Perspectives 2040 – Greene County Future Land Use Plan Update
Step 2 – Project Kick-Off Summary

Step 2 – Project Kick-Off Overview

The purpose of Step 2 was to lay the foundation for the future land use plan update by answering the questions of where the community stands now and what the trends have been since the last plan was adopted. During this step several activities were completed. These activities included:

1. Existing Conditions Assessment
2. Steering Committee Kick-Off Meeting
3. Community Kick-Off Events

The following provides a summary of each activity.

Summary of Existing Conditions Assessment

The Existing Conditions Assessment served as the primary intelligence and data collection mechanism for the project. By examining a range of data sources and existing plans we were able to better understand the demographic, social, and economic composition of the county, as well as the characteristics of the built and natural environment. Likewise, a review of existing plans shed light on to the visions, goals, and implementation strategies endorsed by communities throughout the county.

The Existing Conditions Assessment included extensive data and information gathering, data and content analysis, development of data visualization products, and message development. And while the Existing Conditions Assessment reviewed a large number of topics and variables, there were a handful of indicators that painted a picture of what has happened in Greene County in the years since the Perspectives 2020 plan was adopted. These indictors, shown in **Figure 1**, will play an important role in the development of Perspectives 2040.

Existing Conditions Assessment Topics
Population & employment change over time
Population & employment forecasts
Demographic comparison to 2000: age
Demographic comparison to 2000: poverty status
Demographic comparison to 2000: households
Household size change over time
Housing comparison to 2000: tenure
Housing comparison to 2000: type
Housing comparison to 2000: size
Housing comparison to 2000: supply
Housing demand forecast
Housing costs: cost burden
Housing costs: housing + transportation
Development pattern: intensity & density over time
Development pattern: land development rate to population & employment growth

Existing Conditions Assessment Topics
Development pattern: vacant land within the urban service area
Development pattern: acres of large lot suburban development in rural areas
Census of Agriculture summary change over time
Community identity: common themes from plans
Community identity: strong places
Community identity: weak places
Community identity: opportunity areas
Community identity: perception via word exercises

Figure 1: Existing Conditions Assessment Topics

Several deliverables were created using information collected during the Existing Conditions Assessment. These deliverables were disseminated to relevant stakeholders or will be used in subsequent project phases and are described below.

Key deliverables from this activity included slide presentations and informational posters that helped communicate findings from the Existing Conditions Assessment. PowerPoint presentations were prepared and presented to the Project Steering Committee and the public for their consideration. Additionally, informational posters were developed and shared with the public through the project website. For additional information on items presented to the Project Steering Committee, see **Appendix A**. For information presented at the Community Kick-Off Events, see **Appendix B** and **Appendix C**.

Community profiles were generated as a part of the Existing Conditions Assessment. The community profiles feature data on demographic, social, and economic conditions for each jurisdiction in Greene County. The profiles also include county and Dayton Metropolitan Statistical Area data for benchmarking purposes. A sample community profile is available in **Appendix D**.

As part of the Existing Conditions Assessment existing plans from communities throughout Greene County were reviewed and relevant visions, goals, objectives, and implementation strategies were inventoried. This information aids in understanding what communities envision for their future and the actions they have already taken or are planning to take to make their vision a reality. Likewise, because Perspectives 2040 is a countywide plan, this evaluation defines common ground between the communities, and advances the collective understanding of what each community wants. **Figure 2** provides an example of items inventoried through the existing plan review. This information will be used in subsequent phases of the project to inform the goals and priorities development and implementation strategies.

Figure 2: Sample information for existing plans in Greene County

Summary of Steering Committee Kick-Off Meeting

The development of Perspectives 2040 is being led by a Project Steering Committee. The Project Steering Committee is comprised of local elected officials, community representatives, and technical staff from various local governments in Greene County.

The first meeting of the Project Steering Committee was on March 3, 2020. The purpose of this meeting was to orient the Steering Committee to the project, provide them with an existing conditions overview, and to perform a series of exercises to collect their input on the county's strong, weak, and opportunity areas.

Valuable input was received through the exercises and discussion with the Project Steering Committee. Throughout the exercises several patterns emerged. Some areas were consistently marked as weak (ex. US 35 just west of Xenia), some consistently marked as strong (ex. Yellow Springs), and others had a mix of strong and weak remarks (ex. Xenia).

Figure 3: Steering Committee Kick-Off Meeting

Opportunity areas were spread out, but indicated a pattern. For example, northern Fairborn and Xenia received a number of marks identifying them as opportunity areas. Likewise, a word exercise revealed common themes that Project Steering Committee

members wanted to see for the future of Greene County. Of the words and phrases, some of the common themes that emerged were:

• Revitalize
• Redevelop
• Preserve
• Sustainable
• Vibrant
• Maintain

This information will be used to inform subsequent steps in the project development process.

The detail summary of the Project Steering Committee Kick-Off Meeting is included in **Appendix A**.

Summary of Community Kick-Off Events

While Perspectives 2040 is a Steering Committee directed initiative, the public still has an important role to play in the development of the plan. As such, community engagement was one of the key activities carried out as a part of Step 2.

The purpose of the Community Kick-Off was to share the project process, schedule, and future public input opportunities; provide an overview of existing conditions and trends; and to collect input on the county's strong, weak, and opportunity areas.

Community kick-off activities[1] for Step 2 were completed through several different initiatives. The first event was a Virtual Open House that was held in lieu of an in-person meeting during the early months of the COVID-19 pandemic. The Virtual Open House included a presentation that provided project information, details on the existing conditions, and to outline opportunities to participate in the project. At the end of the presentation, participants were invited to fill out a brief survey to collect their thoughts. Samples of the materials included as part of the Virtual Open House are shown in **Figure 4**.

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[1] Originally, a Community Kick-Off Open House was scheduled to take place on March 25, 2020. However, due to stay at home orders issued by Governor DeWine as a result of the COVID-19 pandemic, the meeting was postponed and ultimately had to be cancelled.

Figure 4: Virtual Open House Materials

A detailed summary of the Virtual Open House, including information received from the survey can be found in **Appendix B**.

As the COVID-19 pandemic lingered, it became evident that a traditional in-person meeting would not be feasible. As such alternative initiatives were deployed to help raise community awareness about the project. This included launching a project web site to provide project information and input opportunities to the public. This site, perspectives-2040-1-mvrpc.hub.arcgis.com/, has served as a one-stop-shop for the latest project information. Additionally, a series of 'pop-up' events were held to raise awareness about the project. These initiatives provided an opportunity for the public to learn about the project, review input from the Steering Committee, and to provide their own thoughts on the project through a series of interactive exercises. Additional information about the project website and pop-up events can be found in **Appendix C.**

One of the foundations of the project's public outreach strategy was to meet people where they are. However, because of the on-going pandemic, this was a challenge. In order to increase project visibility out in the community, a series of pop-up events and project displays were

Figure 5: Pop Up Tent Event

deployed. There were three types of outreach activities which were used throughout the county from August 22, 2020 to September 27, 2020. The three types of events and displays were:

- Tent displays held at events like local farmer's markets (example **Figure 5**)
- Sandwich board displays located at parks or similar locations (example **Figure 6**)
- Display tables placed in libraries throughout the county (example **Figure 7**)

Figure 6: Pop Up Sandwich Board

Figure 7: Pop Up Display Table

Figure 8: Pop Up Event Poster

Each type of event or display included project information and input opportunities. Community members could scan QRCodes to access a survey or mapping exercise along with general project information. Likewise the tent events and display tables had paper surveys and other information that community members could use to provide input. **Figure 8** provides an example of a poster displayed during a tent pop up event.

Figure 9: Crowdsource Mapping Application

The feedback received over the protracted series of community kick-off activities revealed several common themes. The most significant being that Greene County's natural spaces and agricultural lands are valued among residents. Likewise, there is a strong desire to preserve these assets now and into the future. Additionally, the feedback reveled that there are a number of opportunities to bolster existing communities throughout the county.

Next Steps

The next step of the Perspectives 2040 project will be to take all of the feedback collected from the Steering Committee, the community, and existing plan audit to develop goals and priorities. Both Steering Committee and the general public will be involved during the goals and priorities development process.

Appendix A
Steering Committee Kick-Off Meeting Summary

Steering Committee Meeting Summary

Meeting Date: Tuesday, March 3rd, 2020
Time: 10:00 am – 12:00 pm
Location: RPCC Offices - 651 Dayton-Xenia Road, Xenia OH
Attendees: Jerry Mahan, Kent Campbell, Chris Mucher, Cara Tilford, Stephanie Goff, Eric Moody, Brian Forschner, Anna Bolton, Kathleen Riggs, Sandra Pereira, Carolyn Destefani, Karen Wintrow, Krista Magaw, Brian Martin, Paul Newman Jr., Elizabeth Whitaker, Martin Kim, Milo Simpson, Devon Shoemaker, DeAndra Navratil
The sign-in sheet can be found in *Attachment 1*.

Meeting Handouts
A copy of the meeting handouts can be found in *Attachment 2*.
- Meeting Agenda
- Presentation Print Out
- Leave Piece
- Project Scope
- Community Outreach Strategy
- Exercise Instruction / Feedback Sheet

Meeting Purpose: The three main purposes of this meeting were:
1) Provide an overview of the purpose of an updated land use plan
2) Inform Steering Committee on existing conditions within Greene County
3) Perform exercises to receive input and advice from Steering Committee members

Meeting Summary: This meeting was held for members of the Steering Committee. Members were welcomed and first asked to sign in. Staff from Greene County RPCC and MVRPC provided an overview of the project and went over the findings of the existing conditions assessment. After the presentation had concluded, an interactive session was held to gather input from the Steering Committee. Two groups used two maps a piece to perform a spatial SWOT (Strength, Weakness, Opportunity, and Threat) Analysis. Participants were asked to place dots on a map of Greene County to show where SWOT locations were. A word brainstorming exercise was also performed. The activities were performed in the order as follows:
1) Strong locations within Greene County were identified using green dots on the map
2) Weak locations within Greene County were identified using red dots on the same map as the strong locations
3) A brainstorming exercise was performed in which Steering Committee members were asked to think of three words which they would like Greene County to be described as in the future
4) Opportunity locations within Greene County were identified using blue dots on a separate map from the strong / weak locations.

Meeting Outcomes/Next Steps: Valuable input was received through discussion with the Steering Committee and through the results of the interactive exercises. Throughout the exercises, some patterns emerged. Some areas were consistently marked as weak (ex. US 35 just west of Xenia), some consistently marked as strong (ex. Yellow Springs), and others had a mix of strong and weak marks (ex.

Xenia). Opportunity marks were spread out, but indicated a pattern. Some areas with many opportunity marks were northern Fairborn and Xenia.

The word exercise revealed common themes that Steering Committee members wanted to see for the future of Greene County. Of the words and phrases, here are some of the common themes:

- Revitalize
- Redevelop

- Preserve
- Sustainable

- Vibrant
- Maintain

A summary of input received from the Steering Committee during each exercise can be found in *Attachment 3.*

In addition to the discussion around places and the future of Greene County, some other topics were noted by members of the Steering Committee. Some of the items brought up included:

- The lack of diversity represented on the Steering Committee;
- The need for representation from university officials; and
- The need to include more farmers on the Steering Committee.

Lastly, the Steering Committee was asked to take action on two items. First the group was asked to appoint a chair for the Steering Committee. Carolyn Destefani (Sugarcreek Township Trustee) and Paul Newman Jr. (Greene County Director of Development) volunteered to co-chair the Steering Committee together. The last item addressed during this meeting was setting a meeting time. They agreed to continue meeting on Tuesdays with an earlier start time of 9:00 am.

The next step is for MVRPC and RPCC to record all of the comments from the Steering Committee, and prepare materials for the first community meeting on March 25th.

Meeting Pictures: Below are pictures captured during the Steering Committee meeting.

Picture 1: Steering Committee Kick-Off Meeting Presentation

Picture 2: Steering Committee Interactive Exercises

Picture 3: Steering Committee Interactive Exercises

Picture 4: Steering Committee Strong and Weak Places Results (1 of 2)

Picture 5: Steering Committee Strong and Weak Places Results (2 of 2)

Picture 6: Steering Committee Opportunity Places Results (1 of 2)

Picture 7: Steering Committee Opportunity Places Results (2 of 2)

Attachments

Perspectives 2040 — Greene County Future Land Use Plan Update

Steering Committee Meeting

Sign In Sheet

Name	Affiliation	Email
Jerry Mahan		mahan.2@att.net
Kent Caybel	Cel. Twp.	
Chris Miceyh	Miami Twp	
Eva Tilgod	Sugarcreek Twp.	chiford@sugarcreektwp.oh.us
Stephanie Goff	Greene Co Eng	Sgoffe@greene.oh.us
Eric Moody	Greene Co. Eng.	Emoodye Co.GREENE.OH.US
Brian Forschner	City of Xenia	bforschner@ci.xenia.oh.us
Anne Bolton	Xenia Daily Gazette	abolton@aimmediamidwest.com
Kathleen Riggs	City of Fairborn	Kathleen.Riggs@Fairborn.oh.Gov
SANDRA PEREIRA	CITY OF BEAVERCREEK	PEREIRA@BEAVERCREEKOHIO.GOV
Carolyn Destefani	Greene Co. Twp. Assoc. + Sugarcreek Twp	cdestefani@sugarcreek...
KAREN WINTROW	YELLOW SPRINGS CHAMBER	KWINTROWe yschamber.org tschamber.org

March 3, 2020

Perspectives 2040	Greene County Future Land Use Plan Update	
Name	**Affiliation**	**Email**
Krista Magaw	Tecumseh Land Trust	Krista@tecumsehlandtrust.org
Brian Martin	MVRPC	
Paul Newman Jr	County	
Elizabeth Whitaker	MVRPC	
Martin Kim	MVRPC	
Milo Simpson	MVRPC	
Devon Shoemaker	RPC	
De Andra Navratil	RPC	

2

March 3, 2020

Steering Committee Meeting
March 3, 2020
10 am – 12 pm

Agenda

1. Welcome and Introductions .... Devon Shoemaker, RPCC

2. Project Information .... Devon Shoemaker, RPCC
    Brian Martin, MVRPC

3. Existing Condition Review .... Elizabeth Whitaker, MVRPC

4. Break .... All

5. Interactive Group Exercises .... All

6. Next Steps .... Devon Shoemaker, RPCC

PERSPECTIVES 2040:

GREENE COUNTY FUTURE LAND USE PLAN UPDATE

Steering Committee Meeting

March 3, 2020

GREENE COUNTY, OHIO

MIAMI VALLEY
Regional Planning Commission

AGENDA

- Welcome and Introductions

- Project Information

- Existing Conditions Review

- Break

- Interactive Group Exercises

- Next Steps

PROJECT INFORMATION

BACKGROUND

- Existing future land use plan, Perspectives 2020, was adopted in 2001
- Existing plan is a good model, but there is a need to update:
  - Growth
  - New data
  - Revisit goals
  - Farmland preservation
  - Incorporate modern concepts

Perspectives 2020:
A Future Land Use Plan for
Greene County, Ohio

Prepared by the Regional Planning and Coordinating Commission of Greene County

COMPREHENSIVE PLANNING PRIORITIES FOR RPCC

Focus of this project

Future Land Use	Farmland Preservation	Economic Development	Housing	Environment
Thoroughfare Plan	Complete Streets	Active Transportation	Master Trails Plan	Healthy Community

Concurrent project

PURPOSE

- Through direction provided by the Steering Committee and with input from the public, this plan will:
  - Revisit and recommend policies and strategies for land use and farmland preservation
  - Create a cohesive land use strategy that works across the county
  - Guide development across Greene County for the next 20 years
- This plan does not cover zoning. However, it can serve as a foundation for or inform future zoning updates.

CHALLENGES

- Land use authority in a home rule state
- Urban to rural fabric of Greene County
- Different approaches to future land use planning

Examples of Different Land Use Planning Approaches

PLANNING APPROACH

- Perspectives 2040 will follow a conceptual land use planning approach

Traditional Approach

- Separates uses
- Parcel based
- Leads inefficient land use outcomes

Conceptual Approach

- Focuses on character and intensity of development
- Describes overall intent for an area
- Directs growth and preservation priorities

BENEFITS OF CONCEPTUAL LAND USE PLAN

- Creates a cohesive, shared vision for future land use across multiple jurisdictions without compromising home rule authority
- Establishes context and compatibility with adjacent jurisdictions
- Balances scale of planning activity for a more efficient and effective use of resources
- Provides foundation for individual jurisdiction plans and zoning

PROCESS

Examine what we have now

Identify what we want for the future

Develop strategies to get there

PLANNING THROUGH COLLABORATION

STEERING COMMITTEE ROLE

This is a Steering Committee Directed Project

- Provide input and direction throughout the project
  - Think big picture, think comprehensively!
- Commit to actively participate
- Be an ambassador and champion of the project

OUTREACH STRATEGY

- While this is a Steering Committee led project, public input is still important to the process.
- Opportunities for input, feedback, and direction from the public will occur throughout the project.
  - Outreach strategy included in your packet

EXISTING CONDITIONS REVIEW

EXISTING CONDITIONS REVIEW

There has been modest growth in population and employment. Growth is expected to continue over the next 20 years.

There has been an increase in renters and those with cost burden housing.

Greene County's population is aging, and poverty levels have increased.

Land is being developed at a lower rate than population and employment growth.

Average household and family size are decreasing, but the average home size is increasing.

The number of farms has increased, but there has been a decrease in farm acreage.

POPULATION & EMPLOYMENT GROWTH

The Largest Drivers of Land Use Change are People and Jobs.

Year	Population
2000	147,886
2020	168,600
2040	182,800

Year	Employment
2000	77,175
2020	99,730
2040	122,627

Population Growth
2000 to 2020: 14%
2020 to 2040: 8%

Employment Growth
2000 to 2020: 29%
2020 to 2040: 23%

Employment Growth is Outpacing Population Growth

Sources: Population 2000 – 2010: US Decennial Censuses; 2020 – 2040: MVRPC Demographic Forecast; Employment: MVRPC LRTP and Forecasts

DEMOGRAPHIC CHANGES – AN AGING POPULATION

Greene County's Population is Getting Older.

There has been a significant increases in the population 55 and older

■ 2000 ■ 2018

Sources: 2000 Decennial Census; 2014 – 2018 American Community Survey 5-year Estimates

DEMOGRAPHIC CHANGES – POVERTY ON THE RISE

The Number of Individuals Under the Poverty Level has Increased.

In 2000, **11,800** individuals were under the poverty level. This was **8.5%** of the total population.

In 2018, **19,100** individuals were under the poverty level. This was **12.2%** of the total population.

Median household income has not kept pace with inflation.

Inflation Adjusted

$71,360

$48,656

$60,293

Sources: 2000 Decennial Census; 2014 – 2018 American Community Survey 5-year Estimates

DEMOGRAPHIC CHANGES – HOUSEHOLDS AND FAMILIES

There has been an increase in Non-Family Households.

In 2018, **34%** of households were **non-family households**, compared to **29%** in 2000.

Average Household Size has Decreased.

In 2018, the average household size was **2.40**, down from **2.53** in 2000.

Average Family Size has Decreased.

In 2018, the average family size was **2.92**, down from **3.00** in 2000.

Sources: 2000 Decennial Census; 2014 – 2018 American Community Survey 5-year Estimates

HOUSING AND HOUSEHOLDS

Despite decreases in the average household and family size, homes in Greene County are getting bigger.

The average size of a home constructed in 2019 was **9.5%** larger than the average home constructed in 2000.

