

Greene County Strong, Weak, and Opportunity Area Survey Summary

Survey Date: August 21, 2020 – September 30, 2020

Location: Perspectives 2040 web page

Survey Purpose: The three main purposes of this survey were to:

- 1) Give the public with an opportunity to voice their opinions on current, and potential future aspects of Greene County
- 2) Collect input to be used for consideration in the creation of the Perspectives 2040 Plan

Survey Summary: MVRPC and Greene County RPCC released a public crowdsourcing mapping application for the purpose of receiving feedback on strong, weak, and opportunity locations within Greene County. The application was open from August 21, 2020, until September 30, 2020. Survey takers were presented with three maps. The first map asked for input on “strong” locations, the second map focused on “weak” locations, and the third map asked about “opportunity” locations in Greene County. For each of these three maps, the user could select a location or locations on a map within Greene County, and then type any comments they had about that location before submitting it. All of the input was public, so users could see other feedback received. The total responses for each category are:

- Strong Locations – 22
- Weak Locations – 6
- Opportunity Locations – 17

Analyzing the input received, there are some patterns, as well as some items of interest. One spatial pattern that emerged was the heavy distribution of input in the western half of the county, compared to the eastern half. This is most likely due to the fact that western Greene County is more developed than the eastern portion of the county. A composite map of all feedback that was provided is shown in Figure 1, followed by a brief analysis of each feedback category.

Survey Outcomes/Next Steps: All responses, strong, weak, and opportunity, will be reviewed by the Steering Committee for potential inclusion within the Perspectives 2040 Plan.

