

Perspectives 2040 – Greene County Future Land Use Plan Update

Step 3 – Goals & Priorities Summary

Step 3 – Goals and Priorities Overview

The purpose of Step 3 is to develop and confirm the goals and priorities for the future land use plan. A multi-step process was used to achieve this outcome and is detailed in **Figure 1**. Through this process, the following activities were carried out:

1. Existing Plan Audit
2. Steering Committee Goals and Priorities Workshop
3. Community Input Activities
4. Steering Committee Goal Approval

The following document provides a summary of the major activities carried out during Step 3. It should be noted that as a result of the ongoing impacts of the COVID-19 pandemic, the sequence of project activities has been fluid. Project tasks, particularly those involving public outreach, have been combined with other project steps and carried out in a manner consistent with health and safety recommendations.

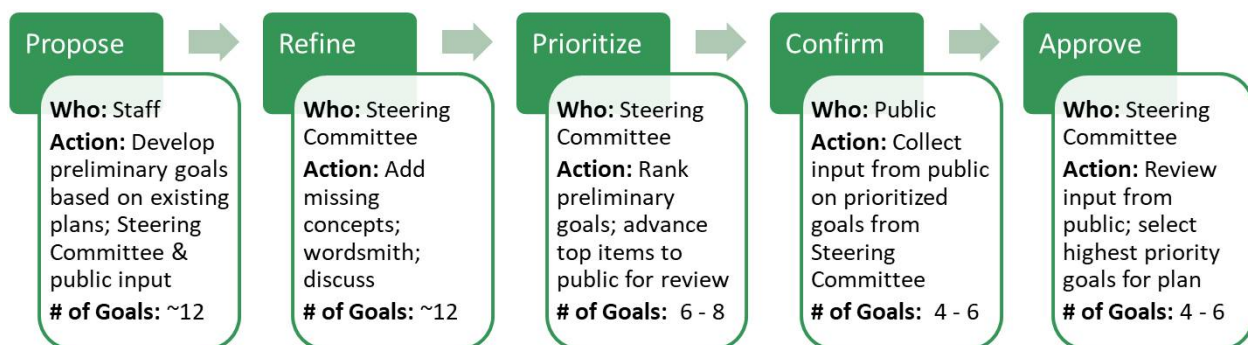


Figure 1: Goal Development Process

Summary of the Existing Plan Audit

One of the primary items used to inform the development of the plan's goals and priorities was an existing plan audit. The existing plan audit was an extension of the existing conditions assessment carried out in Step 2 of the project¹. An existing plan audit compiles all the relevant plans in the study area and evaluates the various plan elements, such as vision statements, goals, objectives, and implementation strategies. This information provides insights into what the various 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, the existing plan audit identifies common ground between the communities, and allows the project team to better understand what each community's needs are.

For the existing plan audit, the first step was to gather all relevant plans for each jurisdiction in the county. This included Comprehensive Plans, Land Use Plans, Economic Development Plans, School District Plans, and University Plans (the latter were chosen for inclusion because they could potentially contain facilities and construction plans, indicating land use intentions). Some jurisdictions had one or

¹ A summary of Step 2 of the project can be found at:

<https://mvrpc.maps.arcgis.com/sharing/rest/content/items/7f657284213146e6b595a519b73af161/data>

more of these plans, others did not. Those jurisdictions without Land Use or Comprehensive Plans typically adhere to the Greene County Future Land Use Plan. **Figure 2** details the plans reviewed during the existing plan audit.

