

Recommendations

Goals, Objectives, and Strategies

The Collective Vision for Greenhills describes a desired state of the community in the future. The formulation of goals and objectives is central to the implementation of a long-term vision. Goals and objectives provide direction to the many stakeholders in the community. The goals and objectives also provide the backdrop for the other plan elements.

Goals set targets, that when pursued over time, will contribute to the achievement of the collective vision. Objectives are more specific desired short-term results that contribute to the overall goal. Strategies are specific ways to implement the plan. The Greenhills Comprehensive Plan groups 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.

Image

Greenhills, a National Historic Landmark, is a progressive community that seamlessly connects strong neighborhoods to a vibrant Village center and the natural environment. The Village embraces its tradition of innovative planning, design, and sensitivity to the environment.

Goal

To develop a recognizable positive image of the community that it is a great place to live, work, play, and invest.

Objectives:

- Develop a “brand” and create and sustain a marketing campaign that helps build brand/name recognition
- Create a positive “buzz” about the Community
- Identify and promote successes of local schools that enhance the community image
- Identify and promote successes of local organizations that enhance the community image
- Actively enforce Village Codes
- Expand Village’s “Welcome Packet” to New Residents to include the “Good Neighbor Code”



Image 28 Greenhills Historical Marker

Photo Source: Greenhills Historical Society Web Page



Goal

To create visual markers and identifiers that reinforce the sense of place and arrival to Greenhills

Objectives:

- Create and implement a streetscape plan for Winton Road
- Create gateways for the Village that showcase the Greenbelt (natural & geographic features)
- Consider the segment of Winton road between Ingram and Farragut as an integral part of the Village Center redevelopment

Goal

To build a reputation as a hub for sustainable development and redevelopment practices

Objectives:

- Conduct energy audits in all municipal buildings and retrofit buildings to make them more energy efficient
- Commit to build LEED-certified municipal buildings and properties
- Promote the use of rain gardens, vegetated swales, and other environmentally friendly practices to manage stormwater run-off on private and public properties
- Pursue complete “green” street program
- Provide incentives to property owners to consider energy efficient retrofits to existing housing stock
- Promote Energy Star/LEED-certified infill housing
- Consider offering alternative transportation services that connect east and west neighborhoods to the Village Center
- Improve bus shelter and park-and-ride facilities to facilitate the use of public transportation
- Consider applying to become a Duke Energy pilot project smart grid community in Ohio
- Promote recycling and reduction of trash
- Promote the “green” in Greenhills name



Photo Source: Catalina Landivar



Rain Garden in Maplewood, MN

Goal

To make Greenhills a high speed communication hot spot

Objectives:

- Consider broadband wiring for the entire community
- Offer Wi-Fi connection in community parks and other municipal facilities
- Have electronic/digital kiosks for exchanging of information
- Make Greenhills more attractive to employers and potential residents interested in new technologies and/or communications

Goal

To promote the special character of neighborhoods and assist residents to build and implement civic agendas that contribute to the progress of Greenhills

Objectives:

- Create residential districts
- Utilize districts identity in marketing the community
- Provide opportunities for residents to interact with neighbors in the same district
- Provide residents and investors with guidelines for renovation and preservation of historically significant properties



Photo Source: www.nctimes.com

Strategies (not in particular order)

- Sponsor a Leadership Academy for residents (educate residents and groom volunteers to take on community projects/responsibilities)
- Consider city-wide broadband access
- Offer on-site education opportunities for those interested in rain gardens
- Organize recycling program similar to the City of Montgomery, OH
- Utilize pervious pavement technologies for surface parking lots
- Provide bike racks in parks and other public facilities
- Use different pavement treatment on Winton Road at Ingram and at Farragut (similar to Winton Road retrofit occurring in Springfield Township)
- Improve sidewalks and add water fountains along major pedestrian corridors
- Coordinate signage along Winton Road corridor – common style and theme for business and community signage



Block Party

Photo Source: vnhp.org/clerk.htm

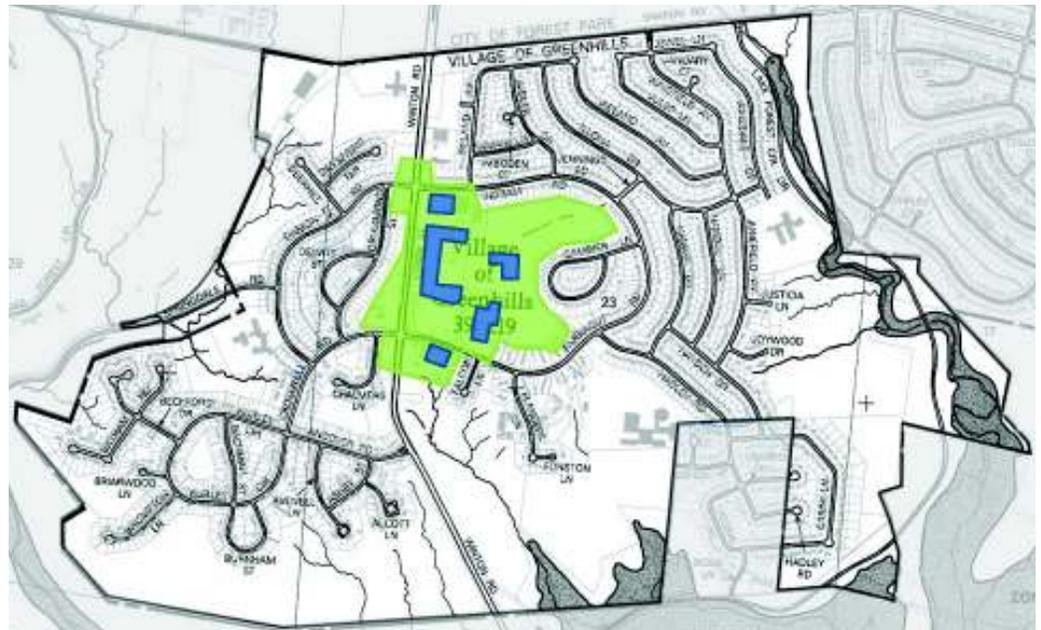
Map 19 Suggested Residential and Village Center Districts



The Village Center

Commerce within the Village is a key component to the community's quality of life and ongoing financial stability. At the heart of Greenhills is a vibrant, welcoming, mixed-use Village Center where citizens have access to a variety of shopping and cultural opportunities. Eco-friendly, sustainable buildings populate the Village Center, providing a broad range of employment opportunities.

Map 20 Suggested District: Village Center Area and Municipal Recreation Complex



Goal

To redevelop the shopping center and adjacent properties as a mixed-use project promoting a “new urbanism” environment in the community

Objectives:

- Consider the segment of Winton Road between Ingram and Farragut as an integral part of the Village Center (shopping center) redevelopment
- Develop a strategy for the Village to assist and guide development/redevelopment
- Identify the best uses for the site by conducting a market study
- Create a form-based zoning overlay district
- Create building design guidelines
- Create guidelines to regulate appearance and operational style of mixed-uses, including businesses and residences
- Develop a conceptual site plan
- Promote sustainable development and retrofitting
- Prepare a “development ready” marketing package for sites within the Village Center
- Identify partners that could assist in redevelopment
- Solicit community involvement and support for redevelopment
- Create tax incentives and other incentives to attract new development and businesses

Photo Source: switchboard.nrdc.org



Goal

In the short-term, upgrade the building and surrounding property to make it more efficient to attract more businesses

Objectives:

- Identify and address code violations
- Improve facade and surrounding grounds
- Improve signage: work with businesses and property owners to coordinate signage
- Improve accessibility for pedestrians and bicyclists
- Redesign the streets and parking areas and improve access/egress from Winton Road
- Advertise the shopping center and its businesses on one freestanding sign located on Winton Road designed by the municipality
- Maintain the grounds surrounding the stores (snow, leaf and garbage removal, mud floods during heavy rains)
- Coordinate joint advertisements and events that bring customers to the shopping area
- Recruit new businesses and retain existing ones
- Create tax incentives



Image 29 Greenhills Shopping Center on a Saturday Afternoon in July 2009

Photo Source: Joe Simon

Goal

To become a catalyst for mixed-use development in The Village Center

Objectives:

- Assist businesses obtain professional guidance to perfect business model, improve operations, gain market share, etc.
- Assist businesses with marketing
- Organize networking events for business owners
- Assist businesses with funding sources to improve signage and other physical improvements

Goal

To identify desirable uses for the Village Center

Objectives:

- Use a professional to promote economic development
- Develop a list of desirable tenants for the Village Center to meet the needs of residents (e.g. gas station, real estate office, etc.)