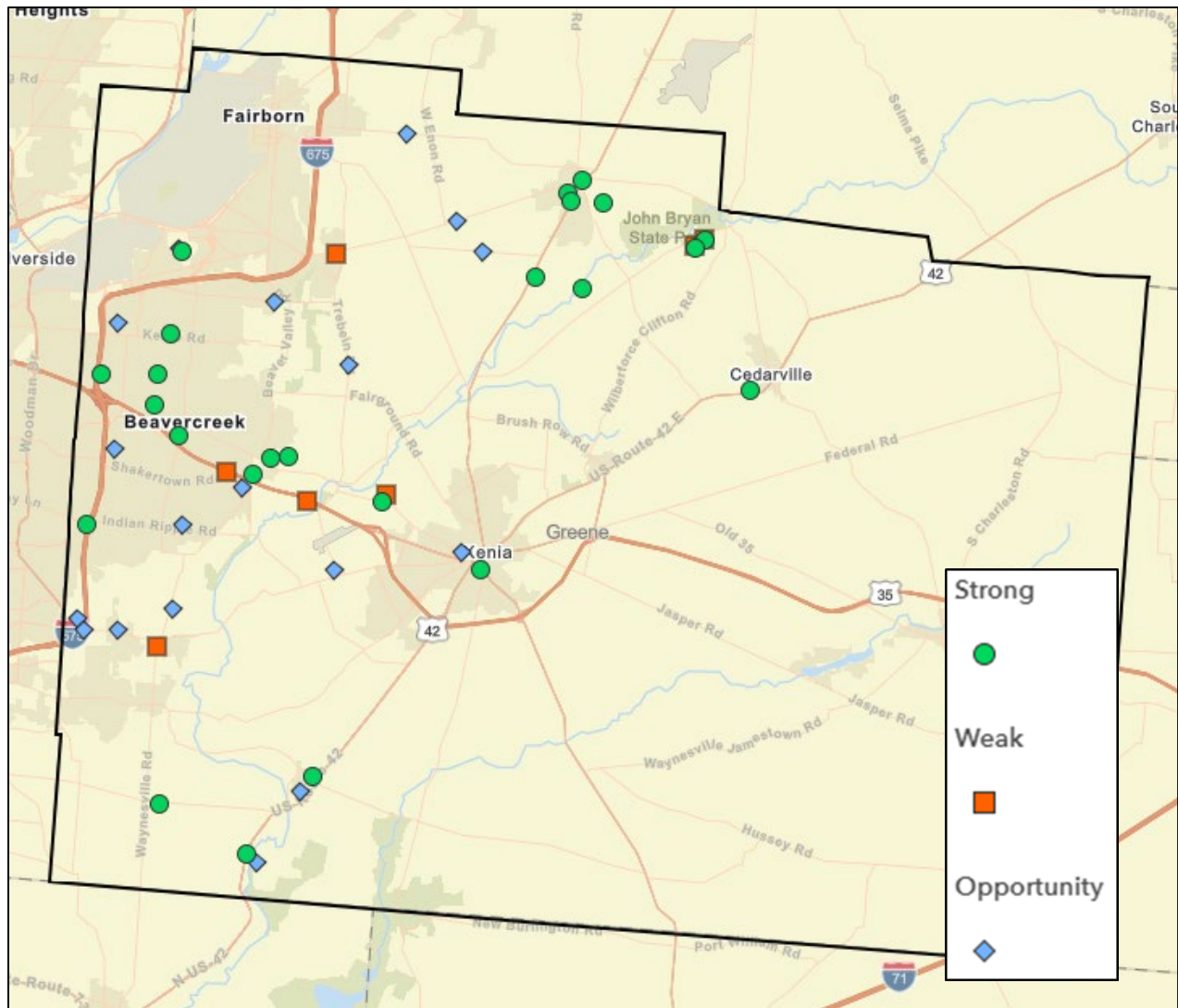


Figure 1 Crowdsourcing Mapping Results

In the realm of strong locations, a few patterns emerged. The area with the most positive feedback was Beavercreek, with eight locations identified within the city. Yellow Springs also emerged as a strong location with four comments. Cedarville, Xenia, Fairborn, and Spring Valley all received strong location responses. In terms of topic, by far the most popular topic was recreation, parks, and open space. Below is a breakdown of all responses by primary topic mentioned:

- Recreation, Parks and Open Space – 14
- Development and Economy – 4
- Agriculture – 3
- Institutional – 1