Jurisdiction Name	Plan Name	Plan Type	Plan Years
Bath Township	Perspectives 2020	Greene County FLU Plan	2001-2020
Beavercreek	Beavercreek Land Use Plan	Land Use Plan	2015
Beavercreek	Master Facility Plan	School District Plan	2018
Beavercreek Township	Perspectives 2020	Greene County FLU Plan	2001-2020
Bellbrook	City of Bellbrook Comprehensive Plan	Comprehensive Plan	2019
Bellbrook	Local Schools Strategic Plan	School District Plan	2018
Bowersville	Perspectives 2020	Greene County FLU Plan	2001-2020
Caesarscreek Township	Perspectives 2020	Greene County FLU Plan	2001-2020
Cedarville	Perspectives 2020	Greene County FLU Plan	2001-2020
Cedarville Township	Perspectives 2020	Greene County FLU Plan	2001-2020
Fairborn	Comprehensive Land Use Plan	Comprehensive Plan	2016
Fairborn	A City in Motion	Economic Development Plan	2016
Greene County	Perspectives 2020	Greene County FLU Plan	2001-2020
Greene County	Greene County Farmland Preservation Plan	Farmland Preservation Plan	2020
Jamestown	Perspectives 2020	Greene County FLU Plan	2001-2020
Jefferson Township	Perspectives 2020	Greene County FLU Plan	2001-2020
Miami Township	Miami Township Comprehensive Plan	Land Use Plan	2012
New Jasper Township	Perspectives 2020	Greene County FLU Plan	2001-2020
Ross Township	Perspectives 2020	Greene County FLU Plan	2001-2020
Silvercreek Township	Perspectives 2020	Greene County FLU Plan	2001-2020
Spring Valley	Perspectives 2020	Greene County FLU Plan	2001-2020
Spring Valley Township	Perspectives 2020	Greene County FLU Plan	2001-2020
Sugarcreek Twp	Long-Range Land Use Plan	Land Use Plan	2013-2033
Sugarcreek Township	Local Schools Strategic Plan	School District Plan	2018
Xenia	X Plan	Comprehensive Plan	2013
Xenia Township	Perspectives 2020	Greene County FLU Plan	2001-2020
Yellow Springs	Village Comprehensive Land Use Plan	Land Use Plan	2010
Yellow Springs	Strategic Plan	School District Plan	2011
Wright State University	Strategic Plan	University Plan	2018-2025
Cedarville University	Master Plan	University Plan	2019-2029
Wilberforce University	Strategic Plan	University Plan	2017-2020
Central State University	Strategic Plan	University Plan	2014-2020

Figure 2: Inventory of plans reviewed for the EPA

Of the available plans, some were not applicable to this project. None of the school district plans included any land use or facilities plans. Additionally, the Beavercreek Land Use plan was descriptive and did not contain goals or implementation strategies. Likewise, the Central State University strategic plan did not include any information on facilities or land use plans.

Once relevant plans were gathered, they were reviewed for common themes, visions, goals, objectives, and implementation strategies relevant to the Regional Planning and Coordinating Commission's (RPCC) comprehensive planning priorities.² An inventory of the visions, goals, and objectives are included in **Appendix A**.

Following the review, a set of common themes became apparent. It is worth noting that the project team reviewed the existing plans based on RPCC's comprehensive planning priorities, and not all of these topics will be relevant or covered as part of the Perspectives 2040 Future Land Use Plan Update. Likewise, some of the common themes may be included in multiple categories. The common goals and visions are detailed in **Figure 3**.

These themes were not surprising given their ubiquitous nature in plans. However, one area that is potentially unique to Greene County is the cross-jurisdictional desire to protect rural and agricultural land from encroaching development. This is particularly interesting given that Greene County, unlike some adjacent counties, has grown and is expected to continue growing. While the county is growing, the communities recognize the natural and agricultural assets that are present and have made efforts to preserve these amenities. Additionally, many jurisdictions in Greene County have historic downtowns. These jurisdictions have expressed interest through their plans in marketing their downtowns as destinations through enhanced downtown economic revitalization and historic structure preservation. By focusing development on already existing downtown cores, this allows for greater opportunity to preserve rural and agricultural land.



Figure 3: Existing Plan Audit Common Goals and Visions

² The planning priorities are future land use, farmland preservation, economic development, housing, environment, thoroughfare plan, complete streets, active transportation, and healthy communities. For the purpose of this document, thoroughfare plan, complete streets, active transportation, and master trails plan have been combined into a general transportation category. Perspectives 2040 is focused on future land use and farmland preservation elements.

Summary of the Steering Committee Goals & Priorities Workshop

The Steering Committee Goals and Priorities Workshop was held on August 4, 2020 and was conducted through video conferencing to comply with the COVID-19 health and safety recommendations (see **Figure 4**). The purpose of this meeting was to provide the Steering Committee with an overview of the twelve preliminary goals, to discuss and refine the preliminary goals, and to prioritize the goals for advancement to the public.