2,268 ft²

2,307 ft²

2,482 ft²

2000

2010

2019

Source: Greene County Auditor

HOUSING – SUPPLY AND DEMAND

New Home Construction has Tapered Since 2010.

Since 2000, approximately **11,700** new housing units have been constructed. **86%** of these were built between 2000 and 2010.

Single-Family Homes are Most Common.

78% of the housing units constructed since 2000, have been single-family homes. Likewise, of all housing units in Greene County, **78%** are single-family homes.

Additional Housing will be Necessary to Accommodate Expected Growth.

Based on current population forecasts, Greene County will need around **7,650** new housing units by 2040.

Sources: 2000 Decennial Census; 2014 – 2018 American Community Survey 5-year Estimates

HOUSING

The Share of Renters is Increasing in Greene County.

In 2018, **34%** of occupied housing units were **renter occupied**, compared to **30%** in 2000.

Between 2000 and 2018 there was an addition of **~10,000 occupied housing units**. **52%** of the these units were occupied by renters.

Housing Costs are a Burden for a Quarter of Households in Greene County.

Cost Burden Housing means that households spend **30% or more** of their income on housing. In 2018, **25%** of households spent 30% or more on their housing.

Transportation is often the second highest household expense. An average household in Greene County spends **59%** of their income on **housing and transportation**.

Sources: 2000 Decennial Census; 2014 – 2018 American Community Survey 5-year Estimates; Center for Neighborhood Technology.

URBAN SERVICE AREA

LAND DEVELOPMENT

← **Beaver Valley Road North of Dayton-Xenia Road**

The Greene →

LAND DEVELOPMENT – 2007 DENSITY & DIVERSITY

LAND DEVELOPMENT – 2020 DENSITY & DIVERSITY

LAND DEVELOPMENT

Land is Being Developed at a Lower Rate Than Population and Employment Growth.

Since 2007, acres of **residential development** have only increased by **1.8%**, while the population grew by **7.7%**. Acres of **industrial and commercial development** increased by **3.5%**, while employment increased by **17.3%**.

Large Lot Residential Development Outside of the Urban Service Area Remains a Concern.

There are nearly **33mi²** of large lot residential development **outside** of the urban service area. While the number of new large lot developments is **trending downward**, the **average lot size** has **increased** since 2000.

Land is Still Available Within the Urban Service Area.

Within the Urban Service Area there is **~15mi²** of non-development restricted, vacant land.

Source: Greene County Auditor; 2014-2018 American Community Survey 5-Year Estimates; 2007 American Community Survey 3-Year Estimates; MVRPC Forecasts

AGRICULTURAL CONDITIONS

The Number of Farms in Greene County has Increased Since 1997.

In 1997 there were **764** farms in Greene County. By 2017 there were **817** – an increase of **7%**.

Despite Increases in the Number of Farms, the Average Farm Size has Decreased Since 1997.

In 1997 the average farm size was **233 acres**. In 2017 the average farm size **205 acres**.

The Number of Acres in Farms has Decreased.

In 1997, there were **178,300 acres in farms**. By 2017 this declined to **167,700 acres**. In 1997 the acres in farms represented **67%** of the county, which dropped to **63%** in 2017.

Source: USDA Census of Agriculture

EXISTING CONDITIONS REVIEW

There has been modest growth in population and employment. Growth is expected to continue over the next 20 years.

There has been an increase in renters and those with cost burden housing.

Greene County's population is aging, and poverty levels have increased.

Land is being developed at a lower rate than population and employment growth.

Average household and family size are decreasing, but the average home size is increasing.

The number of farms has increased, but there has been a decrease in farm acreage.

UNKNOWNS

Planning for the future is an inherently uncertain task. The pace of change we experience today is unprecedented. Though we might not have the answers, we should consider a range of "unknowns" as we think about the future.

Lifestyle preferences	Technology	Economic conditions	Energy futures

| | Climate change | Others? | |

COMMON THEMES FROM LOCAL PLANS

BREAK

INTERACTIVE GROUP EXERCISES

INTERACTIVE EXERCISES

- Dot mapping exercises
  - Your dots have unique reference numbers that match your handout
    - S# - Strong Places, green dots
    - W# - Weak Places, red dots
    - O# - Opportunity Places, blue dots
- Provide comments and be as specific as possible
  - Use additional sheets of paper if needed, but be sure to include the dot reference number.
  - Example: Farmland – does this mean it's a resource that should be preserved or it's a place to direct development. We need details!
- Considerations
  - Exclude WPAFB
  - Future land use planning doesn't have to just focus on the built and natural environment – it can also include more abstract ideas.

EXERCISE #1

Strong Places – Weak Places

- This exercise is intended to get you thinking about places throughout the county – this may include neighborhoods, streets, buildings, etc.
- **Strong Places** are those areas that you feel are **successful** or have a **positive impact** on Greene County
- Place your **green** dots on the map identifying places that you think of as **strong**
- Using your handout in the space provided under Exercise #1, please describe why you identified these locations as strong. The numbers on your dots match the numbers on your handout.

EXERCISE #1

Strong Places – Weak Places

- **Weak Places** are those areas that you feel are **unsuccessful** or have a **negative impact** on Greene County
- Place your **red** dots on the map identifying places that you think of as **weak**
- Using your handout in the space provided under Exercise #1, please describe why you identified these locations as weak. The numbers on your dots match the numbers on your handout.

EXERCISE #2

Greene County Tomorrow

- This exercise is intended to get you thinking about what you want for Greene County **in the future**
- Using the space on your handout under Exercise 2, write three aspirational words or phrases for Greene County
  - Example: **Redevelopment** and **stabilization** of **existing** downtown neighborhoods
  - Example: **Reinvent** and **revitalize** downtown by implementing policies that **attract business and people** making downtown a destination for everyone.

EXERCISE #3

Opportunity Places

- This exercise is intended to get you thinking about places that **could be improved** or **made better** in the future
- Opportunity Places may include areas that show potential, places where growth is desired, etc.
- Place your blue dots on the map identifying places that you think of as an opportunity area
- Using your handout in the space provided under Exercise #3, please describe why you identified these locations as an opportunity area. The numbers on your dots match the numbers on your handout.

HANDOUTS

Please leave your handouts with someone on the project team!

NEXT STEPS

COMMUNITY KICK OFF MEETING

Community Kick Off Open House
Wednesday, March 25th
5:00 pm – 7:00 pm
Greene County Service Center
551 Ledbetter Road
Xenia, OH 45385

SCHEDULE

	Jan 20	Feb 20	March 20	Apr 20	May 20	June 20	July 20	Aug 20	Sept 20	Oct 20	Nov 20	Dec 20
Project Kick-Off												
Steering committee meeting			●									
Community kick-off meeting			●									
Set Goals and Priorities												
Steering committee workshop				●								
Public engagement via survey, social media, etc.				●	●							
Finalize goals and priorities						●						
Develop Place-Based Strategies												
Community workshops (5x)						●	●	●				
Steering committee workshop									●	●		
Project Wrap-Up												
Prepare future land use plan										●	●	
Steering committee meeting											●	
Community open house											●	●

■ Steering Committee Activity

ACTION ITEMS

- Confirm meeting schedule
  - Meeting time/day preferences?
- Designate Steering Committee Chair
- Spread the word about the Community Meeting on 3/25

QUESTIONS

Perspectives 2040
Greene County Future Land Use Plan Update

The Regional Planning and Coordinating Commission of Greene County (RPCC) is updating its plan to guide development in Greene County for the next 20 years.

What is Perspectives 2040?

Perspectives 2040 is a policy document that provides guidance on where and how land should be used in the future. Perspectives 2040 is a tool that will help Greene County prepare for the future by establishing a shared vision and identifying areas appropriate for development, redevelopment, and preservation.

Having a plan for how and where development should occur in the future will be key to providing diverse opportunities for people to live, work, and play while ensuring that Greene County's natural resources and agricultural heritage are preserved. During the project a thorough review of existing landscapes will be conducted, input on what is needed to make our communities better will be solicited, and ideas on how we can make our vision a reality will be explored.

How will Perspectives 2040 be developed?

What do you envision for your community? What do you think is needed to enhance our quality of life in the future? Do you have a particular idea on what we can do to improve and/or preserve our neighborhoods, communities, and open spaces? What types of experiences should our built and natural environment offer for you and your family?

These are some of the questions Perspectives 2040 intends to address through conversations with the public, community leaders, and local government officials across Greene County.

Examine what we have now → Identify what we want for the future → Develop strategies to get there

Historically planning for future development has focused on isolating areas for a specific type of development, such as residential or commercial activity. Perspectives 2040 seeks to reset how we think about future development in Greene County. This plan will focus on the character of an area, rather than a specific use. The desired activities and experiences of a place will be important in defining a vision for future development. Perspectives 2040 will seek to identify areas for future development, while preserving natural resources throughout the county.

Perspectives 2040 needs you!

We need to hear from you! This is your opportunity to shape the future of your community. Your input will help decision makers better understand what you want Greene County to look like in the future. This plan is expected to take a year to develop with final recommendations delivered in December 2020. There will be a number opportunities to have your thoughts heard. Visit www.co.greene.oh.us/1659/Perspectives-2040 for the latest project information.

For additional information, please visit www.co.greene.oh.us/1659/Perspectives-2040 or contact Mr. Devon Shoemaker, RPCC Executive Director at dshoemaker@co.greene.oh.us or 937-562-7480.

Greene County Future Land Use Plan Update
Scope, Budget, and Timeline
August 23, 2019

Background
The Regional Planning and Coordinating Commission of Greene County (RPCC) is interested in revisiting their future land use plan. The current plan, *Perspectives 2020: A Future Land Use Plan for Greene County, Ohio*, was adopted by RPCC in 2001 and the Greene County Board of Commissioners in 2002. While this plan has been a good resource for the county, it is time to update it for the purpose of guiding future development across the county over the next 20 years. In the time since the plan was adopted, the county has continued to experience growth – in terms of both residential and commercial development, new data has been made available, and planning approaches have evolved.

It is important to acknowledge that Greene County is uniquely positioned from a land use standpoint. In terms of development intensity, most of the area is characteristically rural with a thriving urban swath in the western portion of the county, paired with the distinct development associated with the Wright-Patterson Air Force Base. This mix of urban and rural, growing and stable, incorporated and unincorporated, and large and small jurisdictions presents a distinctive challenge in terms of land use planning. Additionally, communities across the county have applied different approaches or are in different phases of their land use planning and implementation activities.

Despite these challenges, numerous opportunities exist for the county. As such, establishing a shared land use vision to guide future development throughout the county is of great importance. Building consensus on what the future of Greene County should be is of value to the community, including residents and businesses alike.

In recent months, RPCC and Miami Valley Regional Planning Commission (MVRPC) have met to explore options regarding a new future land use plan for Greene County. This document outlines a recommended approach for pursing this project, a scope of work, budget, and timeline. This document is intended to serve as a guide and is subject to revision.

Planning Through Partnership and Collaboration
It is envisioned that this plan update will be carried out through a partnership between RPCC and MVRPC with different roles and responsibilities resting with each agency to ensure the planning study is properly managed. We propose a plan steering committee that will be charged with providing overall guidance and sharing information with stakeholders at the local jurisdiction or county wide level. This planning study is an RPCC-led initiative, and RPCC is the owner. RPCC will serve as the project lead, provide administrative oversight, and provide planning support. MVRPC will serve as an extension of the RPCC and will lead planning activities. Figure 1 summarizes the project management roles and responsibilities.

Figure 1 Project Management Roles and Responsibilities

While RPCC and MVRPC will be responsible for this project, the input from the public and a plan steering committee will guide the content of the plan. The public will be invited to participate throughout the plan update; however, the decision making authority for this plan will ultimately sit with the plan steering committee. To ensure that the plan represents the public's interests, careful consideration should be given so that the steering committee is comprised of a diverse range of stakeholders. Figure 2 illustrates the collaborative approach this study will follow.

Figure 2 Collaborative Planning Approach

Planning Focus and Approach

Perspectives 2020 serves as the comprehensive plan for the county, and while there are many parts of the plan that are still relevant, other components need to be substantially updated. Figure 3 highlights the plan elements RPCC is interested in updating or incorporating into their comprehensive planning documents. However, due to limitations in capacity and resources, these items will not be pursued in tandem. Instead they will be updated as time and resources allow, either individually or in logical groups. RPCC has identified future land use and farmland preservation as their initial priorities and these will be the focus of this plan update.

Figure 3 Comprehensive Planning Priorities

Comprehensive Planning Priorities for RPCC

Future Land Use	Farmland Preservation	Economic Development	Housing	Environment
Thoroughfare Plan	Complete Streets	Active Transportation	Master Trails Plan	Healthy Community

Due to the land use complexities previously mentioned, coupled with the reality of Ohio being a home rule state which means that land use authority rests with local governments, it is our recommendation that RPCC develop a conceptual future land use plan. We believe this approach will deliver the desired outcomes of creating a cohesive land use vision and strategies that work across the county while acknowledging the intricacies of land use planning and coordination across multiple jurisdictions.

This conceptual future land use plan will be based on the transect planning model which focuses on the character of land following a continuum. The transect model looks not only at the land uses of an area, but also the degree or intensity of development. This approach is in contrast to conventional land use planning which seeks to isolate and separate land uses from one another. The transect model supports farmland preservation policies and strategies while still allowing for development. Figure 4 illustrates the transect continuum of development.

Figure 4 Recommended Urban-to-Rural Transect Continuum Approach

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The transect model allows for a more flexible approach to land use decision making, and more cohesive development across multiple jurisdictions. This conceptual land use plan will complement existing jurisdictional plans while also providing a land use decision making framework for areas without an existing plan. This plan will define a range of districts or zones throughout the county and will include designations for what activities are supported within the zone. Rather than focusing strictly on functional use, the districts or zones defined in this plan will be place-based. Once done, this plan will inform the development of parcel based maps and zoning codes which are the mechanisms used to make land use decisions.

Scope of Work

Below is a scope of work which outlines the general steps to develop a future land use plan with a focus on farmland preservation strategies for Greene County.

Step 1: Project Orientation – This step includes all of the work that needs to take place to get the project started.

- Orientation
  - Define the planning study
    - Confirm budget
    - Finalize scope consistent with approved budget
    - Complete administrative items, such as signing MOUs, etc. as appropriate
    - Procure consultant or other services, if necessary
  - Outline project management and team responsibilities by identifying which tasks will be handled by the RPCC and MVRPC respectively
  - Form plan steering committee and recruit members
  - Develop a general stakeholder outreach strategy including the use of social media, websites, etc.

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[1] Source: Center for Applied Transect Studies

Note: As the project owner, RPCC will be responsible for carrying out the majority of the administrative actions outlined in this step with support from MVRPC as appropriate. RPCC will determine the final project budget and scope with input from MVRPC. RPCC and MVRPC will determine if an MOU or similar document needs to be completed to advance the project.

Formation of the plan steering committee is a critical component of this step. The RPCC will be responsible for determining the composition of this committee and contacting the relevant stakeholders.

The outreach strategy for this plan update will largely be informed by the final budget. The RPCC will draft an outreach strategy based on their local knowledge and understanding of the community. MVRPC will provide feedback on the outreach approach.

Step 2: Plan Update Kick Off – The activities in this step will lay the foundation for the rest of the project. Major components of this step will include completing an existing conditions assessment, conducting a SWOT analysis, and initiating public engagement.

- Existing conditions assessment
    - Determine data availability
    - Analyze data for trends
    - Audit existing plans (local, county, regional, etc.)
    - Develop existing conditions deliverables
- Hold steering committee kick off meeting
    - Review process, roles and responsibilities
    - Confirm schedule
    - Confirm outreach strategy
    - Show existing conditions and trends
    - Conduct place-based SWOT analysis
- Hold community kick off meeting.
    - Review process, schedule, outreach strategy, public involvement opportunities, etc.
    - Present existing conditions and trends
    - Confirm place-based SWOT analysis
- Produce final Step 2 summary document

Note: MVRPC will lead this step with consultation from RPCC. MVRPC will conduct an existing conditions assessment to evaluate socioeconomic, demographic, land use, and other pertinent data to establish a baseline condition and trends for the county. Additionally, MVRPC will audit existing plans. MVRPC will produce draft slides, fact sheets, and/or other deliverables as needed to showcase the assessment's findings. The draft deliverables will be provided to RPCC for review and comment.

The assessment's findings will be presented to the steering committee at their initial meeting. RPCC will make the arrangements for the steering committee meeting. The steering committee will participate in a SWOT analysis that will be presented at the first community meeting along with the existing conditions and trends assessment. We recommend a single community meeting at this stage, which will allow public engagement resources to be reserved for project phases where more input would be beneficial.

The RPCC will determine the community meeting date and time and secure a meeting location. RPCC will advertise/announce the meeting. MVRPC will prepare materials for the meeting. RPCC and MVRPC staff will facilitate and support the meeting.

MVRPC will create a Step 2 summary document.

Step 3: Set Goals and Priorities – In this step the goals and priorities for future land use in the county will be drafted and confirmed.

- Review input from Step 2 for common themes and ideas related to goals and priorities
- Hold a goals and priority setting workshop with project steering committee
  - Collect input
  - Draft goals
- Inform the public and solicit additional county-wide input through phone, web, and mail surveys, as appropriate
- Review and analysis of input
- Finalize goals and priorities with project steering committee
- Develop Step 3 summary document

Note: MVRPC and RPCC will review information from Step 2 to identify common themes and ideas for the project steering committee's consideration as they develop goals and priorities.

The RPCC will convene the steering committee for a goals and priority setting workshop. MVRPC will prepare materials and facilitate the input activities during the steering committee workshop.

The public will be informed of the draft goals and priorities and will be given an opportunity to provide input on these items through county-wide phone, web, mail surveys, or similar methods. The specific outreach techniques will be determined by the final budget; however, RPCC will be responsible for procuring a telephone survey if that approach is deemed appropriate. Content of the surveys will be developed jointly by RPCC and MVRPC and will be hosted on the RPCC website. It is our recommendation to not hold a public meeting at this stage, but rather to solicit buy-in through surveys or other outreach methods.

MVRPC will review and analyze input from the public and provide the information to the steering committee for their consideration. The platform for this information to be shared will largely be dependent on the level of input received. If there is general consensus from the public, the steering committee may wish to confirm the goals via email or a similar method. However, if substantive changes are sought by the public, an additional steering committee meeting may be required. If an additional steering committee meeting is preferred, RPCC will organize the meeting, and MVRPC will prepare materials and facilitate the meeting.

The desired outcome of this step will be a finalized set of goals and priorities for future land use in Greene County. MVRPC will prepare a summary document for this step.

Step 4: Develop Place-Based Strategies – This step represents the core of the plan update as this is where the county's future land use plan will take shape. Likewise, this is the step where policy and implementation strategies around farmland preservation will be developed. The public becomes a key player in the process in this step and there is a need for ample engagement to solicit input and feedback.

- Hold community workshops to explore places and ideas for future land use
  - Present final goals and priorities
  - Provide context for place-based ideas
  - Facilitate inactive mapping exercise to define places (characteristics, desired development, etc.)
  - Solicit implementation ideas
- Review and analyze community input
  - Define places
  - Draft future land use framework
  - Summarize implementation input
- Hold a steering committee workshop to develop future land use framework and implementation strategies
  - Refine and/or confirm places
  - Refine and/or confirm implementation framework
  - Develop implementation strategies
- Prepare Step 4 summary document

Note: We recommend a minimum of five community workshops during this step with at least one meeting in a central location, and the remaining meetings spread throughout the county. RPCC will determine the dates, times, and secure the meeting locations for the community workshops. RPCC will advertise/announce the meetings. MVRPC will develop meeting materials. MVRPC and RPCC will facilitate and provide staffing support during the workshops.