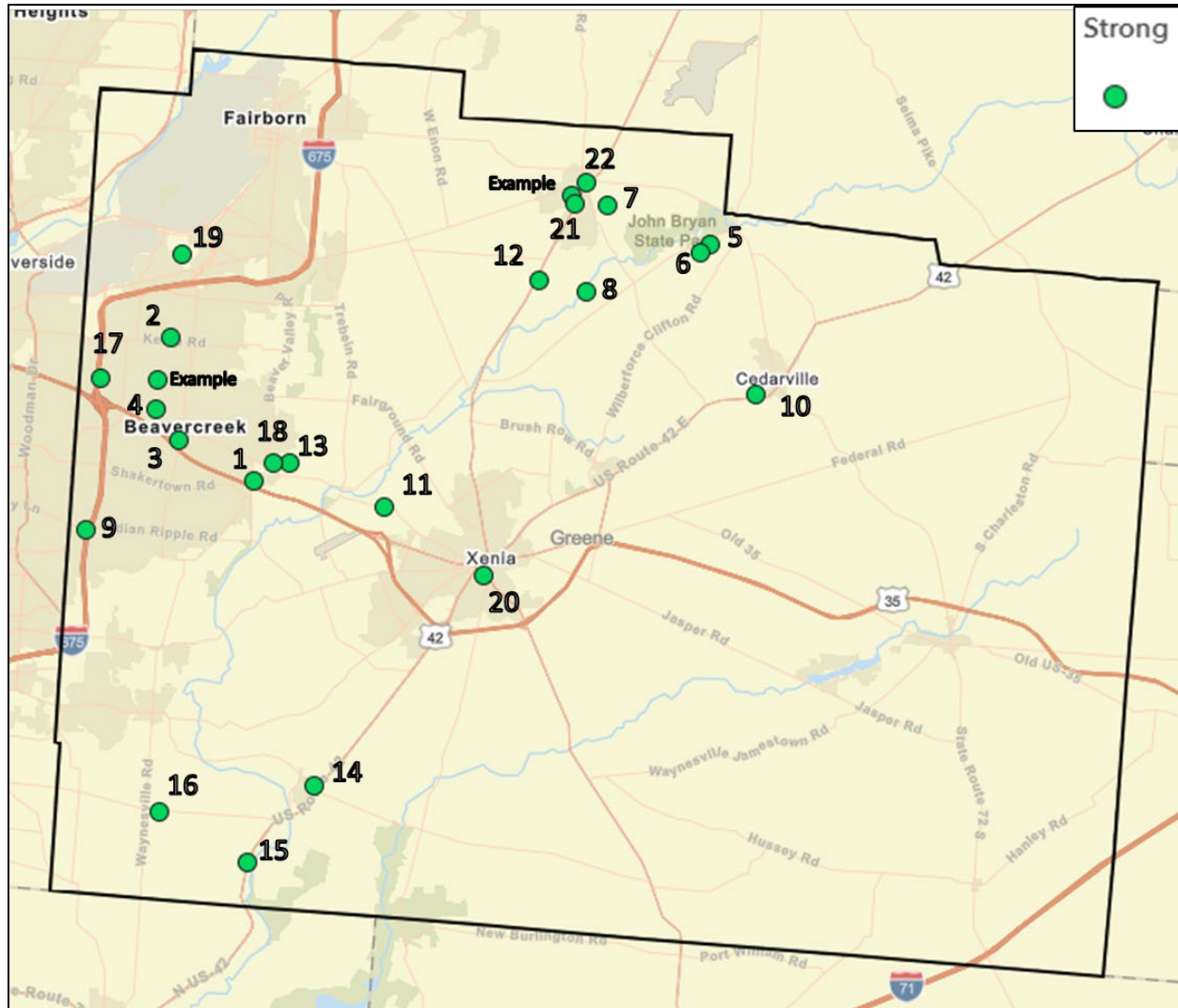


Figure 2 Crowdsore Mapping - Strong Locations

Figure 2 illustrates the strong locations that was identified. Figure 3 details the comments received for each location. Each number corresponds to the dot on the map with that number. Responses have not been edited.

Crowdsore Mapping – Strong Locations Feedback		
#	Location	Comments
1	Angel's Pass Park	Great park with pond and access to the bike trail and ART fest!
2	Beavercreek/Mall Area	This has been well developed. It's a good location for community to come, gather and eat at restaurants. It's strong, and is a definite location that man people flock to for entertainment options.
3	Beavercreek Bike Station	great community parking/rest area for the bike path. Creekside trail is amazing. Great aesthetic recreational bike trail that encourages people to be active and enjoy the outdoors, plus get around town.
4	Dayton Xenia Road Local Businesses	Many amazing locally owned businesses that give back so much to the community

Crowdsource Mapping – Strong Locations Feedback		
5	Farmland S of Clifton Rd, W. of SR72	Current farm land usage is beneficial to community and to the county in general.
6	Farmland south of Clifton Rd, west of SR72.	Plant life keeps temperatures cooler and water cleaner. It is productive farmland that benefits Greene county and beyond.
7	Glen Helen	Great place to walk home etc
8	Glen Helen Nature Preserve	Protected nature preserve and Education facility
9	Greene	This is another important place and is quite strong. It is a well developed area for commercial options and entertainment. It's a driving center force for many families and dining options. There should be more of these "lifestyle" centers available at some point.
10	Indian Mound Park	Shows the history of the area and is very scenic
11	KilKare Dragstrip	Brings in thousands of people to the county and provides recreation to those who participate
12	Little Miami Scenic Bike Trail	Connecting bike trails for multiple uses, encourages people to get outside
13	Rotary Park	Great Community Park and best 4th of July celebration in the area
14	Spring Valley	Parking lot to put the car and go for long bike rides north or south
15	Spring Valley Natural Areas	People come here to enjoy the scenery of the natural areas of the river and bike trail
16	Spring Valley Road	The horse stables along this road bring clientele from surrounding counties
17	Summerfield Park	Great neighborhood park with lots of shade and open fields
18	Victory Park	Great park inside of another park - Owen's Place is a great inclusive and accessible playground
19	Wright State University	Wright State is a big employer with a large student body, needing services and attracting businesses. It's an economic powerhouse. More infrastructure development should be aimed at WSU, such as dedicated safe bicycle connections in all directions, reaching to Dayton (kind of exists), Xenia, Yellow Springs, and Fairborn (partly exists).
20	Xenia Station	Great parking/rest area with access to multiple bike paths - best paved biking network in the country!
21	Yellow Springs	Yellow Springs offers much in culture, nature, and infrastructure and therefore attracts many people. Development could be strengthened if the very popular bike path would be extended so that more people could reach Yellow Springs and the bike path by bicycle. In Particular, bike paths towards Fairborn and thus Dayton are urgently needed.
22	Yellow Springs Bike Station	Access to bike path with restrooms. The bike trails in this county are amazing recreational opportunities for people to be active.