The insights gained through the existing plan audit, Steering Committee exercise conducted in Step 2, and public input collected in Step 2 served as a foundation for a set of preliminary goals for review and consideration by the Steering Committee. To insure an efficient and productive workshop, a pre-meeting survey was sent to Steering Committee members to gauge which goals had consensus and which items needed work. The results of the survey were used to facilitate and guide the discussion during the meeting. **Figure 5** shows how the preliminary goals were revised as a result of the discussion during the workshop (revised goals are italicized). As the table shows, there were relatively few revisions requested by the Steering Committee.



Figure 4: Goals and Priorities Video Conference Workshop

Goal Statement <u>Before</u> Workshop	Goal Statement <u>After</u> Workshop
Manage the pace of development	<i>Focus on strategically balanced land development</i>
Protect farmland	Protect farmland
Preserve natural resources	Preserve natural resources
Revitalize existing communities	Revitalize existing communities
Diversify the local economy	<i>Expand and diversify the local economy</i>
Create healthy communities	Create healthy communities
Foster safe communities	Foster safe communities
Enhance quality of life	Enhance quality of life
Improve infrastructure	Improve infrastructure
Coordinate among communities	<i>Promote countywide coordination</i>
Provide diverse places	Provide diverse places
Create quality places	Create quality places

Figure 5: Preliminary Goals

Please Rank the Preliminary Goals

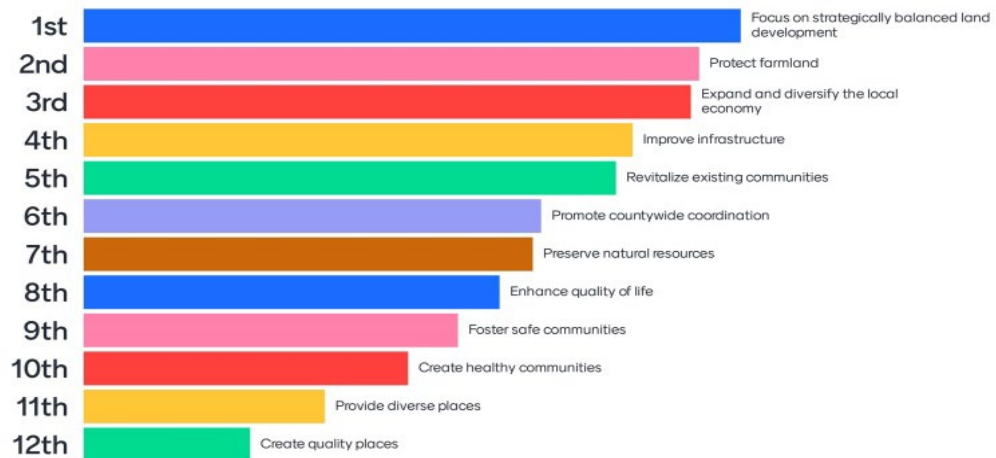


Figure 6: Steering Committee Prioritization Results

Following the goals discussion, Steering Committee members were asked to prioritize the preliminary with the understanding that the top eight items would be advanced to the public for their review and comment. **Figure 6** shows the outcome of the Steering Committee's ranking. The following goals were advanced to the public to weigh in on:

- Focus on strategically balanced land development
- Protect farmland
- Expand and diversify the local economy
- Improve infrastructure
- Revitalize existing communities
- Promote countywide coordination
- Preserve natural resources
- Enhance quality of life

A detailed summary of the Steering Committee Goals & Priorities Workshop can be found in **Appendix B**.

Summary of the Community Input Opportunities

The community's role in the goal development process was twofold. First, community input received

Perspectives 2040 - Greene County Future Land Use Plan Update

Goals and Priorities

Goals will play an important role in shaping Perspectives 2040's recommendations. The Project Steering Committee identified the following goals as the highest priority items.



Now we want to hear your thoughts!
Which ideas are most important to you?

To take our survey, use the camera on your phone to scan this image.

Paper copies are available for individuals without access to a smart phone.