Goal

To develop opportunities to use the Commons to complement retail objective

Objectives:

- Hold a quarterly festival
- Move Mayfest and Farmers Market to Commons

Goal

To develop a plan to improve the ‘look’ of the Village Center

Objectives:

- Improve and standardize business signage
- Make the shopping spaces ADA accessible
- Provide public restrooms and water fountains
- Enforce building codes
- Improve preventive maintenance and trash clean up of the shopping center
- Create a unified streetscape plan that links and reinforces distinctive areas and uses in the Village Center (e.g. shopping center, Commons, Community Building, Recreation Complex, parking, residences)



Strategies *(not in particular order)*

- Add or repair sidewalks, curbs, make them ADA compliant
- Add street furniture in accordance with a streetscape plan. Examples: bike racks, benches, planters, street lamps
- Create a Community Reinvestment Area (CRA) to give tax abatements to building improvements in designated areas
- Coordinate information sessions with SCORE, the Small Business Center at the College of Business at UC, HCDC Business Incubator to assist local businesses
- Create a zoning overlay district for the Village Center district to guide improvements
- Create a “Welcome/Information Center”
- Attract Farmer’s Market, gas station, and grocery store
- Keep the Library, make it ADA compliant
- Advertise and enhance Metro Park and Ride lot
- Enforce no loitering at the shopping center
- Develop a streetscape and window display program
- Explore “Main Street USA” program for Village Center redevelopment
- Develop design guidelines for the shopping center

Community Life

The Village is a friendly, well-maintained, and accessible community where neighbors are active, caring, and informed. Families and residents of all ages enjoy parks, public spaces, tree-lined streets, neighborhood events, and places of worship, volunteer opportunities, safe neighborhoods, recreational, art and cultural amenities. The Village supports, recognizes, and utilizes the time and talents of its residents and organizations, and helps shape and form the community now and in the future.

Goal

To provide opportunities for local groups to volunteer in community projects that enhances the image of Greenhills

Objectives:

- Reestablish a farmers' market
- Build a rain garden in a neighborhood park
- Evaluate potential location of a skateboarding park
- Coordinate programs with the School District to sponsor teen events
- Build a community playground
- Promote fairs and festivals



Skateboard Park

Photo Source: www.spectrum-sk8.com



Photo Source: bettyjung.wordpress.com

Goal

To provide opportunities for churches, clubs, and other local organizations to address collaboratively the needs of populations in different age groups

Objectives:

- Develop after school programs for children of school age
- Identify projects where teens are welcome and can volunteer
- Identify and promote projects where seniors can volunteer



Community Activities

Camp Courage Photo Source: Joe Simon



Photo Source: www.ridebuzz.org

Goal

To create a relaxed, welcoming space for teens

Objectives:

- Work with the public library to create a “teens” lounge
- Work with the Shopping Center Administrator and/or the School District to find an appropriate space for teens to meet



Amherst Public Library Teen Lounge

Photo Source: teenloungeamherst.blogspot.com



Community Garden

Photo Source: flickr.com/photos/88027243@N00/65790760/

Goal

To preserve Greenhills as a family oriented community

Objectives:

- Organize family oriented events

Goal

To provide opportunities for residents to become familiar with environmentally friendly practices of gardening and landscaping

Objectives:

- Promote rain gardens on private properties
- Promote organic gardens on private properties

Goal

To provide incentives to neighborhoods to become communities

Objectives:

- Offer a mini-grant to block/streets for a community project (with matching funds required to make it competitive)
- Distribute awards annually to different streets to celebrate accomplishments

Goal

To improve communications

Objectives:

- Create a newsletter that highlights the positive improvements on each street
- Sponsor meet your neighbor events
- Use the “welcome center” to regularly post news, volunteer opportunities, programs, and events

Goal

Greenhills is a community where its citizens can age in place

Objectives:

- Create a senior center
- Continue to support programs for active older adults

Goal

To raise funds to pay for community events and programs

Objectives:

- Offer annual grants to selected programs
- Fund a volunteer coordinator position

Goal

To collaborate with the School District to improve the education conditions and opportunities of Greenhills residents

Objectives:

- Create a Community-Parents-Teacher Association (so people who do not have children in the school district can still play an active role in improving the education system)
- Create a mentor program so every Greenhills student is set to excel

Goal

To diversify recreation and performing arts opportunities within the Village

Objectives:

- Support school district projects to preserve/maintain/upgrade the Community Building (e.g., Performing Arts Center)

Strategies *(not in any particular order)*

- Sponsor a Leadership Academy for residents (educate residents and groom volunteers to take on community projects/responsibilities)
- Create a “clearing house” of volunteer opportunities for teens and other Greenhills residents
- Create a fair and events committee
- Create a volunteer coordinator position
- Build a community park using the Thousand Hands method
- Promote block/street parties
- Have block/street groups to compete at an annual festival
- Utilize the Commons more
- Identify activities appropriate for every age bracket
- Evaluate retrofitting community building’s basketball court as a performing arts center

Schools/Education

The Village works in unison with public and private entities to foster a commitment to high quality education. Volunteers and citizens provide exceptional educational opportunities for all ages. Innovative school facilities and programs play an integral part in the cultural and civic life of the community.



Walk to School Day

Photo Source: www.wickedlocalparents.com/



Image 30 Multi-Purpose Hall

Used as a gym for K-12, also had a stage for art performances

Photo Source: www.urbanohio.com/forum2/index.php?topic=19521.0

Goal

To improve the image of our public school system

Objective:

- Support the development and implementation of the school district's marketing plan
- Support the school district's plan to improve its State Report Card rating
- Encourage school district to continue to reach out to all communities
- Develop a communication mechanism between Greenhills police and school district to facilitate police enforcement to ensure safety of the community (early dismissal, discipline issues, patrolling teen populated areas)
- Partner with the Winton Woods City School District (WWCSD) to maintain all school district property in the Village of Greenhills

Goal

To collaborate with the School District, Forest Park and Springfield Township to improve walkability to school buildings and other School District facilities

Objectives:

- Develop a proposal and jointly apply for Safe-Routes-To-Schools (SR2S) grants to create new and/or improve existing paths that will allow students to safely walk to school

Goal

To create a Greenhills School/Education Committee that is an advocate for residents' educational needs

Objectives:

- Be an advocate for Greenhills' students that attend the Winton Woods School District
- Increase communication between School District and the community to inform of the existing discipline policies
- Collaborate with the School District on strategies that lead to an "Excellent" rating
- Encourage private and public entities to study the possibility of locating "community schools" or private schools (charter or other alternative) in Greenhills
- Develop a continuing education plan for the community to ensure the residents of Greenhills are provided the best educational options and opportunities
- Support development of a plan that encourages higher education opportunities for village residents
- Develop after school programs for children and adults
- Develop a "Communiversities" type of program which addresses professional and basic adult education as well as recreation and enrichment programs
- Develop programs for all ages (in particular seniors), taking into consideration the strength of multiple generations

Housing/Neighborhoods

The Village of Greenhills is an inviting residential community that offers a wide variety of sustainable housing choices that meets the needs of residents of all ages. A system of pedestrian paths and walkways links historic and new neighborhoods. The Village offers a small town feel and strong sense of community.

Goal

To encourage a mixture of housing densities, ownership patterns, and building types to serve diverse households types

Objectives:

- Explore diverse types of housing development within the business district, the greenbelt, and targeted neighborhoods (considering types of development currently not available in these areas, such as student housing, senior housing, and complementary retail and service facilities)
- Develop special standards or guidelines that result in a trade-off/benefit for any developments within the greenbelt
- Determine the most appropriate mix and location of new/infill housing development

Goal

To increase the ratio of owner-occupied housing units in the Village

Objectives:

- Create incentives for conversion of rental units into owner occupied units
- Market the Village to potential home-buyers
- Market Village home-ownership opportunities to current renters

Goal

To maintain and rehabilitate existing housing stock

Objectives:

- Encourage residents and property owners to maintain properties
- Make resources available to residents and property owners to maintain and rehabilitate properties
- Conduct periodic review of maintenance and land development codes

Goal

To promote preservation and restoration of historic housing within the Historic District

Objectives:

- Establish policies and guidelines to promote and protect the National Historic Landmark potential status or eligibility of the Village
- Develop a historic preservation plan
- Establish a code review and compliance process specific to the properties in the historic district
- Consider the adoption of a local Historic District
- Provide assistance to residents with the maintenance, rehabilitation, and upgrade of properties in the historic district

Goal

To create opportunities for infill housing development

Objectives:

- Identify vacant or underutilized lots with potential for infill housing development
- Identify appropriate architectural styles for new structures and additions
- Clean up sites occupied by vacant and blighted properties



“House of the Future”

*Photo Source: Clayton House
“House of the Future”*



In Omena, MI it is legal to drive a golf cart on the street.