Figure 3 Strong Locations Feedback

With regard to weak locations, there were fewer responses compared to the other two input opportunities. As such, no clear spatial pattern of input is evident. There were three different primary topics brought up by the six identified weak locations. They are as follows:

- Traffic – 3
- Solar Panels – 2
- Undesirable Location – 1

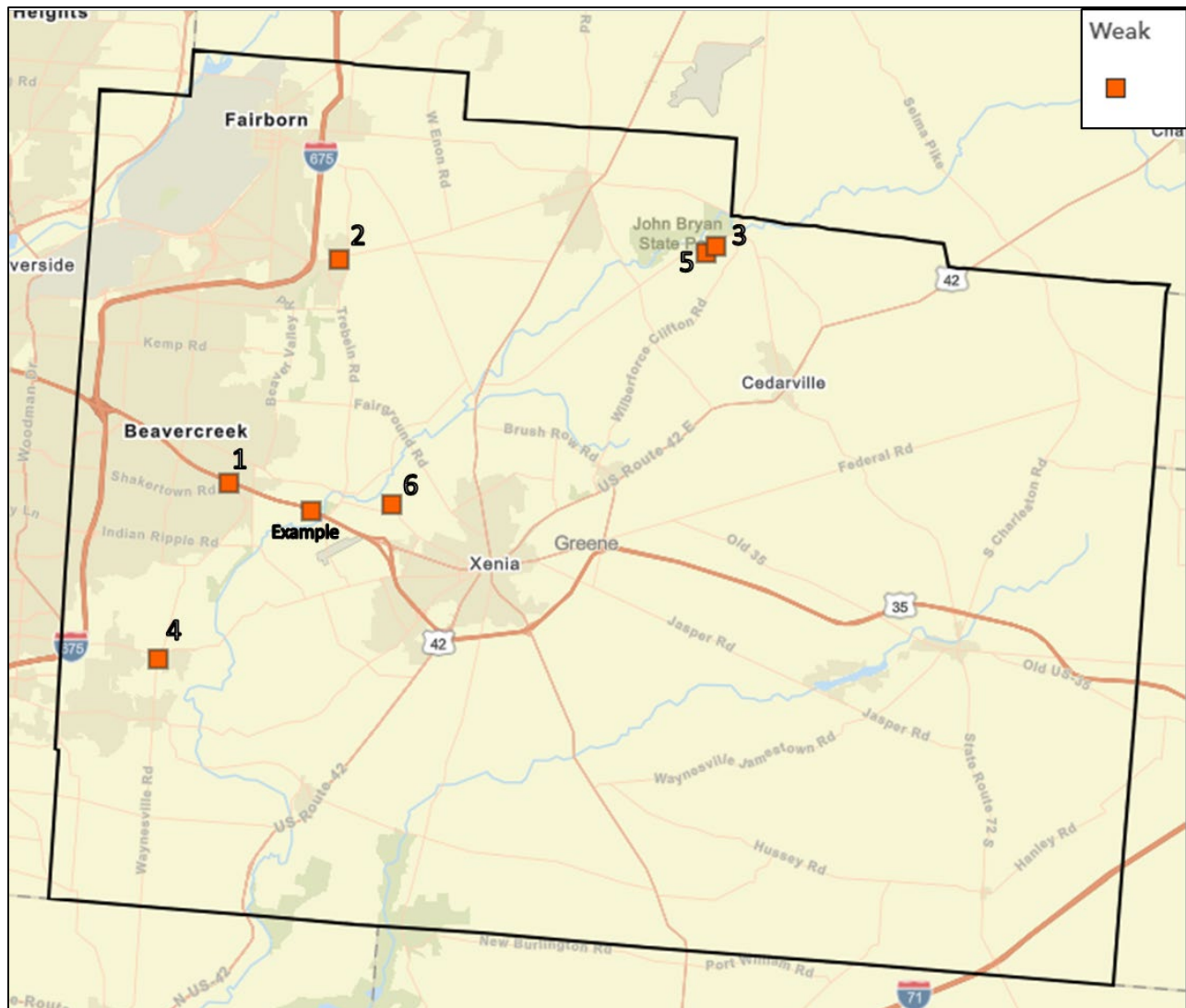


Figure 4 Crowdsourcing Mapping - Weak Locations

Figure 4 features a map of the weak locations identified in the survey. Figure 5 details the comments received for each location. Each number corresponds to the dot on the map with that number. Responses have not been edited.

Crowdsourcing Mapping – Weak Locations Feedback		
#	Location	Comments
1	35	As Beaver Creek and other communities continue to grow, we are seeing increased congestion along the 35 corridor, in both directions. Planning should be considering an expansion and better infrastructure to facilitate ease of use, less traffic congestion by expanding the highway lane sin both directions. This provides free flow of traffic, shorter commute times from and to Dayton and surrounding areas.
2	Dayton Yellow Springs Rd in Fairborn	This part of Dayton Yellow Springs Rd has important commercial development and connectivity to 675. However, the traffic light pattern is poorly done, and the stretch is missing a bike path badly. This is an unnecessary bottle neck for any commuter going east to west or vice versa. I've done thus drive for years, and the lights are such that instead of coordinating green lights to allow flow, they are mostly programmed to force multiple stops

Crowdsource Mapping – Weak Locations Feedback		
		on every trip through there.
