



Village of Greenhills, Ohio

COMPREHENSIVE PLAN

Defining Our Future 1939 - 2009 - 2029

Public Hearing Draft

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Village of Greenhills Comprehensive Plan 2009

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Executive Summary

The Village of Greenhills, in the 70th anniversary of its incorporation, is taking steps to move from a Federal Government experiment in suburban housing for the working class into a mature community capable of dreaming of a successful future and willing to take the steps to get there. In November 2008, the Village of Greenhills contracted with the Hamilton County Regional Planning Commission (HCRPC) for consultant services for the preparation of a Comprehensive Plan. Although Greenhills had been the focus of numerous studies, mostly academic in nature, the Village did not have the benefit of a current comprehensive analysis, evaluation, or vision to guide its future. HCRPC staff worked with a core Steering Committee appointed by Village Council from November 2008 to August 2009 to prepare the first Comprehensive Plan for Greenhills.

Rapid suburban growth in the United States after World War II characterized by a booming economy and quickly expanding federal highway system helped Greenhills grow in population until the early 1970s. Unfortunately, these same factors allowed easy expansion of new subdivisions beyond I-275 and out-migration by many of Hamilton County's residents. In Greenhills, population loss has affected valued community institutions such as schools and volunteer organizations. Housing stock has aged, in some cases, not gracefully. The shopping center and community services located in the heart of the community are not as lively and vibrant as they once were. Other than in academic circles, many people in the Greater Cincinnati region do not know, nor do they have a reason to know or visit, Greenhills. There is an increased pressure to generate revenues to pay for services and infrastructure to maintain the quality of life of the community. The Steering Committee set out to address these issues by developing a plan that will help guide decisions of the Greenhills Village Council, Planning Commission, and Administration.

The Collective Vision for the Future of Greenhills is a multi-prong approach that builds on the Village's historic past, its physical development respectful of the natural environment, its collaborative and friendly atmosphere where residents are afforded opportunities for community life, and its supportive approach of commercial activity that provides financial stability and much needed products and services to the community.

The Greenhills Comprehensive Plan grouped its goals and objectives into seven overarching themes:

- Image
- The Village Center
- Community Life
- Schools/Education
- Housing/Neighborhoods
- Open Spaces, Recreation, and Community Services
- Redevelopment/Economic Development

By focusing on the implementation of strategies that aim to advance one or more of the key elements of the Vision, the Village will maximize the use of available resources. With the information available at this time, the Steering Committee has outlined goals, objectives, and strategies as a roadmap for implementation. However, periodic revisions are recommended to accommodate events and circumstances unforeseen at the time of the plan preparation.

Considerable input from residents, careful oversight by the Steering Committee, in depth research, and experts' advice resulted in a long list of recommendations for the Village of Greenhills. The Steering Committee is mindful of the finite resources the Village has at hand, therefore a decision was made to "grade" recommendations as "A= must do it," "B=should do it," and "C=could do it" as a suggestion to the Greenhills Village Council. As part of this document a "Phasing of Implementation" Table provides a simplified overview of all the recommendations, their importance (from the Steering Committee point of view), the persons or organizations that should be involved in their implementation, who should play a leadership role, and a suggested timeframe, where appropriate.

Purpose of the Study

Village officials were aware of changing physical, economic and social conditions in the Village of Greenhills and its surroundings. Those changes undoubtedly already have had, are having, or will have an impact on the future viability of the Village. The purpose of this study is to devise a series of recommendations that the Village can consider when looking at future development and redevelopment of the community.

The Planning Process

HCRPC worked with the Steering Committee in the formulation of a series of recommendations from November 2008 to August 2009. The Steering Committee was appointed by the Village Council, bringing to the project a diverse set of skills and knowledge:

David Adams
Jane Berry
Barbara Bradford
Erin Coddington
Ashley Corbett (until 2/26/2009)
Jason Covalcine
Glenn Drees
Ann Krebs

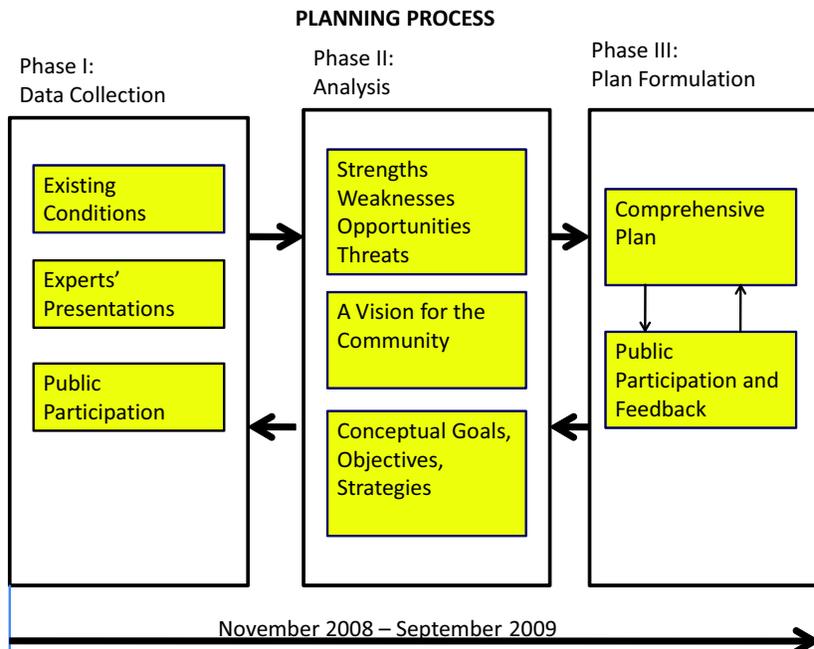
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*Date of Photo: 7/28/2009
Not in photo: David Adams,
Barbara Bradford, Mike Viola*



The project team made up of the Steering Committee and consultants engaged in a thorough review of information that included reports on existing conditions, experts' presentation on key topics, and community meetings and focus groups.

As the project developed, the opportunities and constraints were evaluated, a vision for the community was identified, and goals, objectives and recommendations were produced.



All the Steering Committee meetings were open to the public. Meeting notices were regularly posted in the Project Website, which was linked to the Village of Greenhills website. All the reference material consulted in this project was posted on the project website. The draft Comprehensive Plan was presented to the community on September 10, 2009 and, to the Planning Commission on September 29, 2009.

Meetings followed a proposed schedule. The schedule was revised as the project developed. See Appendix 1 for a detailed schedule of meetings.