Photo Source: Catalina Landivar



Chattanooga Shuttle
All electric buses

Photo Source: www.planetizen.com

- Eliminate slum and blight by removing identified structures that detract from a healthy image of the area
- Streamline the development process to make it clear and predictable
- Prepare a “Developer’s packet”: include key economic development materials (demographics, development and service costs, policies, tax incentives, regulations, procedures, amenities)
- Work with realtors, developers, and non-profit housing groups to determine the market for various housing types

Goal

To inform and educate residents of housing policies, strategies, and resources so they become partners in creating strong neighborhoods

Objectives:

- Develop effective housing codes and Rental Permit requirements through periodic code review and strong enforcement policies
- Inform residents and property owners of the Village’s property maintenance ordinances, guidelines, and enforcement processes
- Promote “maintenance know-how” by conducting regular “building/property maintenance” trainings
- Promote better relations between tenants & landlords and the Village by offering “tenants and landlords” rights and duties training

Goal

To create effective solutions for the parking and storage of transportation and recreational vehicles within the community

Objectives:

- Develop and promote alternative transportation modes as a way to reduce automobile parking and storage loads
- Develop effective parking and storage codes through periodic code review and strong enforcement policies
- Assist residents in developing appropriate onsite parking and storage solutions
- Develop and promote alternative vehicle storage facilities outside residential areas

Goal

To create support mechanisms to assist property owners with maintenance, ownership, and promotion objectives

Objectives:

- Identify sources of funds for rehabilitation of residential dwellings
 - Promote Energy Efficient improvements For Low Income (HEOP – Home Energy Assistance Program and HWAP- Home Weatherization Assistance Program)
 - Create awareness of Energy Efficient improvements – programs available (State of Ohio, Duke Energy, others)
 - Promote County’s Home Improvement Program (HIP) – reduced rate loan
 - Create a home improvement matching grant program (using Community Development Block Grant funds-low income- or other funds-market rate)
- Preserve and improve the appearances of our neighborhoods
 - Consider creating a “Citizens Housing Committee” (Example: City of Milford, OH)
 - Consider establishing a “Certificate of Compliance” Program for all residential properties to be sold (Example: Village of Shorewood, a suburb of the city of Milwaukee, Wisconsin)
- Develop a marketing plan
 - Develop Realtors’ information packet, listing web links, and open house events to

- introduce realtors to Village resources (amenities and services that help sell a property)
- o Create a portfolio of amenities, services, and other benefits available to Greenhills residents
- Promote home “ownership” (property owners and renters)
 - o Form partnerships with local employers to market the community to their employees
 - o Create cash incentives for employees of local organizations, including the School District, to relocate in Greenhills (Example: Columbus’ Nationwide Children’s Hospital \$5K per employee)
 - o Create a Good Neighbor Next Door type of program

Open Spaces, Recreation, and Community Services



Image 31 Molloy's On The Green

Photo Source: Joe Simon

The Village of Greenhills invests in its open spaces, parks, recreation programs, tree-lined streets, walkways, and community services. Greenhills leads by example and is widely recognized for its distinguished police, volunteer fire department, and administrative services. The Village is responsive to the needs of its citizens and encourages active public involvement. Bicyclists and pedestrians can easily reach adjacent communities and Winton Woods-Hamilton County Park.

Goal

To reinforce the value of Greenhills' parks and recreation facilities

Objectives:

- Market the Greenhills parks and recreation facilities as a network
- Promote the parks and services offered at each one of the locations
- Highlight connectivity and encourage walking/biking
- Develop a more active recreation commission
- Continue to improve baseball fields and improve play areas (e.g., add play sets)
- Develop dog-friendly parks
- Collaborate with Hamilton County Park District to explore development of a dog park within Winton Woods
- Promote the use of School District recreation facilities



Photo Source: www.moresitephocus.com

Goal

To improve the appearance of neighborhood parks and fields

Objectives:

- Involve neighbors in identifying what major uses/improvements are needed in the neighborhood parks
- Consider creating a rain garden or a community garden in neighborhood parks
- Upgrade sports fields to include concessions and permanent bathrooms
- Upgrade lighting, way-finding signage, and site furniture
- Include park improvements in annual Capital Improvement programming
- Improve maintenance of tennis courts
- Maintain/keep pocket parks clean, keep sidewalks in good condition
- Increase amount of parking at recreation fields (e.g. Palma Park)
- Have a theme for each park (e.g., Butterfly garden, meadows, etc.)



Photo Source: www.dogparkusa.com/groups/cincinnati-dog-parks

Goal

To maintain tree-lined streets throughout the Village that enhances the park-like setting of the community

Objectives:

- Conserve and protect the tree canopy in Greenhills
- Avoid any unnecessary disturbance of existing vegetation within Greenhills rights-of-way
- Maintain Tree City USA designation
- Expand community participation in environmental programs
- Study a tree planting model for the right-of-way and other public spaces that consider survival-ability, function, and aesthetics

Goal

To make open spaces and recreation facilities accessible for pedestrians and cyclists

Objectives:

- Create and implement a comprehensive connectivity plan

- Make trails and parks and recreation facilities ADA compliant
- Create designated trails in areas where multi-modal transportation shares the space (for example parking lots)
- Provide adequate illumination to increase safety feel

Goal

To make the Village Recreation Complex a state of the art facility

Objectives:

- Develop new indoor facilities for year round leisure activities
- Address future use of the golf course/pool/Molloy's area for future recreation uses
- Create a skateboard park
- Expand concessions
- Redevelop Community center/Banquet Hall to house a coffee shop, flexible banquet hall space, a B&B, offices
- Retrofit and promote use of shelter/picnic area
- Offer Wi-Fi connection
- Add more workout facilities



Photo Source: www.moresitephocus.com

Goal

To improve connectivity to Winton Woods Park

Objectives:

- Coordinate with Hamilton County Park District the use, maintenance, future development, and marketing of facilities and properties along common borders
- Share and leverage resources
- Improve visibility and marketability of the community
- Strategies
 - Formally connect the Village network of trails to the Park trails
 - Create and properly mark head trails in Greenhills that lead into Winton Woods Park
 - Create a trail/path from the youth camp to the Greenhills Shopping Center
 - Partner in joint marketing material and promotion (Winton Woods Park and Village of Greenhills Businesses)
 - Coordinate the implementation of a multi-purpose paved trail along Winton Road from the Village to Winton Woods
 - Create a standing coordination mechanism with the Park District staff (for example one meeting every quarter for the Recreation Commission and other designated individuals to meet with Park District)



Photo Source: www.inntoinn.com

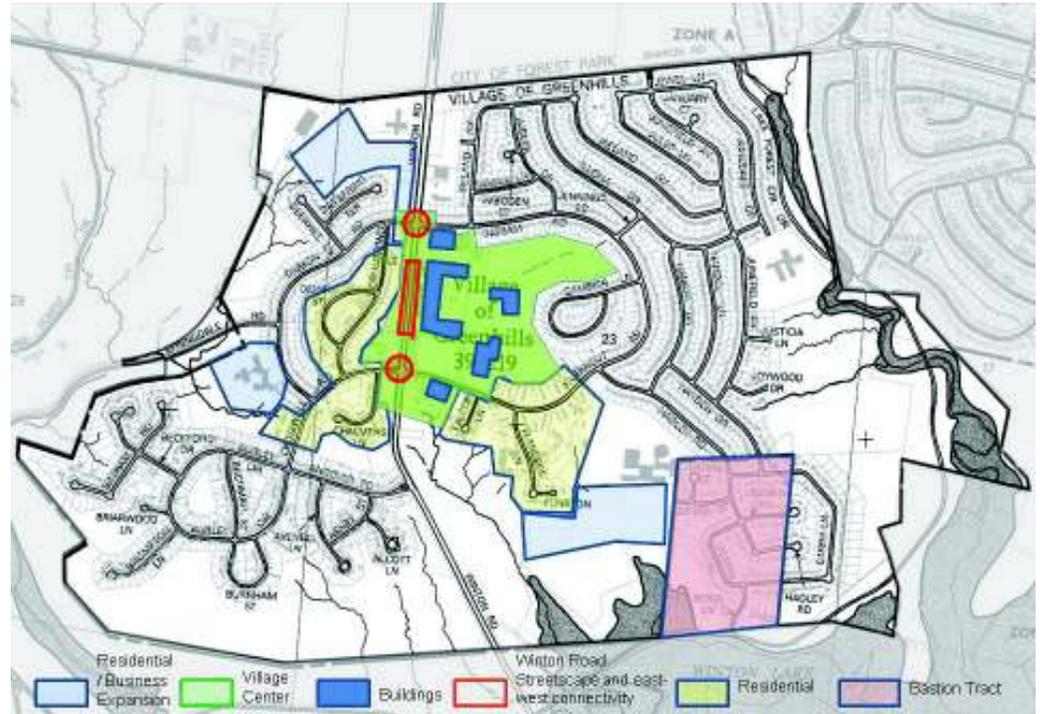
Strategies *(not in any particular order)*

- Have markers/way finding signs that identify location of parks
- Continue the shade tree program
- Meet ADA accessible requirements
- Build a barrier free playground
- Repair sidewalks and trails
- Have pedestrian and/or cyclist crossing signs
- Clearly mark street crossings (pavement treatments)
- Improve Winton Road pedestrian crossings
- Provide appropriate lighting
- Improve and/or extend sidewalks and trails
- Place bike racks and benches along the trails

Redevelopment / Economic Development

Redevelopment in Greenhills is characterized by its practice of mixing retail, housing, and office that maximizes the use of available land, resulting in a stable and diverse local economy. Best practices have streamlined the development process, fostering increased interest in the overall redevelopment effort. Innovative developments and alternative modes of mobility have renewed interest in the inherent benefits of community focal points.