For additional information, please visit www.co.greene.oh.us/1659/Perspectives-2040 or contact us at perspectives2040@co.greene.oh.us or 937-562-7480.

through surveying conducted in Step 2 was used to inform the development of the preliminary goals. Second, the community was asked to help confirm the Steering Committee's prioritized goals by ranking them and providing additional feedback. The community was invited to provide feedback through a survey that was available on the project website. Additionally, the plan's goals and priorities were a focal point of the community pop-up events discussed in Step 2. **Figure 7** features the goals and priorities poster that was used during the pop-up events. After reviewing the poster, community members could scan the QR Code to access a survey. Print surveys were also available for individuals without access to a smartphone.

The general public was asked to rank the goals in order of importance to them, to provide comments on the goals, and to provide what they envisioned for the future of Greene County. **Figure 8** shows the results of the public's ranking of the goals.

For additional information on the community input collected in this step, see **Appendix C**.

Figure 7: Goals Poster

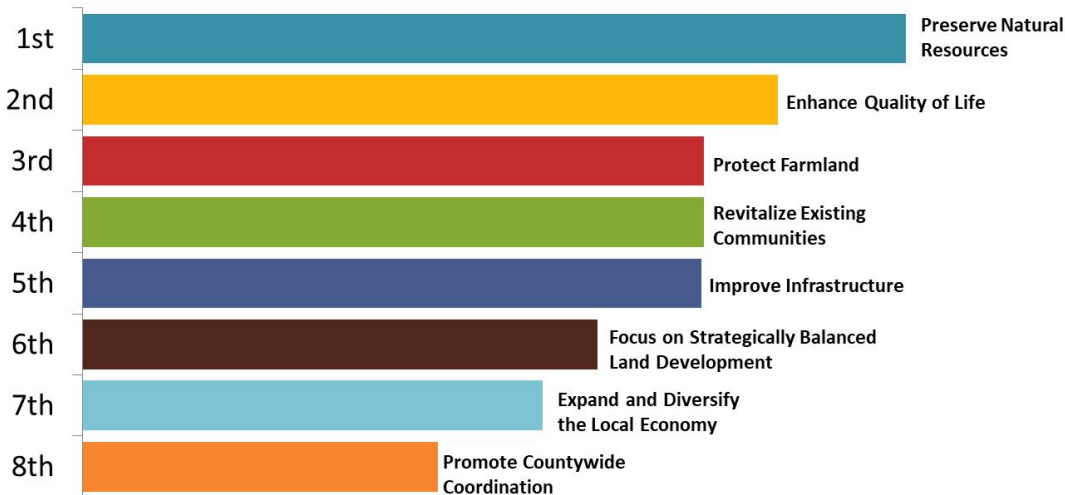


Figure 8: Public Ranking of Goals

Summary of Steering Committee Goal Approval

The final activity in the goal development process was to have the Steering Committee approve a set of goals to build the Perspectives 2040 plan around. **Figure 9** shows an informational poster that was used to brief Steering Committee members on the outcomes of the each stage of the goal development process.

Given the difference in the results between how the Steering Committee prioritized the goals and how the public did, the Steering Committee was provided with a set of alternatives to choose from for the plan's official goals. It is worth noting that all of the goals developed through this process are important and valuable concepts; however, in order to focus the document the number of official goals was limited to six. The other concepts identified in the preliminary goals will be incorporated in other elements of the plan.



Figure 9: Goal Development Poster

Steering Committee members were presented with three alternatives for the plan's goals. The first option focused on the top items that came from the Steering Committee's prioritization workshop. The second option included the top items from the community input. Lastly, the third option was a blend of both the Steering Committee and communities priorities. Each Steering Committee member was given a sticky dot and asked to place it on which alternative they preferred. **Figure 10** shows the results of the sticky dot voting exercise.