RPCC will convene the project steering committee for a workshop. The focus of this workshop will be to define places, develop a land use framework, and identify implementation strategies as appropriate.

MVRPC will review and analyze the community input collected during the workshops. MVRPC will develop summary materials for consideration by the project steering committee.

Following the steering committee workshop, MVRPC will prepare a Step 4 summary document.

Step 5: Plan Wrap Up – This step involves pulling everything together from the previous steps to form a future land use plan with a focus on farmland preservation strategies for the county.

- Prepare future land use plan
- Hold a steering committee meeting to preview the future land use plan
- Hold an open house to showcase the future land use plan results
- Discuss next steps (i.e. updating zoning codes and maps according to the future land use plan)

Note: MVRPC will lead the development of the final project deliverables with assistance from RPCC. The final deliverables will summarize the information from the previous steps and will include a conceptual land use framework and maps as appropriate. MVRPC will provide drafts of the final deliverables to RPCC for review and comments.

RPCC will convene the steering committee for a preview of the future land use plan. MVRPC will prepare materials and facilitate the meeting. MVRPC will make adjustments to the future land use plan based on feedback from the steering committee.

The final future land use plan will be shared with the public at a project open house. RPCC will determine the date, time, and secure a meeting location for the open house. RPCC will advertise/announce the meeting. MVRPC will prepare materials for the meeting. RPCC and MVRPC will staff the open house.

The final deliverables will be disseminated to the steering committee and other interested parties.

RPCC and MVRPC will meet to discuss next steps, which may include, but are not limited to, development of jurisdiction specific plans and zoning codes.

Timeline

The expected timeframe to complete this project is approximately twelve months. It is anticipated that this project could begin as early as Fall 2019; however, this will be dependent on finalizing necessary administrative actions.

	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12
Step 1 - Orientation												
Administrative actions	●	●										
Step 2 - Kick-Off												
Prepare existing conditions assessment	●	●	●									
Steering committee meeting			●									
Community kick-off meeting			●									
Prepare Step 2 summary document			●	●								
Step 3 - Set Goals and Priorities												
Review and analyze input from Step 2			●	●								
Steering committee workshop				●								
Public engagement via survey, social media, etc.				●	●							
Review and analyze input					●	●						
Finalize goals and priorities						●						
Prepare Step 3 summary document						●	●					
Step 4 -Develop Place-Based Strategies												
Community workshops (5x)						●	●	●				
Review and analyze input							●	●	●			
Steering committee workshop									●	●		
Prepare Step 4 summary document										●	●	
Step 5 - Project Wrap-Up												
Prepare future land use plan										●	●	
Steering committee meeting											●	
Community open house											●	●
Next steps												●

Budget and Funding Request

A cost share approach has been recommended and financial contributions from both MVRPC and RPCC will be necessary to complete this project. The Greene County Board of Commissioners has also been identified as a potential funding partner on the project.

The two tables below present summary information on the total project cost and funding gap. MVRPC's requested cash contribution to complete the work on this plan is $42,927.

Total Project Cost	
MVRPC Time & Expenses (travel, meeting supplies, etc.)	$89,690
RPCC Time & Expenses (advertising, printing, etc.)	$27,217
Total	**$116,907**

Funding Gap	
Total Project Cost	$116,907
RPCC Share	-$27,217
MVRPC In-Kind Contribution (40%)	-$46,763
Balance to be Funded	**$42,927**

Community Outreach Strategy

The Perspectives 2040 Land Use Plan Update was initiated by the Regional Planning and Coordinating Commission of Greene County (RPCC) and the Greene County Board of Commissioners to create a countywide land use vision. This vision will be formed by public input and by a Steering Committee composed of individuals from a variety of backgrounds. The Community Outreach Strategy outlines the steps necessary to obtain public involvement in the planning process via a range of activities used at different points in the planning process.

Community Outreach Strategy - Goals and Objectives

1. Engage community members in the land use planning process.
2. To be transparent throughout the planning process.
3. Promote understanding of land use planning concepts and terminology.
4. Provide a wide range of opportunities for community feedback to inform plan goals and objectives.

Process Outline

Outreach Methods

RPCC staff will be responsible for the coordination and implementation of outreach methods to inform the public of the Community Kickoff Meeting, Community Workshops, project wrap up Community Open House, and other outreach events or meetings. Outreach methods may include:

Website

The project website will be developed as an additional page to the RPCC website to convey project information, meeting dates and times, project reports, survey feedback portal for those unable to attend community meetings, workshops, or open houses. Responsibility for maintenance of this site falls upon RPCC staff with guidance from the Miami Valley Regional Planning Commission (MVRPC) if needed. The project webpage will be updated regularly to match upcoming public engagement activities along the project timeline.

Website: www.co.greene.oh.us/1659/Perspectives-2040

Press Releases

Press releases will be developed by RPCC staff and will be released approximately 30 days before each outreach event and public meeting by newspaper and/or radio channels.

Social Media

Social media posts will be generated by the RPCC staff and posted on the RPCC Facebook page. Posts will be created to share information regarding upcoming open houses, workshops, surveys, and other participation opportunities. These posts will include relevant information such activity locations, times, website access, and survey links. RPCC staff will notify Steering Committee members when new information has been posted so they may share it with their constituents and other organizations.

Flyers

Flyers containing project information and the schedule for participation events will be created to distribute through out the county by RPCC staff and Steering Committee members. These flyers may also be used to distribute at other events and meetings that are attended by the Steering Committee members.

Hyper-Reach

Greene County citizens registered through Hyper-Reach that have elected to receive community alerts will receive notifications by text and/or email of survey and participation opportunities.

Public Hearing Notifications for Adoption of Plan

RPCC is required to provide notification of a public hearing 30 days in advance of the meeting. Public hearing notifications will be released in the Xenia Gazette newspaper. This notification is required for the plan adoption.

Community Events

RPCC staff may be available to promote the Plan at various community events, local government meetings, festivals, and other events that provide targets of opportunity.

Local Government Meetings

The workshop and open house meeting schedule will be distributed to each local government's zoning inspector to share with their Plan Commission members and communities.

Public Outreach Events

RPCC staff will be responsible for the coordination of outreach events to inform the public of the Community Kickoff Meeting, Community Workshops, project wrap up Community Open House, surveys, and other outreach events or meetings. Each outreach event will be advertised at least two weeks in advance. Outreach events, as outlined in the Plan's Scope, Budget, and Timeline document, may include:

Community Kick-off Meeting

The first community meeting is referred to as the "Community Kick-off Meeting", will take place as an open house and display the following information:

- Overview of the planning process, planning schedule, community outreach strategy, public involvement opportunities, other information that may become pertinent.
- Present existing conditions and trends
- Confirm results of the place-based Strength, Weakness, Opportunity, and Threat (SWOT) analysis

Websites & Surveys

The public will be requested to review and confirm the goals and priorities for future land use in the county, as drafted by the project Steering Committee. Opportunities to provide input and review information will be conducted through surveys and the RPCC website. Direction provided by the Steering Committee, paired with data gathered from surveys will be used to finalize goals and priorities of the plan.

Community Workshops

Five community workshops will be scheduled in the North-Central, Northeast, Northwest, Southeast, and Southwest corners of Greene County. The purpose of these workshops is to solicit input and feedback to develop policies and implementation strategies that reflect the desires of the community. The goals of the community workshops are to explore places and ideas for future land use, present final goals and priorities, provide context for place-based ideas, facilitate mapping exercises to define places, and solicit implementation ideas. Input from these community workshops will be refined and/or confirmed to develop the implementation framework and strategies. The community workshops will be held during a variety of dates and times to maximize participation by the public.

Plan Wrap-Up Open House

An open house will showcase the future land use plan results for the community.

Tentative Community Meeting Schedule

	EVENT	TOWNSHIP/CITY	DATE	LOCATION	TIME
1	Kick-Off Open House	Xenia Twp	Wednesday March 25	Ledbetter Media Room	5-7pm
2	Workshop	North-Central Greene County	Late July TBD	TBD	12 – 2pm
3	Workshop	SW Greene County	Late July TBD	TBD	5-7pm
4	Workshop	SE Greene County	Late July TBD	TBD	9-11am
5	Workshop	NW Greene County	Early Aug TBD	TBD	6-8pm
6	Workshop	NE Greene County	Early Aug TBD	TBD	1-3pm
7	Wrap-Up Open House	Xenia Twp	Early Dec TBD	Ledbetter Media Room	3-6pm

Adoption of Plan

The Commission, after making the regional plan, or change, supplement, or abolition thereof, shall certify a copy thereof to each political subdivision of the Region and to each township and to the County Commissioners of Greene County.

RPCC By-Laws Article 9.02 Local Community Adoption:

The Legislative body of any political subdivision to which such plan, change, supplement, or abolition is certified may adopt the same, and it shall thereupon have the same force and effect within such political subdivision as is provided by law or charter for plans prepared and adopted by said planning commission. The County Commissioners of Greene County may adopt said plan, change, supplement, or abolition so far as it relates to non-municipal territory within their jurisdiction.

- 30 day notice shall be provided for public hearings.
- A certified copy of the plan shall be provided from RPCC to the planning commission of each municipal corporation, the Board of County Commissioners, and the regional planning commission.

Steering Committee Interactive Exercises

As part of our input gathering process, we are asking for your thoughts on places in Greene County. There are three exercises that we will work through today that will get you thinking about where we are and where we want to go in terms of future development. The instructions for each exercise are detailed below. We would encourage you to think beyond your own neighborhood or community, but to instead think about the county as a whole.

Exercise 1: Strong and Weak Places
Directions: Place the attached dots, green for strong places and red for weak places, on the map.

Strong Places – Your green dots have reference numbers that correspond to the table below. Please describe why you identified these locations as strong places.

S1.
S2.
S3.

 Weak Places – Your red dots have reference numbers that correspond to the table below. Please describe why you identified these locations as weak places.

W1.
W2.
W3.

Exercise 2: Greene County Tomorrow

Directions: In the box below list three words or phrases that describe what we want Greene County to be in the future. You will be asked to share at least one word of phrase with the group.

1.
2.
3.

Exercise 3: Opportunity Places

Directions: Place the attached blue dots on the map to identify areas of opportunity in Greene County.

Opportunity Places – Your blue dots have reference numbers that correspond to the table below. Please describe why you identified these locations as opportunity places.

O1.
O2.
O3.

Comments

Is there anything else you want us to know about places in Greene County?

_____

_____

_____

_____

_____

Please leave this sheet with the project team!

	Strong Places		
Dot Number	**Dot Location**	**Locations Of Interest**	**Comments**
S1	Farmland northeast of Jamestown	Countywide	Farmland that is productive
S2	The Greene	Beavercreek	Shopping areas available
S3	John Bryan State Park	Yellow Springs	Natural areas that are drawing visitors
S4	South Xenia	Xenia	Urban development already present but room for expansion
S5	Just east of downtown Bellbrook	Bellbrook	Strong development, infrastructure available
S6	Farmland southeast of Jamestown	Countywide	Strong Ag, farms are large in this area
S7	Farmland southwest of Jamestown	Countywide	Continued policy of farmland preservation in the county. No development outside urban service boundary
S8	The Greene	Beavercreek	The Greene represents good example of land use to promote economic development
S9	Downtown Xenia	Countywide	Bike trail system is a strong draw to the county and should be continued
S10	The Greene	Beavercreek	The Greene - destination, diverse development, mixed use development
S11	Parks southwest of Bellbrook	Countywide	Sugarcreek Metropark - really all parks, particularly this one brings outsiders into the community
S12	Yellow Springs	Yellow Springs	Yellow Springs - destination, community events, John Bryan
S13	Little Sugarcreek Road just northwest of Bellbrook	Bellbrook	Sugarcreek is thriving because it is a good combo of rural living and easy access to freeways and shopping
S14	Southwest of Yellow Springs	Yellow Springs	The interconnected bike trail in Yellow Springs brings a lot of tourism and activity
S15	Northwest Xenia	Xenia	Downtown Dayton revitalization programs are thriving, particularly the Arcade area, Xenia is revitalizing with downtown decorating activities etc.
S16	North Fairborn	Fairborn	Downtown Fairborn - revitalization occurring + booming economic development
S17	Indian Ripple Road near Little Miami River	Beavercreek	Collaboration Ohio University / Beavercreek School / residential development
S18	Wright State University	Wright State University	Wright State University growth opportunities / education / arena / base / etc. Fairborn / Beavercreek
S19	Farmland east of Fairborn / Beavercreek	Fairborn / Beavercreek	Available transportation infrastructure
S20	Farmland between Xenia and Beavercreek / Bellbrook	Xenia / Beavercreek / Bellbrook	Expandable urban area
S21	Farmland northwest of Jamestown	Countywide	Strong farmland presence, not developable
S22	Midpoint of Pentagon Boulevard	Beavercreek / Fairborn	Beavercreek / Fairborn - WSU, base, adjacent office development
S23	Downtown Xenia	Xenia	Xenia bike hub - trails
S24	US 35 / West Main Street intersection	Xenia	Progress Drive - good access, growing commercial development, new YMCA / senior center / Clark State / CSU
S25	South of downtown Xenia	Xenia	Xenia - GCPT (parks), incoming development efforts, building
S26	Yellow Springs	Yellow Springs	Yellow Springs - tourism, people moving to Yellow Springs (but house / property values go up) (not sure if physically developing), natural resources (parks, Glen Helen, farm preservation efforts (Tecumseh Land Trust)
S27	Housing development northwest of Dayton-Xenia Road and North Fairfield Road	Beavercreek	Beavercreek - retail development, housing boom, schools growing
S28	675 / North Fairfield intersection	Fairborn / Beavercreek	Economic driver + population driven by the base
S29	Yellow Springs	Yellow Springs	Bike path + strong downtown
S30	Not placed	N/A	Interstate access - I-675
S31	Yellow Springs	Yellow Springs	Great sense of place, regional draw to the county

Strong Places			
Dot Number	**Dot Location**	**Locations Of Interest**	**Comments**
S32	Downtown Xenia	Countywide	Bike trail network throughout the county (and parks), brings people from outside the county + provides recreational space for residents
S33	Fairfield Mall	Fairborn / Beavercreek	Good mix of commercial / residential / office
S34	Fairfield Mall	Fairborn / Beavercreek	Economic development, jobs, nice neighborhoods
S35	West downtown Xenia	Xenia	Growing development, jobs, inexpensive land
S36	Shoppers at the Valle Green	Fairborn	Economic development
S37	Yellow Springs	Yellow Springs	Dense downtown, dense neighbors with preserved farmland to the north, parkland to east + working on farmland to west
S38	South of Yellow Springs	Countywide	Bike trail system
S39	Southwest Xenia	Countywide	Strong connection to entire bike trail system and incredible commitment to connectivity with cycle track
S40	Little Miami north of Xenia	Countywide	Little Miami River and tributaries are a treasure - keep protected + water quality high
S41	Yellow Springs	Yellow Springs	Yellow Springs attractive amenities and evolving infill
S42	Just south of Jamestown	Countywide	Farmland present at best soils

Weak Places			
Dot Number	Dot Location	Locations Of Interest	Comments
W1	Northwest Xenia	Xenia	Development in downtown Xenia
W2	Eastern end of Xenia sand and gravel	Xenia	Mining area
W3	Not placed	N/A	N/A - dot not placed
W4	Directly west of Bowersville in farmland	Rural Areas	Trails need to expand to them
W5	Northwest of Cedarville in farmland	Cedarville	Infrastructure not available
W6	South central county in farmland	Countywide	Coordinate with adjoining county of their expansion plans, thoroughfare
W7	Bowersville	Bowersville	Bowersville is a waste of a small village, no downtown, no civic activity
W8	Western Xenia	Xenia	Xenia city has potential but seems to squander it
W9	Orchard Lane intersection with 35	Xenia / Beavercreek	35 traffic is a mess. Superstreet project will help but not the best solution
W10	North of downtown Xenia	Xenia	Opportunity for really cool things in downtown Xenia with additional investment
W11	Orchard Lane intersection with 35	Xenia / Beavercreek	Traffic congestion
W12	North Fairborn	Fairborn	Property maintenance issues
W13	West of 675 entrance to WPAFB	Fairborn	Traffic backs up to WPAFB off of I 675 from 7:30 am to 8:30 am to the area B exit almost all the way back to I 35. I have sat in traffic 30+ minutes to get to Colonel Glen Highway
W14	Shakertown Road intersection with 35	Xenia / Beavercreek	Traffic on I 35 is always a mess. I'm not sure the superstreet concept is going to fix the issue
W15	Southwest Xenia	Xenia	Xenia - schools not outstanding. Downtown could use some help
W16	Just east of Bellbrook Junior High School	Bellbrook	Large developed lots in Sugarcreek Township not on sewer or water system issue with infrastructure
W17	I 675 border with Montgomery County	Beavercreek / Bellbrook	Transportation system issue - Trebein, Beaver Valley, Wilmington, Feedwire, etc. - capacity issues
W18	Northwest downtown Xenia	Countywide	multifamily housing needs, older population housing needs, Fairborn Beavercreek, Xenia, single story housing
W19	Indian Ripple / I 675 Intersection	Beavercreek	Poorly designed infrastructure
W20	Southwest Xenia on 35	Xenia	Under utilized industrial
W21	Central Fairborn	Fairborn	Need for infill development
W22	Eastern Xenia	Xenia	Eastern Xenia - housing vacancy, disinvestment, lack of services, legacy of segregation
W23	Central Fairborn	Fairborn	Fairborn rental housing challenges
W24	Just west of Xenia sand and gravel on 35	Xenia / Beavercreek	35 corridor through Beavercreek - traffic congestion, crashes
W25	Jamestown	Jamestown	Jamestown - does have farmland / agricultural preservation - but not a ton of development
W26	Southeast downtown Xenia	Xenia	Xenia - streets need improvement, need more businesses to come in
W27	Central Fairborn	Fairborn	Fairborn - needs more downtown development and housing
W28	Northeast of Wright State	Fairborn	Insufficient multi-family and single family housing + no development to age in place
W29	North Fairborn	Fairborn	More infill development
W30	Wright State	Wright State University	WSU - Loss of student population and economic distress
W31	Downtown Xenia	Xenia	Vacant spaces, not a lot of draw, buildings in disrepair
W32	Just west of Xenia sand and gravel on 35	Xenia / Beavercreek	Floodplain, expensive to develop. Phillips isn't the nicest thing to look at. Traffic is a mess, not sure the superstreet will help
W33	Central Fairborn	Fairborn	A lot of residential vacancies. Many rentals, property maintenance issues
W34	Western downtown Xenia	Xenia	Low income
W35	North Fairborn	Fairborn	Struggling economically, needs development

Weak Places			
Dot Number	**Dot Location**	**Locations Of Interest**	**Comments**
W36	Central Fairborn	Fairborn	Low income neighborhoods, multi-family housing
W37	North Fairfield Road intersection with Dayton-Xenia Road		Totally car focused and inaccessible shopping area with potential to be walkable. I don't consider an opportunity because development continues
W38	Western Xenia on West Main Street	Xenia	Driving through Xenia is a challenge because the signals don't seem to be coordinated
W39	Shoppers Valle Green	Fairborn	Overdeveloped for traffic access. Menard's Hill creates an untenable situation
W40	Downtown Xenia	Xenia	Xenia downtown needs help - vacant center where Kmart was is very important
W41	Little Miami River just east of Bellbrook	Countywide	Development near Little Miami should be done very carefully - too much pavement near river is bad
W42	east of Cedarville in farmland	Cedarville	Industrial solar arrays could lead to big environmental and economic problems in the future, potentially brownfields

