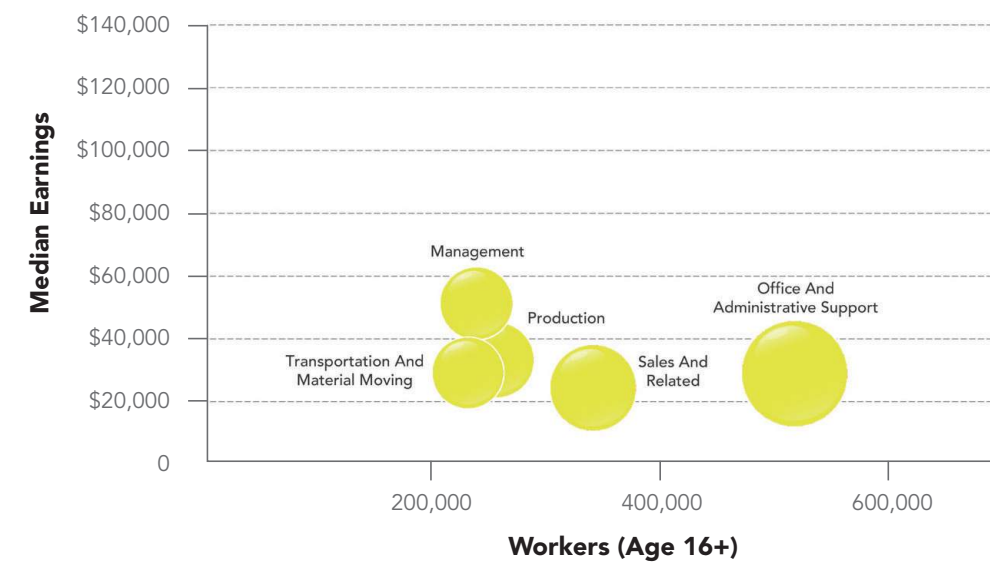
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OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



MARKET PROFILE (Consumer preferences are estimated from data by MRI-Simmons.)

- Residents take advantage of convenience stores for fueling up and picking up incidentals.
- Watching television is a common pastime; many households have more than four TVs.
- Favorite programming ranges from Freeform, A&E, and TNT to children’s shows on Nickelodeon and the Disney Channel.
- Residents are connected; entertainment activities like online gaming dominate their internet usage.
- Favorite family restaurants include Applebee’s, Arby’s, and Texas Roadhouse.
- Radio dials are typically tuned to classic rock stations.

HOUSING

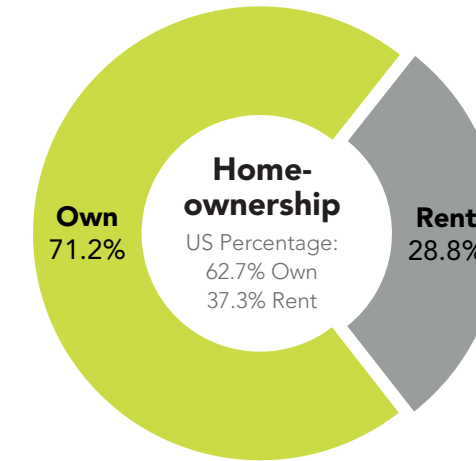
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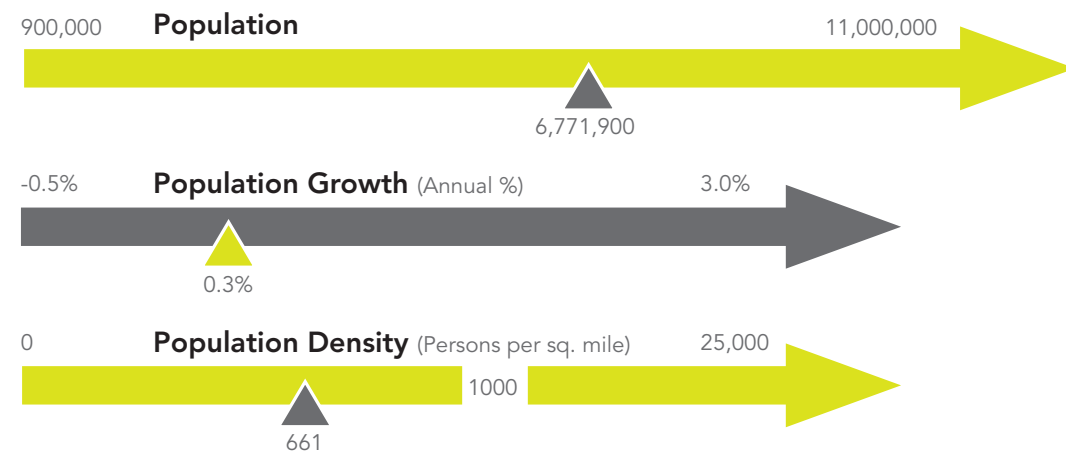
Median Value:
\$123,400

US Median: \$207,300



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

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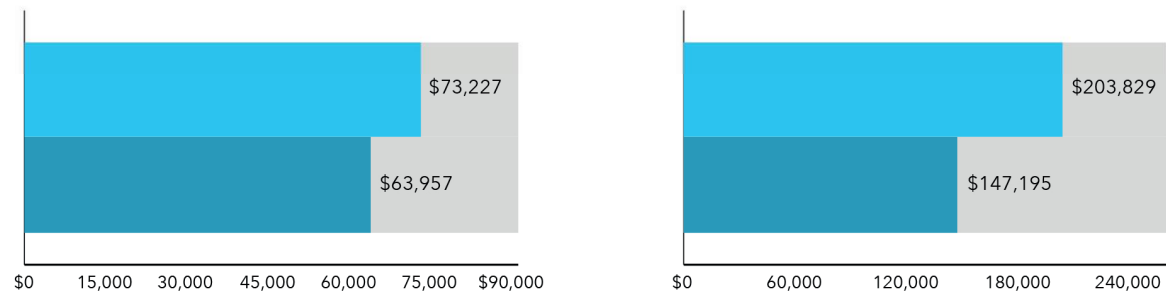
Key Demographic Indicators

Springfield Township, OH
Geography: County Subdivision



INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g. mortgages) or unsecured (credit cards) for this area.

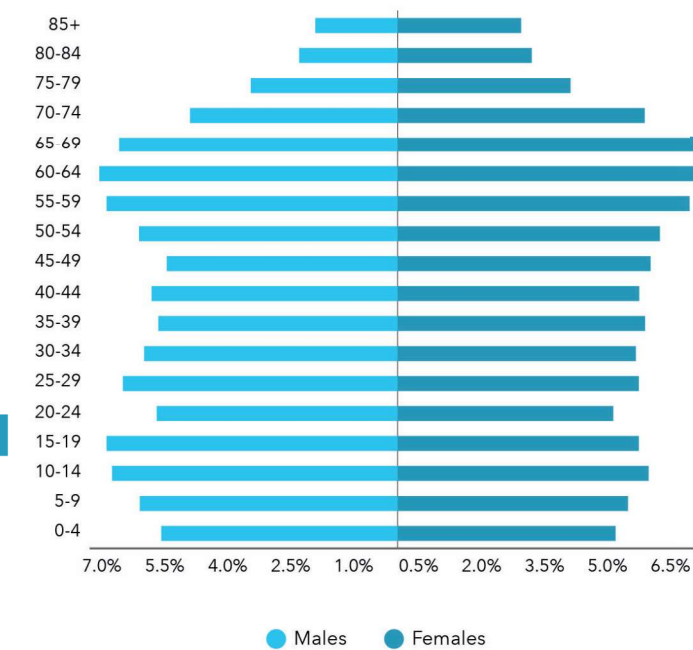


Bars show comparison to

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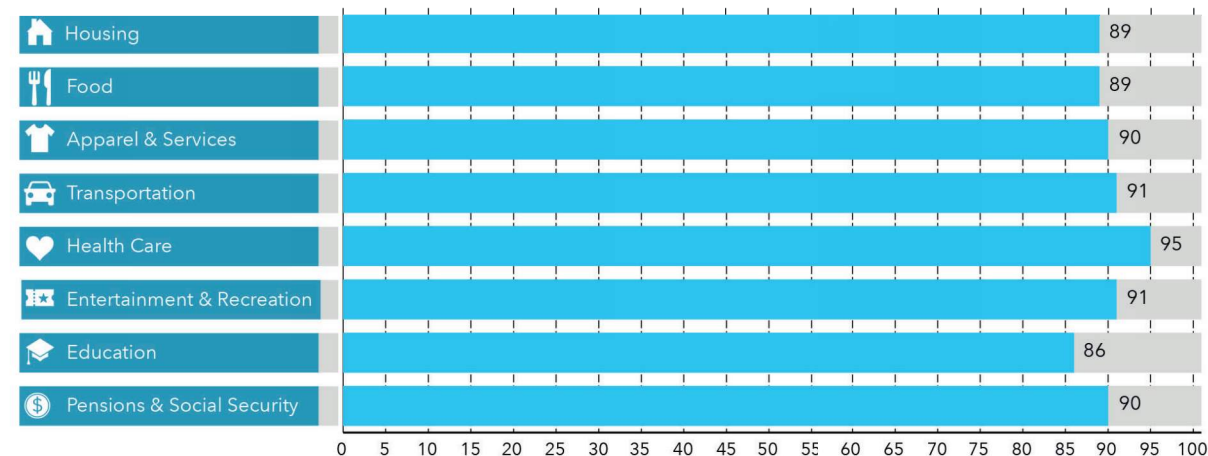
AGE BY SEX

Median Age: 42.7



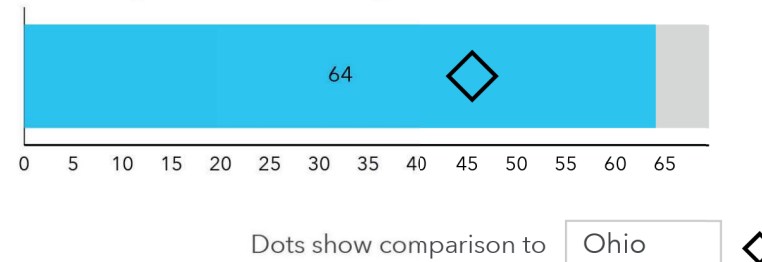
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DIVERSITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



Tapestry Conclusion

In conclusion, Esri Tapestry Segmentation offered a comprehensive framework for understanding the diverse landscape of American neighborhoods. By analyzing a wide range of demographic and socioeconomic variables, it identified 67 unique market segments, each representing distinct consumer behaviors and lifestyle patterns.

This dual-layered classification system enabled the township and design team gain actionable insights into consumer markets, track demographic shifts, and respond to emerging trends driven by population growth and evolving lifestyles.

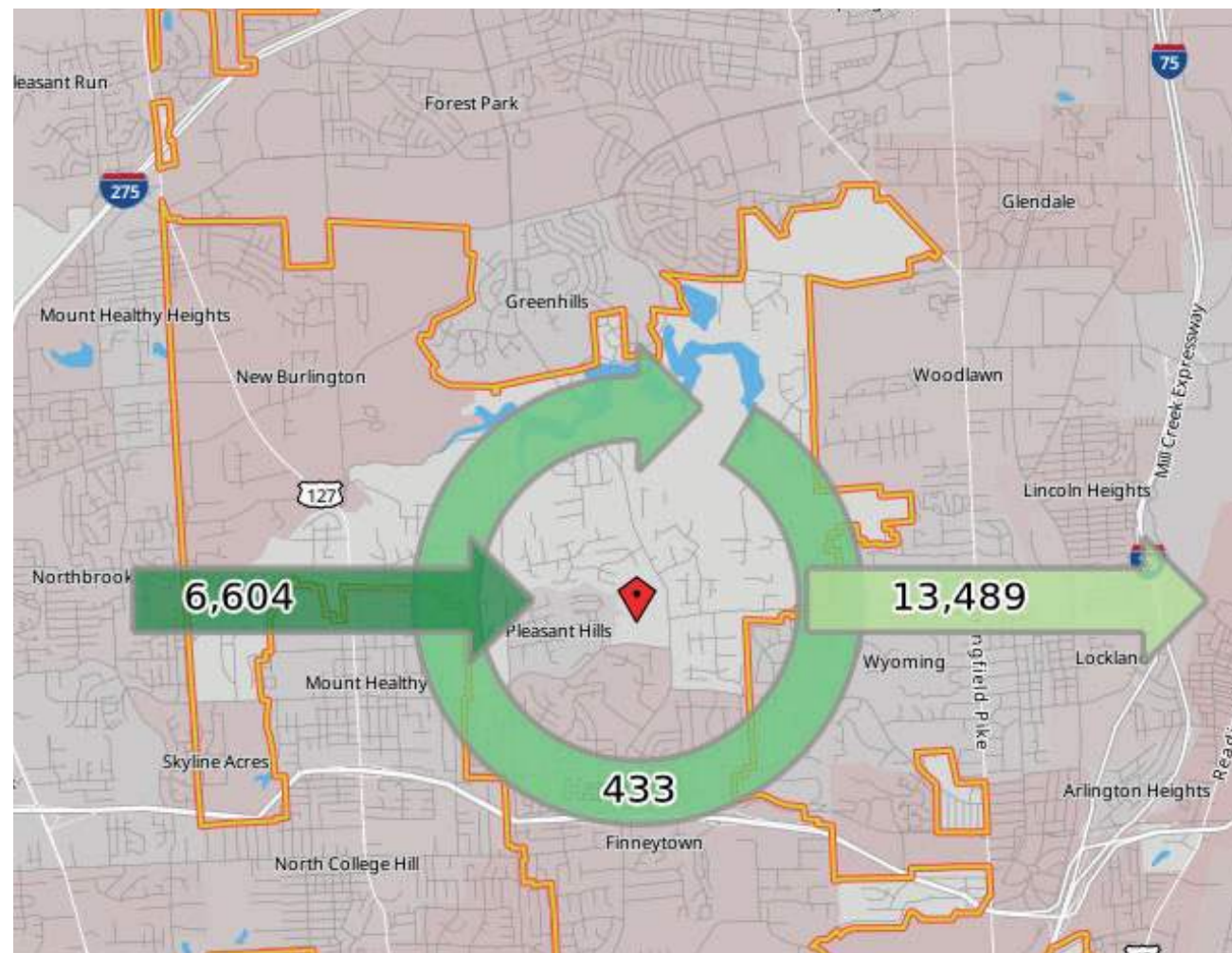
Economic Development

Economic Profile

Overall, the economic profile of Springfield Township is healthy. Between 2016 and 2021, the township saw significant growth of jobs in the Manufacturing, IT, and Health Care sectors.

As a bedroom community, over twice as many residents work outside of the Township compared to the number that commute in to the Township for work.

- █ Employees commuting to the Township
- █ Employees working within the Township
- █ Employees commuting outside the Township





Jobs in Springfield Township by Industry Sector

Industry Sector	2021		2016		Change 2021-2016	
	Count	Share	Count	Share	Count	% Change
Agriculture, Forestry, Fishing and Hunting	29	0.3%	27	0.3%	2	7.41%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%	0	0.0%	0	
Utilities	42	0.5%	78	0.9%	-36	-46.15%
Construction	348	3.9%	402	4.5%	-54	-13.43%
Manufacturing	108	1.2%	57	0.6%	51	89.47%
Wholesale Trade	820	9.3%	797	8.8%	23	2.89%
Retail Trade	646	7.3%	629	7.0%	17	2.70%
Transportation and Warehousing	506	5.7%	581	6.4%	-75	-12.91%
Information	20	0.2%	12	0.1%	8	66.67%
Finance and Insurance	61	0.7%	87	1.0%	-26	-29.89%
Real Estate Rental and Leasing	21	0.2%	53	0.6%	-32	-60.38%
Professional, Scientific, and Technical Services	162	1.8%	140	1.6%	22	15.71%
Management of Companies and Enterprises	1,385	15.6%	1,596	17.7%	-211	-13.22%
Administration & Support, Waste Management and Remediation	118	1.3%	303	3.4%	-185	-61.06%
Educational Services	2,106	23.8%	2,070	22.9%	36	1.74%
Health Care and Social Assistance	1,117	12.6%	764	8.5%	353	46.20%
Arts, Entertainment, and Recreation	67	0.8%	101	1.1%	-34	-33.66%
Accommodation and Food Services	861	9.7%	835	9.2%	26	3.11%
Other Services (excluding Public Administration)	319	3.6%	353	3.9%	-34	-9.63%
Public Administration	128	1.4%	147	1.6%	-19	-12.93%
Total	8,864		9,032		-168	-1.86%

Developing the Plan

Over the past two decades, Springfield Township has been proactively planning for the future. The Township adopted its zoning resolution in 2004, and in 2010 the community developed its Neighborhood Master Plan. The 2025 plan builds on these past planning efforts to help guide land use and investment decisions over the next 10 years.



The Process

From the beginning of the master plan update, there have been efforts to engage the community through public surveys, community meetings, on-line mapping tools, and feedback from Township boards and staff. To date, we have received input and feedback from over 600 residents, business owners and stakeholders.

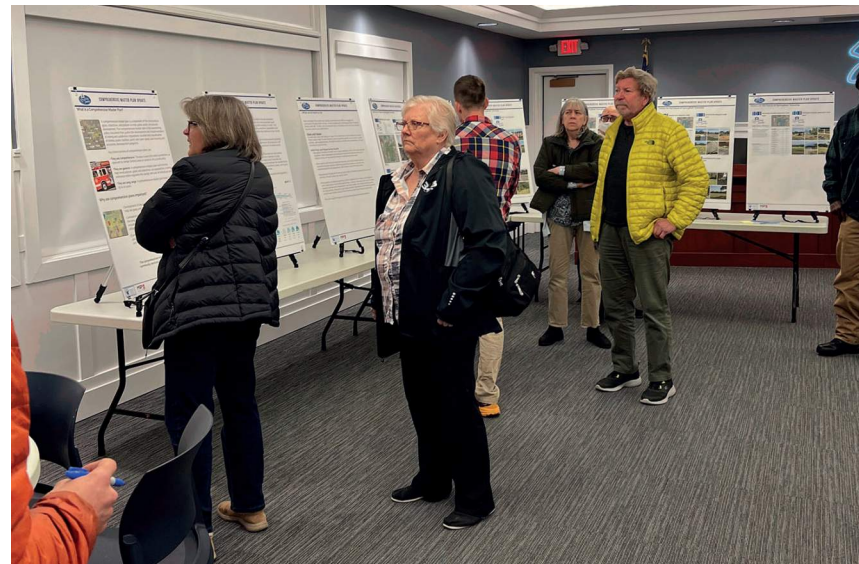
Vision and Values

A community vision articulates an image of the community's future based on its values. These values might include elements such as economic growth and prosperity, quality schools, safe neighborhoods, affordable housing, environmental sustainability, or robust recreational opportunities.

Initial Vision and Values Survey Results:

Springfield Township residents have a deep connection to the community and their neighbors. Most respondents indicated they moved to the township because of schools, family, or they found the house or neighborhood they loved.

