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

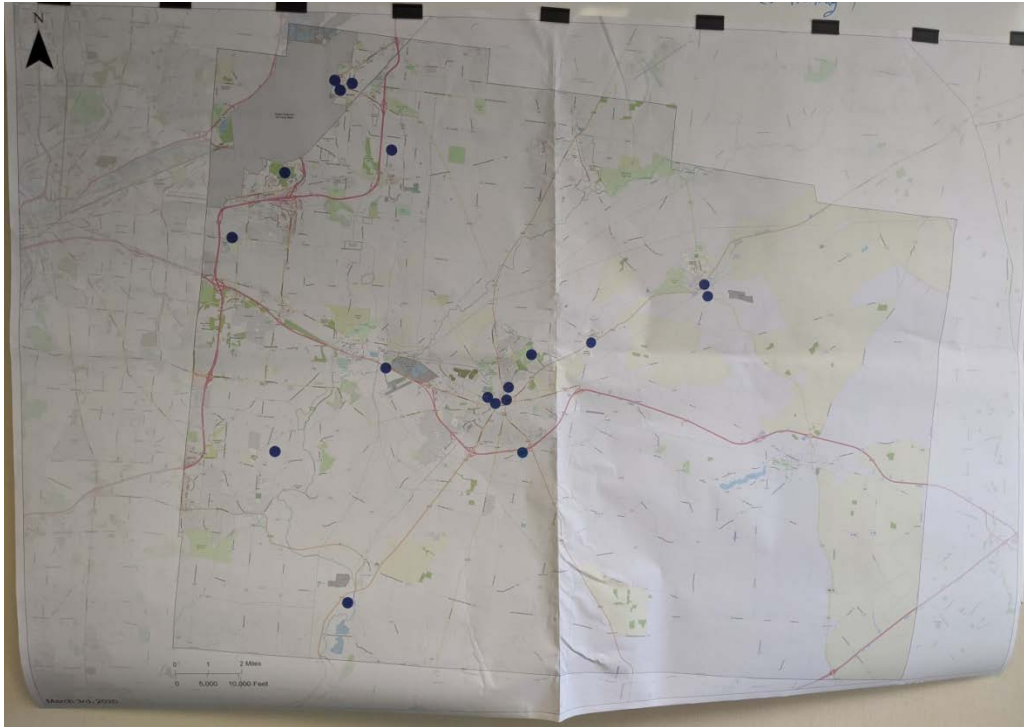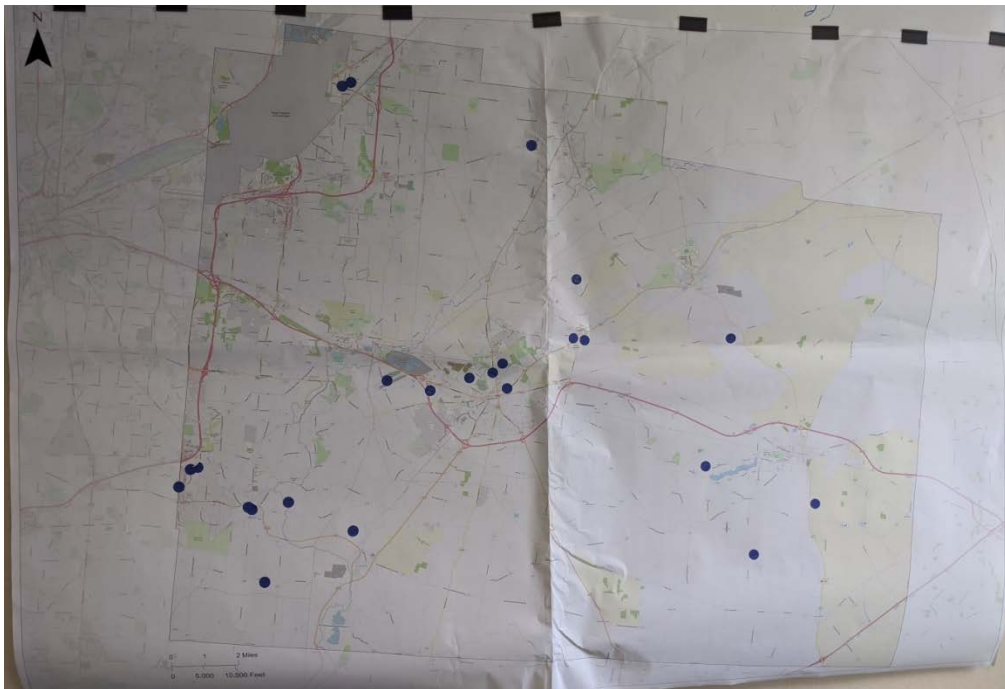**Picture 3: Steering Committee Interactive Exercises**