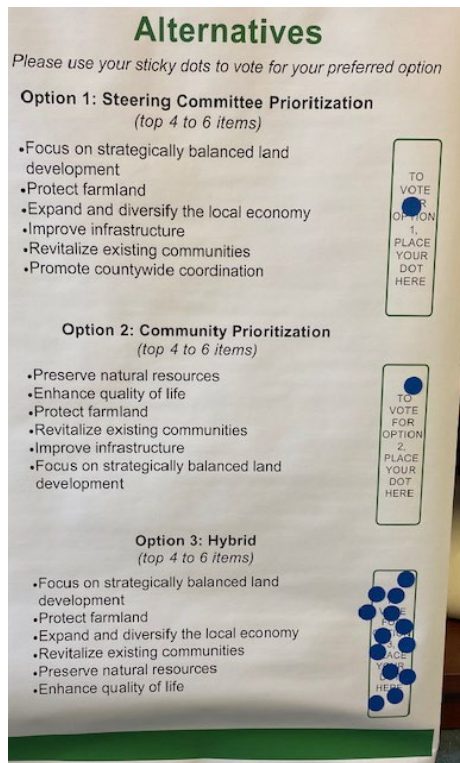


Figure 10: Steering Committee Votes

Overwhelming, Steering Committee members selected Option 3, which was a hybrid of priorities from the Steering Committee and the public. The plan's goals will be (in no particular order):

- Focus on strategically balanced land development
- Protect farmland
- Expand and diversify the local economy
- Revitalize existing communities
- Preserve natural resources
- Enhance quality of life

Next Steps

The next step of the Perspectives 2040 project will be to develop place-based strategies that respond to the plan's goals and priorities. The place-based strategies will included the development of character zones, locations for character zones will be identified, and implementation strategies will be collected.

Appendix A

Existing Plan Audit Inventory: Visions, Goals, and Objectives

Greene County Existing Plans Audit

Inventory of Goals, Visions, and Objectives

Goals, Visions, and Objectives

Future Land Use

1. Managed Pace of Development

- a. *Greene County FLUP*: Control sprawl and its negative effects.
- b. *Greene County FLUP*: Promote compact urban development within the identified urban service boundaries.
- c. *Greene County FPP*: Encourage and promote the majority of anticipated future population growth within the established Urban Service Boundaries of Greene County.
- d. *Sugarcreek Twp*: Manage the pace and quality of future development within the township in accord with the goals of the plan.

2. Minimal Development of Rural Spaces

- a. *Greene County FLUP*: Encourage the growth and revitalization of existing urban areas within the county before allowing urban type development within the rural areas of the county.
- b. *Greene County FLUP*: Recognize the essential importance of a sound agricultural community to Greene County and to promote sound land use practices which offer protection from unnecessary encroachment.
- c. *Greene County FLUP*: Establish a set of zoning and subdivision standards which will effectively protect prime agricultural land from premature and unnecessary encroachment.
- d. *Greene County FPP*: Direct development to non-agriculture areas of the county.
- e. *Miami Twp*: Preserve the township's rural feel for future generations through the management of growth and development.
- f. *Sugarcreek Twp*: Retain the rural character of the township.
- g. *Yellow Springs*: New development shall be encouraged within the Village through infill and greater density and it shall not be considered outside the Urban Service Area.

3. Urban Form and Community Aesthetic

- a. *Bellbrook*: Develop a community identity through branding, gateways, and wayfinding.
- b. *Fairborn*: Create a signature public space that will serve as an organizing element for future redevelopment in the [downtown] area.
- c. *Fairborn*: Enhance the image of downtown Fairborn.

4. Historic Preservation

- a. *Bellbrook*: Focus on historic preservation.
- b. *Xenia*: Leverage Downtown's Historic Assets.

5. General Land Use

- a. *Greene County FLUP*: Establish and maintain urban service boundaries.
- b. *Greene County FLUP*: Protect the integrity and revitalize the livability of existing urban areas of the county.
- c. *Greene County FLUP*: Use wise land management practices in the urban service boundaries.