When asked what they love about the township, the **central location** was the overwhelming top response, followed by township services, small-town feel, neighborhood feel and appearance, ArtsConnect, and community events.

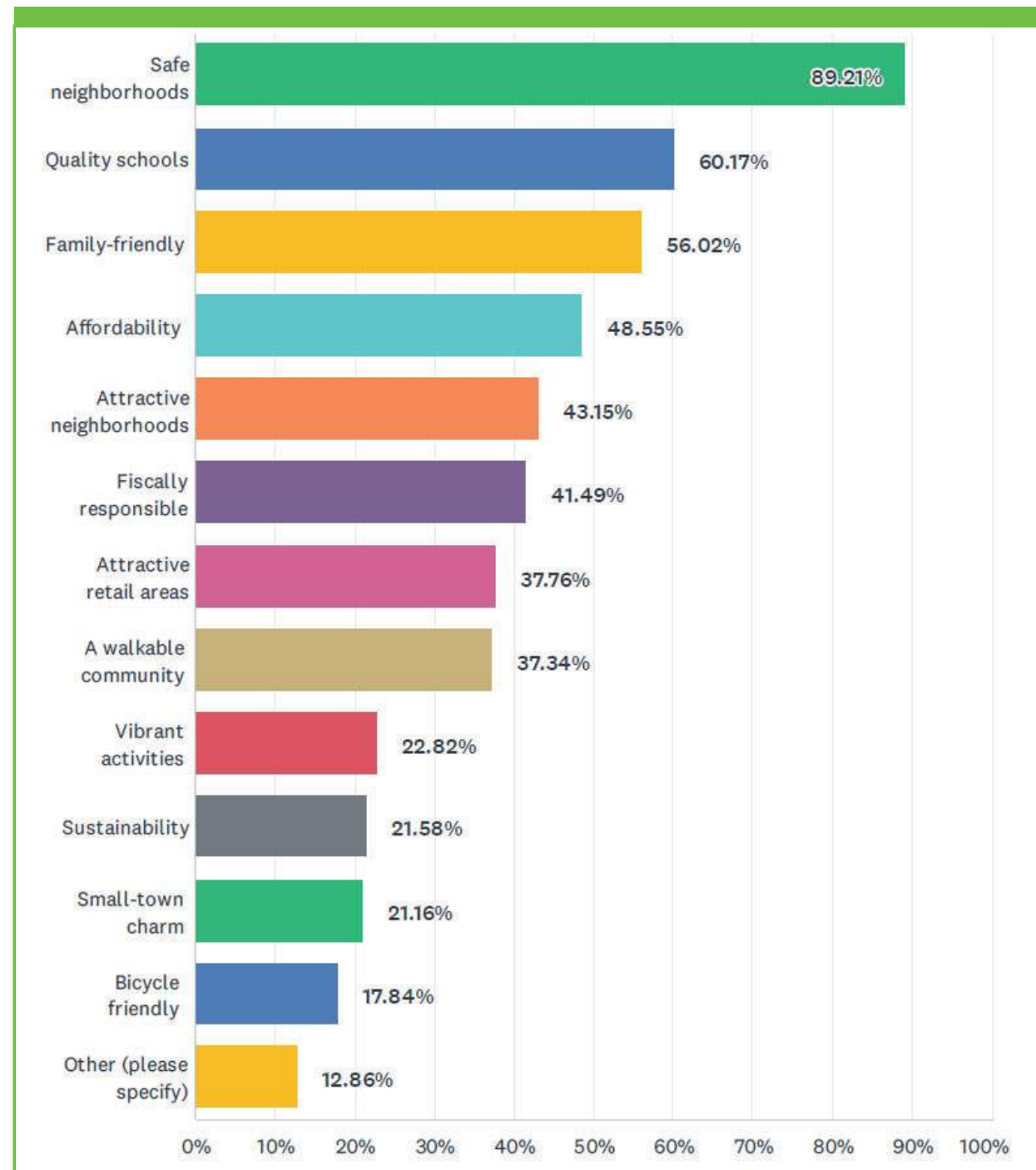


Respondents throughout the survey spoke highly of township-sponsored **events and township services** (police, fire, public works).

Many people commented positively on their **neighborhoods, housing, and neighbors** when asked about community opportunities.

Respondents said **street quality** and **corridor aesthetics** were the top priorities, followed by park improvements. Respondents commented positively on the flower baskets along Winton Road and felt those should be replicated.



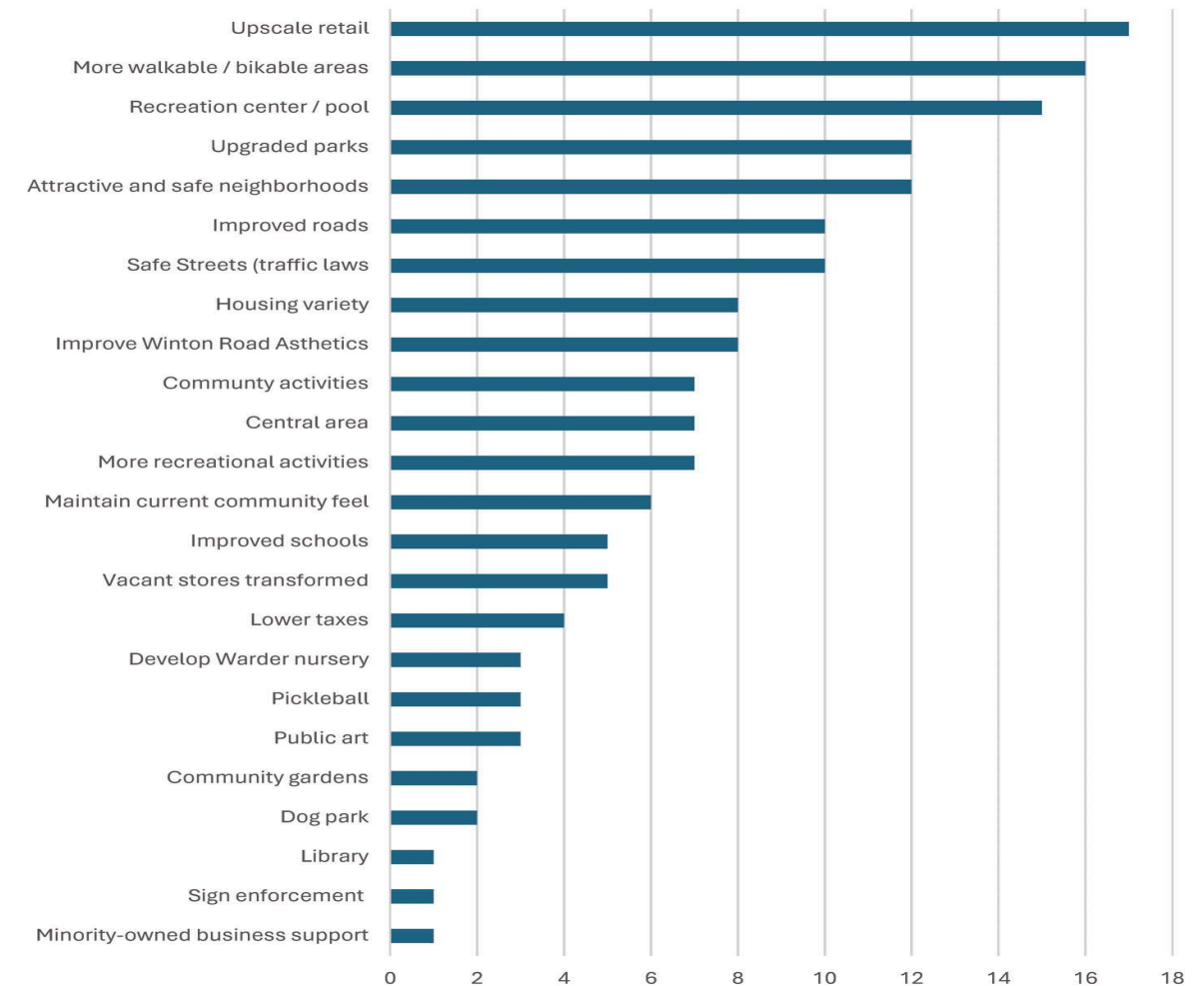


When asked about **community values**, it is unsurprising that the top five values or attributes important to residents are: safety, education, family-focused, affordability, and aesthetics.

Big Ideas

Throughout the process of developing the plan, when asked about big ideas, **four dominant themes** emerged:

1. Many respondents discussed the desire for a **larger variety of retail options**, particularly additional "upscale" retail such as an upgraded grocery, upper-end restaurants, and boutique shops found outside of the township.
2. **Connectivity** was the second most discussed theme, particularly improving existing sidewalks and making intentional connections between neighborhoods and destinations (local parks, Winton Woods, and schools). The desire to improve the active transportation system is high among respondents.
3. A number of residents proposed a community center / community pool, in addition to the existing Community Arts Center, which is home to ArtsConnect, the Township's arts and enrichment non-profit.
4. **Upgraded parks and attractive neighborhoods**. This speaks to the "family-friendly" values discussed earlier. It's clear from this survey and the parks survey, that upgraded parks are a high community desire.



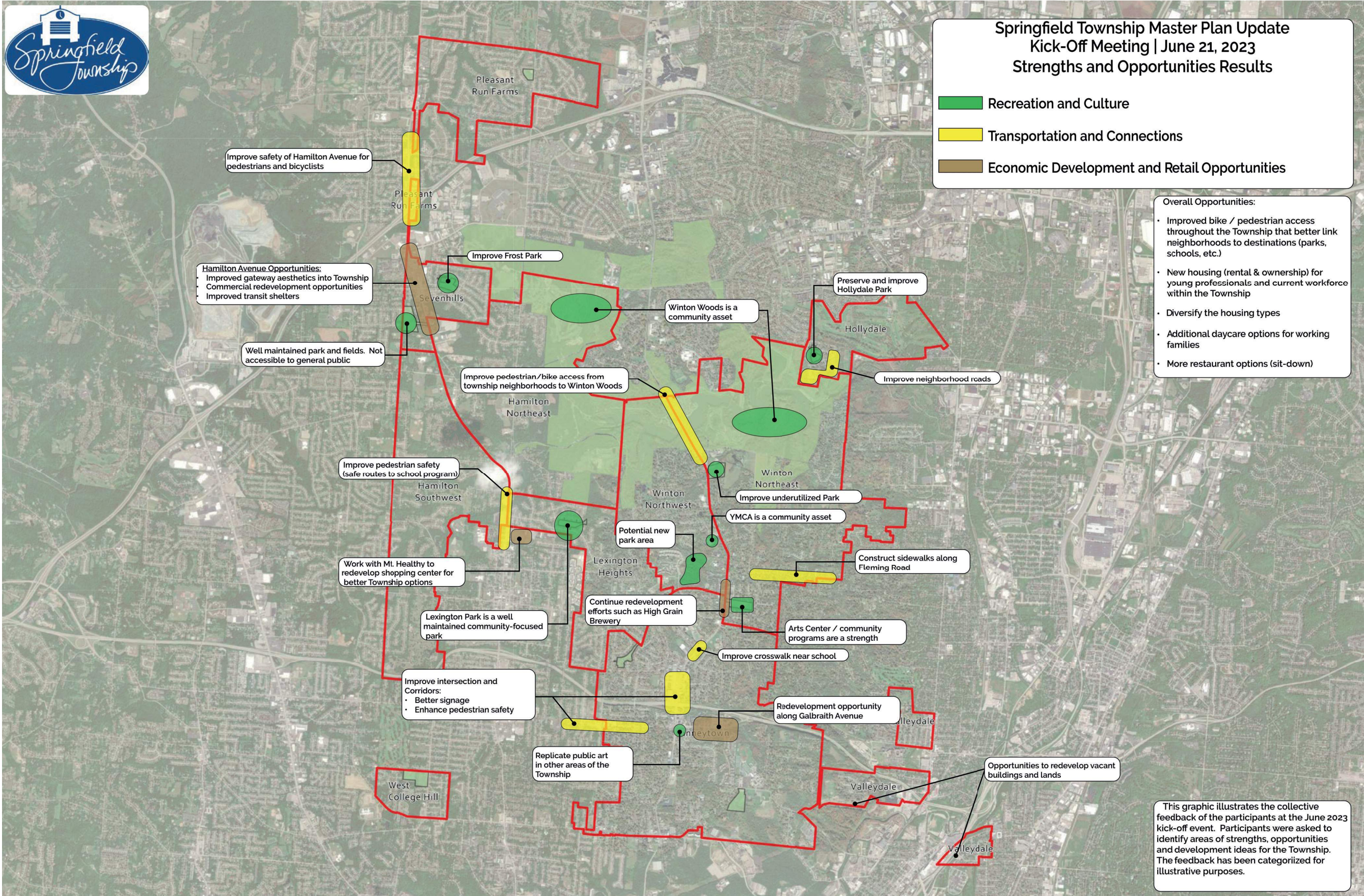


Springfield Township Master Plan Update Kick-Off Meeting | June 21, 2023 Strengths and Opportunities Results

- Recreation and Culture
- Transportation and Connections
- Economic Development and Retail Opportunities

- Overall Opportunities:**
- Improved bike / pedestrian access throughout the Township that better link neighborhoods to destinations (parks, schools, etc.)
 - New housing (rental & ownership) for young professionals and current workforce within the Township
 - Diversify the housing types
 - Additional daycare options for working families
 - More restaurant options (sit-down)

This graphic illustrates the collective feedback of the participants at the June 2023 kick-off event. Participants were asked to identify areas of strengths, opportunities and development ideas for the Township. The feedback has been categorized for illustrative purposes.



Improve safety of Hamilton Avenue for pedestrians and bicyclists

Hamilton Avenue Opportunities:
 • Improved gateway aesthetics into Township
 • Commercial redevelopment opportunities
 • Improved transit shelters

Well maintained park and fields. Not accessible to general public

Improve Frost Park

Winton Woods is a community asset

Preserve and improve Hollydale Park

Improve neighborhood roads

Improve pedestrian/bike access from township neighborhoods to Winton Woods

Improve pedestrian safety (safe routes to school program)

YMCA is a community asset

Construct sidewalks along Fleming Road

Work with Mt. Healthy to redevelop shopping center for better Township options

Continue redevelopment efforts such as High Grain Brewery

Arts Center / community programs are a strength

Lexington Park is a well maintained community-focused park

Improve crosswalk near school

Improve intersection and Corridors:
 • Better signage
 • Enhance pedestrian safety

Redevelopment opportunity along Galbraith Avenue

Replicate public art in other areas of the Township

Opportunities to redevelop vacant buildings and lands

Springfield Township Kick-off

The kick-off meeting marked a pivotal moment in launching the Township project. It brought together key stakeholders to align on the project’s vision, goals, and execution strategy. During the session, several strengths and opportunities were identified, which naturally grouped into three distinct categories:

Recreation and Culture

- Strengths: Winton Woods community asset and Arts Center with community programs.
- Opportunities: Improve underutilized parks, replicate public art in other areas of the Township.

Transportation and Connections

- Strengths: Roads have continued to be updated with new pavement.
- Opportunities: Improve safety for pedestrians and bicyclists. Sidewalks near community schools.

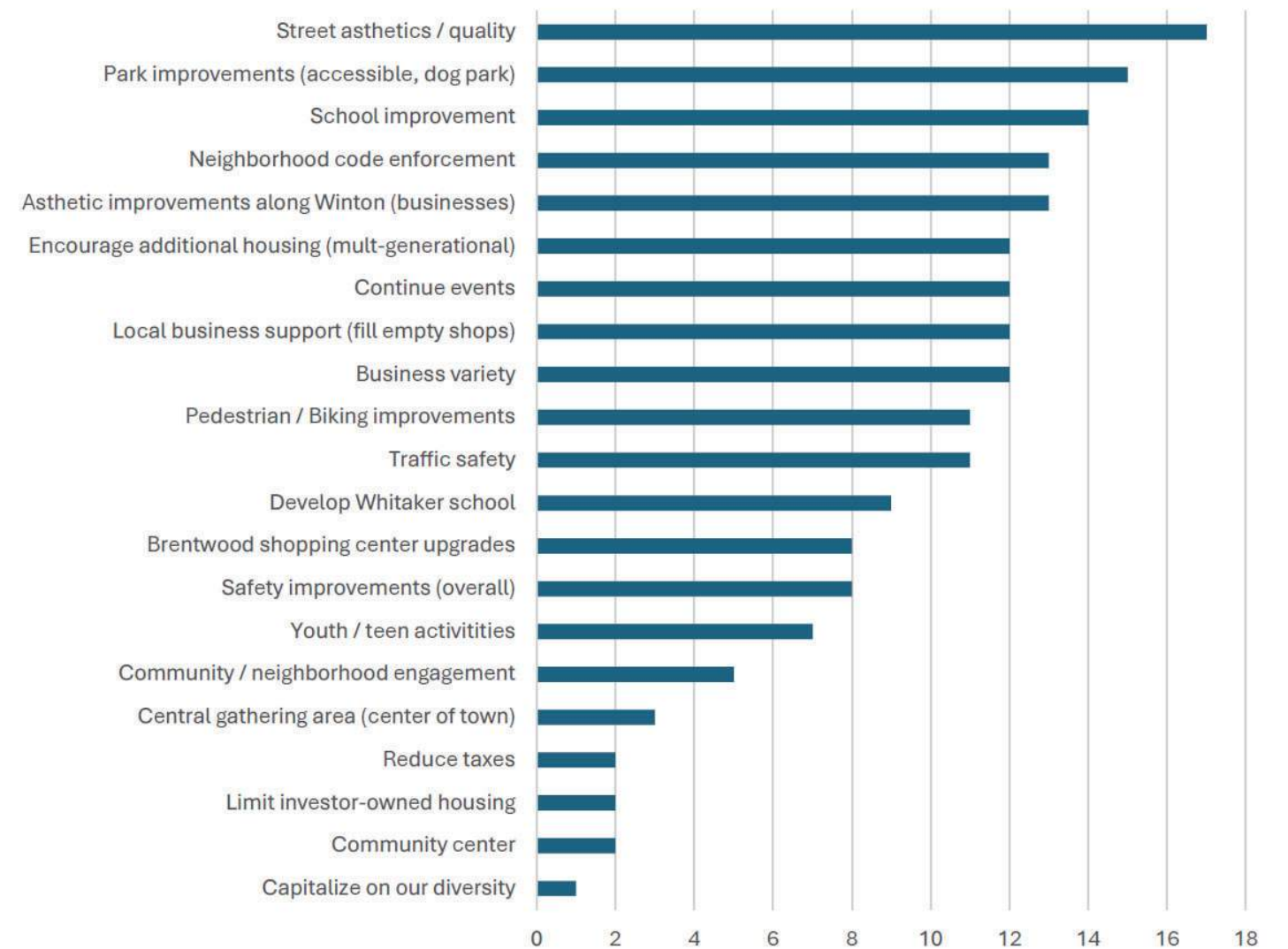
Economic Development and Retail Opportunities

- Strengths: Review current economic strengths, successful businesses, and retail hubs.
- Opportunities: Additional daycare facilities, commercial redevelopment, improved transit shelters

Future Opportunities

When asked about future opportunities, **four dominant themes** emerged:

1. **Street quality and corridor** aesthetics (resurfacing and pothole repair, as well as aesthetic improvements such as street trees and buried or relocated overhead utilities).
2. **Park improvements** (play equipment, improved shelters, dog park, pickleball, etc.).
3. **School system** improvement.
4. **Neighborhood code enforcement** to address dilapidated housing conditions and maintain high-quality neighborhoods.