Map 21 Preliminary Identification of sites with Potential for Redevelopment and Area with Potential for Incorporation



Goal

To promote housing redevelopment

Objectives:

- Address building obsolescence and ownership issues
- Make decisions based on professionally prepared market analysis
- Identify specific areas for new housing development to include housing for single professionals, families, empty nesters, and seniors
- Note: refer to objectives for “Housing”

Goal

To redevelop the Village Center as the vibrant, identifiable center of the community

Objectives:

- Note: refer to objectives for “Village Center”

Goal

To facilitate growth of local businesses

Objectives:

- Consider expansion possibilities of Alois Alzheimer Center
- Consider expansion possibilities of Mobilcomm
- Identify financial incentives appropriate to encourage business expansion and attraction
- Partner with Park District to access its customer base

Goal

To identify acceptable revenue generating uses of lands in the greenbelt district

Objectives:

- Review and evaluate Greenbelt district for potential development opportunities
- Promote infill development, where appropriate, that increases density and revenues to support the Village, the School District, and local businesses

Goal

To incorporate the Bastion Tract into the Village

Objectives:

- Create awareness of the benefits of incorporation
- Engage Bastion Tract property owners in conversation about annexation
- Provide services to the area

Goal

To redevelop the Winton Woods corridor (on both sides of the road including Johnny's Toys and shopping center) as a mixed retail, housing, office and recreation space that is architecturally cohesive, enhances the image of Greenhills, and increases Village's resources

Objectives:

- Create a strategic economic development plan for the Winton Road Corridor utilizing existing economic studies (i.e., HCDC plan, etc.)

Land Use Strategies

Greenhills is looking ahead toward the redevelopment and reuse potential of certain areas. Planning and/or influencing the future land use and development or redevelopment is one area where the Village of Greenhills has greater control than in other areas. However, there are limits on what the Village can accomplish through zoning, the primary tool for land use plans. Specific recommendations are:

Planning

- Create a future land use plan map and text that spells out the desired land use or reuse of areas in the Village
- Prepare detailed site specific land use plans for sub-areas, such as the Village Center Redevelopment Plan, to address issues that this plan cannot address in detail
- Prepare a streetscape plan for Winton Road Corridor
- Prepare a map that identifies the network of open spaces, parks and recreation facilities

Zoning

- Develop a new overlay historic district and design standards
- Develop an overlay district for the Village Center that addresses mixed uses, higher densities, connectivity (utilize form based code approach)
- Develop an overlay district for the Winton Road Corridor
- Develop zoning regulations that focus on the character of the neighborhoods
- Develop standards and regulations that address the appearance and usage of the commercial/shopping area of the Village Center
- Evaluate and revise the greenbelt zoning district
- Make necessary zoning map and text amendments to reflect recommendations of this plan

Plan Administration

- Require commitment to attend Planning Commissioners' Training to all who serve on the Planning Commission or the Zoning Board of Appeals within the first 6 months of appointment
- Develop and adopt a procedures manual and bylaws for the Planning Commission and Zoning Board of Appeals
- Meet annually to review progress, determine which objectives or strategies will be worked on over the upcoming year, and create benchmarks to measure progress
- Plan amendments and updates: review the plan every five years or sooner if unforeseen events occur

Future Land Use

The purpose of the land use plan is to incorporate recommendations from previous and current planning efforts, future trends, and goals and objectives of this plan. The land use plan carefully evaluates and encourages the best uses of the land, protecting the natural resources for future generations while promoting an appropriate mix of land uses that lead to a tax base, which supports quality community services.

Recommended Land Use Categories

Single Family Residence

Low-density single-family housing and related compatible uses.

Single Family Cluster Residence

Low-density housing (attached and detached) and related compatible uses where the buildings are clustered together in order to preserve environment resources.

Transitional Residence

Moderate-density detached or attached housing and related compatible uses, excluding office, commercial, and industrial uses, which provide a transition between single-family uses and other types of development, where such uses will effectively terminate the spread of the higher density uses and conserve the adjacent residential neighborhoods. The overall density of the development should not exceed the average density of the surrounding residential uses by more than three times.

Multi-Family Residence

High-density attached housing and related compatible uses.

Village Center -Mixed Use

A mix of uses including residential, office, retail/commercial, institutional, parks, recreation and open space uses. Higher densities are allowed which could be reached by vertical development.

Office

Office and related compatible uses at intensities compatible with surrounding development.

Retail / Commercial

A mix of low-intensity neighborhood oriented retail and service uses, as well as regional destination business uses, including hospitality and service facilities such as small scale hotels and restaurants.

Parks/Recreation/Open Space

The Commons, public parks, playgrounds, golf course, community pool, and community owned recreational facilities.

Greenbelt

Open space of preserved woodlands and natural vegetation along the perimeter of the Village, public or privately owned.

Public/Semi-Public/Institutional/Utility

A broad range of public and institutional uses that includes schools, churches, educational, religious or charitable institutions, library, fire, police, village administration, nursing homes, and park and ride facilities, public or privately owned.

Parks Strategies

The Village of Greenhills prides itself on the quality of life it offers to its residents. Neighborhoods enjoy the garden-like setting that green open spaces provide with tree-lined streets and diverse parks and recreation facilities. Furthermore, Winton Woods Park¹ surrounds the Village with 2,500 acres of preserved woodlands, nature trails, a lake, and numerous educational and sport events for all ages. Specific recommendations are:

Planning

- Consider parks and open spaces as a system and develop a plan to reinforce the importance of each one of them as destination points
- Create a map that shows connectivity of trails and paths within the village to the center, to residential areas, to parks and ball fields, to schools, churches, and to the recreation complex (pool, golf course and banquet hall)
- Lobby and plan trail heads to connect the Village of Greenhills to designated nature trails in Winton Woods
- Collaborate with CORA (Cincinnati Off Road Association) and the Park District in the design and construction of mountain bike trails
- Collaborate with Forest Park and Springfield Township to increase connectivity of multi-use trails that lead to and from Winton Woods

Communication

- Establish quarterly meetings with the Park District to coordinate mutually beneficial projects and continue lobbying for the implementation of projects beneficial to Greenhills
- Organize, in partnership with the Park District and the ODNR, periodic information sessions for residents to learn about tree maintenance, gardening, etc.
- Offer to the Park District a list of complementary services provided by local merchants and organizations, and a list of festivals and events for campground patrons
- Offer to host a Park District kick-off event for some of the Park sponsored annual events, for example bird count, wild flower identification

Administration

- Re-establish the Recreation Commission to play an active role in preserving, maintaining and upgrading open spaces, parks and recreation facilities
- Re-establish the Tree Commission to care for trees in the right-of-way and to maintain the Tree City USA designation