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

Steering Committee Meeting

Sign In Sheet

Name	Affiliation	Email
Jerry Mahan		mahan.x2@att.net
Kent Campbell	Cedar Twp.	
Chris Wright	Miam. Twp	
Eva Filgud	Sugarcreek Twp.	cfilgud@sugarcreektwp.oh.us
Stephanie Goff	Greene Co Eng	Sgoffe@co.greene.oh.us
Eric Moody	Greene Co. Tals	EMoodye@co.GREENE.OH.US
Brian Forschner	City of Xenia	bforschner@ci.xenia.oh.us
Anna Bolton	Xenia Daily Gazette	abolton@aimmediamidwest.com
Kathleen Riggs	City of Fairborn	Kathleen.Riggs@Fairborn.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

March 3, 2020

Perspectives 2040 | **Greene County Future Land Use Plan Update**

Name	Affiliation	Email
Krista Magaw	Tecumseh Land Trust	Krista @tecumsehlandtrust.org
Brian Mader	MVRPC	
Paul Newman Jr	County	
Elizabeth Whitaker	MVRPC	
Martin Kim	MVRPC	
Mily Simpson	MVRPC	
Devon Shoemaker	RPCC	
De Andra Navratil	RPCC	

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
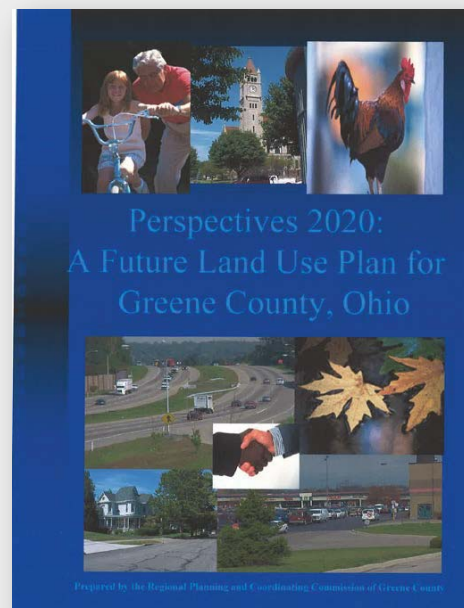
MIAMI VALLEY
Regional Planning Commission