Department Priorities

While developing the plan, key Township departments provided input on their past success, challenges and future priorities.

Public Safety

The public safety services (police and fire) are a source of pride in Springfield Township. The officers and staff of the police and fire departments work tirelessly to ensure the safety of Springfield Township residents and visitors.

Police

Since 1964, the Springfield Township Police Department has operated a full-service police department, offering the latest in law enforcement technology and programs. The department is one of the few nationally accredited police agencies across the country, under the standards of the Commission on Accreditation for Law Enforcement Agencies (CALEA). The three-year accreditation process ensures the practices of the department are efficient,



professional, and ethical. The Police Department was awarded its ninth re-accreditation in August of 2024 and has been recognized with the CALEA Award of Excellence. This distinction is an honor only 12 agencies in Ohio hold. The department has maintained CALEA Accreditation since 1999.

Collaborative efforts between the police department and the community to prevent and reduce crime in the Township have been successful. Between 2012 and 2022, property crimes declined by nearly 40%, from 853 reported crimes to 525 reported crimes. Violent crimes decreased over a similar period from a high of 82 reported crimes in 2014 to 43 reported crimes in 2022, a **decrease of 47.5%**.



Many of the crime reduction efforts are the results of regional partnerships. Springfield Township police administer the DART (Drug Reduction Taskforce) grant, which is a 20-agency partnership aimed at reducing illegal drugs in the community.

Springfield Township police are active members of the Hamilton County Police Association. This collaboration provides resources smaller departments may not be able to afford on their own such as S.W.A.T, Honor Guard and Mobile Field Force (crowd control).

In 2023 the Springfield Township Police Department was awarded more than \$282,000.00 in grant funds from the State of Ohio Body Worn Camera Grant Program. These funds supported the Township by purchasing all of the necessary equipment, replacement parts, and data storage for five years.

Moving forward, over the next 5 to 10 years the key priorities and initiatives identified by Police leadership staff include:

- 1 Continuing trends of **crime reduction** and **neighborhood safety** improvements.
- 2 **Maintaining adequate staff resources** through continued levy support from the community.
- 3 **Improving police services** through technology such as virtual reality-based training and body / in-car cameras.
- 4 Maintaining the ability to **recruit top talent** to Springfield Township's police force.

In addition, Springfield Township Police Department is utilizing new technologies by implementing Flock Cameras throughout the Township. Flock Cameras are automatic license plate readers that reduce crime, enhance police investigations, and improve stolen vehicle recovery.

The Springfield Township Police Department is prioritizing proactive community engagement by creating a team of officers who will seek out opportunities to engage with the community in a positive way, ensuring that the trust that the community has in the department today continues to grow. The Police Department Community Engagement Team prioritizes building relationships, working together, and involving the residents and businesses in Springfield Township in important dialogue to improve safety and quality of life.

Department Priorities

While developing the plan, key Township departments provided input on their past success, challenges and future priorities.

Fire

Founded September 1, 1996, the Springfield Township Fire Department utilizes highly trained personnel to provide emergency medical services, fire suppression, fire prevention, and public education to the residents and businesses of the township. Based on service areas, population, and emergency responses, Springfield Township Fire Department is one of the fastest growing departments in Hamilton County. Over the last five years, the department averaged over 5,100 medical emergencies and 1,400 fire emergencies annually. Springfield Township Fire Department currently carries an ISO rating of Class 2 (one being the best) for fire insurance purposes, which places the department in the **top 3% of all fire departments in the United States.**



In addition to responding to fire and medical emergencies, fire department staff provide fire prevention and education programs through significant public outreach efforts. The primary goal of the fire department is to reduce the potential for fire or injury to the people who live and work in



Springfield Township. Fire department personnel conduct fire and accident prevention presentations for schools, churches, nursing homes, civic groups, and businesses.

The Springfield Township Fire Department has one of the best public education programs in Hamilton County, and was recognized for its programs by the State Fire Marshal. Programs include, but are not limited to the following:

- Fire safety
- Accident avoidance
- Severe weather preparedness
- Home safety inspection
- Annual Open House in conjunction with National Fire Prevention Week in October

Keeping the community safe requires strong partnerships with surrounding jurisdictions. The Springfield Township Fire Department has contracts with adjacent communities such as Colerain, Springdale and Reading. These partnerships help ensure emergency resources are available when needed.

Moving forward, over the next 5 to 10 years the key priorities and initiatives identified by Fire Department leadership staff include:

- 1** Maintaining adequate staff resources through continued levy support from the community.
- 2** Reducing the average age of the fire and EMS fleet through apparatus replacement.
- 3** Achieving and maintaining an ISO rating of one (1).
- 4** Maintaining the ability to recruit and retain top talent within Springfield Township's Fire Department.



Department Priorities

While developing the plan, key Township departments provided input on their past success, challenges and future priorities.

Fire

Drone Technology - Springfield Township Fire Department has recently expanded its drone fleet with the acquisition of two advanced drones. The first, a FPV (First Person View) tactical drone, is adept for indoor or confined space operations. The second, our new flagship drone, is equipped for large-scale emergencies such as search and rescue, missing persons, structure fires, hazardous material incidents, water rescues, damage assessments, bomb threats, and large crowd monitoring. It features comprehensive thermal imaging and zoom functions. Additionally, our drone pilot is now part of the Hamilton County drone team, UAS500, providing enhanced capabilities to assist with emergency missions across multiple neighboring counties.



UC Mobile Stroke Collaboration - The University of Cincinnati Hospital launched the region's first Mobile Stroke Unit (MSU) on August 11, 2020, based at the Springfield Township Fire Station. This specialized ambulance is equipped with a CT scanner and other tools to diagnose and treat stroke patients en route to the hospital, significantly improving outcomes by providing rapid care.

Staffed by a paramedic, EMT, critical care RN, and CT technician, the MSU can perform CAT scans, communicate with the UC stroke team, and administer treatments within minutes. Currently, it responds within a 15-minute radius of the fire station at 9150 Winton Road, with plans to expand this area in the future.



Department Priorities

While developing the plan, key Township departments provided input on their past success, challenges and future priorities.

Public Works

The Springfield Township Service Department has the responsibility for care and maintenance of all township streets, facilities, and parks.

Public Works Services

Springfield Township's Public Works and Maintenance Services are devoted to providing a safe, clean, and well-maintained environment for all residents. The department oversees **91.3 miles of township roads**, conducting essential tasks such as snow and ice removal, road and curb repairs, pothole patching, and street sweeping during the spring and fall. They also remove dead animals from township roads and maintain storm drainage systems, ensuring proper storm sewer and catch basin function. Beyond roadways, they take care of **181.5 acres of township parks**, including mowing, field preparation, recreation equipment maintenance, and overall grounds and structures care. The team also handles nuisance property abatement and tree trimming to ensure safe roadways and sidewalks. Additionally, they inspect contractor work within road rights-of-way, guaranteeing quality and safety in all projects. With a commitment to excellence, Springfield Township ensures a well-maintained community for everyone to enjoy.

During snow emergencies, Springfield Township is responsible for **over 400 streets**, with about 92 miles managed by the Springfield Township Public Works Department. Another 40 miles are county roads maintained by Hamilton County. In winter, a snow emergency is declared when three inches of snow or significant ice accumulates, requiring all vehicles to be removed from the streets for effective servicing. These emergencies are announced via major radio and television stations and through e-mail notifications to e-news subscribers. Residents have two hours to move their vehicles, ensuring they aren't snowed in and allowing for efficient

snowplowing. Failure to remove vehicles during a declared snow emergency could result in citations from the Police Department. This organized approach ensures safer and more accessible roads for everyone.



Springfield Township also provides the following services for township roads:

- Snow and ice removal (through salting and plowing)
- Repairs (curb and potholes)
- Resurfacing and periodic maintenance
- Dead animal removal (from the roadway)
- Catch basin and storm sewer repairs
- Street signs (street names and regulatory signs)
- Catch basin cleaning



Department Priorities

While developing the plan, key Township departments provided input on their past success, challenges and future priorities.

Public Works

The Public Works Department is integral in maintaining and improving the physical characteristics and quality of life in the Township. From repairing streets and sidewalks, addressing litter along corridors, to improving neighborhood conditions through code enforcement, the public works staff are on the front lines of improving neighborhoods.



Recent initiatives and successes include:

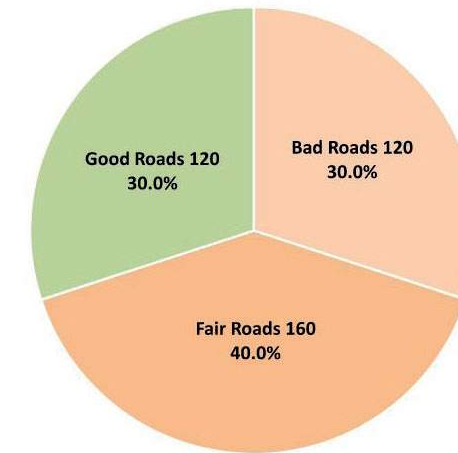
Beech Grove Cemetery, founded on May 27, 1889, served as a rural cemetery for African Americans. It is the final resting place for over 500 veterans, including some from World War I. In 2017, Springfield Township took possession of the cemetery, which had been abandoned and foreclosed. The Springfield Township Public Works Department now maintains the property, continuing rehabilitation efforts for the over 3,000 people buried there.

Installed was a **granite columbarium** with 72 niches for cremated remains, providing a private and respectful resting place. This columbarium is a central focal point of the historic grounds, with a convenient drive leading to it.

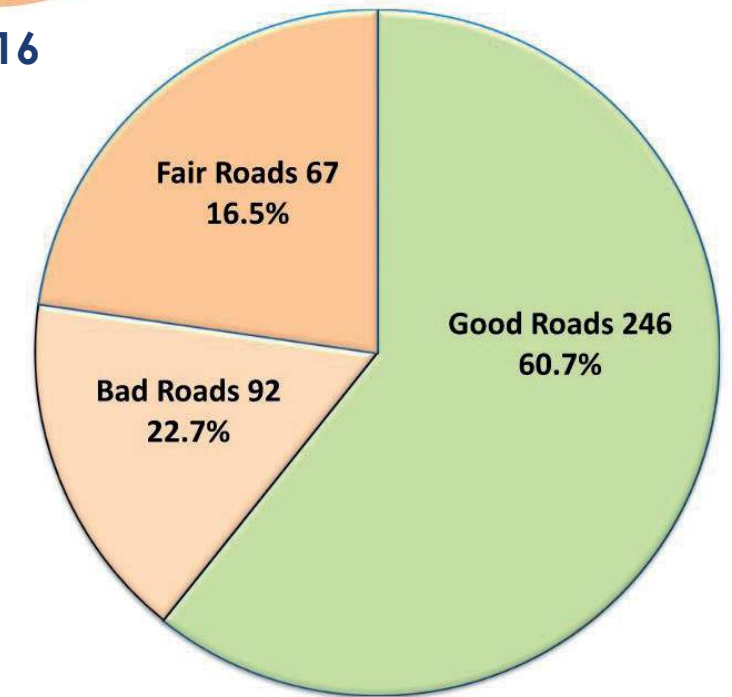
Clean and Safe Neighborhoods. Public Works staff are key partners in ensuring township neighborhoods remain stable, safe, clean neighborhoods of choice. In 2023, staff completed over 60 clean ups throughout the neighborhoods, removing trash, debris and eliminating eyesores.

Improved Service Delivery. Public works strives to improve its service delivery and value to township residents and business owners. This includes leveraging outside grants to fund beautification and clean-up efforts through the Neat Streets initiative, and increasing the use of technology to improve service efficiency, such as snow removal route optimization.

- Moving forward, over the next 5 to 10 years the key priorities identified by Public Works staff include:**
- 1** Improving Township parks, including new equipment, parking areas and shelters.
 - 2** Improving walk-ability through sidewalk repairs and new sidewalk construction.
 - 3** Maintaining and continually improving overall street conditions.
 - 4** Improving Township identity and wayfinding through updated neighborhood identification signs and street signs.
 - 5** Continuing to restore and improve Beech Grove Cemetery.



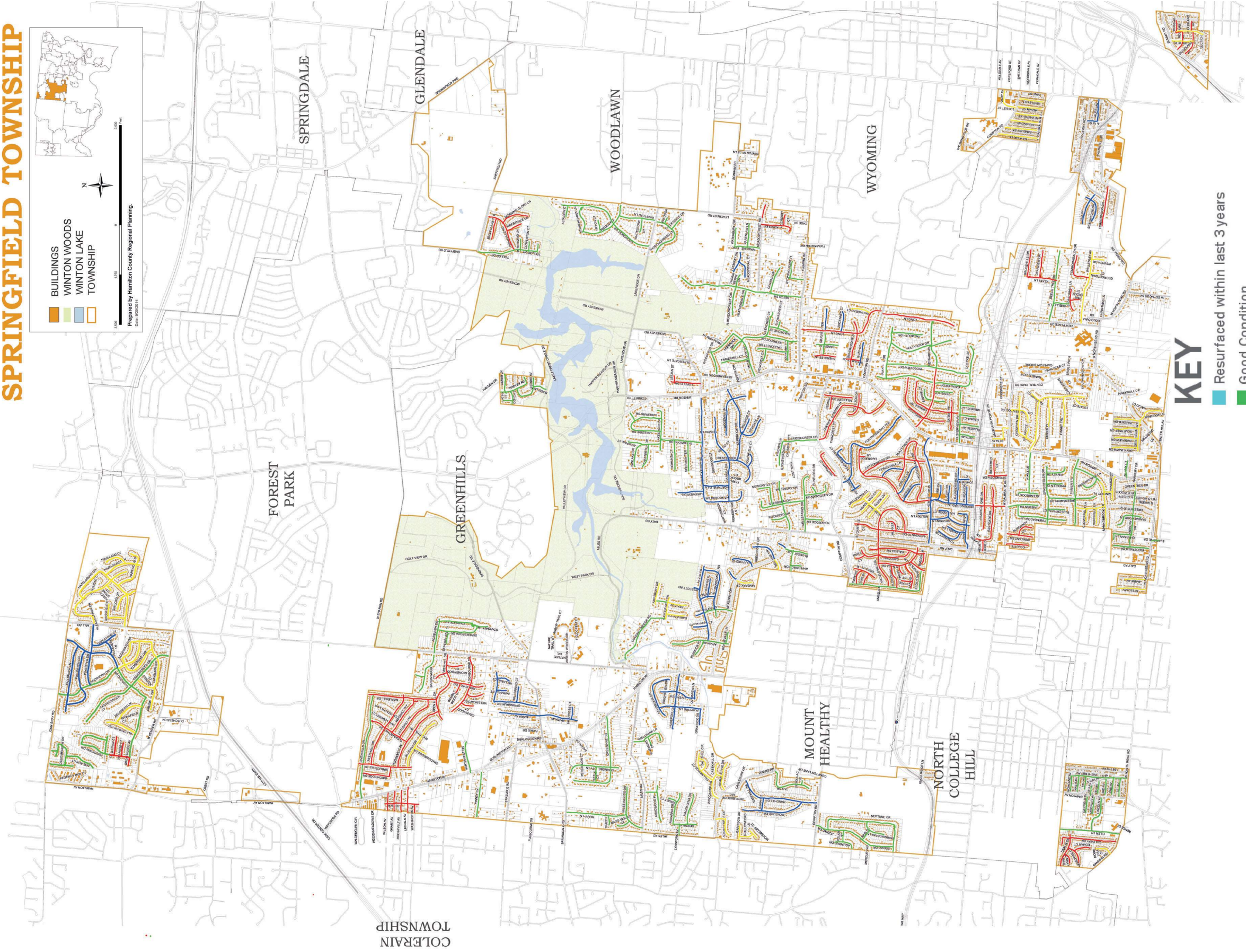
2016



2025 (Projected)

Infrastructure Improvements - Springfield Township has been on an impressive journey of road improvement since 2016, transforming its infrastructure mile by mile. By 2025, the township envisions a remarkable shift in "good" roads from 120 miles in 2016 to an impressive 246 miles.

2025 SPRINGFIELD TOWNSHIP



BUILDINGS
WINTON WOODS
WINTON LAKE
TOWNSHIP

Prepared by Hamilton County Regional Planning
Date: 10/20/2014

KEY

- Resurfaced within last 3 years
- Good Condition
- Fair Condition
- Poor Condition

COLERAIN
TOWNSHIP

Department Priorities

While developing the plan, key Township departments provided input on their past success, challenges and future priorities.

Springfield Township Arts Center

Believing that thriving arts lead to flourishing communities and enriched lives, the Springfield Township Board of Trustees passed a resolution on September 26, 2012, to establish a 501(c)(3) Arts and Enrichment Council. They invited letters of interest, conducted interviews, and appointed five officers during their November 28, 2012 work session to form this new council. Since then, the Springfield Township Arts and Enrichment Council has been a vital resource for promoting arts and enrichment opportunities in the community.

In 2014, the Arts Council received its official 501(c)(3) status, enabling it to accept donations. Later that year, they rebranded as **ArtsConnect** and launched a new website, theartsconnect.us, which now serves as the go-to source for community events and art classes in Springfield Township.



Mission

The mission of the **Springfield Township Arts and Enrichment Council (ArtsConnect)** is to foster an engaged and vibrant community by enhancing quality of life through the arts, community events, and parks and recreation.

This non-profit organization supports the township by organizing community programs and special events. As a 501(c)(3) entity, the arts council qualifies for additional grant funding and can offer tax deductions for private donations.

The establishment of the Arts and Enrichment Council has led to better access to the arts, more public events, a stronger sense of community, and increased economic interest in township development.



The ArtsConnect Center (<https://theartsconnect.us>) offers a array of classes for children and adults, such as:

- Summer ArtsConnect Kids Camps
- Watercolors / Painting
- Drawing
- Woodshop
- Sewing
- Music Instruction
- Stained glass
- Pottery - Ceramics (Wheel and Hand Building)
- Leatherworking
- Drama / Theater
- Digital Animation / Photography



Pottery Class



Woodshop Class



Movie in the Park



Kids' Cooking Class

Park Improvements

A review of the park conditions as well as surveying residents about their park usage and future desires is a significant element of the 2025 master plan update. This section outlines the key findings from resident surveys, assesses and rates current park conditions, and outlines park improvement recommendations and associated cost estimates.

Key Survey Findings

Park Improvements are desired.