Greene County Tomorrow
Word Exercise Results
Protection of prime farmland in county
Utilization of downtown shopping area in Xenia
Involvement of landowners in land use decisions by cities and county
Redevelopment - Jamestown and Cedarville, both are bedroom communities
Reinvent - Bowersville location right for development
Attract Business - Xenia Area. Industrial and jobs
Sowing support, for agriculture, at the county level. Family values
Invest in strengthening local economies
opportunities to help families stay / grow in Greene County
Prosperous - Opportunities for economic development and support for it
Destination - revitalize downtowns
Connected - bike / walk connectivity
Interconnected bike trail from Xenia / Beavercreek to Yellowsprings - New to Sugarcreek / Bellbrook
Develop community spaces that are family friendly and recreational parks and green spaces, health and wellness
Attracting quality businesses, branding, strong sense of place, green, welcoming, diverse
Diverse housing for all populations and ages
Balance of commercial and industrial development
Redevelopment of downtowns - Xenia, Fairborn, villages
Less dependent on the WPAFB
Strong schools (university and local)
Bike / trail network destination for nation
Greene County Career Center leading way for trades
Maintain recreational and natural areas
Revitalize downtowns as hubs
Remain diverse and balanced between urban and rural areas
Vibrant, bustling, community cores
Beautiful / scenic countryside
Sustainable environment / economy
Maintain recreational opportunities and nurture our beatiful parks (and programming) and bike trails
Revitalize our downtown communities (inlcuding businesses and homes)
Preserve our agricultural communities and farmland
A great place to raise a family - provider of opportunities and work
Easy access to public transportation
County with vibrant downtowns and community vision
Age in place
Revitalize downtowns to create thriving communities throughout Greene County
Expand variety of residential uses (housing types) to meet the needs of residents and the county
Recreational opportunities to attract younger people
Redevelopment and stabilize downtown Fairborn
Reinvent and redevelop downtown / East Xenia
Reinvent and redevelop downtown / Bellbrook
Green - Vibrant city centers with parks and protected agricultural lands to create a welcoming, green, and diverse community
Welcoming - Vibrant city centers with parks and protected agricultural lands to create a welcoming, green, and diverse community
Diverse - Vibrant city centers with parks and protected agricultural lands to create a welcoming, green, and diverse community
Infill development brings down share of household income devoted to housing and transportation
Greene County became incubator for agriculture and local food innovation and investment (Central State research $!)
Inclusive, diverse communities characterize the county as welcoming for young people

Opportunity Places			
Dot Number	Dot Location	Locations Of Interest	Comments
O1	Northwest Xenia	Xenia	Better development of downtown Xenia area
O2	Western Xenia, US 35	Xenia	Improve roads
O3	Farmland north of Central State / Wilberforce	Countywide	Avoid urban sprawl
O4	Shawnee Lake	Countywide / Shawnee lake	Trail - More trails and activity space
O5	North Xenia	Xenia	Costly rent - preserve the residential value
O6	Farmland south of Jamestown	Countywide	Preserve agricultural ground
O7	Western Yellow Springs	Countywide	Fiber optics throughout the county
O8	Airport west of Xenia	Xenia	Airport expansion could bring future opportunities
O9	Northeast Xenia	Countywide / Xenia	Stronger county / government oriented to the public instead of personal agendas
O10	Upper Bellbrook SR 725 Intersection	Bellbrook	Bellbrook has incredible demographics surrounding it and has the opportunity to be a vibrant, thriving town center
O11	Farmland west of Spring Valley	Countywide	Farmland is the backbone of Greene County, preservation of it county-wide has to be a priority. It is what makes many of the downtowns successful. Folks like what they see on their way in
O12	Northwest Bellbrook	Countywide	Economic Development within urbanized core - countywide - land is available - county support / incentives to assist local communities in economic development opportunities
O13	Rural land just north of Spring Valley	Spring Valley / Bellbrook	Interconnected bike trail connectivity to Sugarcreek / Bellbrook
O14	Northwest Bellbrook	Bellbrook	Walkable places that have music amphitheaters, water parks, bike racks, ice cream, donuts, outstanding restaurants, meeting places, library, etc. Community spaces!
O15	Montgomery County border western Bellbrook	Bellbrook	The chamber is working on attracting and supporting businesses such as medical, military contractors, restaurants, and services
O16	Downtown Xenia	Countywide	Downtown revitalization (Xenia, Fairborn, Villages)
O17	Commerce Center Boulevard north of The Shoppers at Valle Green	Fairborn	Commerce center boulevard (Garland / Trebein) for development tied to the base
O18	US 35 just west of Xenia sand and gravel	Beavercreek / Xenia	US35 corridor - development opportunities
O19	Just West of Downtown Xenia	Xenia	Infill opportunities for revitalizing as a hub for county while yet remaining a "small town"
O20	South Cedarville	Cedarville	Improving infrastructure as a hub for this part of county
O21	Just southwest of Spring Valley	Spring Valley	preserve natural corridor
O22	Central State / Wilberforce	Central State / Wilberforce / Cedarville	CSU / Wilberforce / Cedarville - universities growing, CSU land grant status - sustainable economy, partnerships
O23	Downtown Xenia	Xenia	Downtown Xenia - large redevelopment / infill opportunities to build vibrant, bustling core, sustainable growth, preserve countryside
O24	Intersection of US 68 and US 35	Xenia	Athletes in Action / Greene County Career Center / Greene Regional Business Park - Sustainable Economic Growth
O25	North Fairborn	Fairborn	Fairborn - has a ways to go but is developing and moving forward, has potential to develop similarly to Beavercreek, close to WPAFB
O26	Just east of Bellbrook Junior High School	Bellbrook	Bellbrook - with a strong school system, has potential for more development
O27	South Cedarville	Central State / Wilberforce / Cedarville	Cedarville / Wilberforce area - preservation of farmland and traditional agriculture, but could see growth especially with Cedarville University, Wilberforce, Central State University growing! Xenia - Downtown revitalization potential and more business development + GCCC

	Opportunity Places		
Dot Number	**Dot Location**	**Locations Of Interest**	**Comments**
O28	North Fairborn	Fairborn	Fairborn Downtown - Opportunity for mixed use development
O29	Just north of downtown Xenia	Xenia	Downtown Xenia - vibrant mixed use downtown building on excellent trail system
O30	Wright State University	Wright State University	WSU - economically independent with growing student population
O31	North Fairborn	Fairborn	Potential for revitalization in downtown which could create additional opportunities for Fairborn and the surrounding communities
O32	Just east of Kemp Road / I 675 intersection	Beavercreek	Infill for a variety of residential uses other than 20,000 square lots and single family homes
O33	Parks northeast of Xenia	Countywide	Expanding on parks throughout the county to attract residents
O34	North Fairborn	Fairborn	Broad Street and downtown Fairborn
O35	Eastern Xenia	Xenia	Xenia, downtown and all industrial parks
O36	Central State / Wilberforce	Central State / Wilberforce / Cedarville	Wilberforce University, Cedarville University, Development opportunities
O37	North Fairborn	Fairborn	Downtown Fairborn has the bones and location for exciting revitalization. Downtown needs management of wide streets and better downtown connectivity
O38	Downtown Bellbrook	Bellbrook	Downtown Bellbrook also has the bones and location but needs some vision and some interested developers
O39	Farmland south of Cedarville	Countywide	Land preservation strategy that retains farmlands parks and encourages infill and discourages large lot development
O40	Central State / Wilberforce	Central State / Wilberforce	Central State and Wilberforce uses land grant status to attract investment in agricultural innovation
O41	Little Miami River east of Bellbrook	Bellbrook	Leverage high end development with exceptional conservation features
O42	Farmland south of Jamestown	Countywide	Connect owners and farmers of best farmland with carbon sequestration researchers. This land is a long term resource

Appendix B
Virtual Open House Meeting Materials

WELCOME!

Welcome to the Perspectives 2040 Community Kick-Off Virtual Open House. We are glad you're here! Due to recent developments around COVID-19, our Community Kick-Off Meeting has been postponed. However, we still want to get information out to you and start collecting your thoughts on the future of Greene County.

Your input is valuable and participation is easy! Please look through the following slides to learn more about the project, current trends in Greene County, and what the Project Steering Committee had to say. At the end of the presentation, you'll have access to a survey where you can provide us with your thoughts.
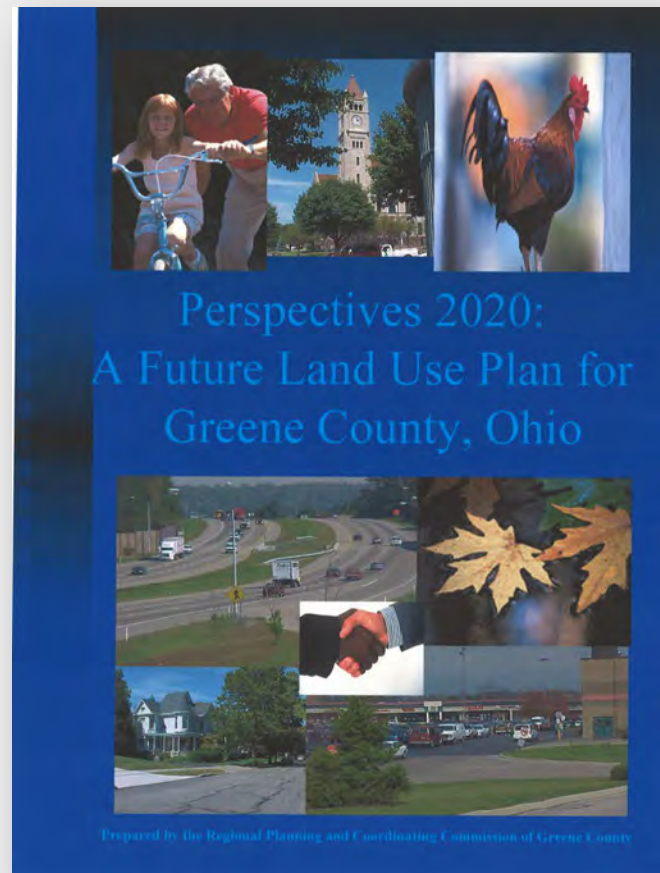
- Regional Planning and Coordination Commission of Greene County

PERSPECTIVES 2040 PROJECT INFORMATION

This section will provide you with information related to the project including why we are doing this, how it will be developed, and how you can provide input.

BACKGROUND

- The current future land use plan, Perspectives 2020, was adopted in 2001 and has reached its horizon year.

- Perspectives 2020 is a good model, but there is a need to update.

- Perspectives 2040 will review existing conditions and trends, evaluate goals and priorities, and develop place-based strategies to guide development for the next 20 years.

Perspectives 2020:
A Future Land Use Plan for
Greene County, Ohio

Prepared by the Regional Planning and Coordinating Commission of Greene County

PURPOSE

- Perspectives 2040 will focus on **future land use** and **farmland preservation**

- Perspectives 2040 will:
  - Revisit and recommend policies and strategies for land use and farmland preservation
  - Create a cohesive land use strategy that works across the county
  - Guide development across Greene County for the next 20 years

- This plan does not cover zoning. However, it can serve as a foundation for or inform future zoning updates in local jurisdictions.
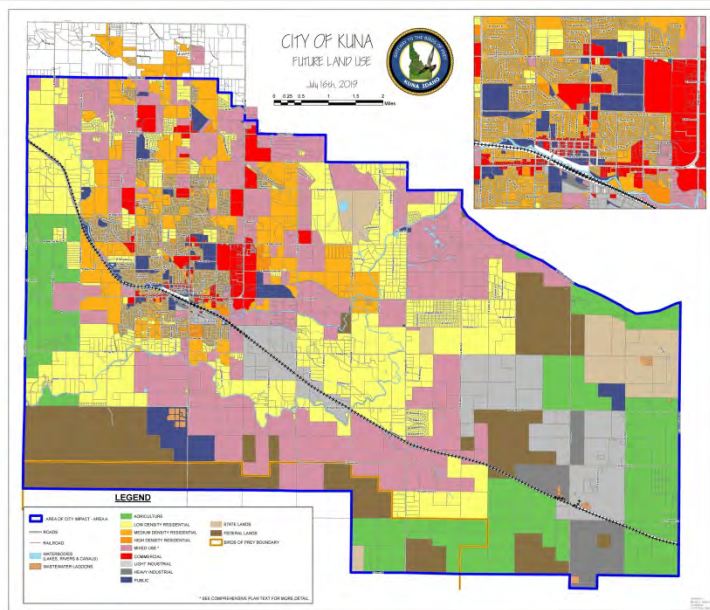
CHALLENGES

- Future land use planning is not without its challenges, and we acknowledge this. Here are some of the issues we have identified:
  - Ohio is a "home rule" state, which means decisions related to land use are made at the local level. Coordinating across multiple jurisdictions can be difficult. Perspectives 2040 seeks to develop strategies that will work across the county.
  - Greene County has a unique landscape ranging from dense urban development to very rural. Perspectives 2040 seeks to identify a range of solutions that work in each of these settings.
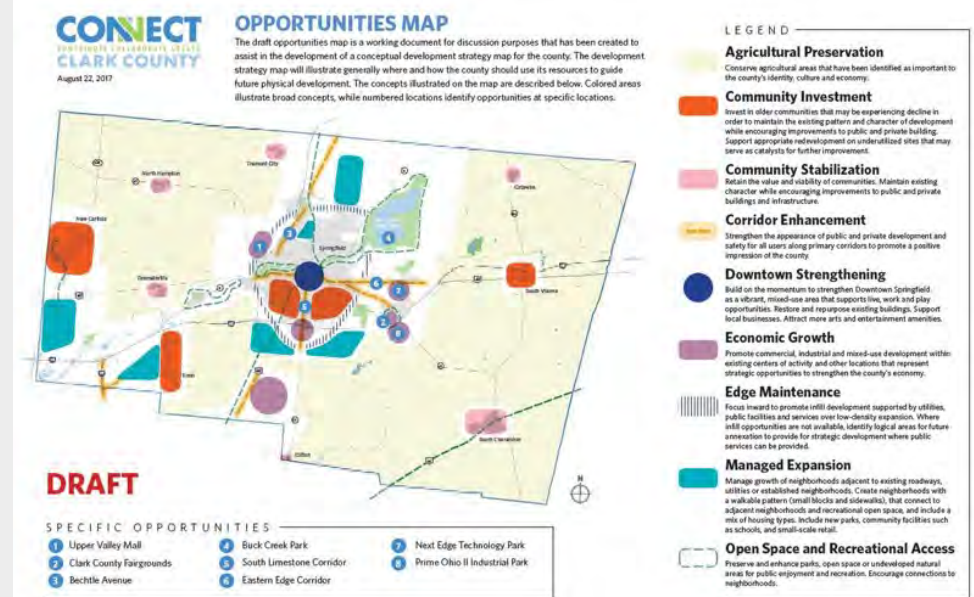
PLANNING APPROACH – CONCEPTUAL LAND USE

■ Perspectives 2040 will follow a conceptual land use planning approach to address challenges.

Traditional Approach

Conceptual Approach

- Separates uses
- Parcel based
- Leads inefficient land use outcomes

- Focuses on character and intensity of development
- Describes overall intent for an area
- Directs growth and preservation priorities

BENEFITS OF CONCEPTUAL LAND USE PLAN

- There are a number of benefits to using a conceptual land use approach:
  - Creates a cohesive, shared vision for future land use across multiple jurisdictions without compromising home rule authority
  - Establishes context and compatibility with adjacent jurisdictions
  - Balances scale of planning activity for a more efficient and effective use of resources.
  - Provides foundation for individual jurisdiction plans and zoning. Local governments can use the input received from the public during this process to create or update their local plans.
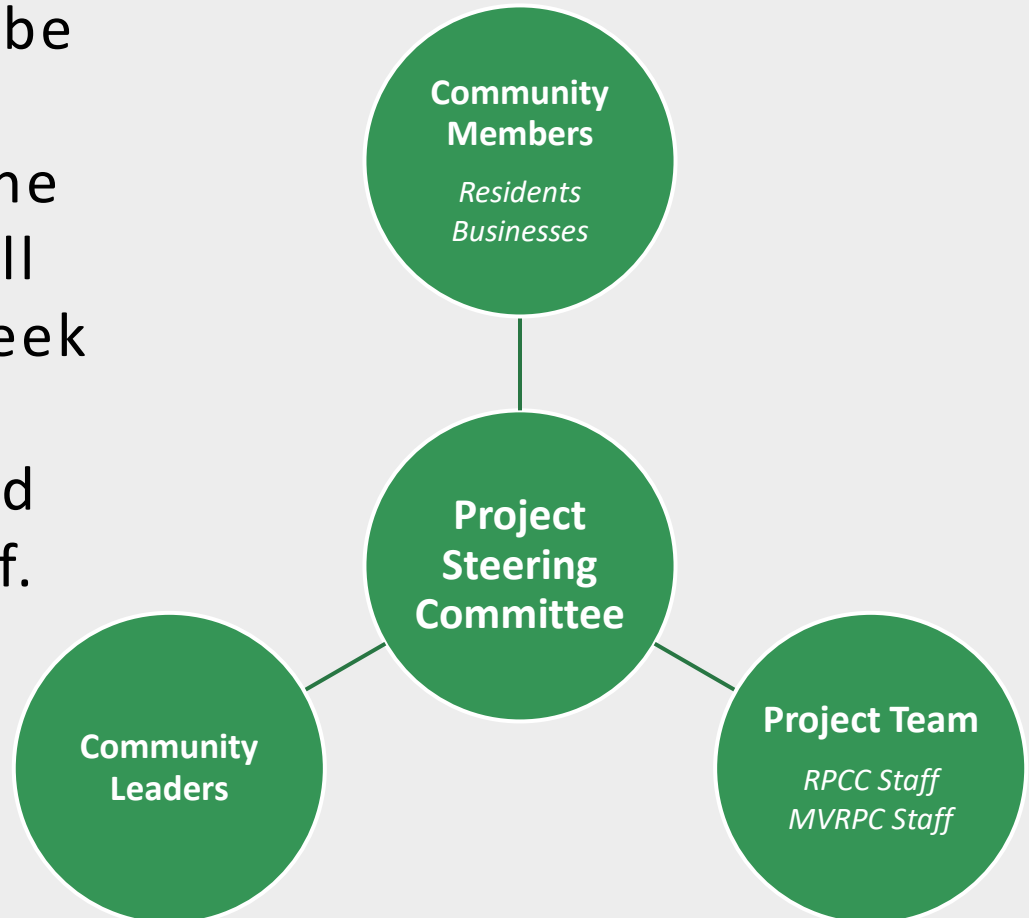
PLANNING PROCESS

- The Perspectives 2040 will use the following process to develop its recommendations:

Examine what we have now

Identify what we want for the future

Develop strategies to get there

PLANNING THROUGH COLLABORATION

- Perspectives 2040 will be directed by a Project Steering Committee. The Steering Committee will collaborate with and seek input from the public, community leaders, and technical planning staff. The plan will be approved by the RPCC Board.

Community Members
Residents
Businesses

Project Steering Committee

Community Leaders

Project Team
RPCC Staff
MVRPC Staff

RPCC: Regional Planning and Coordinating Commission of Greene County
MVRPC: Miami Valley Regional Planning Commission

PUBLIC ENGAGEMENT

- Due to the uncertain surrounding COVID-19, our plans for public engagement have to be flexible. We have events planned, but may need to adjust as the situation unfolds. We will post updates via press releases and on our project website and Facebook page.