3	Farmland south of Clifton Rd, west of SR72	We are only 1/4 mile from Clifton Gorge, it's even closer at the intersection of Clifton Rd and SR72. They want to grow "wild flowers" under the solar panels. We tried that. After 4 summers they had been choked out by weeds, most of which the county does not want. Roundup would be a natural consequence and we worry about our own well water quality and the Little Miami River so close. We sit on bedrock only 8-10 feet under us, so runoff from panels surrounding our property will go directly to the Gorge(the Little Miami River). Also, how would we ever be able to sell our home with ugly, hot, solar panels surrounding it on 2 sides?
4	Feedwire/UpperBellbrook Road	This intersection is increasingly having more traffic in the afternoons and mornings. When school is let out, Upper Bellbrook Road is often at a blocked up with traffic.
5	future location of solar farm installation	Future solar installation will take farmland out of production for years, future tax base depends on unknown viability of operators and gov subsidies. Land management under panels is likely to involve continuous use of pesticides in close proximity to Little Miami River. Increase need for fire protection services, and serious reduction in value of homes adjacent to the installation. Lease acquisition was done in secret with no disclosure until all was under lease. The green fields will be gone with no real guarantee of reclamation since real future costs are unknown. Local residents get no benefit but bear all the costs, loss of environment, increased temperatures in summer, noise pollution from transformers, excessive dust, dirt, construction traffic, for the foreseeable future.
6	Kilkar	It's loud. It brings rowdy people. It smells like burnt rubber and exhaust.

Figure 5 Weak Locations Feedback

Opportunity locations received 17 responses, and those 17 responses were fairly spread out across the county, with no evident pattern besides being generally concentrated in high population areas. The topics mentioned in the opportunity locations feedback were generally focused on development and recreation, parks, and open space. The breakdown by primary topic is listed below:

- Development and Economy – 8
- Recreation, Parks, and Open Space – 7
- Traffic – 1
- Institutional – 1