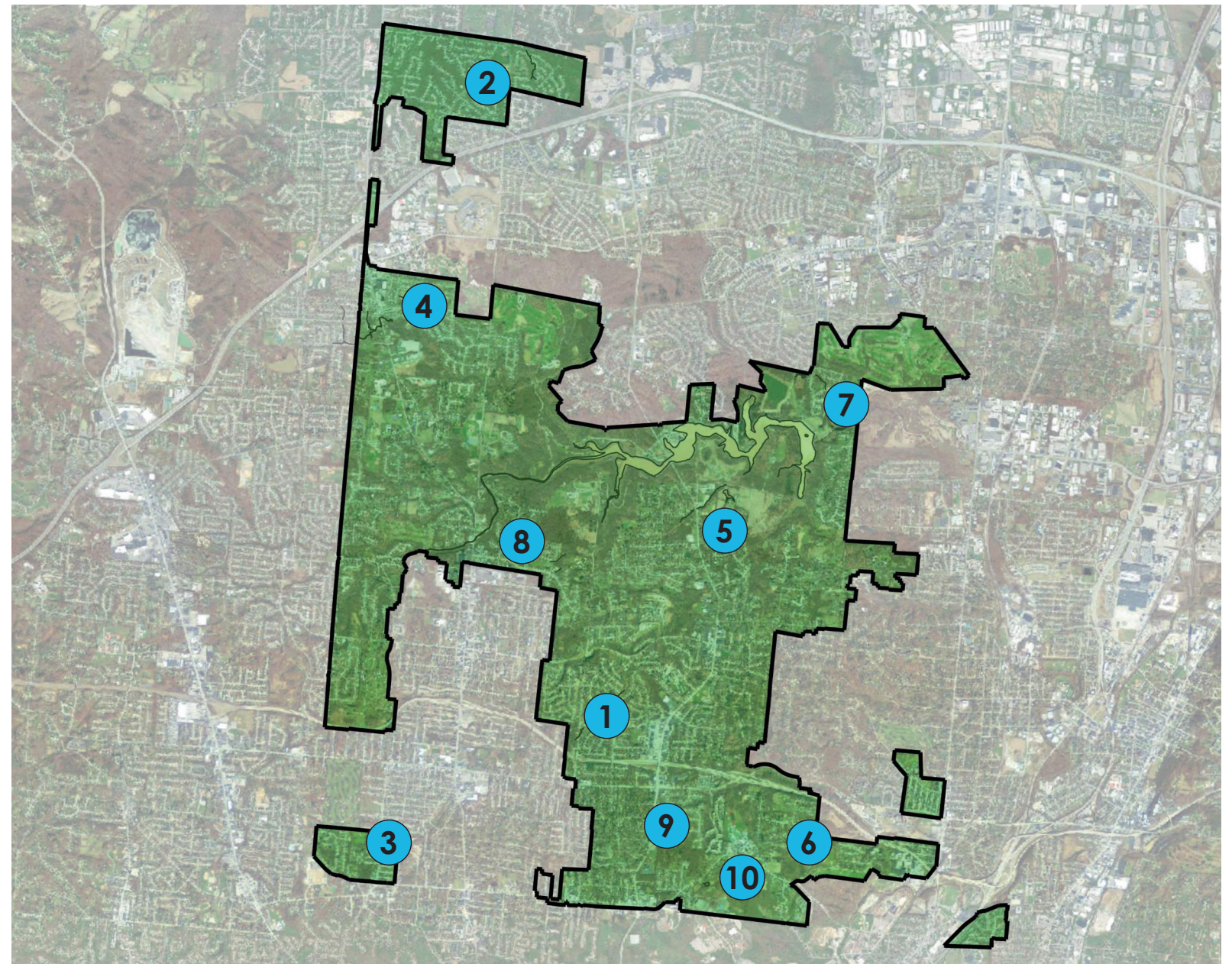
43% Just over 43% indicated they visit the parks at least once a month.

Respondents said the following improvements would make them more likely to use the parks:

- Walking paths
- Improved walk/bike access to the park
- Shade structures
- Places to gather (benches)
- Improved playground equipment

Park Improvements are needed.

53% Just over half of the respondents (52.9%) rated the parks as average, and only 17.5% rated them above average.



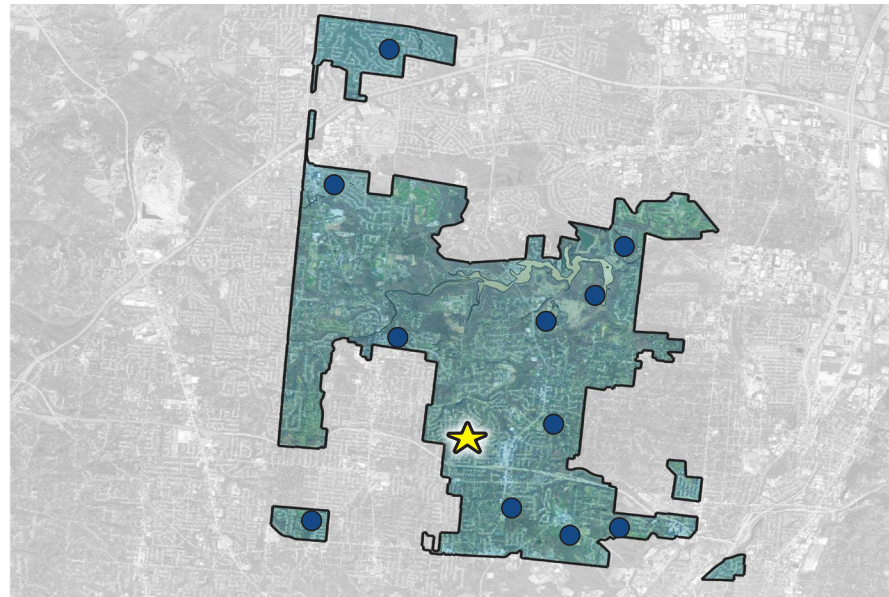
LEGEND

- | | |
|--------------------------|-------------------------------------|
| 1 - Brentwood Park | 6 - Hillside Park |
| 2 - Clifford George Park | 7 - Hollydale Park |
| 3 - Crutchfield Park | 8 - Lexington Heights Park |
| 4 - Sevenhills Park | 9 - Warder Preserve |
| 5 - Helwig Park | 10 - Stephanie Hummer Memorial Park |

1 Brentwood Park

8862 Monsanto Drive, Cincinnati, OH 45231

PARK GRADE



PARK DESCRIPTION

Brentwood Park is an 8.7 acre area just north of Ronald Reagan County Highway and south of Compton Road.

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

The Park is heavily wooded and has many natural features that can be navigated by the walking path network.

PARK ELEMENTS

GRADES

PARK SIGNAGE	★★★★☆
• ID	★★★★☆
• WAYFINDING	★☆☆☆☆
ADA ACCESSIBILITY	★☆☆☆☆
• TO COMMUNITY	★☆☆☆☆
• WITHIN PARK	★☆☆☆☆
PEDESTRIAN SIDEWALK	★★★★☆
• ROUTING (mowed path)	★★★★☆
• CONDITION (sidewalk at entrance)	★☆☆☆☆
TRASH RECEPTACLES	★☆☆☆☆
• ADEQUATE AMOUNT	★☆☆☆☆
• LOCATIONS	★☆☆☆☆
LANDSCAPE	★★★★★
• ADEQUATE AMOUNT	★★★★★
• MAINTENANCE	★★★★★

SITE RECOMMENDATIONS

ITEMS FOR IMMEDIATE CONSIDERATION:

- Improve park signage and add trail map with entrance/exits noted and private property noted
- Improve entrance and footbridge
- Improve trash disposal receptacles throughout the park
- Change trail material to a gravel walk

ITEMS FOR FUTURE CONSIDERATION:

- Improve site connectivity and walk-ability
- Improve site lighting

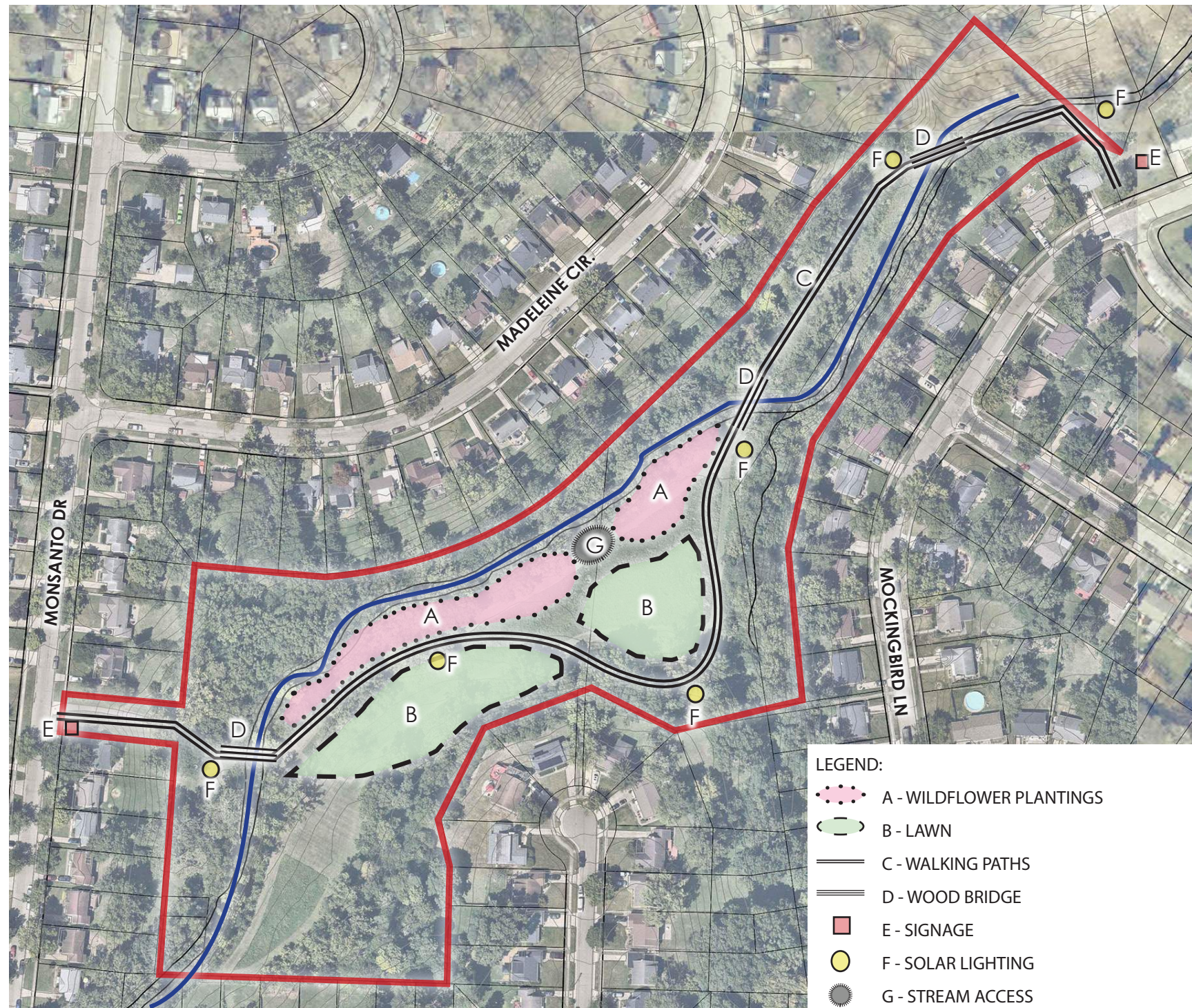
Current State of Springfield Township Park System



CURRENT SITE CONDITIONS



SITE RECOMMENDATIONS - SITE PLAN



SITE RECOMMENDATIONS - SUPPORT PHOTOS

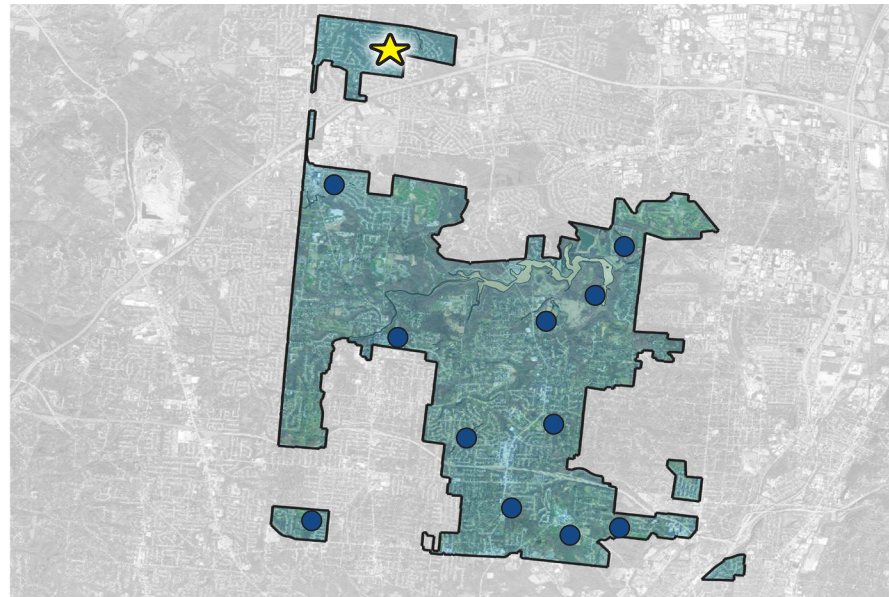


2 Clifford George Park

12089 Mill Road, Cincinnati, OH 45230

Current State of Springfield Township Park System

PARK GRADE



PARK DESCRIPTION

Clifford George Park is located at the northern portion of Springfield Township limits. The park is at the southwest corner of Forester Drive and Mill Road.

Purchased by Springfield Township in 1987, the 5.0 acre park is maintained by the Pleasant Run Farm Athletic Association and features a baseball field, batting cage, restroom facility, shelter, and open field.

The park has ample parking for viewing larger baseball games and events. The extensive sidewalk network connects the park to the surrounding neighborhood.

PARK ELEMENTS

GRADES

PARK SIGNAGE	★★★★★
• ID	★★★★★
• WAYFINDING	★★★★☆
ADA ACCESSIBILITY	★★★★☆
• TO COMMUNITY	★★★★☆
• WITHIN PARK	★★★★☆
VEHICULAR PARKING	★★★★☆
• ADEQUATE AMOUNT	★★★★★
• PAVING CONDITION	★★★☆☆
BASEBALL FIELD	★★★★☆
• CAGE, SEATING, BASES	★★★★☆
• GRASS, EARTH, MARKINGS	★★★★☆
SHELTER FACILITY/ RESTROOM	★★★★☆
• BUILDING CONDITION	★★★★★
• SEATING	★★★★☆
• ADEQUATE ACCOMMODATIONS	★★★★☆
BATTING CAGE	★★★★★
• EQUIPMENT	★★★★★
• SURFACING	★★★★☆
PEDESTRIAN SIDEWALK	★★★★☆
• ROUTING	★★★★☆
• CONDITION	★★★★★
PEDESTRIAN SEATING	★★★★☆
• ADEQUATE AMOUNT	★★★☆☆
• CONDITION	★★★★☆
TRASH RECEPTACLES	★★★★☆
• ADEQUATE AMOUNT	★★★★☆
• LOCATIONS	★★★★☆
LANDSCAPE	★★★★★
• ADEQUATE AMOUNT	★★★★☆
• MAINTENANCE	★★★★★



CURRENT SITE CONDITIONS



SITE RECOMMENDATIONS - SITE PLAN

SITE RECOMMENDATIONS - SUPPORT PHOTOS



SITE RECOMMENDATIONS

ITEMS FOR IMMEDIATE CONSIDERATION:

- Repair existing parking lots
- Install site and field lighting
- Additional vegetation screening for homes along field
- Improve baseball field maintenance

ITEMS FOR FUTURE CONSIDERATION:

- Install playground
- Additional seating for playground

LEGEND:

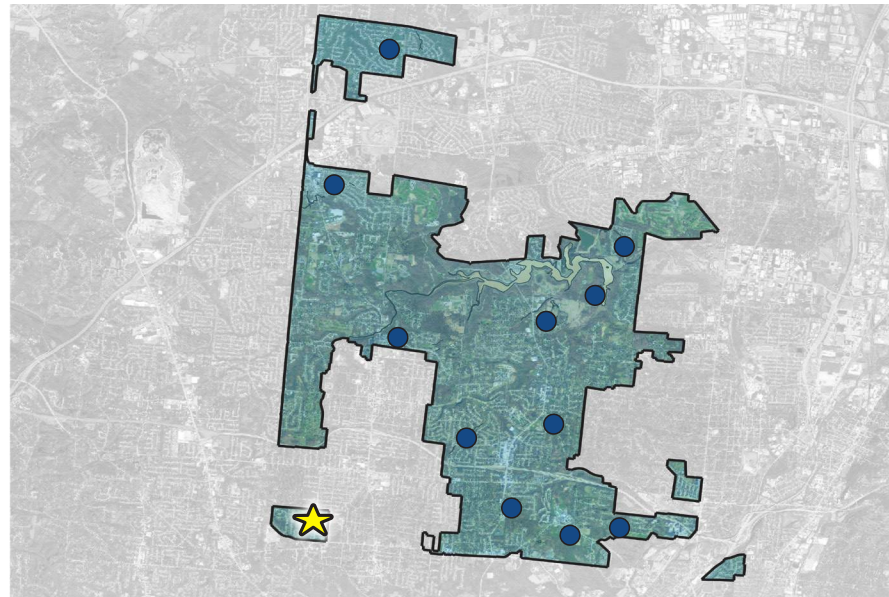
- A - DECIDUOUS TREES
- B - SEATING/ SHADE SAILS
- C - PARKING - REPAVE/ADDITION
- D - BASEBALL FIELD
- E - EXISTING SHELTER
- F - MAINTAIN EXISTING FIELD
- G - EXISTING BLEACHERS
- H - PLAYGROUND INSTALLATION
- I - EXISTING DUGOUT

3 Crutchfield Park

6309 Simpson Ave, Cincinnati, OH 45224

Current State of Springfield Township Park System

PARK GRADE



PARK DESCRIPTION

Crutchfield Park is a 10.3-acre park that is bound to the west by Simpson Avenue and to the north by Catala Avenue.

The 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.

Crutchfield Park currently has a wide array of amenities that include a basketball court, playground, shelter, and a wildflower area with walking path.