- Website: www.co.greene.oh.us/1659/Perspectives-2040
- Facebook: www.facebook.com/The-Regional-Planning-and-Coordinating-Commission-of-Greene-County-Ohio-104986160904489/

INPUT OPPORTUNITIES

Due to COVID-19, our meeting schedule is fluid. We will provide details about input opportunities as soon as information is available.

Activity	Date/Time	Location
Kick-Off Virtual Open House	Ongoing	Available on the project website
Kick-Off Open House	TBD	Central Greene County
Goals & Priorities Survey	Starting May 2020	Available on the project website
Community Workshop	Summer 2020	Southwest Greene County
Community Workshop	Summer 2020	Northwest Greene County
Community Workshop	Summer 2020	Southeast Greene County
Community Workshop	Summer 2020	Northeast Greene County
Community Workshop	Summer 2020	Central Greene County
Wrap-Up Open House	Early December	Central Greene County

DRAFT – SUBJECT TO CHANGE

EXISTING CONDITIONS REVIEW

To understand where we want to go in the future, we need to understand where we've been and what is happening now. This section highlights some of the demographic, socio-economic, and development trends happening in Greene County.

EXISTING CONDITIONS TAKEAWAYS

There has been modest growth in population and employment. Growth is expected to continue over the next 20 years.

There has been an increase in renters and those with cost burden housing.

Greene County's population is aging, and poverty levels have increased.

Land is being developed at a lower rate than population and employment growth.

Average household and family size are decreasing, but the average home size is increasing.

The number of farms has increased, but there has been a decrease in farm acreage.

POPULATION & EMPLOYMENT GROWTH

The Largest Drivers of Land Use Change are People and Jobs.

Year	Population
2000	147,886
2020	168,600
2040	182,800

Year	Employment
2000	77,175
2020	99,730
2040	122,627

Population Growth
2000 to 2020: 14%
2020 to 2040: 8%

Employment Growth
2000 to 2020: 29%
2020 to 2040: 23%

Employment Growth is Outpacing Population Growth

Sources: Population 2000 – 2010: US Decennial Censuses; 2020 – 2040: MVRPC Demographic Forecast; Employment: MVRPC LRTP and Forecasts

DEMOGRAPHIC CHANGES – AN AGING POPULATION

Greene County's Population is Getting Older.

There has been a significant increases in the population 55 and older
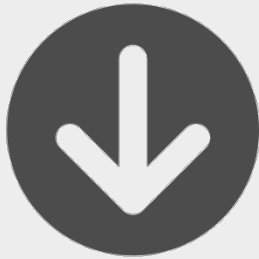
Legend: ■ 2000 ■ 2018

DEMOGRAPHIC CHANGES – HOUSEHOLDS AND FAMILIES

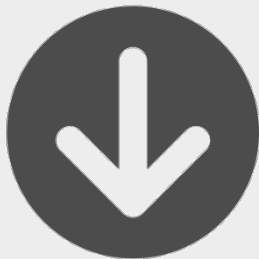**There has been an increase in Non-Family Households.**

In 2018, **34%** of households were **non-family households**, compared to **29%** in 2000.

Average Household Size has Decreased.

In 2018, the average household size was **2.40**, down from **2.53** in 2000.

Average Family Size has Decreased.
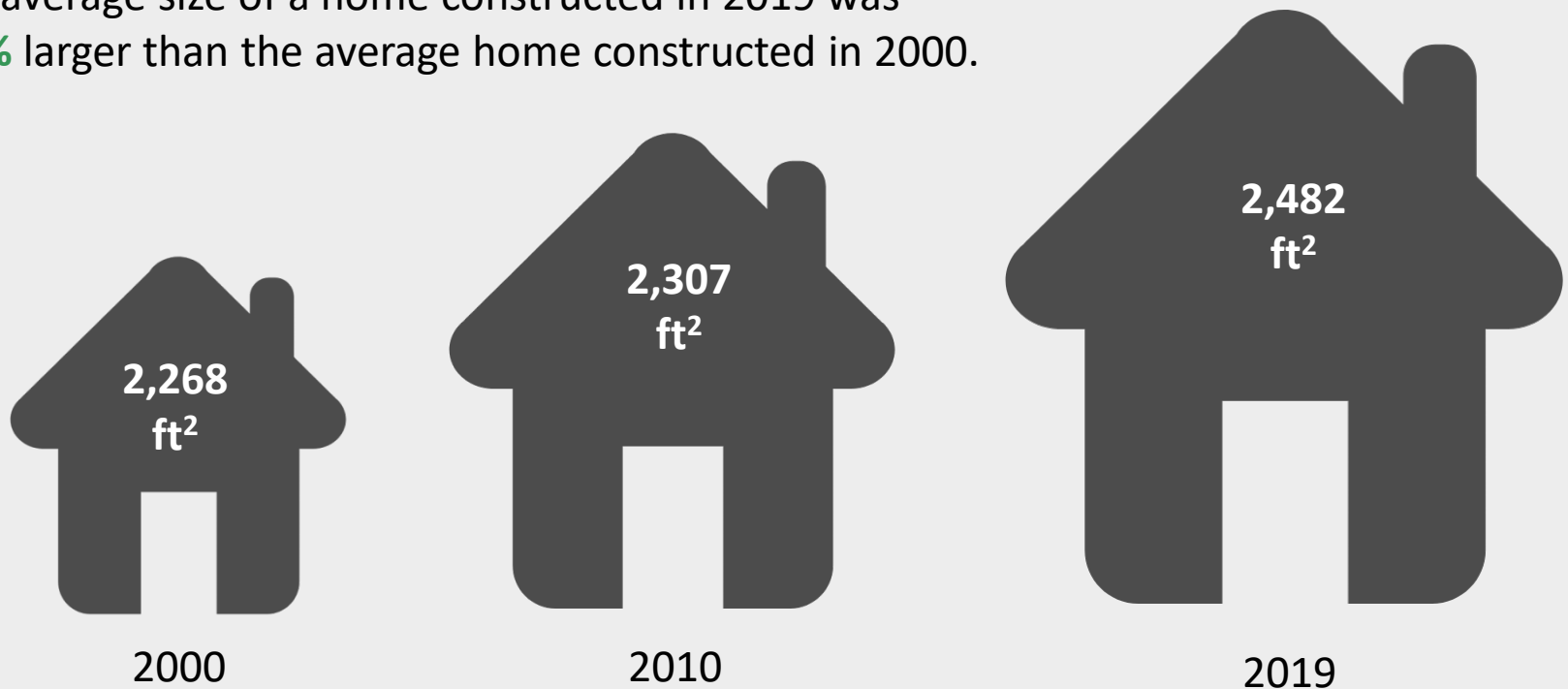
In 2018, the average family size was **2.92**, down from **3.00** in 2000.

HOUSING AND HOUSEHOLDS

Despite decreases in the average household and family size, homes in Greene County are getting bigger.

The average size of a home constructed in 2019 was **9.5%** larger than the average home constructed in 2000.

2,268 ft^2

2,307 ft^2

2,482 ft^2

2000

2010

2019

HOUSING – SUPPLY AND DEMAND

New Home Construction has Tapered Since 2010.

Since 2000, approximately **11,700** new housing units have been constructed. **86%** of these were built between 2000 and 2010.

Single-Family Homes are Most Common.

78% of the housing units constructed since 2000, have been single-family homes. Likewise, of all housing units in Greene County, **78%** are single-family homes.

Additional Housing will be Necessary to Accommodate Expected Growth.

Based on current population forecasts, Greene County will need around **7,650** new housing units by 2040.

HOUSING

The Share of Renters is Increasing in Greene County.

In 2018, **34%** of occupied housing units were **renter occupied**, compared to **30%** in 2000.

Between 2000 and 2018 there was an addition of **~10,000 occupied housing units**. **52%** of the these units were occupied by renters.

Housing Costs are a Burden for a Quarter of Households in Greene County.

Cost Burden Housing means that households spend **30% or more** of their income on housing. In 2018, **25%** of households spent 30% or more on their housing.

Transportation is often the second highest household expense. An average household in Greene County spends **59%** of their income on **housing and transportation**.

Sources: 2000 Decennial Census; 2014 – 2018 American Community Survey 5-year Estimates; Center for Neighborhood Technology.

LAND DEVELOPMENT

Land is Being Developed at a Lower Rate Than Population and Employment Growth.

Since 2007, acres of **residential development** have only increased by **1.8%**, while the population grew by **7.7%**. Acres of **industrial and commercial development** increased by **3.5%**, while employment increased by **17.3%**.

Large Lot Residential Development Outside of the Urban Service Area Remains a Concern.

There are nearly **33mi^2** of large lot residential development **outside** of the urban service area. While the number of new large lot developments is **trending downward**, the **average lot size** has **increased** since 2000.

Land is Still Available Within the Urban Service Area.

Within the Urban Service Area there is **~15mi^2** of non-development restricted, vacant land.

AGRICULTURAL CONDITIONS

The Number of Farms in Greene County has Increased Since 1997.

In 1997 there were **764** farms in Greene County. By 2017 there were **817** – an increase of **7%**.

Despite Increases in the Number of Farms, the Average Farm Size has Decreased Since 1997.

In 1997 the average farm size was **233 acres**. In 2017 the average farm size **205 acres**.

The Number of Acres in Farms has Decreased.

In 1997, there were **178,300 acres in farms**. By 2017 this declined to **167,700 acres**. In 1997 the acres in farms represented **67%** of the county, which dropped to **63%** in 2017.

STEERING COMMITTEE INPUT

The Perspectives 2040 Steering Committee will play a vital role in the development of this plan. This section features input we received from them at their initial meeting. **Your input is vital too.** At the end of this section you'll have an opportunity to tell us what you think.

STEERING COMMITTEE

■ The Project Steering Committee participated in three exercises to share their thoughts on Greene County. Their results are on the following slides.

Strong Places/Weak Places Mapping Exercise: *Steering Committee members were asked to identify three places that have a positive impact on Greene County and three places that have a negative impact on Greene County.*

Greene County Tomorrow Word Exercise: *Steering Committee members were asked to provide three words or phrases to describe what they want Greene County to be in the future.*

Opportunity Places Mapping Exercise: *Steering Committee members were asked to identify three places that they thought could be improved or made better in the future.*

STRONG & WEAK PLACES

This map shows the Steering Committee results for the Strong & Weak Places exercise. **Green dots** show strong places and **orange dots** show weak places. The text boxes show some of the comments about the places they identified.

Note: The dots represent general areas and are not intended to be precise.

Steering Committee members were asked to think of three words or phrases that describe the Greene County they want to see in the future. Several common themes were uncovered and are shown in this word cloud.

Note: The larger the phrase/word, the more prevalent it was in the responses.

OPPORTUNITY PLACES

This map shows the Steering Committee results for the Opportunity Places exercise. **Blue dots** show the places that they thought had potential or could be made better in the future. The text boxes show some of the comments about the places they identified.

Note: The dots represent general areas and are not intended to be precise.

NOW IT'S YOUR TURN - WE WANT TO HEAR FROM YOU!

- Click the link below to start a brief survey. In this survey you'll be able to:
  - Tell us what you envision for the future of Greene County.
  - Identify an area that could be improved or made better in the future.
  - Provide us with any addition information you want us to know.

Tell Us What You Think – Click Here to Start the Survey

- Remember – this won't be your only opportunity to provide input. We'll keep you posted on upcoming events. If you want to sign-up for email updates, click here.

THANK YOU FOR PARTICIPATING IN OUR VIRTUAL OPEN HOUSE!

Perspectives 2040 Community Kickoff Virtual House Survey

Survey Open Dates: Tuesday, March 17, 2020 – Tuesday, June 30, 2020
Location: Virtual survey presented through Survey123
Participation: 60 responses were gathered during the time the survey was open
Attachment: Transcript of survey write-in comments (Greene County Tomorrow, Opportunity Places, and Additional Comments).

Purpose: The three main purposes of this survey were:
1) Provide Greene County residents with an outlet to voice their thoughts
2) Gather input to be analyzed in the development of Perspectives 2040
3) Raise awareness for Perspectives 2040

Survey Prompts: The survey was arranged into 3 prompts. The first prompt presented the participant with the opportunity to rank their top 3 priorities for Perspectives 2040. They were then prompted to type their own priority if they wished. In the second prompt, the user was asked to place a dot on a map, of an area that they considered an "opportunity". They were then asked to enter a short summary of why they considered that area an "opportunity". In the third and final prompt, the user had an opportunity to enter any other comments they had, before submitting the survey.

Prompt One: The first prompt asked the participants to rank their top three choices for what they thought should be priorities in the development of Perspectives 2040. Additionally, they were prompted to write-in a fourth priority if they wished. Some takeaways from the ranking poll are listed below.

- "Protect Farmland" and "Preservation of Natural Resources" accounted for 52.6% of all responses.
- The remaining 47.4% of responses were split between 13 different options.
- The next two largest responses were "Safe Communities" (8.1%) and "Balanced Development" (6.9%)

Written comments related to this prompt are provided at the end of this document.

Greene County Tomorrow Responses	
Protect farmland	29.5%
Preservation of natural resource	23.1%
Safe communities	8.1%
Balanced development	6.9%
Revitalize downtowns	6.4%
Strong recreational spaces	5.8%
Healthy communities	4.0%
Green cities	3.5%
Welcoming towns	3.5%
Connected communities	2.9%
Diverse housing options	2.3%
Center of innovation	1.7%
Reinvent neighborhoods	1.2%
Diverse local economy	0.6%
Promote diversity	0.6%

Figure 1: Prompt One 'Greene County Tomorrow' Responses

Prompt Two: The second prompt asked the user to place a dot on an "opportunity place" within Greene County. After a location was chosen, the user was prompted to state what the area they chose was, and why. Some Takeaways from the map are listed below.

- Two major clusters appeared. The first was downtown Xenia and the peripheral areas; the second was the corridor between Yellow Springs and Cedarville.
- The western, eastern, and southern portions lack points in comparison to the northern and central portions of the county.

Figure 2: Participants were prompted to place a dot on a map of Greene County of a location they thought was an "opportunity" location

Written comments related to this prompt are provided at the end of this document.

Prompt Three: The third and final prompt was an opportunity to input any additional comments the user had. Some takeaways from the participant's write-in answers are below.

- The word "Solar" appeared a total of 73 times, the most of any single word
- Words pertaining to agriculture, such as "farms" "farmland", and "farmers" had the most mentions, with at least 101 different occurrences.

Written comments related to this prompt are provided at the end of this document.

Analysis Summary: There are a number of takeaways from the inputs gathered in this survey. Through a high proportion of votes / comments in support of farmland, it is evident that protecting Greene

County's farmland is a priority to the survey's participants. Another takeaway is that it may seem many people are opposed to solar farms (based on the amount of negative reactions it received), but there were some people who applauded the construction of solar panels. These people who supported solar panels generally stated that they wished the panels would be located in different locations, away from prime farmland. It is worth noting that this survey was shared among an anti-solar farm special interest group which accounts for the large number of comments related to this topic.

Aside from solar panels and farming, a number of other issues were brought up in smaller quantities. These ranged from attracting more business, to reducing sprawl, to improving recreational areas. It is clear that Greene County has a diverse amount of priorities for its future. Continued analysis of this survey's responses will be done in order to better understand the needs and wants of Greene County residents and businesses.

Next Steps: Now that the survey is closed, MVRPC and RPCC staff will analyze the responses. These responses will be used to help develop Perspectives 2040.

Attachment – Written Comments

Please note: The following comments were taken directly from survey participants. They have not been edited. The comments reflect the views of the respondents.

Prompt 1: Greene County Tomorrow Comments
I would like to see development focused on creating recreation spaces connected by bike trails. This development should include places to live for lower-income families, as multi-family housing is almost non-existent.
I would like to see Greene County keep its traditional farm lands and green spaces but use proven modern technology and development without changing its footprint. Using solar panels on rooftops, adding round a bouts in dangerous intersections, and growth of the counties many universities and new or improved schools are the safest and best use of our financial resources. Technology's that will still be working or easily upgraded as opposed to creating vast amounts of waste that can't be disposed of that prevent our children and grandchildren from enjoying what we have today.
A county with space for every opportunity.
I want Greene county to protect our local farms and the land that they include. We should add in out plan not to allow Utility-Scale Solar projects on productive farmland. We should encourage solar developers to look for small, community projects that do not remove precious, productive farmland. I would like to see a healthy community with mental health included. Local projects to support our community and those in need would be a bonus. Maybe a free grocery store and/or free store for things of need (like a free thrift store)? Thank you so much for allowing our input on this!
I am not convinced the conceptual approach is better. It is good to have an overview, but the traditional approach allows for individual landowners to protect the agenda of the many not the few.
Greene County can still protect valuable open space and should make the effort to do so.
Innovative job growth can focus on clean, perhaps technical companies. Where possible this can be wedded with local food production by the county's farms. From the housing profiles presented in the report, it appears there is a coming need for affordable housing, in particular rentals, with a focus on the urban service areas. Perhaps these can be enhanced with a combination of attractive retail areas and recreational spaces such as parks, walkways and the like. As a way to promote downtown areas, youth events can be held more in the center of towns and cities instead of on the outskirts. For instance, youth soccer or volleyball games and tournaments could draw many to a downtown if space for such can be made available.
Preserve farmland and natural resources. No large scale solar farms. Reinvigorate downtown Xenia. More affordable housing.
PLEASE protect our farm land from being destroyed by solar panels!! Farm land is an invaluable, finite resource and should not be squandered with solar panels. Notwithstanding the damage the solar panels do to the land and the eye sore they create when the become abandoned, the materials they are built with are not recyclable in the USA. The are a hazard to our environment and a threat to our overall well being.
I am worried about a solar farm that is in the stages of pre development spanning from Xenia to cedarville destroying farm land and natural resources including wildlife. Any way to stop it would be recommended in my opinion as it would be detrimental to many citizens in Greene county.
Strong infrastructure- roads!
NO solar wind farms, we need to protect our farmland. They are unsightly and aren't taken care of, we can't use the land for farming for 40+ years if ever, wildlife are being driven from their habitats, we need green spaces not homes, buildings, etc. We would not receive the benefits (if there are any) from the solar power because it is going to be used in another state. Everything I have read about solar power and wind power is negative. We need farms to ensure food for people and livestock.
Not interested in our farm land being used for large scale solar projects. Not opposed to green energy but not large scale solar farms.