AGENDA

- Welcome and Introductions

- Project Information

- Existing Conditions Review

- Break

- Interactive Group Exercises

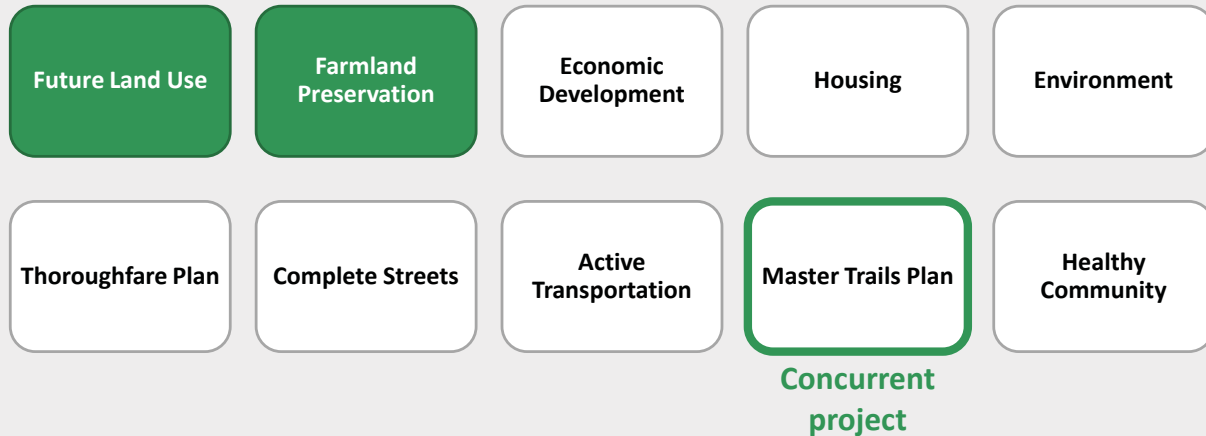- Next Steps

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

Concurrent project

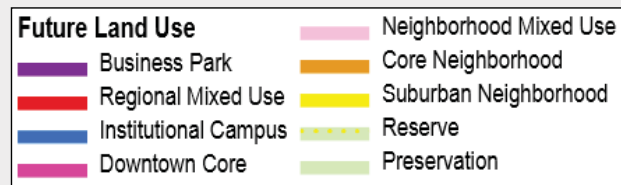Healthy Community

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
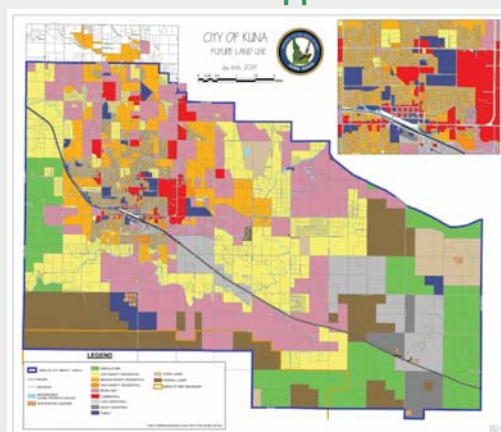- Different approaches to future land use planning

Examples of Different Land Use Planning Approaches

Land Uses
- Single-Family Residential
- Multi-Family Residential
- Commercial
- Industrial
- Civic & Cultural
- Parks, Recreation & Open Space
- Natural

Future Land Use
- Business Park
- Regional Mixed Use
- Institutional Campus
- Downtown Core
- Neighborhood Mixed Use
- Core Neighborhood
- Suburban Neighborhood
- Reserve
- Preservation

PLANNING APPROACH

- Perspectives 2040 will follow a conceptual land use planning approach

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

- 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

Identify what we want for the future

Examine what we have now

To Do List:
1.
2.
3.
4.
5.
6.
7.

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

Legend: ■ 2000 ■ 2018

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

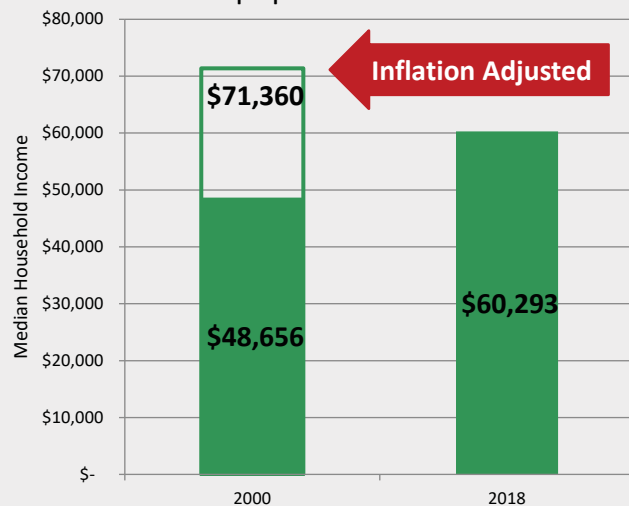# DEMOGRAPHIC CHANGES – POVERTY ON THE RISE