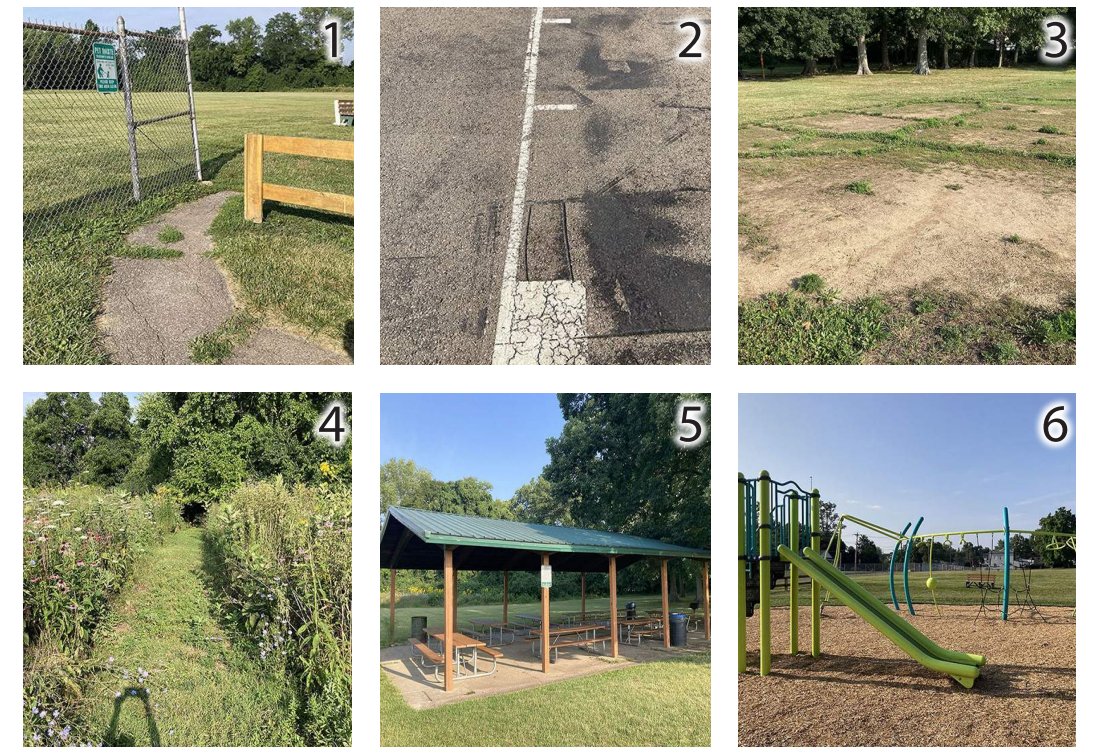
PARK ELEMENTS

GRADES

PARK SIGNAGE	★★★★☆
• ID	★★★★☆
• WAYFINDING	★☆☆☆☆
ADA ACCESSIBILITY	★★☆☆☆
• TO COMMUNITY	★★☆☆☆
• WITHIN PARK	★★☆☆☆
VEHICULAR PARKING	★★★★☆
• ADEQUATE AMOUNT	★★★★☆
• PAVING CONDITION	★★★★☆
SHELTER FACILITY	★★★★☆
• BUILDING CONDITION	★★★★☆
• SEATING	★★★★☆
CHILDREN'S PLAYGROUND	★★★★☆
• EQUIPMENT	★★★★☆
• SURFACING	★★★★☆
PEDESTRIAN SIDEWALK	★★☆☆☆
• ROUTING (mowed path)	★★★★☆
• CONDITION (Parking lot to park)	★☆☆☆☆
PEDESTRIAN SEATING	★★☆☆☆
• ADEQUATE AMOUNT	★★☆☆☆
• CONDITION	★★★★☆
TRASH RECEPTACLES	★★★★☆
• ADEQUATE AMOUNT	★★★★☆
• LOCATIONS	★★★★☆
LANDSCAPE	★★★★☆
• ADEQUATE AMOUNT	★★★★☆
• MAINTENANCE	★★★★☆
SPORTS	★★★★☆
• COURT/FIELD CONDITION	★★★★☆



CURRENT SITE CONDITIONS



SITE RECOMMENDATIONS - SITE PLAN

- LEGEND:
-  A - TREES
 -  B - WILDFLOWERS
 -  C - PLAYGROUND
 -  D - BASKETBALL COURT
 -  E - SIGNAGE
 -  F - PARKING
 -  G - BUFFER MOUND



SITE RECOMMENDATIONS

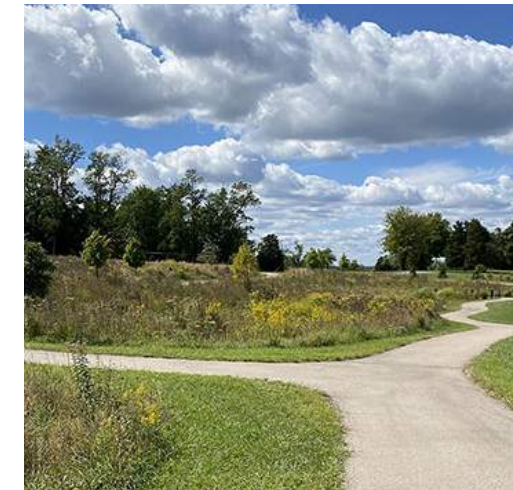
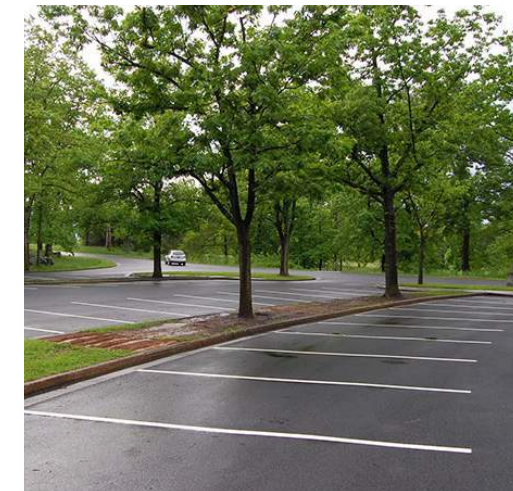
ITEMS FOR IMMEDIATE CONSIDERATION:

- Improve accessibility to park and within park
- Add seating options
- Replace picnic tables
- Improve basketball court
- Add map or info for wildflowers
- Remove fence along Simpson Avenue

ITEMS FOR FUTURE CONSIDERATION:

- Add soccer and/or baseball field
- Seek grading funding for improvements
- Natural vegetation with mounds along Simpson Avenue

SITE RECOMMENDATIONS - SUPPORT PHOTOS

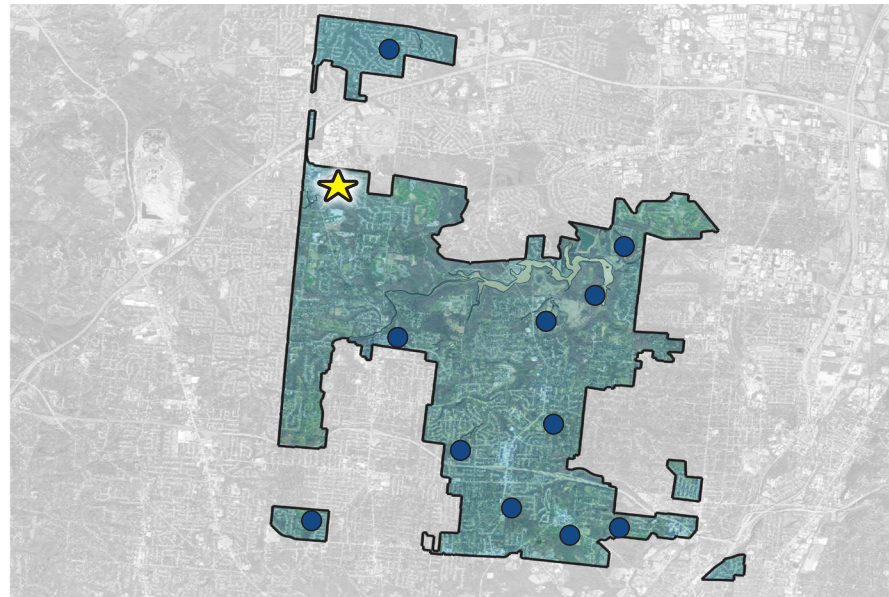


4 Sevenhills Park

2065 Mistyhill Drive, Cincinnati, OH 45240

Current State of Springfield Township Park System

PARK GRADE



PARK DESCRIPTION

Sevenhills Park is a small park located east of Hamilton Avenue off Mistyhill Drive in the center of a subdivision development.

Sevenhills Park was the original site of Frost Elementary School. The Township had maintained a small playground and basketball court for public use on the property of Pleasant Hill Drive. In 2010, the school was removed and purchased by the Township and in 2015, the old playground was removed and replaced with a new playground on Mistyhill Drive which presently remains.

Park amenities include walkways, a well maintained playground and a sizable field behind the playground. The playground has easy access due to its central location within the neighborhood.

PARK ELEMENTS

GRADES

PARK SIGNAGE	★★★★☆
• ID	★★★★☆
• WAYFINDING	★★★★☆
ADA ACCESSIBILITY	★★★★☆
• TO COMMUNITY	★★★★☆
• WITHIN PARK	★★★★☆
PEDESTRIAN SIDEWALK	★★★★☆
• ROUTING	★★★★☆
• CONDITION	★★★★☆
CHILDREN'S PLAYGROUND	★★★★☆
• EQUIPMENT	★★★★☆
• SURFACING	★★★★☆
FIELD/ PLAY AREA	★★★★☆
• ADEQUATE AREA	★★★★☆
• MAINTENANCE	★★★★☆
TRASH RECEPTACLES	★★★★☆
• ADEQUATE AMOUNT	★★★★☆
• CONDITION	★★★★☆
LANDSCAPE	★★★★☆
• ADEQUATE AMOUNT	★★★★☆
• MAINTENANCE	★★★★☆
BASKETBALL COURT	★★★★☆
• POSTS, BACKBOARDS, NETS	★★★★☆
• PAVING, MARKINGS	★★★★☆



CURRENT SITE CONDITIONS



SITE RECOMMENDATIONS - SITE PLAN



SITE RECOMMENDATIONS

ITEMS FOR IMMEDIATE CONSIDERATION:

- Upgrade existing trash receptacles
- Include additional seating and lighting fixtures
- Improve upon existing park landscaping

ITEMS FOR FUTURE CONSIDERATION:

- Expand walking path to playground for easier access to basketball court
- Improve wildlife planting area within field
- Add additional basketball court

LEGEND:

- A - EXISTING TREES
- B - WILDFLOWERS
- C - EXPAND PLAYGROUND
- D - OPEN LAWN
- E - RESURFACE BASKETBALL COURT
- F - WALKWAY
- G - NATURAL TRAIL (MOWED)
- H - PARK SIGNAGE

SITE RECOMMENDATIONS - SUPPORT PHOTOS

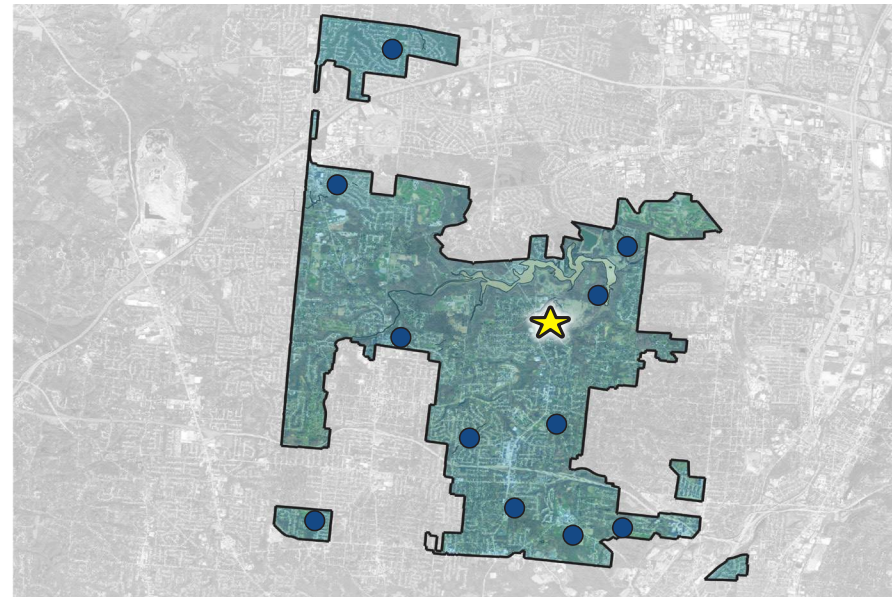


5 Helwig Park

9960 Winton Road, Cincinnati, OH 45231

Current State of Springfield Township Park System

PARK GRADE



PARK DESCRIPTION

Helwig Park is located off of Winton Road and occupies about 9.0 acres of land divided by a creek in the center of the park.

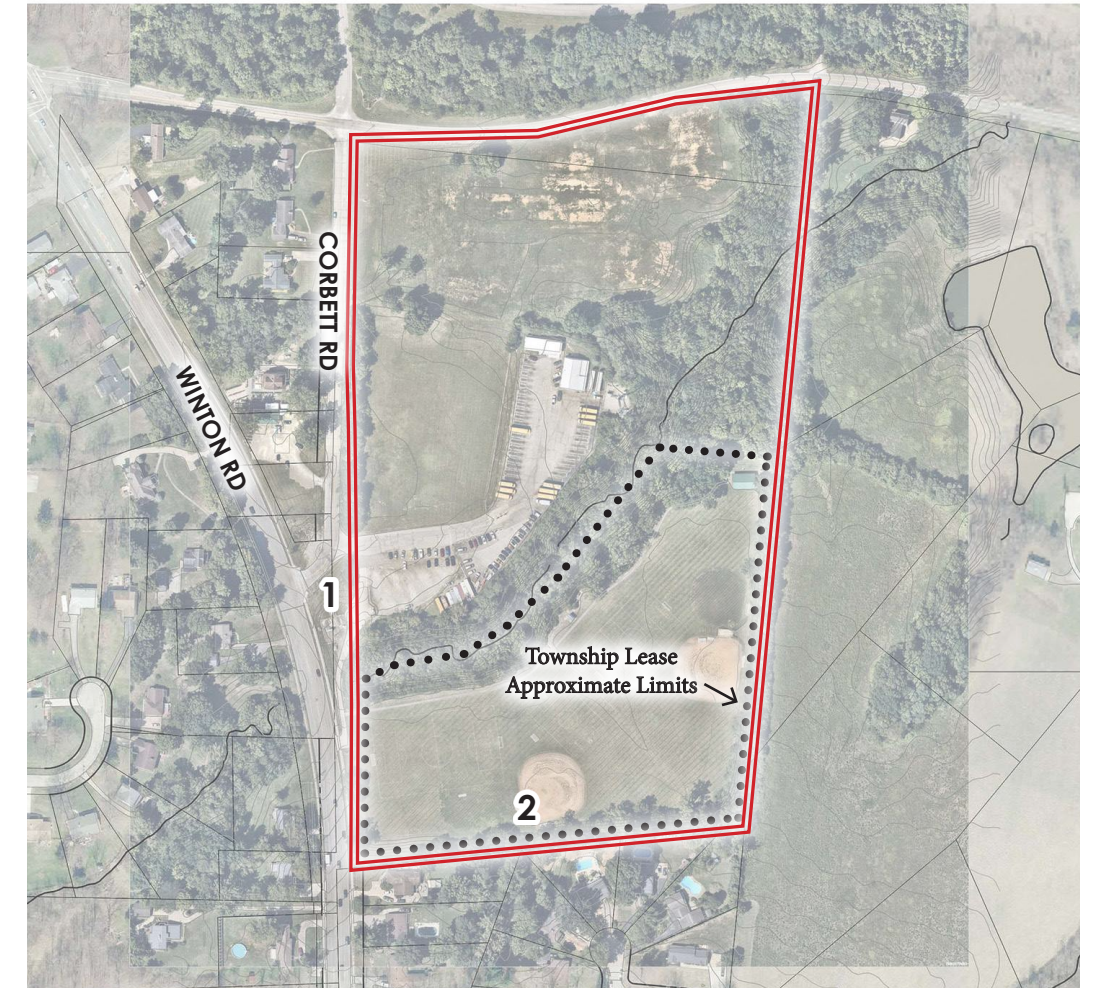
Property is owned by the Winton Woods School District and is leased to Springfield Township. The park was developed in 1973 and is an active athletic field.

The park is divided into two sections, due to the intersection of the creek running through the middle of the park. North of the creek, there is school bus parking that has fallen into disrepair. The southern portion of the park however is better maintained with better signage and sport fields.

PARK ELEMENTS

GRADES

PARK SIGNAGE	★☆☆☆☆
• ID	★☆☆☆☆
• WAYFINDING	★☆☆☆☆
ADA ACCESSIBILITY	★★★★☆
• TO COMMUNITY	★★☆☆☆
• WITHIN PARK	★★★★☆
VEHICULAR PARKING	★★★★☆
• ADEQUATE AMOUNT	★★★★☆
• PAVING CONDITION	★★☆☆☆
SHELTER FACILITY	★★★★☆
• BUILDING CONDITION	★★★★☆
• SEATING	★★★★☆
RESTROOM FACILITY	★★☆☆☆
• ADEQUATE AMOUNT	★★☆☆☆
• CONDITION	★★★★☆
SOCCER FIELD	★★☆☆☆
• ADEQUATE AMENITIES	★☆☆☆☆
• MAINTENANCE	★★☆☆☆
SITE LIGHTING	★★☆☆☆
• ADEQUATE AMOUNT	★★☆☆☆
• LOCATIONS	★★☆☆☆
LANDSCAPE	★★☆☆☆
• ADEQUATE AMOUNT	★★☆☆☆
• MAINTENANCE	★★☆☆☆
BASEBALL FIELD	★★☆☆☆
• CAGE, SEATING, BASES	★★☆☆☆
• GRASS, EARTH, MARKINGS	★☆☆☆☆








CURRENT SITE CONDITIONS



SITE RECOMMENDATIONS - SITE PLAN



LEGEND:

-  A - EXISTING TREES
-  B - MAINTAIN EXISTING TURF
-  C - WALKWAY
-  D - MAINTAIN BASEBALL FIELDS
-  E - MAINTAIN EXISTING SHELTER

SITE RECOMMENDATIONS

ITEMS FOR IMMEDIATE CONSIDERATION:

- Maintain soccer and baseball field
- Improve walking path to existing shelter

ITEMS FOR FUTURE CONSIDERATION:

- Improve landscaping/screening throughout park
- Add additional pedestrian walkway to connect both portions of the park

SITE RECOMMENDATIONS - SUPPORT PHOTOS

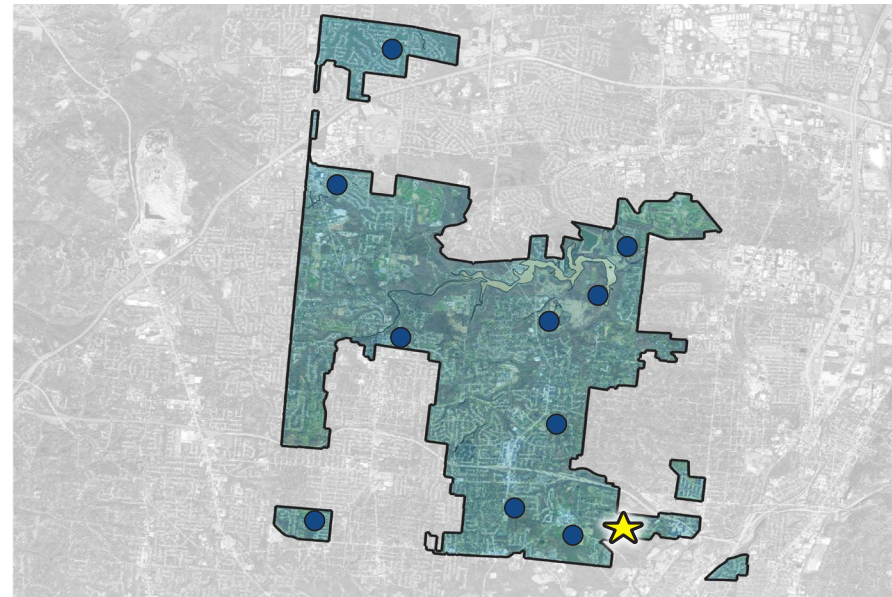


6 Hillside Park

368 Caldwell Drive, Cincinnati, OH 45216

Current State of Springfield Township Park System

PARK GRADE



PARK DESCRIPTION

Hillside Park is located 1.0 mile east of St. Xavier High School on Caldwell Drive and directly across the road from Duke Property and Caldwell Nature Center.