Prompt 1: Greene County Tomorrow Comments
I would like Greene County to continue to be a rural community. I would like it to continue to be a farming community, protecting farmland and raising crops that are used in communities beyond our own. Any commercial development should not impinge on existing residential areas that would change the rural, pastoral setting.
No solar farms
I want protection from industrial-scale solar developments.
Continue to produce prosperous farmland and protect them form split panels.
To manage to the best of our abilities all the assets we now have in our County , technology,industry , education , recreation, businesses large and small , green space , agriculture etc . Revitalize areas where we can before increasing the footprint of expansion of large scale projects onto productive land . Protect areas of green space where the citizens of our County as well as surrounding Countys enjoy . Any kind of development should be of or for the best interests of our State , County , Townships,Cities large and small Communities. Make better use of what's been taken for "GROWTH" instead of just taking more .
Protect our natural resources, farmland and natural beauty by keeping out industrial solar companies that don't have the welfare of our county in their best interests!
It is vital to keep the green in Greene county. Prime farm land can't be ruined for housing or solar or other no farm use.
Preservation of Natural Resources while creating safe communities with fewer new housing developments. Greene county is growing too much and new housing is depriving the resources. New housing communities are diminishing privacy and peacefulness.
Greene County should take a critical look at the proposed Industrial-Scale Solar Development being pushed in the area. This power plant is being presented as a green-energy alternative for the area. However, in reality, this development brings no added benefit to Greene County. Bottom line, the energy will be sold to the highest bidder on the NATIONAL energy grid, while eradicating 1000+ acres (the equivalent of 400+ Walmart Super Centers) of prime farmland/rural aesthetics in Greene County! Please do not approach this as an issue that is out of your hands. A lack of these topics being addressed in the Greene County plans becomes a "no opposition" validation by the developer when they submit the application at the State level.
Greene County, where green spaces are protected!
Solid Digital Infrastructure across county (especially eastern part of county). Rural Development in smaller areas close to towns and villages as opposed to back country roads Local control/input/zoning for things like Solar Farms
I want to protect the farmland in this wonderful county.
Live on the land we purchased without being surrounded with a utility scale solar project.
Protect natural resources and farmland from industrial scale solar projects.
What I envision for the future of Greene County is farmland protected from ill-considered and unwise development that would remove productive tillable soil to other uses. Fertile ground is an irreplaceable resource once lost, cannot be retrieved. As more and more tillable and propagative farmland gets repurposed throughout the world for non-sustenance endeavors, the remaining valuable soil becomes of the utmost importance. Let's keep Greene County's farmland resource intact not only for principled ethical reasons, but the economic value it will continue to return to the community. Health and Housing are the most basic of human needs. Anything Greene County Government and organizations can do to improve these facets of life are vital.
Please protect our limited green spaces from industrial-scale solar developments. We have just moved from Kentucky to Cedarville, OH and our literal backyard has been leased to a massive solar developed. Please limit this type of destructive and irreversible land use.
Please protect our beautiful farmland and property values from solar farms. Coming from Eastern Ky, the citizens of Green County have taken for granted how beneficial fertile farm land is.

Prompt 1: Greene County Tomorrow Comments
It's important to preserve the natural beauty of Greene County, preserving farmland and natural resources, and protecting them from industrial scale solar projects.
I want to see Greene Co. farm land protected. It would be a tragedy for it to be gobbled up by industrial sized solar arrays. Not only do they detract from the beauty and have great potential to harm our ecosystem but they would surround too many personal residences. Our farmland is precious and is not a renewable resource once we scar and contaminate it. The land in this area is fertile and has provided for so many over the years therefore I feel it is our duty to protect and nurture it. We have so many great parks and trail systems in our area. I would love to see them continue to be preserved and enhanced the way GCP&T have been doing so wonderfully.
I would like to preserve Greene county farmland and fight the production of utility scale solar farms.
The discussion should avoid cliches that mobilize emotions but fail to state specific results: "balanced", "diverse", "healthy", "strong", "revitalize". Accordingly, I strongly urge the Greene County planning process to describe desired outcomes in measurable terms: population and household "density", traffic "counts", job counts by industry, median household "income", range of presidential prices and rents, % of journeys-to-work by POV. Using this terminology, I advocate that Greene County's cities & towns should increase their densities pursuant to replacing or upgrading existing poorly maintained housing. Rental housing should have priority. Rural landscapes and farms should be protected albeit in a flexible way.
I love the diversity of Greene County. We have towns with their individual unique personalities. I'd like to see the abandoned houses and buildings in these towns made into new homes and businesses instead of moving to the outskirts of town. We have beautiful farms and farmland that must be preserved. Don't allow developers to buy up that farmland. Instead develop and use what we already have within the town itself. Example: Aldi moving outside of town into what was green space when there is a perfect location at Xenia Town Square for instance. Centrally located. To me that would have been smart development. Allowing our farms to be turned into eyesore solar farms that do not even benefit the county should be prohibited.
preserve the farmland
protect farmland control development protect resources -- Little Miami River and tributaries
I would like more attention given to preserving farmland and less attention to commercial and residential development.
Downtown buildings to be occupied with shops and vacant houses and buildings to be refurbished. This will preserve land, add housing, and provide employment.
Beautiful farmland
The county's prime farmlands are finite and diminishing. Once converted to non-agricultural uses, we have lost the county's most valuable asset. Conversely, in the county's principal cities and villages, much more effort needs to be made to bolster centralized business districts and their vital economies. The growth of a disjointed and sprawling Xenia, now a series of strip malls located miles west of a neglected downtown, is not my idea of what Greene County should look like in 2040. Our towns--big or little-- should be pedestrian friendly, because that in turn encourages community and cross fertilization of businesses and amenities. More sidewalks and bike paths and fewer massive parking lots with big box stores.
No solar farms
Greene county has traditionally been known for natural and recreational areas as well as highly productive farmland. These should not be sacrificed to industrial power generation spread causing property values adjacent to plummet and creating permanent scars on the land. Cities should be encouraged to develop the modern infrastructure to attract new business and technology driven industries.
I would like Greene County to continue to be considered rural, farming community with commercial areas such as Fairfield Commons/Beavercreek where shopping is convenient. Farmland should be preserved! Excellent health care facilities should be available for our residents.
No solar farms

Prompt 1: Greene County Tomorrow Comments
Small house communities, water flow protection and conservation, waterways healthy and sufficient
Make it easy to build a house or develop a business - eliminate/streamline bureaucratic and lengthy processes. Get rid of bureaucrats who cannot innovate.
Make it less cumbersome for businesses to move in - focus on accelerating the permitting and inspection processes in the cities and the county. Sometimes it appears we don't want to actually make progress.
Make starting/expanding a business easier - eliminate bureaucratic rules that slow or discourage investment throughout the county
Vibrant, walkable downtown areas. Connection of trail system to employment and housing centers.

Prompt 2: Opportunity Places Comments
Glenn Thompson Reserve: This beautiful bit of scenic nature could be upgraded into a destination nature park along the Creekside Path bike trail which runs through it. Additionally, development of business that would serve bikers coming through the Reserve could be located along the bike path but outside the reserve. This seems like a prime area to continue to develop the network of trails and paths that make our region so unique.
This general area lacks infrastructure investment and maintenance (for example observe the large amount of litter and road conditions that exist in this area). Given the location of the I-675 and I-70 this seems to be a prime area for development.
Clifton could be a more attractive area around the mill. The old building fronts could be made into useable shops that could keep the original buildings but have a more modern interest. Example there could be a coffee shop added or an ice cream parlor. Something that would attract families and could expose them to the history of the county.
I would really like a spur to run to the bike path using the Shawnee Hills beach for parking. Making it safe for people to park and ride their bicycles safely to the main bike path.
I didn't choose a space. This question is too broad.
This area was chosen because it has a lot of amenities and infrastructure that could support an active community, but there is an element missing and not many people using the amenities.
I think there should be emphasis on walking paths for the college students to and from the universities. I think there should be a food source for them other than what is on campus or from the local Speedway.
I am not going to pick any specific areas
I couldn't make this feature work
Yellow Springs has a business park available. Old downtown Fairborn appears to have opportunity for further development.
Downtown Xenia, shopping center, needs new businesses, local if possible
This area is under threat of losing invaluable resources to solar panels! Please protect our farm land!!
From what I understand they will be starting around my mark and working east until ending close to the greene county line which will take up and destroy a lot of great farmland and wildlife habitat.
The parks and bike trails are something that makes people want to move here. I've shown friends from all over the country the area and it is always something they say they wished they had where they live and how it makes them think about moving here. Eastern Greene County could benefit from more parks and bike trails.
Feels like a ghetto
NO solar farms, we need the farm land for growing food for people and livestock. They are unsightly, stick them out in a desert where you get sun 24/7 and are not a detriment to people's homes and farms.   Too much green space is being taken up in Greene County with malls, shops, strip malls with a lot of the buildings sitting empty, do we really need all these shopping spaces anyway? Do we really need all these new housing developments going up? Where are these people coming from? Revitalize older neighborhoods, make them more attractive for people to move into instead of letting them sit empty.
Not interested in our farm land being used for large scale solar projects. Not opposed to green energy but not

Prompt 2: Opportunity Places Comments
large scale solar farms.
It would be nice to support health care facilities around new YMCA facility to support eastern Greene county emergency care.
They need more sidewalks for the university students walking between colleges and gas station and more restaurants
No solar farms in this area
The farmland in this area should be preserved and protected from industrial-scale solar industry. It is a quaint, scholarly, farm community and will be devastated if the land is overtaken with industrial-scale solar plants. Solar power that would benefit the community and be discreetly placed would be a great improvement.
Keep solar panels out of this area would be the best for the land and the community. Protect the farms for our community should be most important. We have had many great years of prosperous farmland...let's continue to make it better!
With the new Greene County Career Center being built in this area bring some High Tech companies closer to where they could possibly partner with all the schools and universities in our area . It's also logistical to other areas and could hopefully pull some congestion off 35 in Beavercreek .
Revitalize Downtown Xenia
Protect this area from allowing the power siding board to approve an industrial solar complex to be built on our farmland. It should be controlled at a local level!
This land is prime farm land. It is surrounded by amazing natural resources and recreational activities. John Bryan, Clifton Gorge, Glen Helen, Little Miami River,

Archeological sites like Williamson Mound, Cedar Falls |
| Xenia has a great Downtown. But it is surrounded by vacant dilapidated building. So entering the City area is disappointing. Discontinue the new growth on the outskirts(Lowes, Walmart, Kroger, ALDI, etc) because business are building further out from the city and not using existing structures. They is a ring or hole between the new buildings and the Downtown that discourages people to go to the Downtown.
Utilize current structures, or revamp, before allowing new structures. |
| Protect farmland and what makes this area unique. Protect our natural resources and the wildlife. |
| This is the basic area of the Development. Xenia, Miami and Cedarville Townships will be the areas affected by this Power Plant. Greene County must address massive developments of any sort that has the potential to negatively impact so many in the surrounding communities. Failure to do so presents opportunity for our region to be exploited by those who do not have our County's best interest in mind. |
| Keep open farmland OPEN - don't cover it with solar panels |
| My Opportunity Place is an area that spans several miles of farmland/green spaces in Cedarville, Miami, and Xenia Townships. This area can be improved/made better through stronger protections. A 1000+ acre industrial-scale solar electric generation plant threatens this region and the land is not protected by local zoning regulations. Applications for these developments are handled at the state level. One important way local municipalities can protect the region from this power plant is to have language in the land use plan that specifically addresses this type of development. I've read many developer applications, and they use local land use plans as a way to show support or lack of opposition for their developments. In reality they developers are simply taking advantage of the fact that counties and townships have not even considered that this could be a risk. The Greene County plan can be made better by specifically addressing electric generation plants of 25 megawatts or more. |
| This is an area of farm land that is being targeted for large solar field. This extends close to recreational areas and there is little say about this land use at the local level. Should target legislative changes that would provide for more input from the local affected communities. This the cheap approach for the companies doing the development while using brownfield sites makes more economic development sense.
 The brownfield sites will still be sitting empty after something like this goes in solely because its cheaper to drop panels on clear land that refurbing brownfield sites. |

Prompt 2: Opportunity Places Comments
Also better infrastructure and quality business buildings should aid economic development in the Cedarville area.
The area that I picked was Xenia Town Square. The loss of the businesses in this area has left it looking very neglected and unattractive. I would like to see other businesses located in this space.
This is my home and I would like to protect the farmland around it.
Keep our view the same. Run fiber cable to residents. Keep nature preserves in operation.
Preserving the natural beauty of this area is very important to our family. We live in the country and enjoy the open spaces & farmland.
This general area along Clifton Road east to SR 72 can be improved and made better by leaving it alone -   There has been talk regarding the development of a large solar panel site in this area of Greene County. If completed, it would be the largest solar site east of the Mississippi River. Let me preface my comments by saying I am generally in support of renewable energy where it doesn't interfere with destroying other natural resources. In the case of the proposed solar site, the acres it would take to facilitate this solar array, Greene County loses in fertile tillable farmland. The development required to make this acreage will forever destroy fertile farmland. The amount of herbicide needed to maintain a foliage free area will likely compromise or completely damage ground water and wells. Fences needed to protect solar panels will also affect the free movement of wildlife. The ultimate price paid is loss of valuable farmland, damage to ground water and damage to wildlife.
Consider adding additional connecting road(s) between N Detroit St. (68) in Xenia and Dayton Ave.
We would love to see more parking and accessibility to the bike paths around Greene County.
The Preservation of this historical area and preservation of farmland is a concern of mine. I would like to see a prohibition of industrial grade solar that would have no local benefits and many negative consequences to the area.
There is a Day Camp on Clifton Rd. That provides summer care for children. I would like to see that program supported and improvements made to the facilities on the grounds as well as possibly providing the same type of opportunities throughout the Greene Co. park systems. A kind of summer enrichment or STEM program for children to be out in nature and exploring/learning and engaging with their peers vs. having their faces buried in electronic devices all summer.
I would like to preserve Greene county farmland and fight the production of utility scale solar farms.
Except for a few streets going west from Detroit Street in Xenia, most of Xenia's housing stock is under-maintained and cramped in size. I estimate that many of these houses date from the the 15 years beginning with 1946, when many new households headed by recently discharged veterans, were happy to have the basic shelter elements. Of course, the cost of replacing or upgrading the housing units might necessitate sale prices or rental rates that are beyond the ability of Xenia residents to pay. That suggests that the highest priority goal would be the improvement of the Greene County economy and the ensuing improvement of job opportunities and pay levels.
Centrally located in Xenia. There was an opportunity at one time for a much needed family type recreational center. It was such a great exciting idea. It seemed that politics ruined something inventive and creative . Years later it's still sitting empty, another uninviting eyesore to Xenia.
better management of timber and whole area
economic development within Xenia, reuse all those "brownfields" such as the old rope factory property on Cincinnati Avenue
I would like to see Cedarville improved. It is a beautiful old town but the roads, sidewalks and buildings and even the electric lines could use updating.   Another major improvement would be a turn lanes added along US Route 72 that runs between the High school and University and again where 72 and 42 intersect.   I drive this way for work and the longest part of my drive is getting through Cedarville with all of the school traffic.
The map wouldn't work on my phone, but downtown Cedarville, Jamestown, and Xenia are the areas that are on my mind to revitalize.

Prompt 2: Opportunity Places Comments
Better set up for internet connection.
Preserve farmland and green and recreational spaces - protect parks and watersheds - do not allow large scale solar arrays on prime farmlands. Require solar industry to invest in and re-purpose already defunct lands such as abandoned strip mines/quarries and empty big box stores/lots.
The northeastern region of the county that encompasses Yellow Springs, Clifton, Cedarville and Wilberforce is rich in farmland, educational institutions, history, and designated recreational areas and nature preserves. Opportunities to preserve and promote the existing heritage there, as well as the remarkable natural landscapes that characterize this part of the county abound. But stewardship of this land requires vision and commitment, and it is not a matter of doing a simple cost benefit analysis. If the remaining rural areas of Greene County become indistinguishable from the Beavercreek/Fairfield Mall region, game over.
This land need to e preserved as pasture and crop land.
The northern half of Greene county is underserved by current internet and cell phone access. There are many small farms, (through out greene county), that would benefit from added cell and fiber optic internet service. Additionally, Roads here have no shoulders except for loose rock. Walking or riding bicycle is prohibitively dangerous except on the bike path which could use more dispersed parking. Proximity to Yellow Springs and Cedarville should encourage more vegetable growing for farmers markets if co-operative groups could be easily formed. Future marketing is likely to depend on internet access for the forseeable future.
Upgrading Greene Memorial to a new and centralized facility would be great.
Improving down town and the community park. No solar farms.
SInce Xenia is the county seat, it is ideal to have the small house intentional communities with services and a way to independence. Whether it is eventual home owbership, intergenerational community for mutual help, or other forms.
Xenia makes it hard to live/stay in, or develop a business. Welcome businesses and families with quick and easy permitting/inspections.
Fix Kaufmann Road and make it easy for new business to move in. Baker Middle School is in a bad neighborhood and must be moved to encourage families to move into the school district (Fairborn and Bath Township).
Find out why businesses/landlords are leaving downtown Xenia and change policies to keep them and encourage others to come into the city.

Prompt 3: Additional Comments
The idea of putting a industrial scale solar farm along Clifton road area will be the downfall of the county. Not only will it destroy the historical landscape of a large part of the county but will have many negative impacts. The only people in the county that will benefit from this is the few farmers that choose to throw their livelihood to the side for easy money. The people living around these solar farms will see their property values drop, there well water become contaminated, and the views of green fields become metal and glass. John Bryan Park and Glen Helen will see an impact also as run off from this area goes into those parks and wildlife that move across the fields above will be cut off by the fences. Industrial solar farms are not a good choice for Greene County. Keep Greene county green not glass for the greedy.
Go back to the drawing board!
While this planning effort is good, right now may not be the best time to conduct this project. We have no idea what will be left when we finally come out of lock down and that may be a better time to asses land use.
As a resident of Greene County I am very concerned about the proposed large scale solar array and the negative effects it will have upon the environment and loss of valuable farmland.
Please, please, please take an active role in putting a stop to those who would destroy our farmland. SAY NO TO SOLAR PANELS!!
We moved from Beavercreek to Cedarville because of the farms and green space. Too much overcrowding and traffic. We enjoy seeing the wildlife and enjoying the hiking and parks and not living on top of people. We need room to breathe and the beauty of green space and nature that God has gifted us with; not destroy the earth as

Prompt 3: Additional Comments
we are doing.
Not interested in our farm land being used for large scale solar projects. Not opposed to green energy but not large scale solar farms.
Care should be taken during development to ensure we do not inpact the overal rural small town feel currently enjoyed by so many in Greene county.
Protect farmland!! Keep large scale solar arrays out of our beautiful rural areas!!
No solar farms. Leave area as farm land
I appreciate you giving the citizens of Greene County the opportunity to have a voice , Thank-you
I am not against solar energy. I applaud it. But not in prime real estate . Solar would best be suited for brown spaces.
This website includes important details about this industrial-scale solar development to include a map: www.citizensforgreeneacres.org Also, this documentary presents important information that will be essential when considering how to best protect Greene County's precious farmland: "Planet of the Humans" YouTube Link: https://www.youtube.com/watch?v=Zk11vl-7czE&feature=youtu.be
Thank you for allowing Greene County residents to provide input.
As you're doing here, encourage community and stakeholder partnerships. Make development decisions fair, cost effective and predictable. Always consider mixed land uses. Preserve open space, farmland, and natural environmental beauty. Create a range of housing opportunities and options with walkable neighborhoods. Strengthen and direct development in current existing communities and provide a variety of transportation options. Foster a strong sense of community in all neighborhoods. Consider compact designs in buildings. Look to other communities throughout the country as well as the world for their ideas - check current National Award for Smart Growth Achievement winners through the EPA. Thanks for this opportunity
Large-scale solar farms will be nothing but a detriment to Greene County and will ruin large areas of green space.
Good luck!!
I'm strongly against solar farms littering and making our beautiful countryside into something sougly and unbenificial to Greene Co. It will harm natural resource, unbalance nature etc. I'm sad at the very thought of it. Help the farmers keep their land. I don't know how but there must be a solution..
I look forward to other outreach events I did not understand all the terms used in the presentation.
Specifically preserving farmland is very important to me. I do not want industrial scale solar panels to make the landscape of our community to change in that way. This is an agricultural community and needs to stay as such.
Unchecked suburban sprawl along with non-agricultural development of existing farmland-such as utility scale solar installations-- threatens the future of the county's rural townships. Such development, usually pursued to enhance local revenue in the short term, will forever alter the character and fabric of those increasingly rare and remaining communities located in "the country." The county has the possibility of becoming a pioneer in 21st century agriculture (small scale, specialized and localized) but that will not happen if plats of houses and solar panels cover the land.
My primary area of concern is the proposed construction of 2000+ acres of solar 'farm' along and South of Clifton Rd on prime farmland. As one who would be enclosed on two sides by acres of shiny glass panels, my fears are several. The property that we have spent years improving would lose most of it's value as soon as construction was confirmed. Days of my time would be spent in an effort to ensure some kind of buffer between the solar panels and our lot. Assuming no ill effects, (no audible or sub=audible hum from the electrical feed lines there would still be the danger of fire and release of toxic chemicals as well as toxic methods of weed control. And finally as all electronic products become obsolete, the real danger associated with future upgrades that have never been imagined or intended. Industrial scale power generation should not be called 'farming'. This land if it is converted will never be fit for crops again.