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

Median Household Income

2000   2018

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.
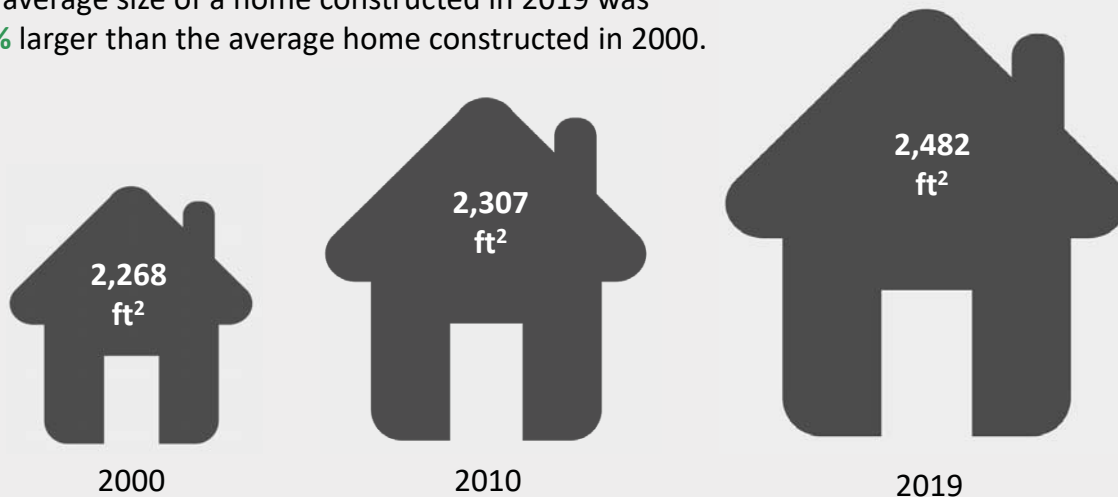
Average Family Size has Decreased.

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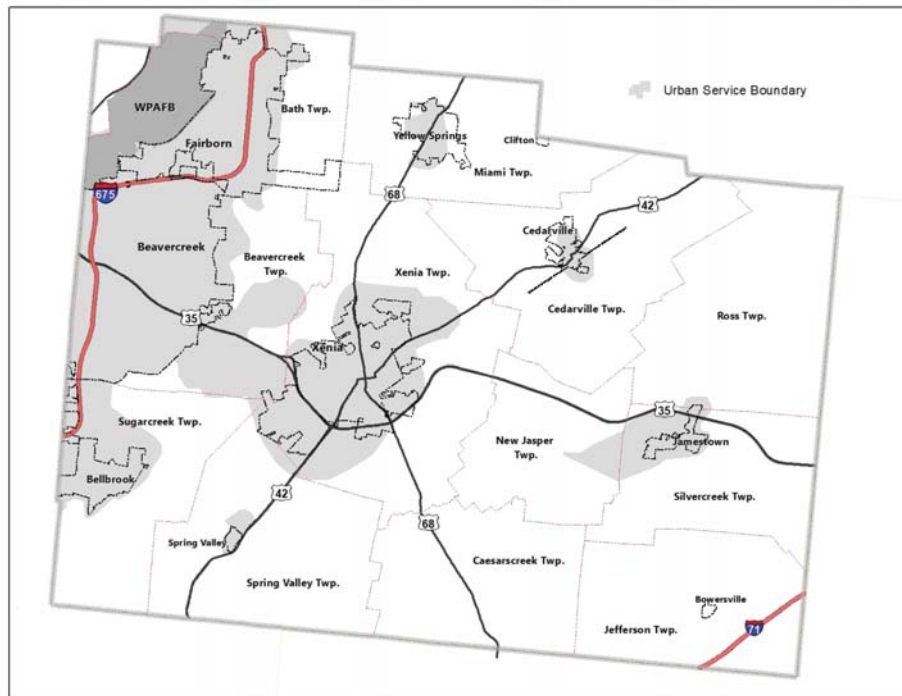
Cost Burden Housing means that households spend **30% or more** of their income on housing. In 2018, **25%** of households spent 30% or more on their housing.