In 1990, Kokosing Construction Co., Inc., donated the 28.0 acres of land upon completion of the eastern section of the Ronald Reagan Cross County Highway. 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.

PARK ELEMENTS

GRADES

PARK SIGNAGE	★★★★☆
• ID	★★★★☆
• WAYFINDING	★★★★☆
ADA ACCESSIBILITY	★☆☆☆☆
• TO COMMUNITY	★☆☆☆☆
• WITHIN PARK	★☆☆☆☆
VEHICULAR PARKING	★★☆☆☆
• ADEQUATE AMOUNT	★★★★★
• PAVING CONDITION	★☆☆☆☆
SHELTER FACILITY	★★★★☆
• BUILDING CONDITION	★★★★☆
• SEATING	★★★★★
CHILDREN'S PLAYGROUND	★★★★☆
• EQUIPMENT	★★★★☆
• SURFACING	★★★★★
PEDESTRIAN SIDEWALK	★★☆☆☆
• ROUTING (from parking to playground)	★★☆☆☆
• CONDITION	★★☆☆☆
PEDESTRIAN SEATING	★★★★☆
• ADEQUATE AMOUNT	★★★★☆
• CONDITION	★★★★☆
TRASH RECEPTACLES	★★☆☆☆
• ADEQUATE AMOUNT	★★☆☆☆
• LOCATIONS	★★★★★
LANDSCAPE	★★☆☆☆
• ADEQUATE AMOUNT	★★★★☆
• MAINTENANCE	★★☆☆☆
SPORTS	★★☆☆☆
• COURT/FIELD CONDITION	★★☆☆☆



CURRENT SITE CONDITIONS



SITE RECOMMENDATIONS - SITE PLAN



SITE RECOMMENDATIONS

ITEMS FOR IMMEDIATE CONSIDERATION:

- Repave parking lot
- Repaint shelter
- Improve site drainage

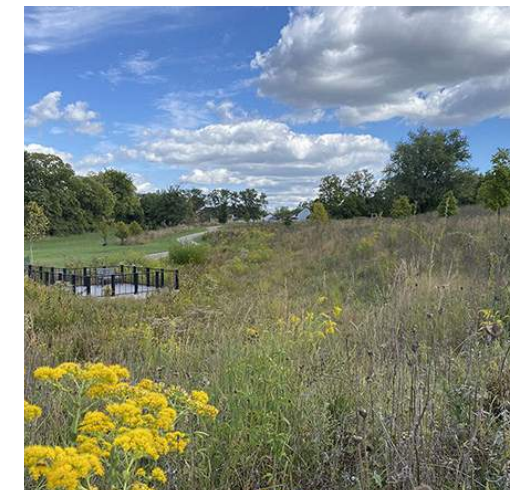
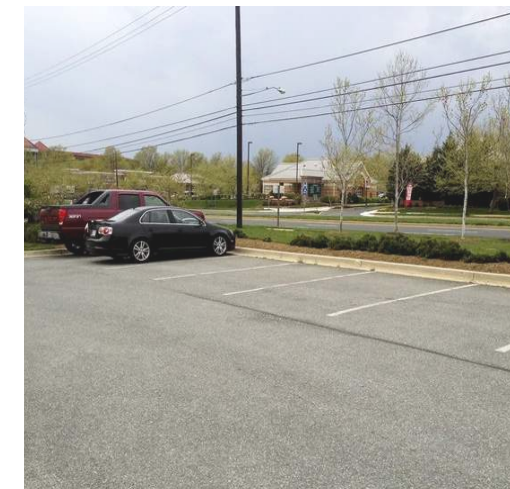
ITEMS FOR FUTURE CONSIDERATION:

- Improve site landscaping
- Relocate playground to be more accessible from parking lot

LEGEND:

- A - EXISTING TREES
- B - EXISTING SHELTER - REPAINT
- C - EXISTING PARKING - REPAVE
- D - EXISTING SWALE
- E - EXTEND SWALE
- F - POTENTIAL PLAYGROUND LOCATIONS
- G - MAINTAIN BASEBALL FIELD
- H - OPEN LAWN
- I - DETENTION BASIN

SITE RECOMMENDATIONS - SUPPORT PHOTOS

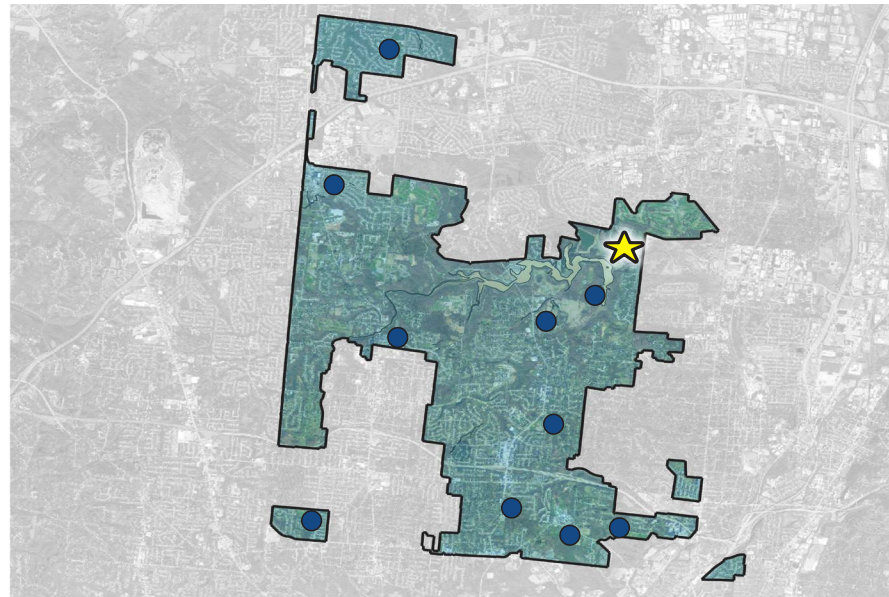


7 Hollydale Park

10620 Toulon Drive, Cincinnati, OH 45231

Current State of Springfield Township Park System

PARK GRADE



PARK DESCRIPTION

Hollydale Park is a small 2.4 acre park located off of Toulon Drive, south of West Sharon Road.

The Park is owned by the Hollydale Civic Association and Springfield Township began leasing the park in 1991 when the Civic Association was no longer able to maintain the park. Improvements to the park were made in 1992 after the Township leased the park.

The park features a playground, shelter, basketball court, and open field. While there is no parking lot to the park, there is plenty of on-street parking in the surrounding neighborhood for park access and pedestrian sidewalk connections.

PARK ELEMENTS

GRADES

PARK SIGNAGE	★★★★☆
• ID	★★★★☆
• WAYFINDING	★★★★☆
ADA ACCESSIBILITY	★★★★☆
• TO COMMUNITY	★★★★☆
• WITHIN PARK	★★★☆☆
SHELTER FACILITY	★★★★★
• BUILDING CONDITION	★★★★★
• SEATING	★★★★★
RESTROOM FACILITY	★★★☆☆
• ADEQUATE AMOUNT	★★☆☆☆
• CONDITION	★★★★☆☆
CHILDREN'S PLAYGROUND	★★★★☆
• EQUIPMENT	★★★★★
• SURFACING	★★★★☆
PEDESTRIAN SIDEWALK	★★★★☆
• ROUTING	★★★★☆☆
• CONDITION	★★★★☆☆
PEDESTRIAN SEATING	★★★☆☆
• ADEQUATE AMOUNT	★★☆☆☆
• CONDITION	★★★★☆☆
TRASH RECEPTACLES	★★★★☆
• ADEQUATE AMOUNT	★★★★☆☆
• LOCATIONS	★★★☆☆
BASKETBALL COURT	★★★★☆
• POSTS, BACKBOARDS, NETS	★★★★☆☆
• PAVING, MARKINGS	★★★★☆☆











CURRENT SITE CONDITIONS



SITE RECOMMENDATIONS - SITE PLAN



LEGEND:

-  A - EXISTING TREES
-  B - BASKETBALL
-  C - PLAYGROUND
-  D - MAINTAIN EXISTING SHELTER
-  E - PARK SIGNAGE
-  F - SOLAR LIGHTING
-  G - WALKWAY
-  H - MAINTAIN LAWN

SITE RECOMMENDATIONS

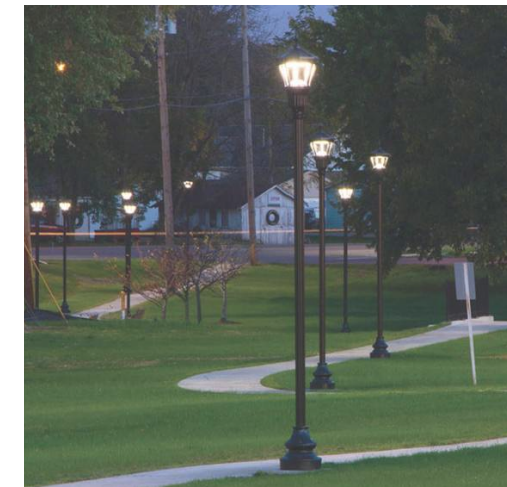
ITEMS FOR IMMEDIATE CONSIDERATION:

- Improve park entrance/entry signage
- Improve landscaping throughout park

ITEMS FOR FUTURE CONSIDERATION:

- Increase night lighting for security
- Improve existing basketball court
- Add additional seating throughout park

SITE RECOMMENDATIONS - SUPPORT PHOTOS

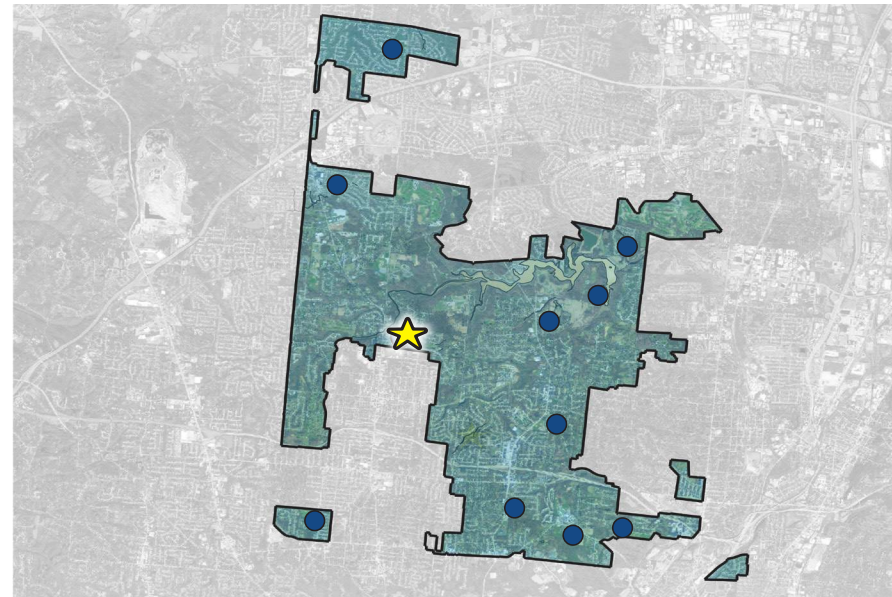


8 Lexington Heights Park

1400 Meredith Drive, Cincinnati, OH 45231

Current State of Springfield Township Park System

PARK GRADE



PARK DESCRIPTION

The 7.0 acre park has been owned by Springfield Township since 1966. This neighborhood park is located in the Lexington Heights subdivision.

Within the park are two picnic shelters, a basketball court, playground, two small baseball fields and an 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.

PARK ELEMENTS

GRADES







PARK SIGNAGE	★★★★★
• ID	★★★★★
• WAYFINDING	☆☆☆☆☆
ADA ACCESSIBILITY	★★★★☆
• TO COMMUNITY	★★★★★
• WITHIN PARK	★★★★☆
VEHICULAR PARKING	★★★★☆
• ADEQUATE AMOUNT (street + disabled only)	★★★★☆
• PAVING CONDITION	★★★★★
SHELTER FACILITY (two shelters)	★★★★☆
• BUILDING CONDITION	★★★★☆
• SEATING	★★★★☆
CHILDREN'S PLAYGROUND	★★★★★
• EQUIPMENT	★★★★★
• SURFACING	★★★★★
PEDESTRIAN SIDEWALK	★★★★☆
• ROUTING	★★★★★
• CONDITION (old and new)	★★★★☆
PEDESTRIAN SEATING	★★☆☆☆
• ADEQUATE AMOUNT	★★★★☆
• CONDITION	★★☆☆☆
TRASH RECEPTACLES	★★★★★
• ADEQUATE AMOUNT	★★★★★
• LOCATIONS	★★★★★
LANDSCAPE	★★★★☆
• ADEQUATE AMOUNT	★★☆☆☆
• MAINTENANCE	★★★★★
SPORTS AMENITIES	★★★★☆
• COURT/FIELD CONDITION	★★★★☆



SITE RECOMMENDATIONS - SITE PLAN



LEGEND:

-  A - WALKING PATH
-  B - TREES
-  C - OPEN LAWN
-  D - SHELTER
-  E - PLAYGROUND
-  F - RESURFACE BASKETBALL

SITE RECOMMENDATIONS

ITEMS FOR IMMEDIATE CONSIDERATION:

- Repair shelter #1
- Improve picnic tables
- Improve old sidewalk around open lawn

ITEMS FOR FUTURE CONSIDERATION:

- Add landscaping and shade

SITE RECOMMENDATIONS - SUPPORT PHOTOS

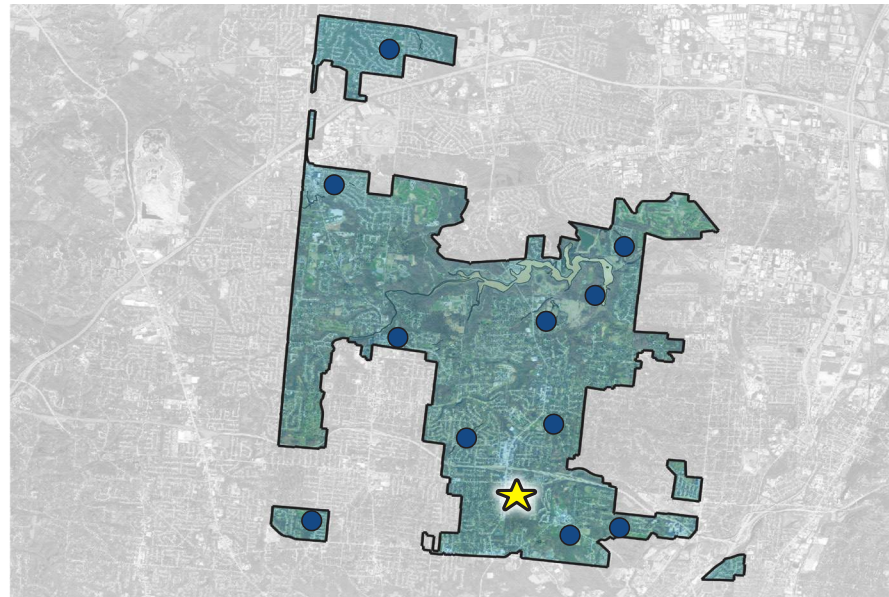


9 Warder Park

7000 Warder Drive, Cincinnati, OH 45224

Current State of Springfield Township Park System

PARK GRADE



PARK DESCRIPTION

Warder Preserve, formerly known as Warder Nursery, has been thoughtfully acquired by Springfield Township to maintain its natural beauty as a cherished nature preserve. This initiative ensures that the community can continue to enjoy the serene environment and the rich biodiversity it offers.

To enhance the preserve's accessibility and usability, only minor improvements are needed. By installing improved signage and paving the parking area at the Winton Road entrance, residents will have a clearer and more welcoming entry point to the preserve. These enhancements will make it easier for everyone to visually and physically access the park, encouraging more frequent visits and deeper appreciation of the natural surroundings.