Prompt 3: Additional Comments
Thank you.
I love Greene County, the farmland and the access to good shopping. Please do not sacrifice the farmland or the pastoral views for industrial looking "green" energy.
I want to see Greene county be proactive in making the county's energy consumption turn to solar and wind, I want more community based gardens, while also curbing the loss of farmland to housing. I want places the economically and socially vulnerable can be welcomed and move to self thriving in our towns and cities. . I want upkeep of the trails and parks, and less about consumerism and reckless development. Let's move to be even more about living with our natural resources instead of economic exploitation.
If we do not find ways attract more businesses, then the county will continue to lose our youngsters and our future with it. Greene County has a horrible reputation as a difficult place to do business. Much of this is due to inefficient approval and inspection processes that delay projects (which costs money that many businesses do not have) and discourage development.

Appendix C
Other Community Kick-Off Initiatives

Perspectives 2040 – Greene County Future Land Use Plan Update
Supplemental Community Kick-Off Activities

Supplemental Community Kick-Off Activities Overview

The initial project timeline for Perspectives 2040 called for a Community Kick-Off Open House to be held on March 25, 2020. The purpose of this meeting was to introduce the project and to collect some initial feedback from the public. However, due to the COVID-19 pandemic this meeting was postponed and ultimately had to be cancelled as the pandemic lingered. A virtual open house was launched in place of the original meeting; however, the Project Team felt additional outreach and engagement needed to occur. As such, supplemental initiatives were developed in an effort to increase awareness and participation in the project. These initiatives included the development of a project website and deployment of pop-up events throughout the county. The following includes a brief summary of the supplemental activities.

Project Website

Because of the ongoing uncertainty created by the COVID-19 pandemic, the Project Team sought a solution to keep the community abreast of the latest project developments through a project-specific website. The project website serves as a "one stop shop" for the latest project information and as a place to collect input from the public. The project website is located at: https://perspectives-2040-1-mvrpc.hub.arcgis.com/. The project website is dynamic and changes as project elements advance. At any given time there may be active input opportunities for the community in the form of surveys, mapping, etc. Likewise, the website has information on the activities and findings to date. Examples of the materials that are featured on the project website are shown in **Figure 1**.

This project website will continue to house relevant project information and input opportunities as the development of the future land use plan advances.

Figure 1: Project Website Features

Pop-Up Events

Community outreach and engagement are critical components to any planning process. Physically being able to go out into the community to meet and talk with residents is key to creating a dialogue, understanding the wants and needs of people, and building consensus about the future. Health and safety measures in place due to the COVID-19 pandemic have significantly altered the ways in which planners typically engage with the public. While digital and virtual methods are great alternatives, they cannot meet all of the project's outreach and engagement needs. The Project Team still felt it was necessary to have a wider presence in the community. In order to do so, the Project Team created a series of "pop-up" events and displays in an effort to meet people where they are and increase the project's visibility within the community.

Figure 2: Pop-Up Tent Event

There were three types of pop-up outreach activities. The three types of events and displays were:

- Tent displays held at events like local farmer's markets (example **Figure 2**)
- Sandwich board displays located at parks or similar locations (example **Figure 3**)
- Display tables placed in libraries throughout the county (example **Figure 4**)

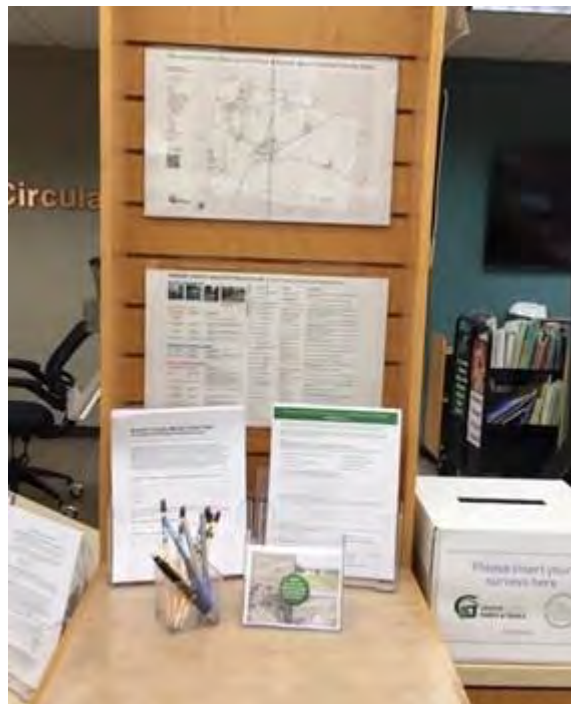

Figure 3: Pop-Up Sandwich Board
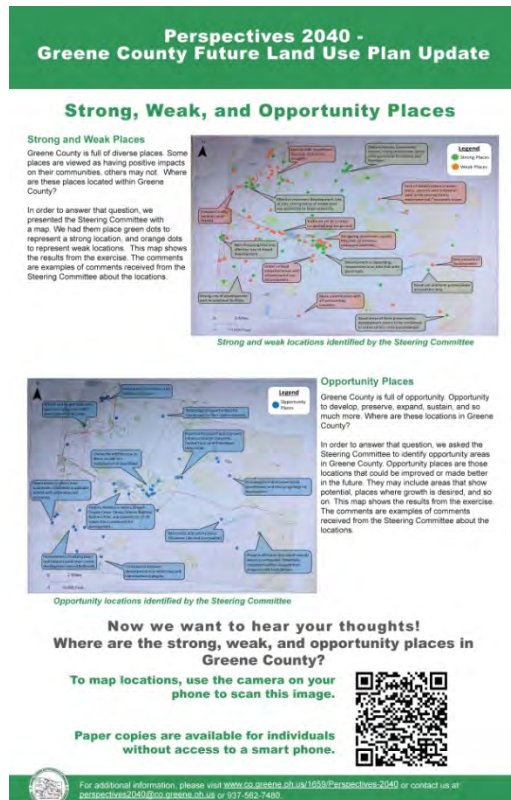

Figure 4: Pop-Up Display Table

Figure 5: Pop-Up Event Poster

Each type of event or display included project information and input opportunities. Community members could scan QRCodes to access a survey or mapping exercise along with general project information. Likewise the tent events and display tables had paper surveys and other information that community members could use to provide input. **Figure 5** provides an example of a poster displayed during a tent pop-up event.

The pop-up events were deployed throughout the county from August 22, 2020 to September 27, 2020. A calendar of events is shown in **Figure 6** . The Project Team coordinated with Steering Committee members and other community leaders to arrange for events throughout the county. To the extent possible the pop-up tent events tried to align with other community activities; however a number of regularly planned events were cancelled due to the ongoing pandemic.

As the COVID-19 pandemic continues to be a factor, the Project Team is committed to identifying, developing, and exploring alternative methods to engage the community.

PERSPECTIVES 2040: COMMUNITY OUTREACH EVENTS

August 2020

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22 Bellbrook Farmers Market	23
24 Set up tables at GC Libraries Job & Family Services	25 Job & Family Services	26 Job & Family Services	27 Job & Family Services	28 Job & Family Services Greene County Courthouse Square	29 Greene County Courthouse Square	30
31 Greene County Courthouse Square						

PERSPECTIVES 2040: COMMUNITY OUTREACH EVENTS

September 2020

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
	1 Greene County Courthouse Square	2 Greene County Courthouse Square	3	4	5 Yellow Springs Farmers Market	6 Beavercreek Bike Hub
7 Beavercreek Bike Hub Yellow Springs Chamber-Commerce	8 Beavercreek Bike Hub Yellow Springs Chamber-Commerce	9 Beavercreek Bike Hub Yellow Springs Chamber-Commerce	10	11 Sugarcreek Township Farmers Market Xenia Station	12 Xenia Station	13 Xenia Station
14 Pick up info from GC Libraries	15	16	17	18	19	20
21	22	23	24 Sol Arnovitz Park	25 Sol Arnovitz Park	26 Sol Arnovitz Park	27 Sol Arnovitz Park
28	29	30				

EVENTS

Pop Up Tent
Information tent for events with survey and information access.

Sandwich Boards
Information boards for overnight locations in public places. Three boards available.

Figure 6: Pop-Up Events Calendar

Appendix D
Sample Community Profile

Greene County

Data Sources:
- U.S. Census Bureau Decennial Censuses
- U.S. Census Bureau American Community Survey (note: ACS is subject to a margin of error, or MOE)
- U.S. Census Bureau Center for Economic Studies

January 2020

Note: Percentage values may not sum to 100% due to rounding.

Total Population

Source: 1980 - 2010 U.S. Decennial Censuses

> Bath Township has seen consistent population growth since 1980.

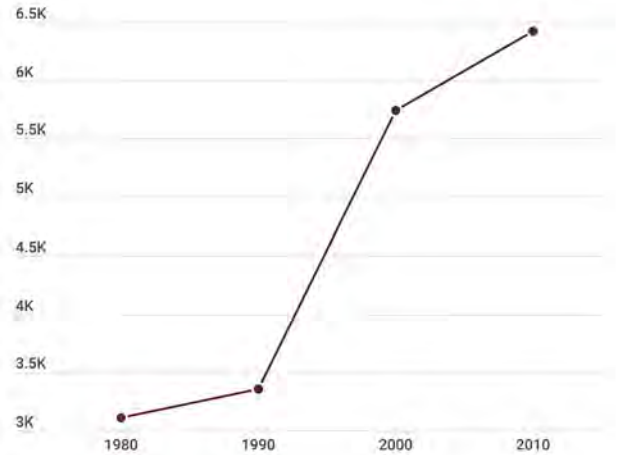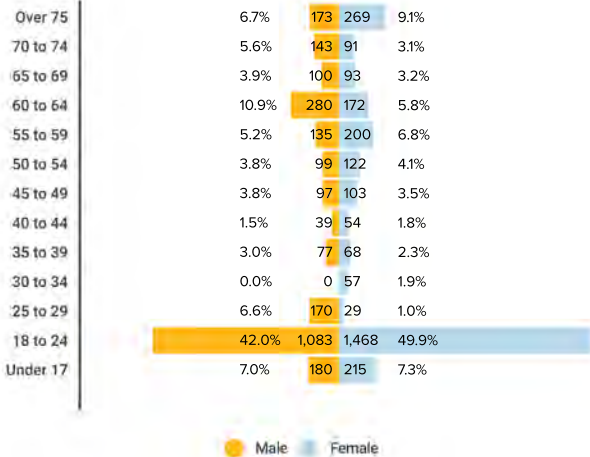|	Bath Township		Greene County		Dayton MSA	
	Count	*% Change*	*Count*	*% Change*	*Count*	*% Change*
1980	3,113	-	129,769	-	830,070	-
1990	3,351	7.6%	136,731	5.4%	843,835	1.7%
2000	5,738	71.2%	147,886	8.2%	848,153	0.5%
2010	6,420	11.9%	161,573	9.3%	799,232	-5.8%

Population Sex by Age

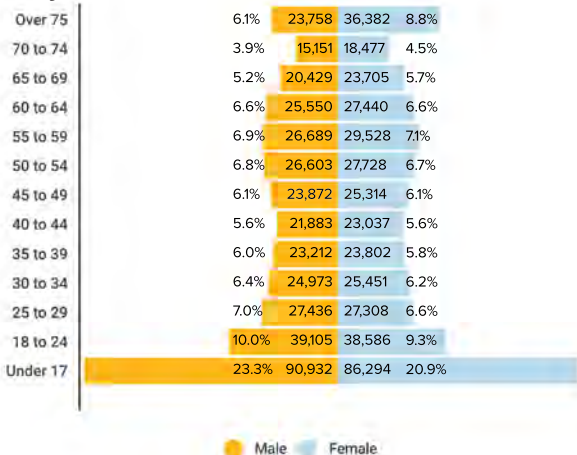*Source: 2014 - 2018 American Community Survey 5-Year Estimate*

Bath Township

Age	Male %	Male	Female	Female %
Over 75	6.7%	173	269	9.1%
70 to 74	5.6%	143	91	3.1%
65 to 69	3.9%	100	93	3.2%
60 to 64	10.9%	280	172	5.8%
55 to 59	5.2%	135	200	6.8%
50 to 54	3.8%	99	122	4.1%
45 to 49	3.8%	97	103	3.5%
40 to 44	1.5%	39	54	1.8%
35 to 39	3.0%	77	68	2.3%
30 to 34	0.0%	0	57	1.9%
25 to 29	6.6%	170	29	1.0%
18 to 24	42.0%	1,083	1,468	49.9%
Under 17	7.0%	180	215	7.3%

Male Female

Greene County

Age	Male %	Male	Female	Female %
Over 75	5.7%	4,632	6,672	7.9%
70 to 74	3.9%	3,205	3,511	4.2%
65 to 69	5.3%	4,294	4,762	5.7%
60 to 64	6.4%	5,211	5,557	6.6%
55 to 59	7.0%	5,735	6,118	7.3%
50 to 54	6.8%	5,517	5,623	6.7%
45 to 49	5.8%	4,742	5,005	5.9%
40 to 44	5.0%	4,082	4,605	5.5%
35 to 39	6.3%	5,108	4,654	5.5%
30 to 34	6.5%	5,326	5,163	6.1%
25 to 29	7.5%	6,094	5,609	6.7%
18 to 24	12.3%	10,058	10,286	12.2%
Under 17	21.6%	17,588	16,654	19.8%

Male Female

Dayton MSA

Age	Male %	Male	Female	Female %
Over 75	6.1%	23,758	36,382	8.8%
70 to 74	3.9%	15,151	18,477	4.5%
65 to 69	5.2%	20,429	23,705	5.7%
60 to 64	6.6%	25,550	27,440	6.6%
55 to 59	6.9%	26,689	29,528	7.1%
50 to 54	6.8%	26,603	27,728	6.7%
45 to 49	6.1%	23,872	25,314	6.1%
40 to 44	5.6%	21,883	23,037	5.6%
35 to 39	6.0%	23,212	23,802	5.8%
30 to 34	6.4%	24,973	25,451	6.2%
25 to 29	7.0%	27,436	27,308	6.6%
18 to 24	10.0%	39,105	38,586	9.3%
Under 17	23.3%	90,932	86,294	20.9%

Male Female
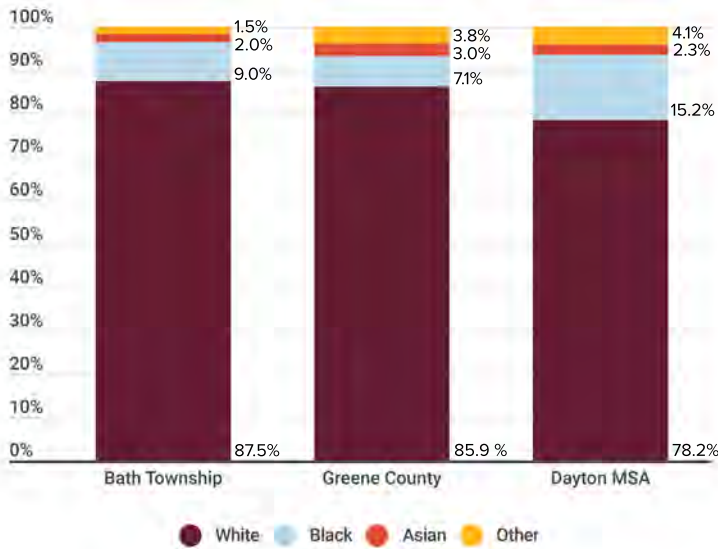
> Bath Township has a higher proportion of 18-24 year-olds than both Greene County and the Dayton MSA.

Race

Source: 2014 - 2018 American Community Survey 5-Year Estimate

Bath Township has a lower proportion of non-white residents than both Greene County and the Dayton MSA.
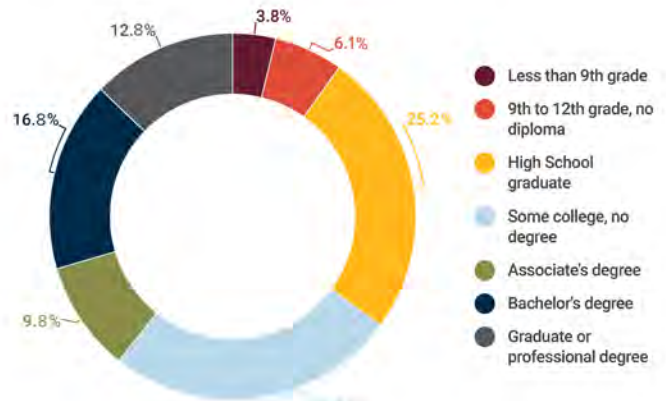
	Bath Township			Greene County			Dayton MSA		
	Estimate	*Percent*	*MOE*	*Estimate*	*Percent*	*MOE*	*Estimate*	*Percent*	*MOE*
Total	5,517	-	+/- 216	165,811	-	+/- 0	806,548	-	+/- 0
White	4,825	87.5%	+/- 233	142,463	85.9%	+/- 372	629,667	78.2%	+/- 2,248
Black	496	9.0%	+/- 123	11,873	7.1%	+/- 505	122,754	15.2%	+/- 3,862
Asian	113	2.0%	+/- 60	4,939	3.0%	+/- 367	18,874	2.3%	+/- 1,310
Other	83	1.5%	+/- 77	6,337	3.8%	+/- 645	32,768	4.1%	+/- 4,356

Educational Attainment *(25 Years and Older)*

Source: 2014 - 2018 American Community Survey 5-Year Estimate
Note: Due to data availability, this includes incorporated areas within the township.

9 out of 10 Bath Township residents over 25 have completed high school, and more than half have pursued higher education.
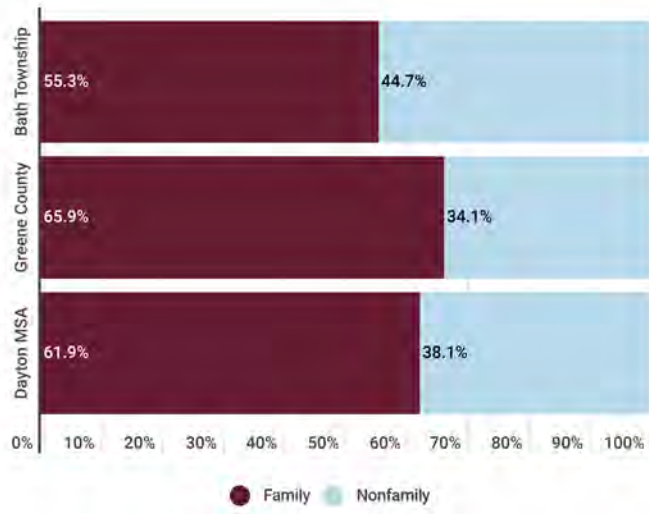

	Bath Township			Greene County			Dayton MSA		
	Estimate	*Percent*	*MOE*	*Estimate*	*Percent*	*MOE*	*Estimate*	*Percent*	*MOE*
Total	25,014	-	+/- 519	111,225	-	+/- 58	547,728	-	+/- 178
Less than 9th grade	943	3.8%	+/- 203	2,530	2.3%	+/- 310	13,501	2.5%	+/- 709
9th to 12th grade, no diploma	1,514	6.1%	+/- 283	4,861	4.3%	+/- 467	37,046	6.8%	+/- 1,331
High School graduate or equivalent	6,299	25.2%	+/- 521	27,141	24.4%	+/- 862	155,958	28.5%	+/- 2,125
Some college, no degree	6,415	25.6%	+/- 609	23,464	21.1%	+/- 1,018	128,882	23.5%	+/- 2,220
Associate's degree	2,447	9.8%	+/- 354	9,859	8.9%	+/- 541	52,781	9.6%	+/- 1,479
Bachelor's degree	4,192	16.8%	+/- 404	22,689	20.4%	+/- 892	92,364	16.9%	+/- 1,873
Graduate or professional degree	3,204	12.8%	+/- 414	20,681	18.6%	+/- 864	67,196	12.3%	+/- 1,492

Household Types

Source: 2014 - 2018 American Community Survey 5-Year Estimate
Note: Due to data availability, this includes incorporated areas within the township.