Photo source: <http://www.ischgl.com/en-mountain-biking-tyrol-tyrol.htm>

¹ Hamilton County Park District

VILLAGE OF GREENHILLS

Working Map Bike & Pedestrian Paths

Legend

Hamilton County Parks

- Existing Ped/Bike Path
- Proposed Ped/Bike Path

Greenhills

- Suggested Trail Heads/Connections
- Suggested Trail

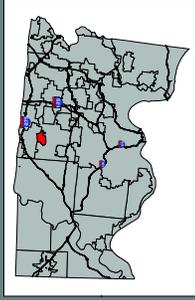
Parks in Greenhills

- Parks/Greenspace
- Winton Woods

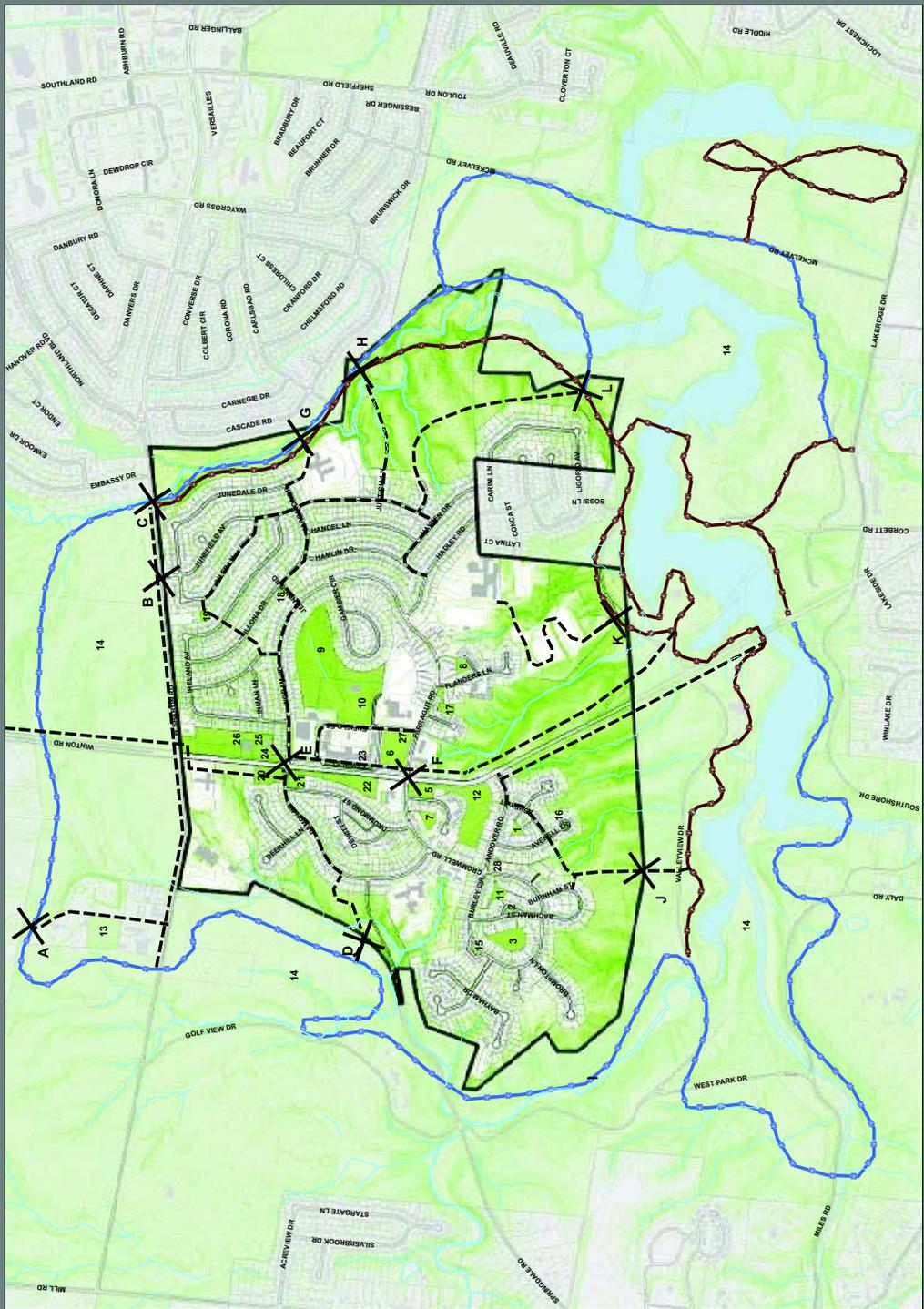
Park/Greenspace Locator

1. Backus Plaza
2. Bachman Park
3. Big Burley Park
4. Bradner Park
5. Commons
6. Cromwell Park
7. Greenhills Golf Course
8. Greenhills Swimming Pool
9. Little Burley Park
10. Municipal Bldg.
11. Spotts Field
12. Winton Woods
13. Winton Woods
14. Winton Woods
15. Winton Woods
16. Winton Woods
17. Falcon Lane
18. Jennings & Ilona
19. Winton Woods
20. Winton Rd.
21. Damon Rd.
22. Ewan Island
23. Municipal Bldg.
24. Municipal Bldg.
25. Municipal House
26. Spotts Field
27. Gatzabo
28. Ardover

Map 23 is a working map and is not intended to be used as a legal document. It is intended to be used as a guide for planning and design. The map is not a final product and is subject to change without notice. The map is not a warranty of any kind. The map is not a representation of any kind. The map is not a guarantee of any kind. The map is not a promise of any kind. The map is not a contract of any kind. The map is not a deed of any kind. The map is not a lease of any kind. The map is not a mortgage of any kind. The map is not a security of any kind. The map is not a title of any kind. The map is not a description of any kind. The map is not a survey of any kind. The map is not a plan of any kind. The map is not a drawing of any kind. The map is not a picture of any kind. The map is not a photograph of any kind. The map is not a video of any kind. The map is not a sound of any kind. The map is not a smell of any kind. The map is not a taste of any kind. The map is not a touch of any kind. The map is not a sight of any kind. The map is not a hearing of any kind. The map is not a feeling of any kind. The map is not a thought of any kind. The map is not a word of any kind. The map is not a deed of any kind. The map is not a lease of any kind. The map is not a mortgage of any kind. The map is not a security of any kind. The map is not a title of any kind. The map is not a description of any kind. The map is not a survey of any kind. The map is not a plan of any kind. The map is not a drawing of any kind. The map is not a picture of any kind. The map is not a photograph of any kind. The map is not a video of any kind. The map is not a sound of any kind. The map is not a smell of any kind. The map is not a taste of any kind. The map is not a touch of any kind. The map is not a sight of any kind. The map is not a hearing of any kind. The map is not a feeling of any kind. The map is not a thought of any kind. The map is not a word of any kind.



City of Greenhills
Hamilton County, Ohio
April, 2009



Map 23 Recommended Trailhead Connection to Winton Woods Nature Trails

Greenbelt Strategies

The “greenbelt” is a zoning district, a physical collection of wooded property owned by various parties (village, residents, schools, and park district). The greenbelt is an integral part of the village’s identity and history that needs preservation from development and natural threats such as the Emerald Ash Borer. Since 1988, the Village Charter has required a community referendum for any change to the G-1 Greenbelt zoning (rezoning). The Village charter only allows residents to vote. Specific recommendations are:

Marketing the Community

- The greenbelt makes Greenhills unique and should be included in a marketing campaign to attract new residents and businesses to the Village
- The tree canopy located in much of the greenbelt improves air quality, reduces the heat island effect and should be included in the marketing campaign

Woodland Preservation and Emerald Ash Borer (EAB)

EAB and the spread of invasive species, such as honeysuckle, are serious threats to the forested areas and need to be addressed.

- Partner with Ohio Department of Natural Resources (ODNR) to educate property owners on how to deal with EAB
- Partner with the Park District to jointly address EAB infestation in areas immediately surrounding the Village
- Revise G-1 zoning district to insert language that will allow clearing under certain circumstances

Zoning

- Evaluate and improve the G-1 greenbelt zoning district to eliminate discrepancies and to provide clearer direction as to how it can be utilized.
- Evaluate separation of the actual “belt” from the land along Winton Road and the Recreation Complex/Golf Course areas

Village Center Master Plan

The Village of Greenhills needs a cohesive image and a physically attractive central area where people can live, shop, work and play. Specific recommendations for the Village Center master plan include:

Planning and Zoning

- Create a master plan for the specific area of the Village Center
- Conduct a feasibility study to evaluate scenarios of mixed uses and other alternatives that demonstrate increased tax revenues
- Create an overlay zoning district
- Consider creating a zoning district using form based code
- Revise and enforce property maintenance ordinances and nuisance regulations

Study Area - Criteria

- Physical Features:
 - It should include the shopping center, the recreation complex, Winton Road, the green space west of Winton Road, and the buildings in the periphery that frame the common spaces of the Village Center
 - It should have a clear internal circulation pattern
 - It should exhibit connectivity to other parts of the Village
 - It should allow multi-modes of transportation
 - It should allow mixed uses (residential, office, retail, institutional, parks, recreation and open spaces)
 - It should maximize flexibility of spaces
 - Density in center should be increased to preserve lower density in residential areas
 - It should require energy efficient design and building practices
 - It should regulate storefront signage
 - Buildings and grounds should ensure accessibility for all (Americans with Disabilities Act compliant)
 - Way finding signage should be in place to point to and from center to other parts of the community
 - It should bring the Park District bike trail into the Village Center and include bike racks throughout
 - It should include a Queen City Metro Park & Ride lot
 - Design landscape should include trees and other plant material to soften the hard-scape
 - A streetscape design plan for the entire Village Center district should include minimum standards for outdoor furnishings

Winton Road Corridor

- Winton Road corridor, at Greenhills, should have a distinctive look. It should be a stretch of road with streetscape and treatment that sets it apart from the rest of Winton Road and creates a sense of place, so you know that you have arrived in the heart of Greenhills
- Evaluate use of textured pavement on Winton Road to reinforce arrival to the Village Center
- Evaluate use of a raised median on Winton Road