PARK ELEMENTS

GRADES

PARK SIGNAGE	★★★★☆
• ID	★★☆☆☆
• WAYFINDING	★★★★☆
ADA ACCESSIBILITY	★★★★☆
• TO COMMUNITY	★☆☆☆☆
• WITHIN PARK	★★★★★
VEHICULAR PARKING	★★★★☆
• ADEQUATE AMOUNT	★★★★☆
• PAVING CONDITION	★★★★☆
PEDESTRIAN SEATING	★★★★☆
• ADEQUATE AMOUNT	★★★★☆
• CONDITION	★★★★☆
TRASH RECEPTACLES / DOG TRASH BAG	★★★★☆
• ADEQUATE AMOUNT	★★★★☆
• LOCATIONS	★★★★☆
LANDSCAPE	★★★★★
• ADEQUATE AMOUNT	★★★★★
• MAINTENANCE	★★★★★



CURRENT SITE CONDITIONS



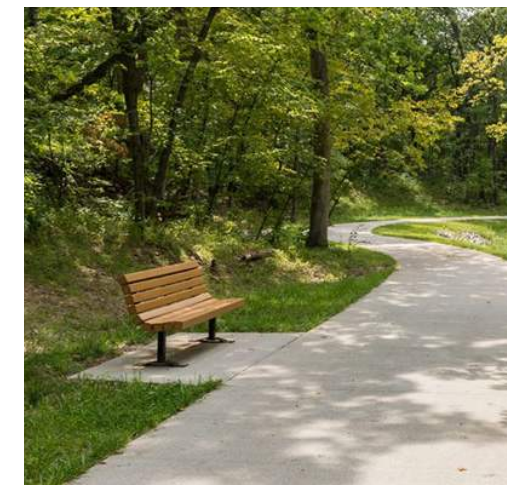
SITE RECOMMENDATIONS - SITE PLAN



LEGEND:

- A - ENTRANCE SIGNAGE
- B - PAVED PARKING
- C - WILDFLOWER SEED
- D - CONCRETE PAD (BENCH)
- E - PAVED TRAIL
- F - NATURAL TRAIL

SITE RECOMMENDATIONS - SUPPORT PHOTOS



SITE RECOMMENDATIONS

ITEMS FOR IMMEDIATE CONSIDERATION:

- Improve signage visibility from Winton Road

ITEMS FOR FUTURE CONSIDERATION:

- Naturalize areas with wildflower seed mix to reduce mowing and increase diversity of wildlife
- Paved path to neighborhood to south
- Mow natural trails through woodlands

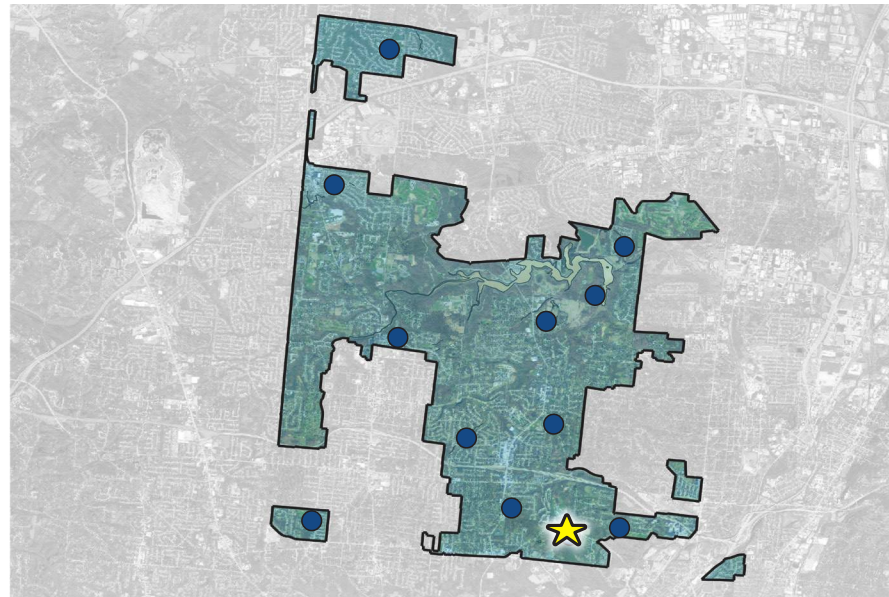


10 Stephanie Hummer Memorial Park

661 W North Bend Road, Cincinnati, OH 45224

Current State of Springfield Township Park System

PARK GRADE



PARK DESCRIPTION

Helwig Park is located off of Winton Road and occupies about 9.0 acres of land divided by a creek in the center of the park.

The 14.2 acre park was donated in April 1999 by Dan and Sue Hummer to Springfield Township. This park was in memory of their daughter Stephanie and exclusively used for soccer.

Construction 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, playground area, and a concession/restroom building.

PARK ELEMENTS

GRADES







PARK SIGNAGE	★★★★☆
• ID (including memorial)	★★★★☆
• WAYFINDING	☆☆☆☆☆
ADA ACCESSIBILITY	★★★★☆
• TO COMMUNITY	★★★★☆
• WITHIN PARK	★★★★☆
VEHICULAR PARKING	★★★★☆
• ADEQUATE AMOUNT	★★★★☆
• PAVING CONDITION	★★★★☆
SHELTER FACILITY	★★★★☆
• BUILDING CONDITION	★★★★☆
• SEATING	★★★★☆
RESTROOM FACILITY	★★★★☆
• ADEQUATE AMOUNT	★★★★☆
• CONDITION	★★★★☆
CHILDREN'S PLAYGROUND	★★★★☆
• EQUIPMENT	★★★★☆
• SURFACING	★★★★☆
PEDESTRIAN SIDEWALK	★★★★☆
• ROUTING	★★★★☆
• CONDITION	★★★★☆
PEDESTRIAN SEATING	★★★★☆
• ADEQUATE AMOUNT	★★★★☆
• CONDITION	★★★★☆
TRASH RECEPTACLES	★★★★☆
• ADEQUATE AMOUNT	★★★★☆
• LOCATIONS	★★★★☆
SITE LIGHTING	★★★★☆
• ADEQUATE AMOUNT	★★★★☆
• LOCATIONS	★★★★☆
LANDSCAPE	★★★★☆
• ADEQUATE AMOUNT	★★★★☆
• MAINTENANCE	★★★★☆
SPORTS	★★★★☆
• COURT/FIELD CONDITION	★★★★☆



CURRENT SITE CONDITIONS



SITE RECOMMENDATIONS - SITE PLAN

- LEGEND:**
-  A - NATURAL PLANTINGS
 -  B - WALKING PATHS
 -  C - GATHERING PLAZA
 -  D- ADDITIONAL TREES
 -  E - SPORTS NETTING
 -  F - EXISTING SOCCER FIELD



SITE RECOMMENDATIONS

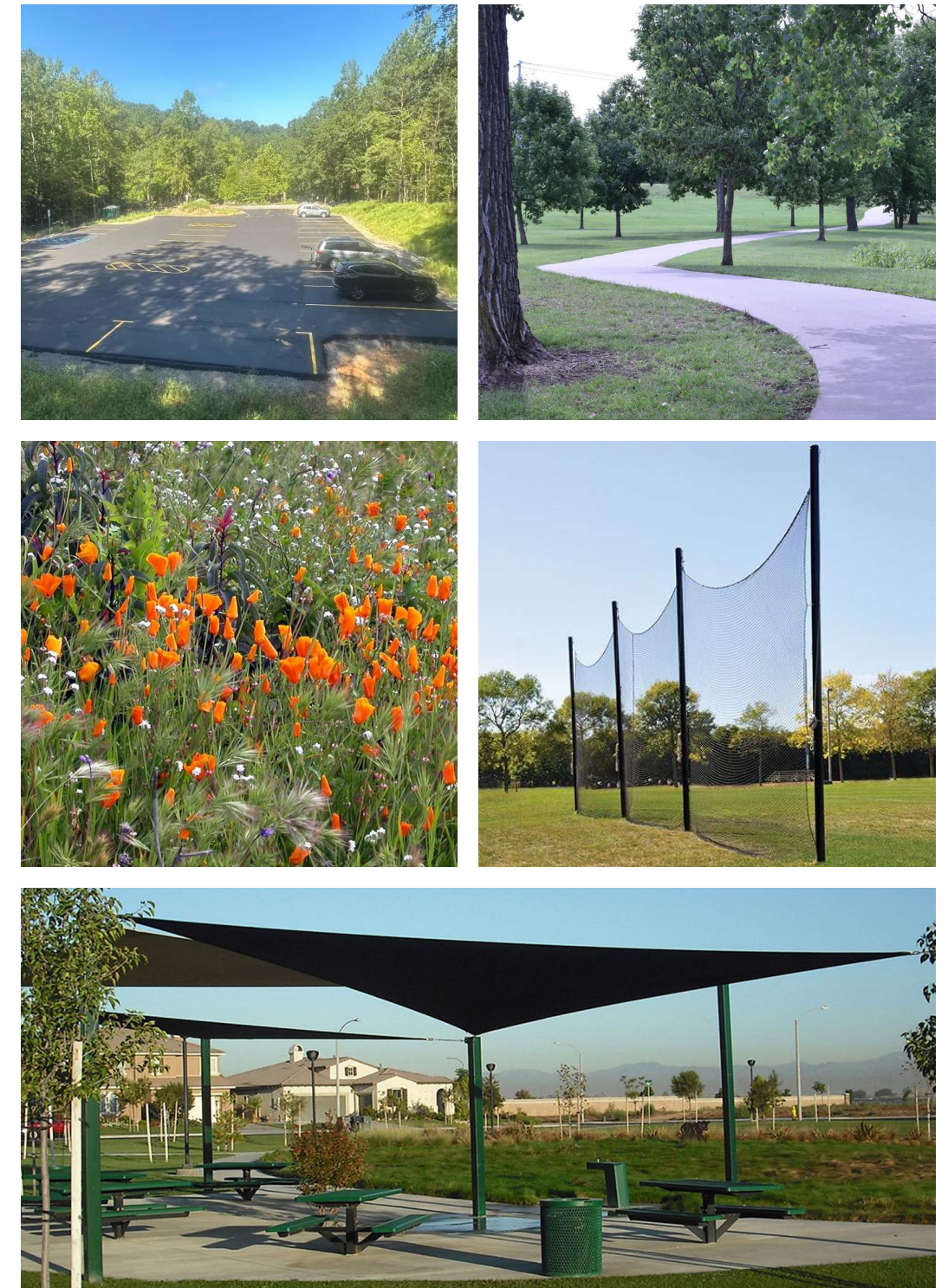
ITEMS FOR IMMEDIATE CONSIDERATION:

- Repair parking lot
- Improve field maintenance
- Maintain walkway

ITEMS FOR FUTURE CONSIDERATION:

- Improve site drainage
- Improve playground area
- Improve ADA accessibility throughout to overlook

SITE RECOMMENDATIONS - SUPPORT PHOTOS



Land Use, Development and Neighborhoods

This section of the Master Plan Update focuses on land use and development opportunities that are focused on encouraging economic opportunities, resilient neighborhoods, and equitable opportunities.

Community Pride and Engagement

Springfield Township is a community of choice as evidenced by the positive accolades during the engagement process. Residents love the character and small-town feel, and many have deep family roots in the area. Key priorities from the planning process are the **desire to foster the close sense of community** within the Township, **maintain safe neighborhoods and encourage business development**, particularly those that serve Township residents.

Housing and Property Maintenance

While new housing development should be encouraged, stakeholders expressed concern about ongoing property maintenance within older neighborhoods, particularly investor-owned properties. The existing housing must be

maintained so neighborhoods remain stable and desirable. Targeted code enforcement efforts are necessary to ensure investor-owned properties are maintained in a manner that reflects Springfield Township's community values and standards.

Elderly homeowners can sometimes struggle to maintain their homes due to their physical inability to do the work, or inability to afford the repairs. The community should pay particular attention to these residents and provide support through non-profit partners or community resources such as the Community Development Block Grant (CDBG) program available through Hamilton County.





Growth and Development Potential

Springfield Township has many attributes that help pull growth to the Township, including its central location within Hamilton County, established neighborhoods, and its forward-thinking administration that has been encouraging business development over the past decade.



Redevelopment Opportunities

There are redevelopment opportunities within Springfield Township, including areas along **Hamilton Avenue, Galbraith Road**, the **Valleydale** and **West College Hill** neighborhoods. Establishing **incentive districts** such as a Community Reinvestment Area (CRA) and /or Tax Increment Financing District (TIF) may provide financing incentives to encourage responsible and equitable reinvestment.

Springfield Township should consider requiring minimum service payments for larger developments to ensure the development fully covers the cost of Township services.

Future Land Use Plan

The Future Land Use Plan serves as a general outline for Springfield Township's future uses of land and development patterns. The plan is meant to serve as a guide for future land development and zoning applications. While the plan generally follows parcel lines, the boundaries may be fluid in their application to best meet the needs of the Township, residents and stakeholders.

The plan is a guide for the future development of land within the Township. The Future Land Use Plan is consistent with the priorities and goals of the comprehensive plan developed during the planning process. In general, the future land use plan recognizes existing developments and strives to promote equitable redevelopment.

Land Use Categories

The land use categories identified in the future land use plan are applied to currently developed and undeveloped lands within the Township and express future land use opportunities that promote sustainable and equitable redevelopment. Not all land uses are expressly identified because many land uses are compatible across districts, such as institutional uses like houses of worship, government buildings, and schools.

Very Low-Density Residential

This land use is comprised of larger one-family residential uses on larger lots with a density of less than three units per acre. The development pattern is largely residential and reflects a more rural design aesthetic, including deeper setbacks and wider side yards. New residential subdivisions should be designed to encourage active transportation and connectivity to adjacent neighborhoods.

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.

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.

Legend

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

Industry - Light

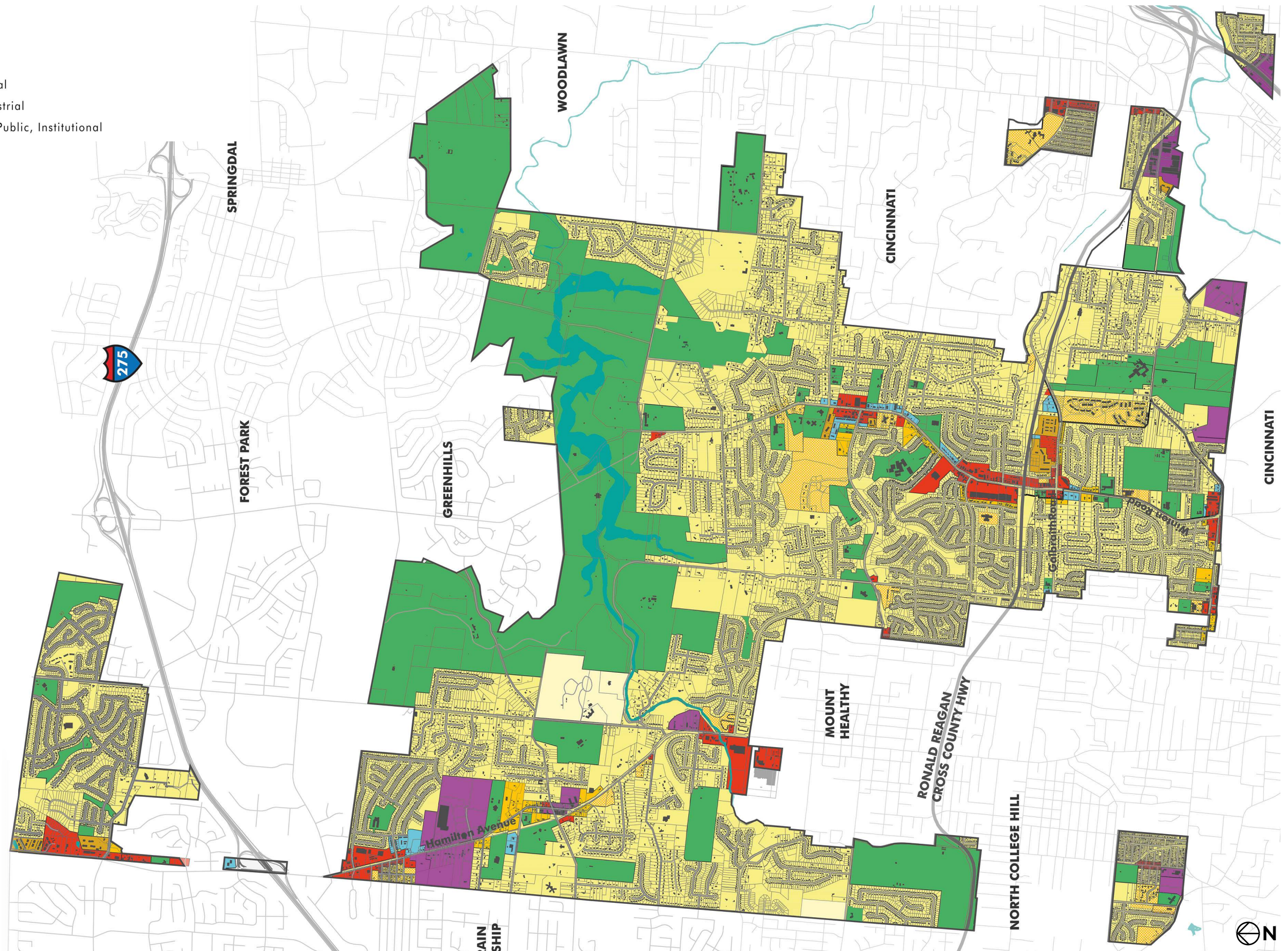
Smaller scale industrial uses such as warehouses, storage, limited manufacturing, research and development, transit terminals and wholesaling activities in enclosed facilities without offensive emissions or nuisance. Typically office warehouse uses with convenient access to major roads.

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.

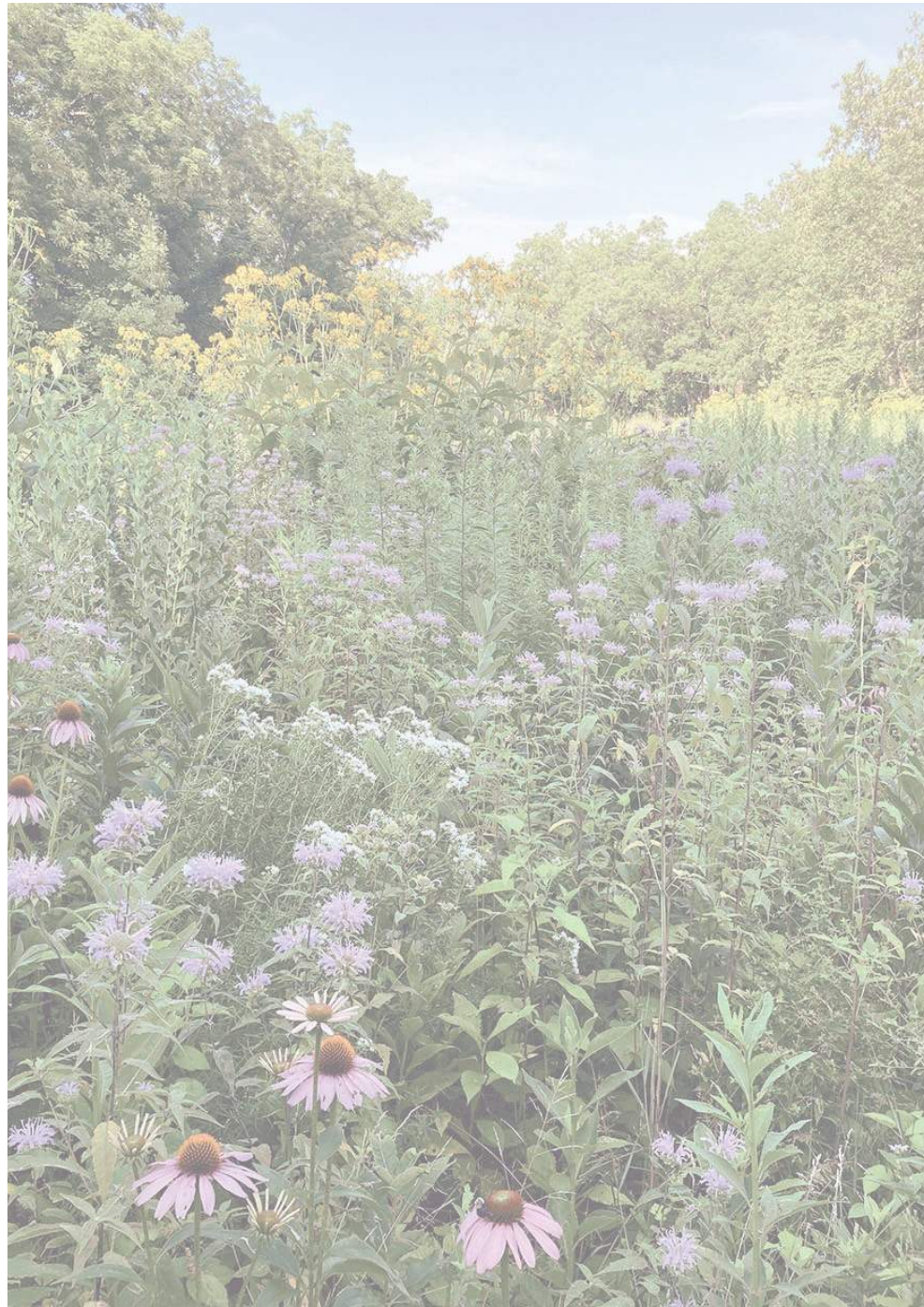
Public, Semi Public and Institutional

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.