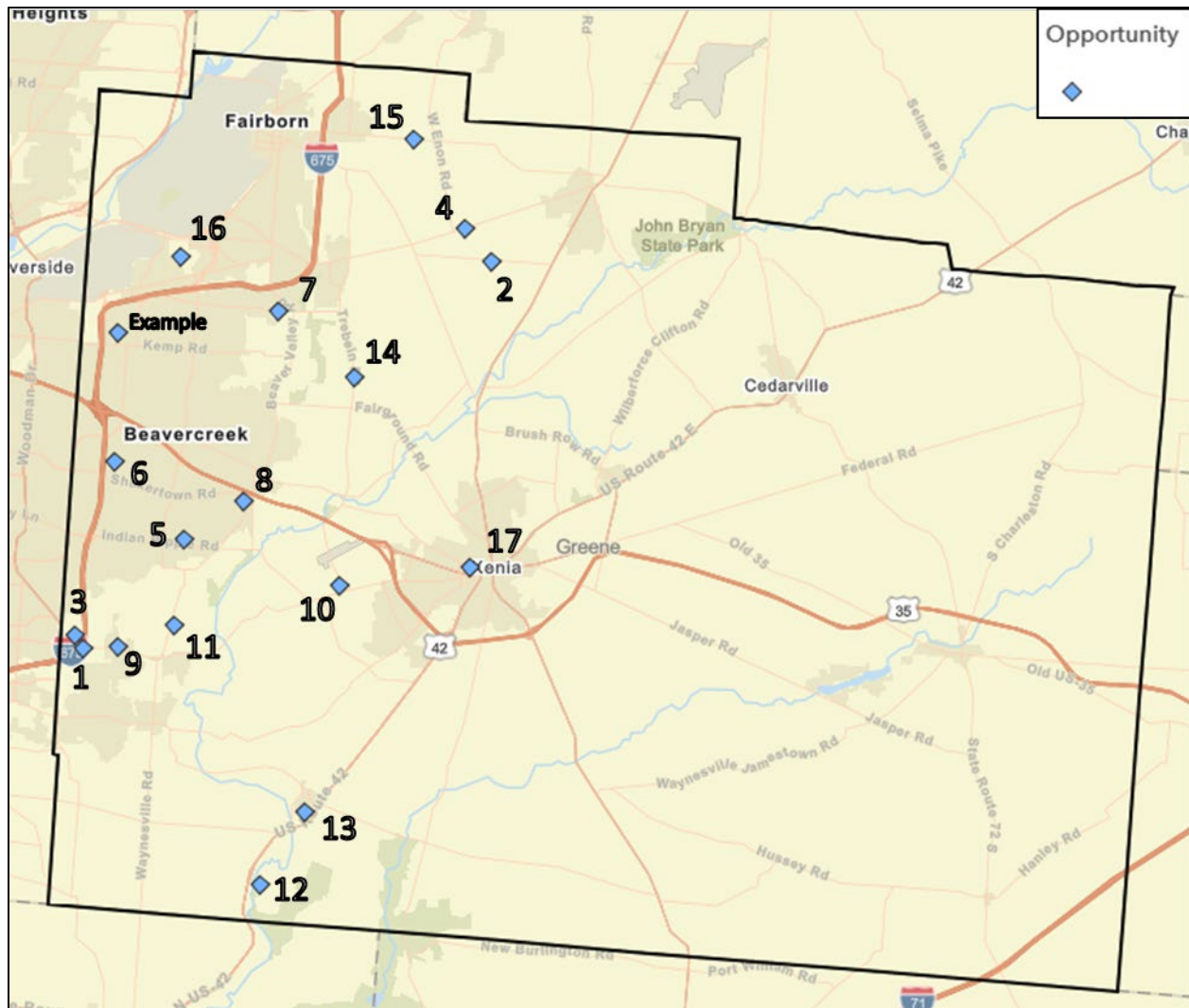


Figure 6 Crowdsour Mapping - Opportunity Locations

Figure 6 features a map of the opportunity locations identified through the survey. Figure 7 details the feedback received for each of the identified locations. Each number corresponds to the dot on the map with that number. Comments have not been edited.