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.
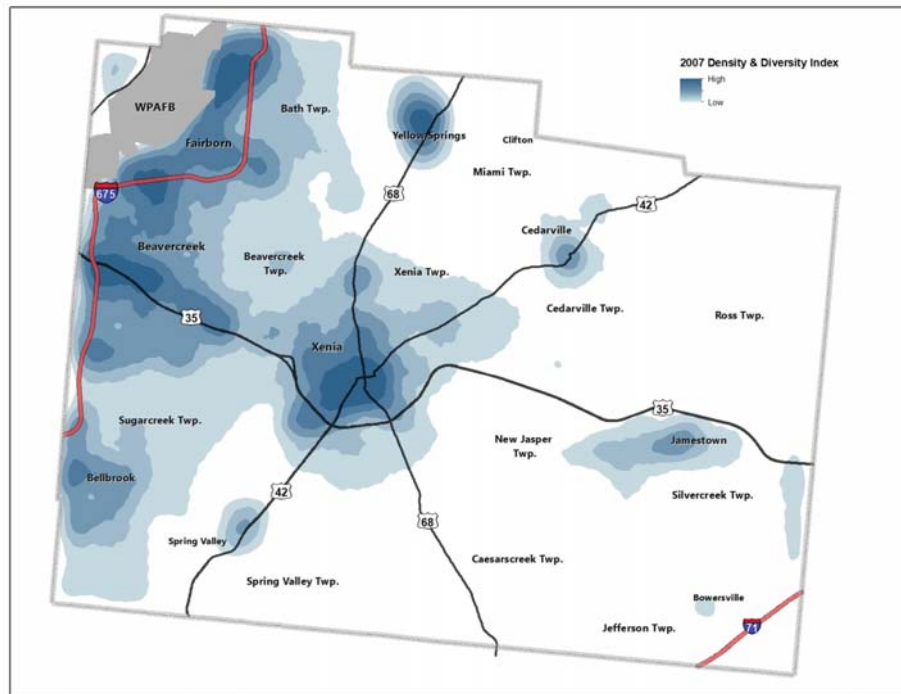
URBAN SERVICE AREA

LAND DEVELOPMENT

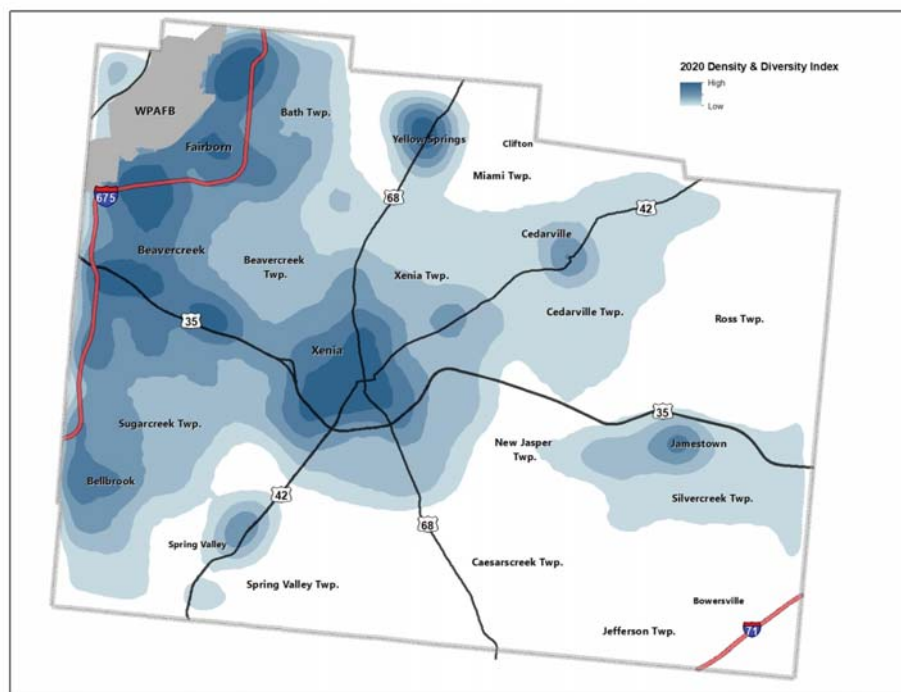← **Beaver Valley Road North of Dayton-Xenia Road**