Qualitative Features of the Village Center

- Promotes/conducive to spatial interaction
- Shopping (as an experience)
- Public restrooms are readily available for patrons
- Outdoor living

- Energy (meeting place of people, events)
- Better access/egress
- It is a place where you come to celebrate the community
- Includes residential uses
- Well maintained (buildings and grounds)
- Enjoyable – a place where a resident can relax and enjoy the sights, smells, and the atmosphere
- Promotes civic life and communication

Other Features: Business Mix for the Retail Component

- Niche businesses (perhaps around Winton Woods Park complementary business or services)
- Destination and convenience type of businesses
- Amenities so it can function all day [24-7]
- Build on existing businesses and attract new businesses
- Hamilton County Parks wants/needs:
 - Coffee shop
 - Sports related stores
 - Kayak related services
 - Complimentary services, not offered by the park, that can enhance the experience of the park’s patrons (e.g. medical support)
 - Festivals and events that campers could attend
- Village can offer to the Park:
 - Walking tours
 - Historic building tours
 - Art class and/or art exhibits
 - Post Office, Library

Marketing and Promotion

- Reinforce in promotion:
 - Near to I-275
 - Garden City design
 - Continuous Tree City USA Designation since 1981
 - History: Historic tours, museum
 - Festivals and Community sponsored events
- Conduct regular meetings between the Park District & Village Administration to identify specific areas of collaboration
- Organize and sponsor community events
- Joint marketing and promotion

Short Term Solutions for Shopping Center

- Fix pot holes – Village is the owner of streets and parking lots
- Place pavers – to mark pedestrian paths
- Re-evaluate vehicular circulation in the area, in particular in the shopping center area.
Short term solution: Deliveries – north only
- Identify services and products offered by local businesses that can complement programs offered by the Recreation Commission (for example bowling for youth programs)
- Spruce up store fronts
- Merchants Association:
 - Revive the Association and promote personal contact among business owners and operator
 - Organize a meeting with a guest speaker from Hamilton County Parks

- o Prepare a packet of information with services, retail, events offered in the Village that can be distributed by the Campground manager

Incentives (created or sponsored by the municipality)

- Streetscape – apply for Community Development Block Grant (CDBG) grants to help pay for improvements to sidewalks, street furniture, etc.
- Façade Improvement Grant – apply for CDBG for matching grants for façade improvements (windows, roofs, doors, awnings, painting, etc.)
- Create a Community Reinvestment Area (CRA) – tax incentive (waives taxes on building improvements over a certain period of time)
- Explore historic tax credits and grants for preservation of original structures

National Historic Landmark and Local Historic District Designations Strategy

Local Historic District Designations and National Historic Landmark Designations have helped other communities in their branding efforts. The Designation creates economic development and relocation opportunities because of the added historic value of residential and commercial districts. Specific recommendations are:

Evaluate Local Historic District Landmark Designation and National Historic Landmark Designation

- Define what is “historic.”
- Propose specific vision, criteria, and standards for the Historic District:
 - Identify appropriate architectural styles and design patterns for infill development, and for rehabilitation and additions to existing buildings in Historic District
 - Recommend standards for new construction to ensure compatibility with density, mass and volume, and set backs in historic district
 - Outline recommended administrative process including architectural and design guidelines, architectural review board role and relationship with planning commission, fees, and others
- Define the responsibilities and rights of owners in the historic district
- Outline steps and costs to achieve National Landmark Status

Marketing and Promotion of Historic District

- Promote History of Greenhills
- Promote Heritage tourism
- Create a Beautification Awards program
- Create a Visitor’s Center
- Facilitate location of small scale hospitality facility(s)
- Collaborate with other area National Historic Landmark communities for regional marketing

Implementation Framework

Overview

The Comprehensive Plan establishes the Village's position on a number of issues it faces today. The plan also serves as an information source for developers, property owners and the public at large. The implementation framework provides an outline of strategies for the implementation of recommendations and related goals and objectives. Finally, the Plan provides the basis for future, more specific plans to be prepared as part of the implementation process. The focus of this implementation section is on what role the Village should play regarding each one of these strategies. Tentatively, it will identify those relevant organizations whose cooperation and collaboration are important to ensure the collective future vision of the community.

Recommended general strategies to leverage the Village's resources to implement the plan include:

- (a) consistently involving the public in community affairs,
- (b) seeking regional cooperation and coordination with other jurisdictions and agencies,
- (c) participating in regional planning efforts,
- (d) networking and partnering with other local, state and national organizations, and
- (e) considering public-private partnerships that help advance the interests of the Village of Greenhills.

The Village of Greenhills should provide opportunities to its residents to become involved and volunteer their time and efforts in Village sanctioned committees. The Village should also collaborate with other committees that are not affiliated with the Village but work to improve the quality of life in the community.

Implementing the Plan requires three essential actions by the Village:

- 1) Adopting the comprehensive plan,
- 2) Updating the zoning ordinance to reflect the recommendations contained in the plan, and
- 3) Utilizing the recommendations outlined in the plan.

Each year, the Village should meet to determine which objective or strategies they will work on over the upcoming year. At the same time, the Village can look back over the previous year and evaluate what the community accomplished and where there is a need for improvement. This annual review allows for flexibility in determining the tasks the Village should undertake based on budgetary constraints and/or community input.

This annual review can also be used to create specific, quantitative goals for various objectives. A specific benchmark will allow the Village the ability to monitor annual accomplishments, and to consider various factors such as community priorities, budgets, and available staff and resources.

Plan Amendments and Update

The Greenhills Comprehensive Plan presents a snapshot of existing conditions, trends, community issues and desires, a long-term vision for the future, and a series of recommendations for implementing that vision. Although the plan presents a 20-year vision, the Plan should be updated every five years. The five-year comprehensive review should review current conditions, and modify, as necessary, goals, objectives and strategies. With each update, there should be an evaluation of the effectiveness of the strategies and the extent to which they should be fine-tuned.

This Plan provides for two types of amendments: corrections, which may occur at any time during the planning period; and the update, which is recommended to take place every five years.

One of the primary objectives of the five-year update is to provide the community, developers, and individuals the opportunity to review and suggests revisions to the Plan. The Village Planning Commission should initiate the five-year updates.

While the Plan provides some leeway to accommodate some unforeseen events, there are times when an interim amendment may be necessary. The Village should design a process to outline how amendments may be initiated by the Village or by individuals (if desired). The following are guidelines for amending the plan prior to the recommended five-year update.

Special Plans

The Comprehensive Plan is a general overview and guide with enough flexibility to respond to most local conditions. Situations may arise in which more specific, localized planning efforts are needed. These plans may be prepared in response to the Village's desire to refine the Plan as it applies to a sub-area (for example Village Center, Winton Road Corridor or Historic District), a major development proposal, or the construction of a major infrastructure improvement.

Projections and Assumptions

The Comprehensive Plan is based on projections of populations, household size, and housing units as well as employment conditions. The Plan relies on forecasts provided by the U.S. Census Bureau. With the Census 2010 approaching, if projections prove inaccurate, the plan will require adjusting. The Plan is also based on assumptions about trends, such as business/ industry locations, and about public investments in infrastructure. Should such assumptions not bear out, again, the Plan must be adjusted accordingly.

New Issues

Occasionally new issues emerge that the Plan does not anticipate, often in response to changes in State or Federal policy. In such situations, the goals, objectives and strategies as well as the comprehensive plan, may require revisions.

Comprehensiveness

Although the Plan elements address issues adequately on a district scale, there may be situations in which a more detailed analysis is necessary. For example, an urban design master plan, or potential development areas for new retail may be needed for successful implementation. When such plans are adopted, an amendment to the Comprehensive Plan may be necessary.

Data Updates

The many maps and tables that support this Plan are based on the best information available at the time of preparation. This data may change to such an extent as to justify an amendment to the plan.

Phasing of Implementation

Phasing of Implementation

Considerable input from residents, careful oversight of the Steering Committee, in depth research and experts' advice have 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 governing body.

The table "Phasing of Implementation" provides a simplified overview of all the recommendations (which are grouped in larger categories), their importance (or grade), the persons or organizations that should be involved in their implementation, who should play a leadership role, and when appropriate, a suggested timeframe.