Redevelopment and Incentive Areas

Like many first-ring suburban areas, buildings are aging and reinvestment has not occurred within a few areas of Springfield Township. Additional public investment or intervention tools may be necessary in certain neighborhoods to encourage private investment.



Springfield Township has great success in attracting and retaining businesses, expanding its tax base, and assisting community-centered firms to locate and grow in the Township. Recent successes include TriHealth and HighGrain Brewing.

During the formation of this plan, the community indicated economic development within the Township is a priority, particularly growing and attracting small businesses, and destination retailers (brewers, restaurants, higher-end retail and other entertainment venues).

To that end, the Township should consider the following:

- A Community Reinvestment Area (CRA) district is a defined area where the community targets revitalization efforts, particularly new housing construction or renovation. These areas are designed to spur new housing development or extensive redevelopment of existing structures through the exemption of real property tax for a period of up to 15 years.
- The CRA program is a powerful incentive program available to limited home rule townships. While the program targets property tax incentives, townships can structure the program to limit the impacts to township-specific revenue sources.
- Consider requiring Minimum Service Payments for larger Community Reinvestment Act (CRA) projects. Minimum Service Payments can offset some or most of the lost revenue to the township due to the CRA property tax exemption. The advantage of minimum service payments versus a partial tax exemption is the minimum service payment revenue can be directed solely to the Township, rather than all the other taxing jurisdictions. Minimum Service Payments can help offset the potential property-tax revenue lost through the conventional CRA tax exemptions.
- Minimum Service Payments revenue can be used to fund additional public improvements in or around the TIF district.
- Continue to utilize the Community Improvement Corporation (CIC) as the economic development arm of the Township.
- Create at least three new CRA districts to incentivize redevelopment and investment. The CRA program has less hurdles than the Enterprise Program and may be more valuable to real property owners:
 - **Hamilton Avenue / Sevenhills CRA:** This area is a mixture of retail, industrial and residential land uses. The CRA may spur reinvestment into the commercial corridor and multi-family structures. The CRA may also help spur the development of the vacant lands in this area of the Township. Utilize available financing tools such as PACE, and affordable housing bonds.
 - **West College Hill CRA:** The CRA may assist in the development of new affordable housing in the area on lands owned by the county landbank and Habitat for Humanity and spur reinvestment in existing structures.
 - **Valleydale CRA:** This CRA may assist in the redevelopment of commercial properties along Vine Street and the multi-family properties throughout the neighborhood.

Targeted Reinvestment Strategies:

Hamilton Avenue / Seven Hills

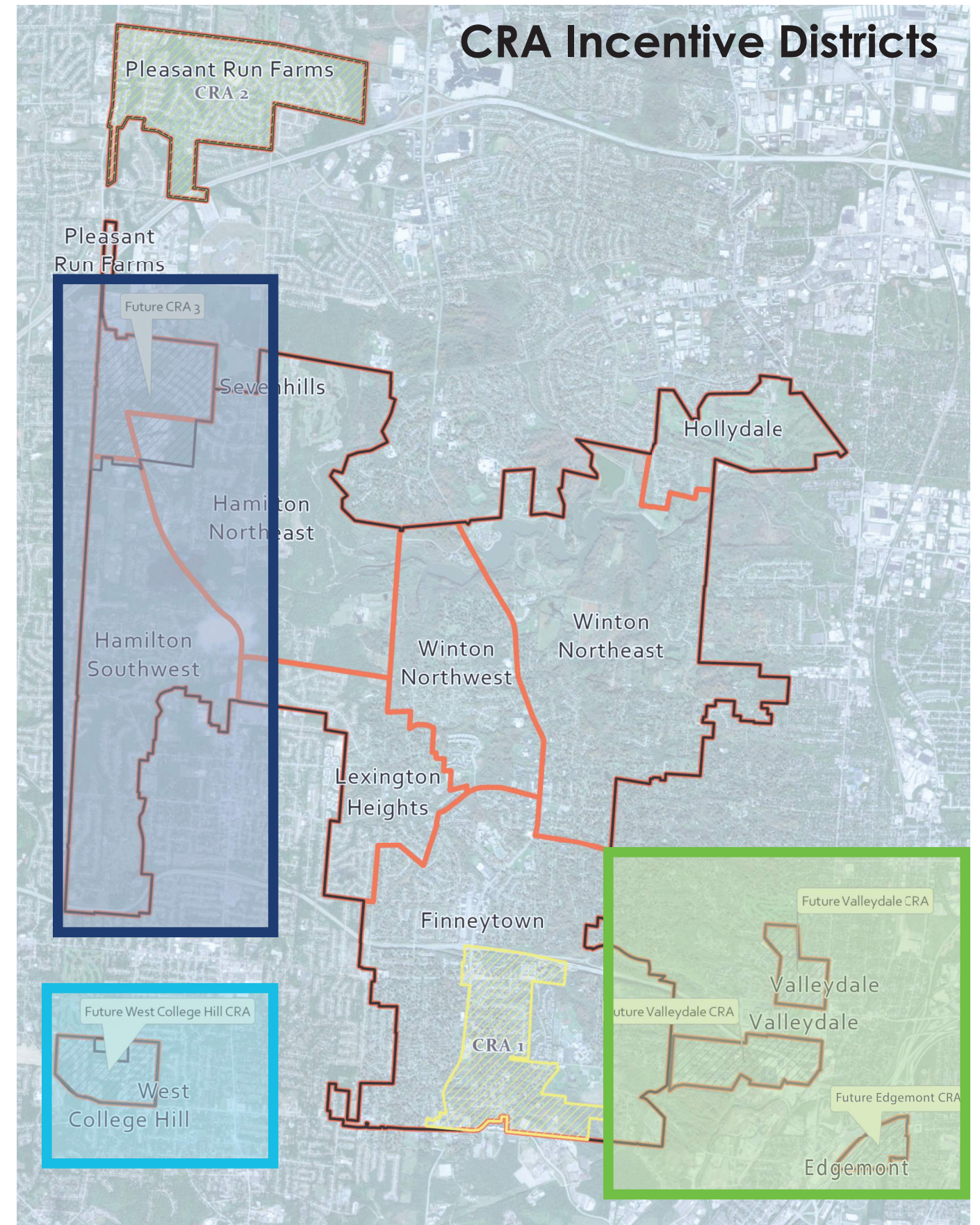
- Establish a Community Reinvestment District (CRA) to promote residential and commercial / industrial investment
- Work with Hamilton County to improve the aesthetics of the Hamilton Avenue Corridor
- Engage existing investment property owners to encourage reinvestment within the district and utilize available financing tools such as PACE (Property Assessed Clean Energy), which is a simple and effective way to finance energy efficiency and renewable energy building improvements

West College Hill

- Establish a Community Reinvestment District (CRA) to promote residential and commercial / industrial investment
- Ensure zoning regulations allow redevelopment of existing homes without legislative uncertainty
- Engage the Hamilton County Landbank to assist in the neighborhood revitalization

Valleydale / Edgemont

- Establish a Community Reinvestment District (CRA) to promote residential and commercial / industrial investment
- Create a transitional zoning district that provides market flexibility in areas adjacent to industrial lands



Goals, Priorities and Implementation

The following matrix is a summary of the major priorities, goals and activities nested within each focus including:

- 1. Quality of Life
- 2. Economic Opportunities
- 3. Strong and Stable Community

The funding and partners column outlines potential funding sources and implementation partners. This is not an exhaustive list, but an illustration of current programs, agencies and affiliated groups.

Focus Area 1: Quality of Life

Goal	Activities	Funding and Partnerships
------	------------	--------------------------

Priority: Maintain the high quality aesthetics, character and small-town charm of Springfield Township

Preserve environmental qualities such as streams, open spaces, wetlands and tree groves.	Ensure the zoning resolution encourages the preservation of sensitive natural areas in future developments	Hamilton County, Springfield Township
	Encourage honeysuckle eradication and replace with native vegetation	
Grow and maintain attractive thoroughfares and streets.	Continue to invest in decorative streetscape, planters and general beautification efforts along main commercial thoroughfares such as Winton, Hamilton and Galbraith	CIC, Springfield Township
	Review sign design requirements to encourage attractive and unique ground and building signs	
Safe Streets for Everyone	Continue pro-active traffic enforcement to reduce speeding and reckless driving	Springfield Township
	Encourage "Complete Streets" design when reconstructing roadways	Hamilton County Engineer, Springfield Township,
	Adopt "Vision Zero" policies which reinforce the idea that roadways should be safe for everyone, including drivers, passengers, bikers and pedestrians	
	Continue street assessment program to ensure adequate revenue for maintenance of Township roads	ODOT, Springfield Township, Hamilton County Engineers

Focus Area 1: Quality of Life

Goal	Activities	Funding and Partnerships
<p>Priority: Develop quality parks, open space and recreation facilities</p>		
<p>Every neighborhood should have a park or playground within walking or biking distance</p>	<p>Develop parks or playgrounds in growing neighborhoods</p>	<p>Great Parks of Hamilton County, Springfield Township, Hamilton County</p>
	<p>Improve park access through new bike paths, sidewalks, or park entrances</p>	
	<p>Create park improvement fund as a partial alternative to park / open space land dedication</p>	
	<p>Develop additional community facilities that encourage community interaction such as dog parks, splash pads, etc.</p>	
<p>Residents of all ages and abilities can use and enjoy Springfield Township's recreation facilities</p>	<p>Ensure all parks have ADA accessible equipment and facilities</p>	<p>Springfield Township, Hamilton County</p>
	<p>Add adequate seating, tables, shade structures or park shelters</p>	
	<p>Develop 10-year park improvement program</p>	
	<p>Incorporate universal design policies into park upgrade plans and efforts</p>	
<p>Priority: Encourage walkable / active transportation</p>		
<p>Improve connectivity between neighborhoods and destinations</p>	<p>Require or encourage connected streets, and limit cul-de-sacs in future residential developments</p>	<p>OKI, Springfield Township, Hamilton County</p>
	<p>Improve sidewalk and bike trail networks to connect with existing and future neighborhoods</p>	
<p>Improve the quality and availability of sidewalks</p>	<p>Consider increasing minimum sidewalk width to six (6) feet in residential districts and 8- to 10-feet along arterials (where possible) to better accommodate strollers, wheelchairs and those with mobility issues</p>	<p>OKI, Springfield Township, Hamilton County</p>
	<p>Continue to seek funding for new or replacement sidewalks in developed areas, particularly areas with a concentration of senior residents</p>	
<p>Develop active transportation plan</p>	<p>Create a two-tiered bike thoroughfare plan that accounts for riders of all ages and abilities</p>	<p>OKI, Springfield Township, Hamilton County</p>
<p>Priority: Promote Springfield Township as an Arts and Culture Destination</p>		
<p>Residents have an opportunity to exercise their creative minds</p>	<p>Promote Arts Connects programs</p>	<p>Ohio Arts Council, Arts Connect, Springfield Township, Arts Wave, Hamilton County</p>

Focus Area 2: Economic Opportunities

Goal	Activities	Funding and Partnerships
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Priority: Springfield Township will promote economic opportunities for existing and future residents

Springfield Township will actively support local business growth opportunities	Review development codes to ensure right balance between oversight and business flexibility	CIC, Springfield Township, Hamilton County
	Allow by-right mixed use development in the zoning resolution to reduce legislative uncertainty	
	Continue to acquire land along Galbraith Avenue to facilitate business growth	
	Continue to actively and aggressively bring jobs to the community	
	Actively promote small and local businesses through events like market days, etc.	
	Create new CRA incentive districts to facilitate new business growth. Encourage minimum service payments that cover the cost of Township Services	
Position Springfield Township as a recreation / arts tourism destination	Develop destination activities such as disc golf at larger park areas	Arts Connect, Springfield Township
	Collaborate with Great Parks to co-market Springfield Township and Winton Woods	
	Continue the great programming partnership with ArtsConnect	
Improve Springfield Township's transportation system	Improve crosswalks along major thoroughfares	Hamilton County, Springfield Township
Improve Springfield Township's transportation system	Create bike lane connections to major destinations and regional bike trails	Great Parks of Hamilton County, Springfield Township, Hamilton County
Promote regional cooperation	Collaborate with area governments and agencies to promote regional economic growth that benefits everyone	Alloy Development Company, Springfield Township, Mount Healthy, Wyoming, Hamilton County
	Actively participate in regional economic development organizations such as REDI Cincinnati	REDI, Springfield Township, Alloy Development Company

Focus Area 3: Strong and Stable Community

Goal	Activities	Funding and Partnerships
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Priority: Continue sound financial stewardship

Springfield Township will continue to be great stewards of the public trust	Periodically update capital improvement plans	Springfield Township, Hamilton County Engineers
	Periodically review and update development fee schedules so they accurately reflect the cost of providing services	Springfield Township
	Continue to promote and utilize assessments for street upgrades	Hamilton County Engineers, Springfield Township
	Actively seek outside grant funding to leverage development opportunities	Springfield Township

Priority: Encourage environmental sustainability

Encourage the development of renewable and sustainable energy	Update the local zoning code to allow and actively encourage the installation of sustainability energy	Springfield Township
	Encourage alternative stormwater management techniques such as bioswales	Hamilton County Engineers, Springfield Township

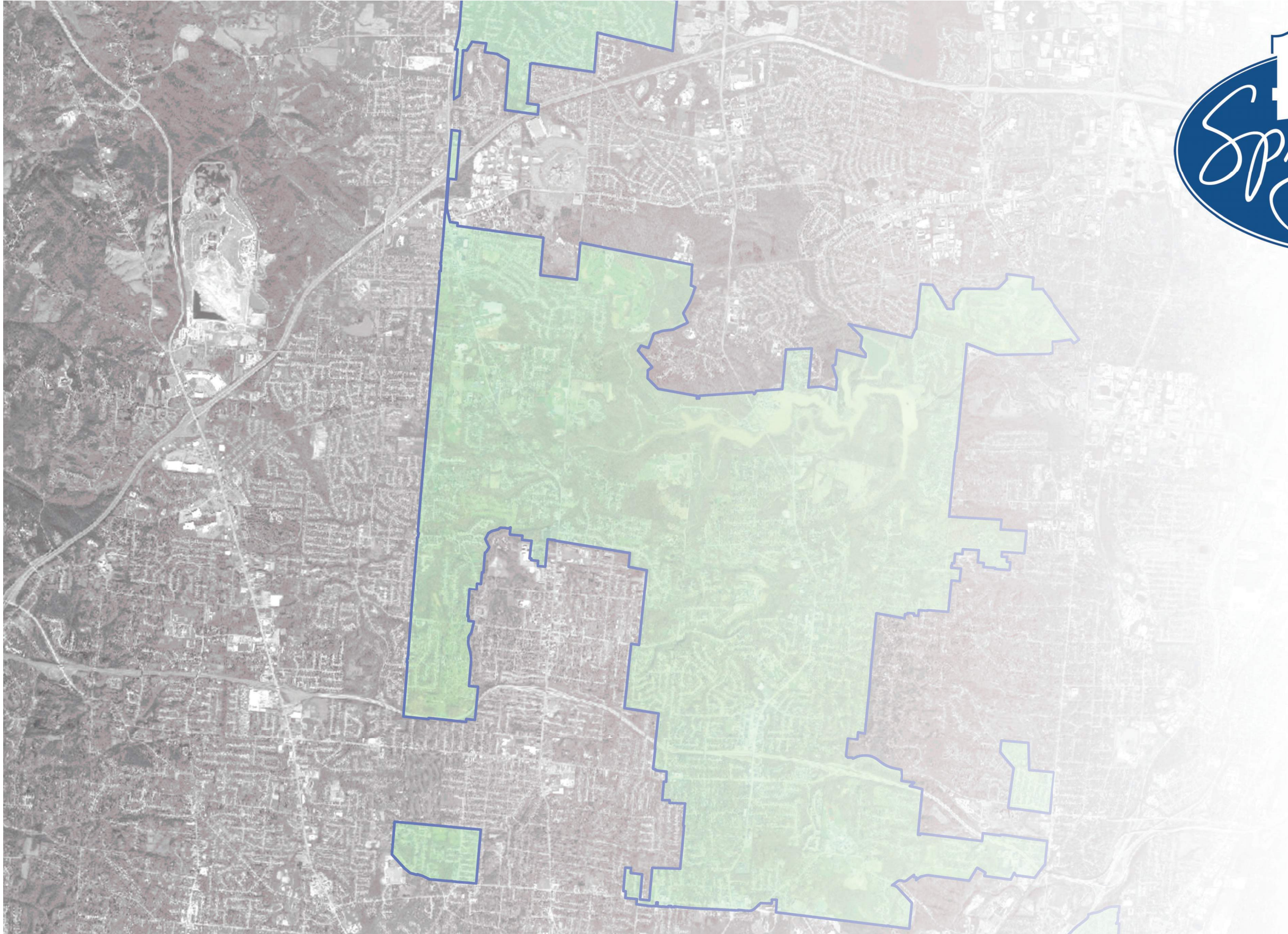
Priority: Active and affordable neighborhoods

Residents have a wide mixture of housing types for all life stages	Promoting mixed-use developments with a variety of housing types can bring numerous benefits to communities	Springfield Township
	Increase permitted housing density in the zoning code	
	Promote the mid-century architecture that is predominate in Springfield Township for new potential homebuyers	

Focus Area 3: Strong and Stable Community		
Goal	Activities	Funding and Partnerships
Springfield Township's neighborhoods will be attractive and well maintained	Promote housing repair programs for low- and moderate-income residents	Hamilton County, Springfield Township
	Seek CDBG funds to provide low interest loans or grants for property improvements and repairs	
	Continue proactive property code enforcement efforts	
Springfield Township is an age friendly community where residents can age in place	Seek designation as an age-friendly community	Hamilton County, Springfield Township
	Conduct a public facilities audit to determine if the appropriate amount of seating exists in public areas. E.G. street seating furniture, park shelters, etc.	
	Encourage the development of empty nester housing of all types (cottages, garden apartments, elevator apartments, one story flats) that allow those who want to downsize to remain within township	

Priority: Safe Neighborhoods

Maintain strong public safety and services	Continue with inter-jurisdictional partnerships and collaboration efforts	Hamilton County Sherriff's Office, Hamilton County Police Departments, Hamilton County Fire Departments, State and Federal Agencies
	Continue to invest in new technologies that promote public safety and foster safe working environments	Hamilton County, State of Ohio, Federal Agencies, Springfield Township
	Continue to provide safety education to the residential and business community	Springfield Township, the State of Ohio, Hamilton County



Springfield Township
Hamilton County
9150 Winton Road
Cincinnati, Ohio 45231

www.springfieldtp.org
(513) 522-1410