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.
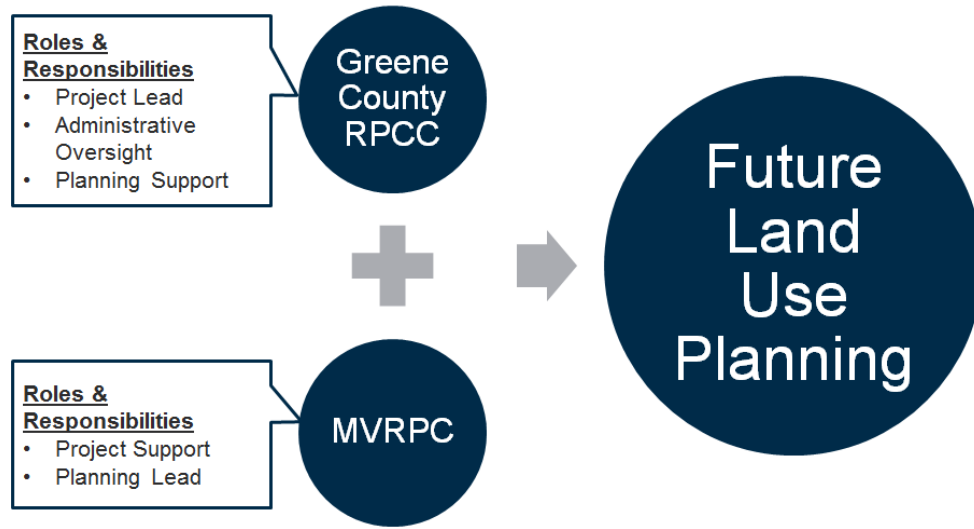
Despite these challenges, numerous opportunities exist for the county. As such, establishing a shared land use vision to guide future development throughout the county is of great importance. Building consensus on what the future of Greene County should be is of value to the community, including residents 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.
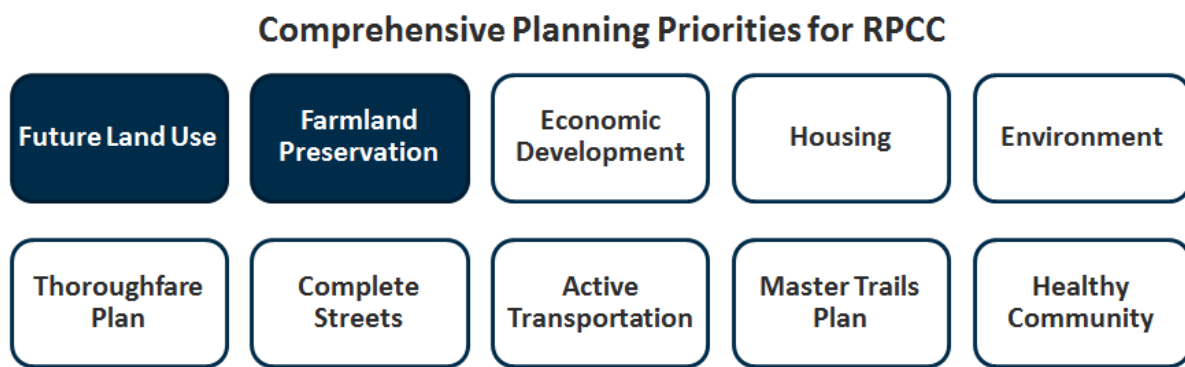
Figure 2 Collaborative Planning Approach

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

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

[1]

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

Project Orientation
- Scoping & Budget
- Establishing Steering Committee

Project Kick Off
- Existing Conditions Assessment
- Community SWOT Analysis

Set Goals & Priorities
- Preliminary Goals
- Goals & Priority Setting Workshop
- Final Goals & Priorities

Develop Place-Based Strategies
- Explore Places & Ideas
- FInal Impentation Strategies

Project Wrap Up
- Project Open House
- Project Debrief
- Plan Adoption

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