Phasing of Implementation

RECOMMENDATIONS	PERSON / ORGANIZATION TO IMPLEMENT	LEADERSHIP ROLE	TIMEFRAME	PRIORITY A= must do it B= should do it C= could do it
Comprehensive Plan				A
Adopt Plan	Council		1 year	
Update Plan	Council & Planning Commission	Planning Commission	5 years	
Meet annually to review progress, determine which objectives or strategies will be worked on over the upcoming year, and create benchmarks to measure progress	Council, Village Administration, Planning Commission	Planning Commission	1 year (recurrent)	
Land Use				A
Adopt future land use plan	Council		1 year	
Plan administration: require 20 hours of training for Planning commissioners and Zoning Board of Appeals commissioners within first 6 months of appointment	Council and Village Administration	Village Administration	1 year	
Develop and adopt procedures manual for and bylaws for Planning Commission and Zoning Board of Appeals	Council, Village Administration, Planning Commission, Zoning Board of Appeals, Legal Council	Planning Commission	1 year	
Zoning				A
Shortly after Comp Plan adoption, seek and allocate funds for study of zoning code and hire consultant	Village Administration, Council	Planning Commission	short term	
Conduct a zoning analysis and generate recommendations to achieve conformance of ordinance with comprehensive plan, including zoning recommendations for Village Center district, Winton Road Corridor, Greenbelt district, residential districts; and recommendations of design standards for village center and residential areas	Consultant	Planning Commission	short term	
Adopt zoning update	Council	Planning Commission	short term	

RECOMMENDATIONS	PERSON / ORGANIZATION TO IMPLEMENT	LEADERSHIP ROLE	TIMEFRAME	PRIORITY A= must do it B= should do it C= could do it
Redevelopment / Economic Development				
Winton Road Corridor Strategic Economic Development Plan				B
Seek and allocate funds for study and hire consultant	Village Administration, Council	Village Manager		
Create a strategic economic development plan that identifies the uses of the properties along the Winton Road Corridor in the Village Center that have the possibility of generating the highest revenues without sacrificing aesthetics or quality of life of the community. This plan should also include streetscape design and circulation improvements for the Winton Road Corridor. The new plan should consider previous economic studies (i.e. Hamilton County Development Company plan, etc.)	Consultant	Ad-hoc committee		
Village Center Master Plan				A
Seek and allocate funds for study and hire consultant	Village administration, council, CIC	CIC		
Preparation of village center master plan, physical design, feasibility study	Consultant, village center steering committee, council, CIC			
Zoning analysis and recommendations for village center district	Consultant, village center steering committee, council, CIC			
Marketing and Promotion	Village Administration, Council, Residents, Historical Society, Communications' Department/ consultant, School District, CIC			
Collaboration agreement between Park District and Village Administration	Village Administration, CIC Council, Park Board			

RECOMMENDATIONS	PERSON / ORGANIZATION TO IMPLEMENT	LEADERSHIP ROLE	TIMEFRAME	PRIORITY A= must do it B= should do it C= could do it
Redevelopment / Economic Development				
Short-Term Solutions for Shopping Center				C
Redesign circulation in municipal parking lot	Village administration, council, consultant	Village manager		
Fix pot holes	Village administration, council	Village manager		
Repair sidewalks and trails	Village administration, recreation commission, residents	Village manager		
Safety: (1) Have pedestrian and/or cyclist crossing signs (2) Clearly mark street crossings (pavement treatments) (3) Improve Winton Road pedestrian crossings	Village administration, recreation commission, business association	Recreation Commission		
Create a bike/pedestrian friendly environment: Place bike racks and benches along the trails	Village administration, recreation commission, business association	Recreation Commission		
Cross marketing recreation commission youth programs offerings with services provided by local merchants i.e. bowling alley	Village administration, council, recreation commission, business association	Recreation Commission		
Sponsor a kick off business association meeting	Village administration, council, local businesses, CIC	Shopping Center Manager		
Create a trail/path from the youth camp to the Greenhills Shopping Center	Village administration, Parks and Recreation Commission, Park District	Recreation Commission		
Create and properly mark head trails in Greenhills that lead into Winton Woods Park	Village administration, Parks and Recreation Commission, residents	Recreation Commission		
Partner in joint marketing material and promotion (Winton Woods Park and Village of Greenhills Businesses)	Village administration, business association	Village manager		

RECOMMENDATIONS	PERSON / ORGANIZATION TO IMPLEMENT	LEADERSHIP ROLE	TIMEFRAME	PRIORITY A= must do it B= should do it C= could do it
Redevelopment / Economic Development				
Greenbelt				B
Woodland preservation and Emerald Ash Borer education program	Village of Greenhills, Ohio Department of Natural Resources, Park District, residents, Tree Commission	Tree Commission	1 year	
G-1 zoning district analysis and recommendations, including areas with potential for redevelopment	Planning Commission, consultant	Planning Commission		
G-1 zoning district text and map amendment	Planning Commission, council	Planning Commission		
Annexation of Bastion Tract				C
Study pros and cons of annexation including cost of government services	Village Administration, Council, consultant, Springfield Twp			
Engage Bastion Tract property owners in conversation about possible annexation	Village Administration, Bastion Tract residents, Springfield Twp			

RECOMMENDATIONS	PERSON / ORGANIZATION TO IMPLEMENT	LEADERSHIP ROLE	TIMEFRAME	PRIORITY A= must do it B= should do it C= Could do it
Open Spaces, Recreation and Community Services				
Parks				B
Re-establish the Parks and Recreation commission and its work program	Village Administration, Council	Village manager	1 year	
Seek sponsors for each park and field for design, maintenance, etc	Parks and Recreation Commission, Village Administration, Council	Parks and Recreation Commission		
Create a maintenance plan/schedule for the park in the Greenhills Parks System	Parks and Recreation Commission, Village Administration,	Parks and Recreation Commission		
Create and implement a comprehensive connectivity plan that is ADA compliant and provides for multi-modal transportation modes	Parks and Recreation Commission, Village Administration, Council, Consultant, Planning Commission	Ad hoc committee		
Communication: Host quarterly meetings with Park District, Springfield Twp, Forest Park, Parks and Recreation Commission and Tree Commission, business association	Village Administration	Village Manager	1 year	
Collaborate with CORA (Cincinnati Off Road Association) and the Park District in the design and construction of a mountain bike trail	Parks and Recreation Commission, Village Administration, Council, Park District	Parks and Recreation Commission		
Recreation				B
Prepare study for a state of the art Village Recreation Complex that includes new indoor facilities for year-round leisure activities	Parks and Recreation Commission, Village Administration, Council, Consultant	Parks and Recreation Commission		
Evaluate and recommend the best uses for the golf course/pool/ and banquet center	Consultant	Parks and Recreation Commission		

RECOMMENDATIONS	PERSON / ORGANIZATION TO IMPLEMENT	LEADERSHIP ROLE	TIMEFRAME	PRIORITY A= must do it B= should do it C= Could do it
Open Spaces, Recreation and Community Services				
Short-Term Solutions for Recreation Facilities				A
Create a skateboard park	Village Administration, Council	Village manager		
Expand concessions at the golf course, community pool and other municipal parks and fields	Village Administration, Council	Village Manager		
Retrofit Banquet Hall to house a coffee shop, flexible hall space, Wi-Fi, a B&B, offices	Parks and Recreation Commission, Village Administration, Council	Village Manager		
Add more workout facilities	Parks and Recreation Commission, Village Administration, Council	Parks and Recreation Commission		
Retrofit and promote the use of shelter picnic area	Parks and Recreation Commission, Village Administration, Council	Parks and Recreation Commission		
Tree-lined streets / Trees in Right of way				B
Establish the Tree-Commission and its work program	Village Administration, Council	Village Manager		
Maintain Tree City USA designation	Tree-Commission, residents, village administration	Tree-Commission		
Expand community participation in environmental programs	Tree-Commission, residents, village administration	Tree-Commission		
Study a tree planting model for the right-of-way and other public spaces that consider survival-ability, function and aesthetics	Tree-Commission, residents, Village Administration Planning Commission	Tree-Commission		

RECOMMENDATIONS	PERSON / ORGANIZATION TO IMPLEMENT	LEADERSHIP ROLE	TIMEFRAME	PRIORITY A= must do it B= should do it C= Could do it
Housing / Neighborhoods				
Studies				C
Prepare a housing study that (a) identifies vacant or underutilized lots with potential for infill housing development, and (b) explores diverse types of housing development. For example, within the business district, the greenbelt, and targeted neighborhoods (considering types of development currently not available in these areas, such as student housing, senior housing, and complementary retail and service facilities)	Village Administration, Council, consultant	Ad hoc committee		
Develop building design guidelines for new construction, additions, and rehabs in Greenhills	Planning Commission, Village Administration, Council, consultant	Planning Commission		
Study incentives for conversion of rentals into owner occupied unites	Village Administration, Council, consultant, Planning Commission	Ad hoc committee		
Education, training, resources				B+
Sponsor property maintenance seminars for property owners and renters	Planning Commission, Village Administration, Council	Planning Commission		
Promote better relations between tenants & landlords and the Village by offering “tenants and landlords” rights and duties training	Planning Commission, Village Administration,	Planning Commission		
Identify and centralize resources to make them available to residents and property owners to maintain and rehabilitate properties	Planning Commission, Village Administration, Council	Planning Commission		
Inform residents and property owners of the Village’s property maintenance ordinances, guidelines, and enforcement processes	Planning Commission, Village Administration,	Planning Commission		
Create a home improvement matching grant program (using CDBG funds-low income- or other funds-market rate	Village Administration, Council	Villag Manager		