Crowdsour Mapping – Opportunity Locations Feedback		
#	Location	Comments
1	675 / FeedWire	As this area begins to develop and grow (and even now) it makes sense to have an entrance/exit ramp right here at the intersection of 675 and Feedwire. Because of the massive traffic congestion at Wilmington Pike/Feedwire junction, it adds additional unneeded time for those who get on and off 675. By placing exit/entrance ramps here off Feedwire, this will free up the congestion that occurs down the road.
2	Byron Road	Byron road would be a great location for a bicycle path connecting the south end and the existing bicycle path to Fairborn and thus Dayton. This would be a great sustainable economic growth opportunity.
3	Cornerstone	This is developing into a WONDERFUL area. It should be noted that as we advance into the future, retail spacing for things like department stores, etc... are less needed and essential. While things like fine dining options will always be utilized because people desire these things. Cornerstone has started to developing into one of those "lifestyle" centers, where there are lots of solid dining options, along with Grocery Store and Gas stations. This is a good opportunity to continue development and improvement in this area. Additionally, the traffic becomes quite congested here, so infrastructure planning is vital as this area increases in traffic.

Crowdsourcing Mapping – Opportunity Locations Feedback		
4	Dayton Yellow Springs Rd.	This road sees much traffic, but is utterly dangerous to bicycle traffic. A bicycle and foot path connecting Yellow Springs to Fairborn and thereby Dayton would be an incredible opportunity to stimulate environmentally friendly economic growth, sustainable into the future.
5	Farmland Fields	This is all farmland, and is wonderful open space. Unsure of landowner's future planned use, but this area could be well utilized for development in the future.
6	Grange Hall Area	I believe this is farmland area, so it's unknown what the future plans for this land encompass. However, there is a substantial amount of space here that could be utilized.
7	New Germany Trebein Rd.	This road would be a great location for a bike path, connecting Yellow Springs (assuming a bike path is developed along Dayton Yellow Springs Rd.) and Xenia (assuming a bike path is developed along Trebein), to the commercial development on N Fairfield Rd., allowing recreational users as well as commuters to contribute to the economical well being of the area.
8	Off 35 Space	This is a wonderful opportunity to put some business/dining/entertainment sorts of options. It is right off 35, it is in a location that is frequented by many, many families due to proximity to Ankeney Fields and the thousands of people here each week. There's open space, suitable for building a large enough area to accommodate restaurants.
9	Open Areas	There's a lot of open farmland area around Feedwire. Perhaps take into account an expansion of the Cornerstone development, including better road infrastructure opportunities. Feedwire will become a vital and heavily used road in the future, and plans should be made to expand this road's usage as a driver to economic pursuits and a junction to 675.
10	Open Space	There's a lot of opportunity to develop space around this area - similar to the Greene or Fairfield Commons area. More and more people are building homes in the outskirts of Beavercreek/Bellbrook. With that, there should be some opportunities for economic developments, catering to entertainment and dining options to drive
11	S Alpha Bellbrook Rd.	This is another massive space of Farmland. It's unknown what the plans hold for this land in the future, 20 years from now. It's likely that it would be residential in nature, allowing for building 1 - 1.5 acre parcels for homes that could be constructed in the future. This would generate higher real estate tax revenue and allow for spacious communities.
12	Spring Valley Wildlife Area	Recreational Vehicle Park with road access and dry camping or full hookup camping, staffer part time or full time with resident manager whose pay is partially compensated by having rent free camping.
13	Trail and River Access	People come these spots to access the trail and river and sometimes overflow the parking lots. This area has potential to be utilized as a local destination location.
14	Trebein Rd.	Trebein Rd would be a great location for another bike path, connecting the existing one along 35 to Fairborn. This would allow recreational and commuter use, stimulating environmental and thus sustainable growth for the region.
15	West yellowsprings-fairfield road	connect Kauffman trail with yellow spring, dangerous road at this time
16	Wright State	It should at least be contemplated that WSU may not be an institution in the next 10-20 years given recent events and financial conditions. This leaves a huge space for opportunity, and due consideration should be given to how to best utilize this area in the event that WSU no longer exists.
17	Xenia	Xenia has the potential in 10-20 years to be what Beavercreek is today. Beavercreek has been developed over the past 20 years, to allow for massive mix used space and a growing and vibrant community. The city of Xenia has the potential for better growth and development as individuals and families desire to have more open space, nice homes, restaurants and dining opportunities. Because of the massive amounts of open space in Xenia and the surrounding radius of the city, there is much untapped potential which can be desirable to housing and family living over the next 10-20 years.

Figure 7 Opportunity Locations Feedback