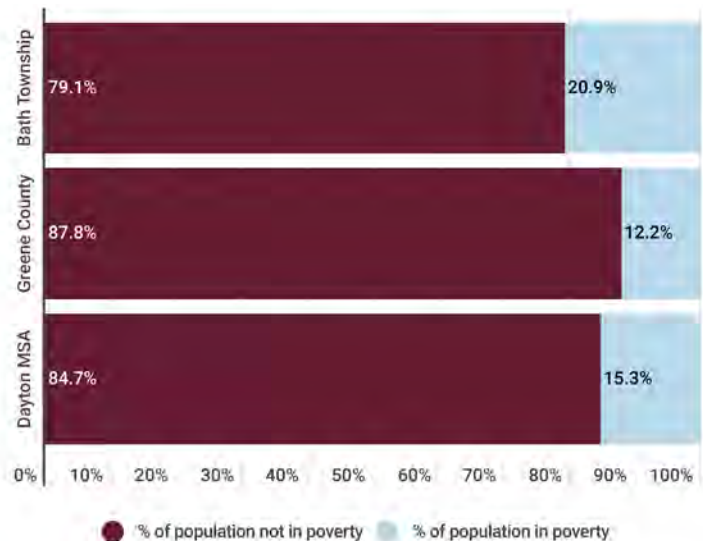Households in Bath Township have a smaller average household size than both Greene County and Dayton MSA households.

	Bath Township			Greene County			Dayton MSA		
Households by Type	*Estimate*	*Percent*	*MOE*	*Estimate*	*Percent*	*MOE*	*Estimate*	*Percent*	*MOE*
Total households	16,241	-	+/- 433	65,406	-	+/- 650	330,381	-	+/- 1,759
Family households (families)	8,974	55.3%	+/- 414	43,127	65.9%	+/- 663	204,592	61.9%	+/- 1,720
Nonfamily households	7,267	44.7%	+/- 356	22,279	34.1%	+/- 655	125,789	38.1%	+/- 1,621
Average household size	2.28	-	+/- 0.06	2.40	-	+/- 0.02	2.35	-	+/- 0.01

Poverty Rate

Source: 2014 - 2018 American Community Survey 5-Year Estimate
Note: Due to data availability, this includes incorporated areas within the township.

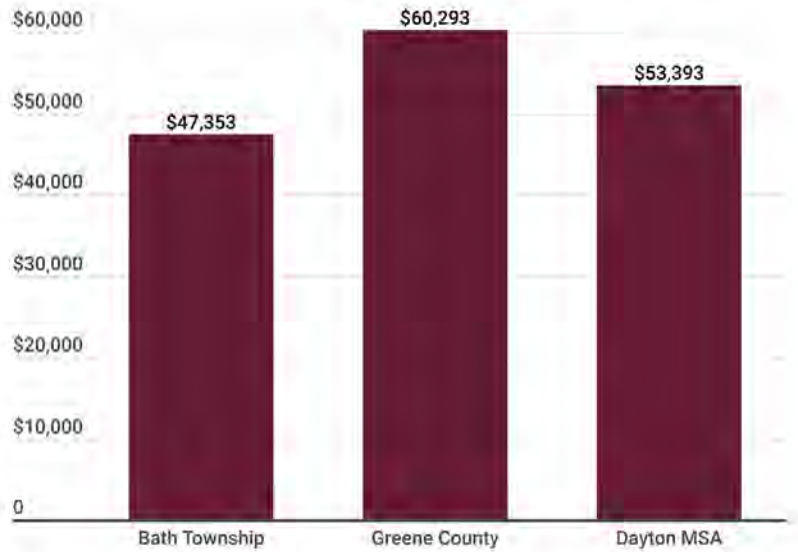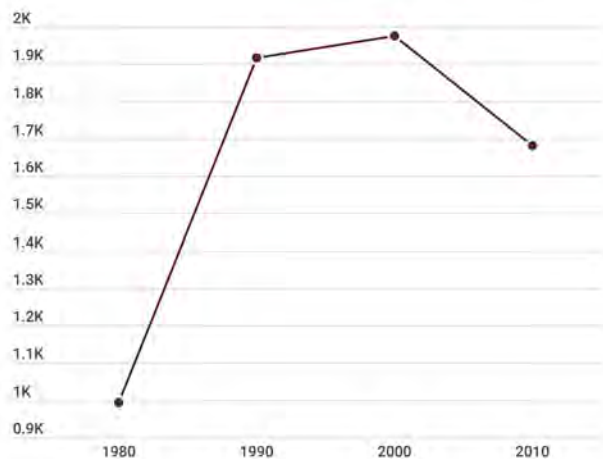Bath Township's poverty rate is greater than both Greene County's and the Dayton MSA's.

	Bath Township			Greene County			Dayton MSA		
	Estimate	*Percent*	*MOE*	*Estimate*	*Percent*	*MOE*	*Estimate*	*Percent*	*MOE*
Population in poverty	7,707	20.9%	+/- 831	19,065	12.2%	+/- 1,359	118,683	15.3%	+/- 3,916

Median Household Income

Bath Township's median income is less than both Greene County's and the Dayton MSA's.

	Bath Township		Greene County		Dayton MSA	
	Estimate	*MOE*	*Estimate*	*MOE*	*Estimate*	*MOE*
Median Household Income	$47,353	+/- 24,121	$60,293	+/- 140	$53,393	+/- 593

Housing Units

The total number of housing units in Bath Township grew between 1980 and 2000, but has decreased since 2000.

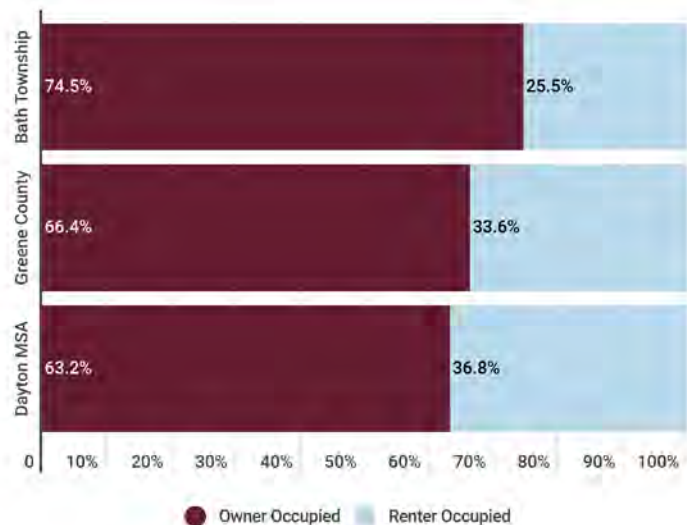|	Bath Township		Greene County		Dayton MSA	
	Count	*% Change*	*Count*	*% Change*	*Count*	*% Change*
1980	994	-	45,040	-	320,270	-
1990	1,917	92.9%	50,238	11.5%	385,420	20.3%
2000	1,975	3.0%	58,224	15.9%	408,277	5.9%
2010	1,682	-14.8%	68,241	17.2%	385,160	-5.7%

Housing Occupancy

Bath Township's vacancy rate is less than the Dayton MSA's and greater than Greene County's.

	Bath Township			Greene County			Dayton MSA		
	Estimate	Percent	MOE	Estimate	Percent	MOE	Estimate	Percent	MOE
Total housing units	17,928	-	+/- 446	69,878	-	+/- 327	369,022	-	+/- 517
Occupied housing units	16,241	90.6%	+/- 433	65,406	93.6%	+/- 650	330,381	89.5%	+/- 1,759
Vacant housing units	1,687	9.4%	+/- 272	4,472	6.4%	+/- 549	38,641	10.5%	+/- 1,519

Housing Tenure

A greater proportion of Bath Township residents own their homes than do Greene County and Dayton MSA residents.

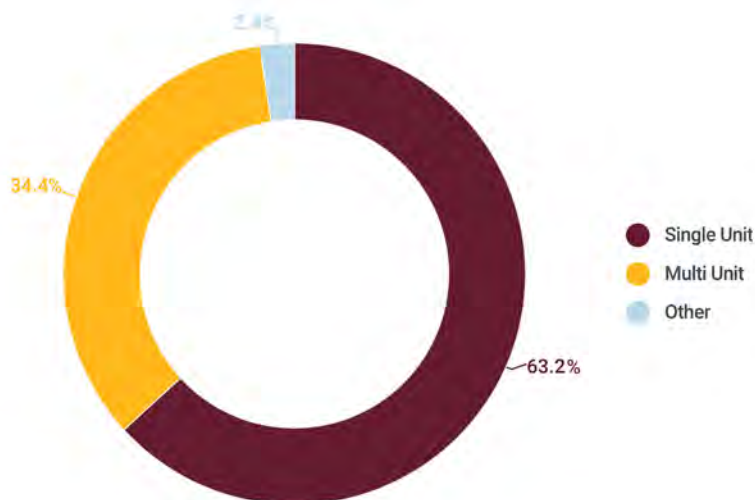|	Bath Township			Greene County			Dayton MSA		
	Estimate	Percent	MOE	Estimate	Percent	MOE	Estimate	Percent	MOE
Occupied housing units	1,593	-	+/- 141	65,406	-	+/- 650	330,381	-	+/- 1,759
Owner-occupied housing units	1,187	74.5%	+/- 144	43,414	66.4%	+/- 727	208,694	63.2%	+/- 1,905
Renter-occupied housing units	406	25.5%	+/- 95	21,992	33.6%	+/- 682	121,687	36.8%	+/- 1,767

Housing Types

Source: 2014 - 2018 American Community Survey 5-Year Estimate
Note: Due to data availability, this includes incorporated areas within the township.

Single Unit
Multi Unit
Other

Bath Township has a greater proportion of multi family homes than both Greene County and the Dayton MSA.

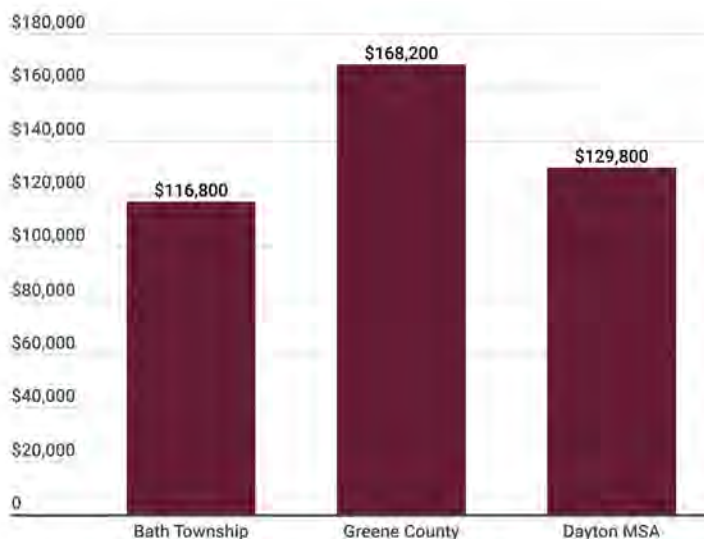|	Bath Township			Greene County			Dayton MSA		
	Estimate	*Percent*	*MOE*	*Estimate*	*Percent*	*MOE*	*Estimate*	*Percent*	*MOE*
Total Housing Units	17,928	-	+/- 446	69,878	-	+/- 327	369,022	-	+/- 517
Single Unit	11,329	63.2%	+/- 434	54,679	78.2%	+/- 719	280,048	75.9%	+/- 1,585
Multi Unit	6,171	34.4%	+/- 490	14,422	20.6%	+/- 715	84,083	22.8%	+/- 1,895
Other	428	2.4%	+/- 137	777	1.1%	+/- 180	4,891	1.3%	+/- 430

Median Housing Value

Source: 2014 - 2018 American Community Survey 5-Year Estimate
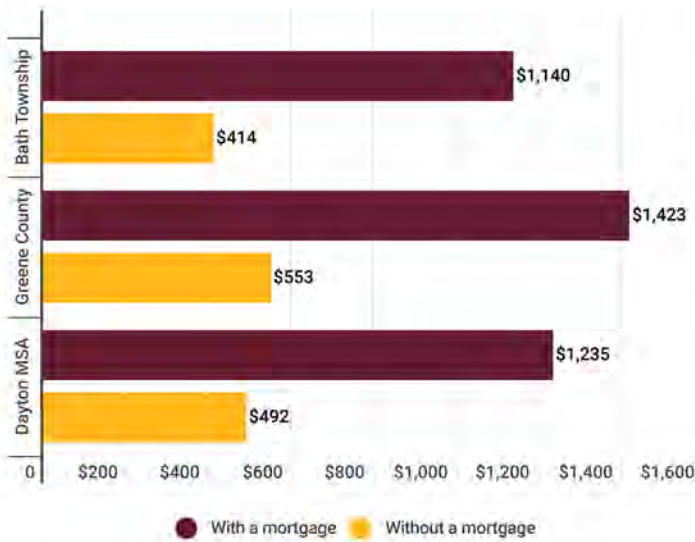*Note: Due to data availability, this includes incorporated areas within the township.*

Bath Township has a lower median housing value than both Greene County and the Dayton MSA.

	Bath Township		Greene County		Dayton MSA	
	Estimate	*MOE*	*Estimate*	*MOE*	*Estimate*	*MOE*
Median Housing Value	$116,800	+/- 4,486	$168,200	+/- 1,928	$129,800	+/- 1,326

7

Median Selected Monthly Owner Costs

Source: 2014 - 2018 American Community Survey 5-Year Estimate
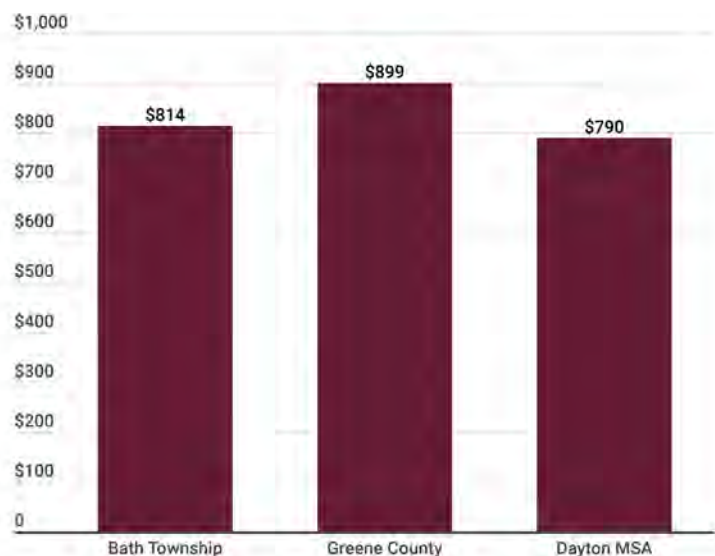*Note: Due to data availability, this includes incorporated areas within the township.*

Bath Township's median monthly owner costs (meaning the costs necessary to live in and maintain a residence) are less than both Greene County's and the Dayton MSA's.

	Bath Township		Greene County		Dayton MSA	
	Estimate	*MOE*	*Estimate*	*MOE*	*Estimate*	*MOE*
Median Monthly Owner Cost	$842	+/- 38	$1,080	+/- 23	$951	+/- 9
Housing units with a mortgage	$1,140	+/- 33	$1,423	+/- 27	$1,235	+/- 9
Housing units without a mortgage	$414	+/- 27	$553	+/- 13	$492	+/- 5

Median Gross Rent

Source: 2014 - 2018 American Community Survey 5-Year Estimate
Note: Due to data availability, this includes incorporated areas within the township.
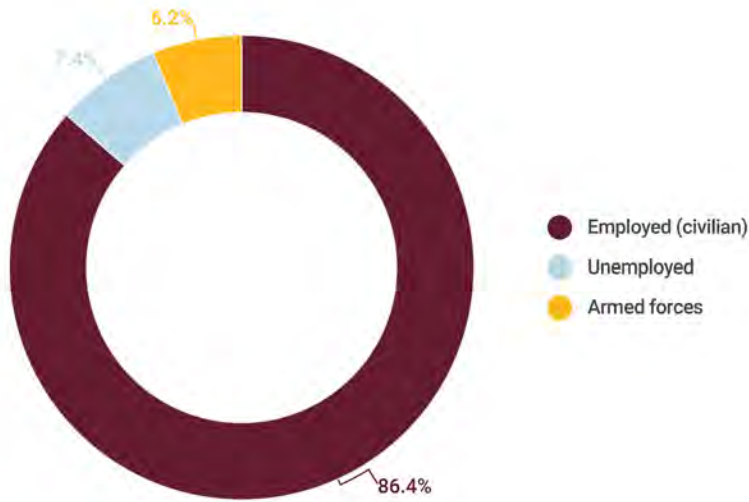
Bath Township's median gross rent is greater than Dayton MSA's and less than Greene County's.

	Bath Township		Greene County		Dayton MSA	
	Estimate	*MOE*	*Estimate*	*MOE*	*Estimate*	*MOE*
Median Gross Rent	$814	+/- 31	$899	+/- 22	$790	+/- 7

Employment *(16 Years and Older)*

- Employed (civilian)
- Unemployed
- Armed forces

6.2%
7.4%
86.4%

Of those in the labor force in Bath Township, about 93% are employed in either the armed forces or civilian jobs. Bath Township has a greater unemployment rate than both Greene County and the Dayton MSA.

	Bath Township			Greene County			Dayton MSA		
	Estimate	*Percent*	*MOE*	*Estimate*	*Percent*	*MOE*	*Estimate*	*Percent*	*MOE*
Population 16 years and over	33,494	-	+/- 464	135,710	-	+/- 254	646,888	-	+/- 599
In the labor force	21,689	64.8%	+/- 636	84,954	62.6%	+/- 981	402,710	62.3%	+/- 2,336
Employed (civilian)	18,736	86.4%	+/- 659	77,851	91.6%	+/- 1,052	372,552	92.5%	+/- 2,466
Unemployed	1,602	7.4%	+/- 353	4,550	5.4%	+/- 528	25,772	6.4%	+/- 1,248
Armed forces	1,351	6.2%	+/- 186	2,574	3.0%	+/- 292	4,386	1.1%	+/- 438

Inflow/Outflow Job Counts

In 2017, there were a total of 12,566 jobs in Bath Township. 12% of employed residents lived and worked in Bath Township.

10,804 commute to Bath Township for work.

1,762 live and work in Bath Township.

13,298 leave Bath Township for work.