RECOMMENDATIONS	PERSON / ORGANIZATION TO IMPLEMENT	LEADERSHIP ROLE	TIMEFRAME	PRIORITY A= must do it B= should do it C= Could do it
Housing / Neighborhoods				
Appearance of neighborhoods				C
Create a “Citizens Housing Committee” (Example: City of Milford)	Planning Commission, Village Administration, Council	Planning Commission		
Establish a “Certificate of Compliance” Program for all residential properties to be sold (Example: Village of Shorewood a suburb of the city of Milwaukee, Wisconsin)	Planning Commission, Village Administration, Council	Planning Commission		
Parking and Storage				C
Research, evaluate and promote alternative transportation modes as a way to reduce automobile parking and storage loads	Planning Commission, Village Administration, Council, residents	Planning Commission		
Develop effective parking and storage codes through periodic code review and strong enforcement policies	Planning Commission, Village Administration, Council, residents	Planning Commission		
Provide technical assistance to residents in developing appropriate onsite parking and storage solutions	Planning Commission, Village Administration, Council	Planning Commission		
Study, evaluate and propose alternative recreation vehicle storage facilities outside residential areas	Planning Commission, Village Administration, Council, residents	Planning Commission		

RECOMMENDATIONS	PERSON / ORGANIZATION TO IMPLEMENT	LEADERSHIP ROLE	TIMEFRAME	PRIORITY A= must do it B= should do it C= Could do it
Housing / Neighborhoods				
Housing Market/ Redevelopment / Marketing				A
Clean up sites occupied by vacant and blighted properties	Village Administration, Council	Building/zoning inspector		
Streamline the development process to make it clear and predictable	Planning Commission, Village Administration, Council	Planning Commission		
Develop Realtors' information packet, listing-share web link, and open house events to introduce them to the Village resources (amenities and services that help sell a property)	Planning Commission, Village Administration, Council, Business Association, Historical Society	Planning Commission		
Create a portfolio of amenities, services, and other benefits available to Greenhills residents	Village Administration Planning Commission	Village manager		
Work with realtors, developers, and non-profit housing groups to determine the market for various housing types	Village Administration, Planning Commission	Village manager		
Develop effective housing codes and Rental Permit requirements through periodic code review and strong enforcement policies	Planning Commission, Village Administration, Council	Planning Commission		
Form partnerships with local employers to market the community to their employees	Planning Commission, Village Administration, Council	Village manager		
Create cash incentives for employees of local organizations, including the School District, to relocate in Greenhills (Example: Columbus' Nationwide Children's Hospital \$5K per employee)	Planning Commission, Village Administration, Council, School District	Village manager		
Create a Good Neighbor Next Door type of program	Planning Commission, Village Administration, Council	Village manager		

RECOMMENDATIONS	PERSON / ORGANIZATION TO IMPLEMENT	LEADERSHIP ROLE	TIMEFRAME	PRIORITY A= must do it B= should do it
Schools / Education				A
Create/support a Greenhills committee that is an advocate for residents' educational needs	Village Administration, Council, residents	Residents		
Support the development and implementation of the school district's marketing plan	Village Administration, Council, residents, School District	Residents/ committee		
Develop a communication mechanism between Greenhills police and school district to facilitate police enforcement to ensure safety of the community (early dismissal, discipline issues, patrolling teen populated areas)	Village Administration, Council, residents, School District	Residents/ committee		
Collaborate with the School District, Forest Park and Springfield Township to develop a proposal and jointly apply for Safe-Routes-To-Schools (SR2S) grants to create new and/or improve existing paths that will allow students to safely walk to schools	Village Administration, Council, School District, Park District, Forest Park, Springfield Twp	Village Manager		

RECOMMENDATIONS	PERSON / ORGANIZATION TO IMPLEMENT	LEADERSHIP ROLE	TIMEFRAME	PRIORITY A= must do it B= should do it C=could do it
Community Life				C
Offer a mini-grant to block/streets for a community project (with matching funds required to make it competitive)	Village Administration, Council, Volunteer coordinator	Volunteer coordinator		
Distribute awards annually to different streets to celebrate accomplishments	Village Administration, Council, Volunteer coordinator	Volunteer coordinator		
Use the “welcome center” to regularly post news, volunteer opportunities, programs, and events	Village Administration, Council, Residents, School District, Volunteer coordinator	Volunteer coordinator		
Create a senior center	Village Administration, Council, residents	Residents		
Fund a volunteer coordinator position	Village Administration, Council, Residents	Village manager		
Create a Community-Parents-Teacher Association (so people who do not have children in the school district can still play an active role in improving the education system)	Residents			
Create a mentor program so every Greenhills student is set to excel	Residents, Greenhills Education/School Committee, Volunteer coordinator	Volunteer coordinator		
Support school district projects to preserve/maintain/upgrade the community building (e.g., Performing Arts Center)	Village Administration, Council, Residents, School District, Historical Society	Greenhills Education/ School Committee, Volunteer coordinator		
Sponsor a Leadership Academy for residents (educate residents and groom volunteers to take on community projects/responsibilities)	Village Administration, Council, Residents	Volunteer coordinator		

RECOMMENDATIONS	PERSON / ORGANIZATION TO IMPLEMENT	LEADERSHIP ROLE	TIMEFRAME	PRIORITY A= must do it B= should do it C=could do it
Image				
Branding				A
Develop a “brand” and create and sustain a public relations campaign that helps build brand/name recognition	Village Administration, Council, Consultant, residents	Village manager		
Communication				A
Identify and promote successes of local schools that enhance the community image	Village Administration, Council, Consultant, school district, Greenhills Education/School Committee	Greenhills Education/ School Committee		
Identify and promote successes of local organizations that enhance the community image	Village Administration, Council, Consultant, school district, Greenhills Education/School Committee, volunteer coordinator	volunteer coordinator		
Expand Village’s “Welcome Packet” to New Residents to include the “Good Neighbor Code	Village Administration, Council, residents, Planning Commission, volunteer coordinator	Planning Commission		
Build a reputation as a hub for sustainable development and redevelopment practices	Village Administration, Council, residents, volunteer coordinator	Village manager		
Make Greenhills a high speed communication hot spot	Village Administration, Council, Planning Commission, residents	Village manager		

RECOMMENDATIONS	PERSON / ORGANIZATION TO IMPLEMENT	LEADERSHIP ROLE	TIMEFRAME	PRIORITY A= must do it B= should do it C=could do it
Image				
Physical Image				A
Actively enforce Village Codes	Planning Commission, Board of Zoning Appeals, Village Administration, Council, buildign and zoning inspector	Building and zoning inspector		
Create and implement a streetscape plan for Winton Road Note: related to Winton Road Strategic Economic Development Plan	Village Administration, planning commission, Council, Consultant, Park District, Hamilton County	Planning Commission/ ad hoc committee		
Create gateways for the Village that showcase the Greenbelt (natural & geographic features) Note: related to Winton Road Strategic Economic Development Plan	Village Administration, Council, Consultant, planning commission, residents, Park District, Hamilton County	Planning Commission/ ad hoc committee		
Create residential districts that help market the community	Planning Commission, Village Administration, Council, Consultant, Volunteer coordinator	Planning Commission		

RECOMMENDATIONS	PERSON / ORGANIZATION TO IMPLEMENT	LEADERSHIP ROLE	TIMEFRAME	PRIORITY A= must do it B= should do it C=could do it
Image				
National Historic Landmark and Local Historic District Designations				A
Seek and allocate funds for study and hire consultant	Village Administration, Council, Historical Society	Historical Society		
Study, evaluate and report pros and cons of National Historic Landmark and local Historic District Designations	Consultant			
Establish policies and guidelines to promote and protect the National Historic Landmark Local Historic District designation status of the Village	Planning Commission, Village Administration, Council	Planning Commission		
Establish a code review and compliance process specific to the properties in the historic district	Consultant, Planning Commission, Village Administration, Council	Planning Commission		
Prepare a historic preservation plan	Consultant, Planning Commission, Village Administration, Council	Planning Commission		
Consider the adoption of a local Historic District	Planning Commission, Village Administration, Council			
Market and promote the historic district as an economic development tool	Village Administration, Council, Residents, Historical Society, Communications' Department/ consultant, School District, Preservation Ohio, Heritage Ohio, Cincinnati Preservation Association, National Park Service			

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Appendices