- d. *Greene County FLUP*: Strike a balance between a land use pattern that promotes a high level of public health, safety, welfare, comfort, and conveniences, and supports adequate levels of public services and facilities, while increasing or maintaining environmental quality for existing and future residents of Greene County.
- e. *Greene County FLUP*: Foster a relationship between transportation, utility services and land use that aims toward encouraging development patterns that can be served in a cost effective, swift, efficient, and environmentally beneficial manner.
- f. *Greene County FLUP*: Encourage the development of vacant and under-utilized land within existing urban and suburban areas that are presently served by streets, water, sanitary sewer, and other public services.
- g. *Greene County FLUP*: Provide efficient and cost effective infrastructure to support growth in the designated urban service boundaries.
- h. *Greene County FLUP*: Identify policies for utility extension that provide proper and efficient spatial relationships for all land uses.
- i. *Greene County FLUP*: All utility purveyors/communities should have a definite policy for determining the method by which service extensions are made. The policy should be a clear-cut process by which services can be extended.
- j. *Bellbrook*: Improve our infrastructure such as streets, storm drains, and sidewalks whenever possible and create a plan for maintaining our infrastructure in the future.
- k. *Bellbrook*: Implement infrastructure improvements to downtown.
- l. *Fairborn*: Promote new neighborhood and corridor improvements to employees, families, and visitors of Wright Patterson Air Force Base (WPAFB).
- m. *Fairborn*: Promote redevelopment in and around the Five Points and Kauffman Ave commercial areas.
- n. *Fairborn*: Foster university-community collaboration.
- o. *Fairborn*: Promote a mix of uses near the I-675 interchange and corridor [in the East District].
- p. *Fairborn*: Integrate new public and semi-public uses into the overall focus area framework with the goal of creating a unique campus in a neighborhood setting [in the East District].
- q. *Fairborn*: Support the development of new income generating uses [in the East District].
- r. *Miami Twp*: Maintain and enhance quality of life and be fundamentally fair to all our citizens while respecting their individual rights.
- s. *Miami Twp*: Promote manageable, sustainable use of all areas of Miami Township recognizing the cooperative relationship between and among land uses.
- t. *Miami Twp*: Strike a balance between a land use pattern that promotes a high level of public health, safety, welfare, comfort, and convenience as well as supporting adequate levels of public services and facilities, and increasing or maintaining the township's natural characteristics.
- u. *Miami Twp*: Identify, preserve and expand the physical, social, economic, and aesthetic qualities that contribute to the desirable and unique character of Miami Township.

- v. *Miami Twp*: Foster a relationship between transportation, utility services and land use that aims toward encouraging development patterns that can be served in a cost effective, swift, efficient, and environmentally beneficial manner.
- w. *Miami Twp*: Improve the quality of essential public service and develop a wide range of community facilities located in a manner best suited to the well-being of existing and future residents of Miami Township.
- x. *Miami Twp*: Provide areas of transition between the villages and rural areas of the township.
- y. *Sugarcreek Twp*: Protect key assets within the township.
- z. *Sugarcreek Twp*: Provide criteria and guidance for the future infrastructure development.
- aa. *Sugarcreek Twp*: Protect the geographic boundaries of the township.
- bb. *Xenia*: Maintain and Improve Quality of Existing City Infrastructure and Services.
- cc. *Xenia*: Preserve Land for Long-Term Economic Growth.
- dd. *Xenia*: Reposition Older Business Parks.
- ee. *Xenia*: Create Vibrant Downtown-Adjacent Neighborhoods.
- ff. *Xenia*: Redevelop Xenia Towne Square.
- gg. *Xenia*: Create a Welcoming and Comfortable Pedestrian Environment.
- hh. *Xenia*: Reposition Vacant Properties.
- ii. *Yellow Springs*: Make land use provisions and decisions that make possible the restoration, maintenance, and retention of a population, employment, and economic base that is capable of sustaining the community.
- jj. *Yellow Springs*: Support land use developments in which residents can live, walk, and bicycle to work, to learn, to shop, to worship, and to play.
- kk. *Yellow Springs*: Encourage collaborative land use development that honors both landowners' rights to a fair return on the value of their land, and the community's desire to determine how and where it wants to grow. The Comprehensive Plan should be the guideline used by policymakers when making decisions on land use and zoning matters.
- ll. *Yellow Springs*: Promote compatible mixed-use land use adjacencies that foster synergies (not disharmonies) among residential, commercial, retail, educational, and industrial uses.
- mm. *Wright State University*: Reimagine the infrastructure for student engagement and programming
- nn. *Cedarville University*: Upgrade existing and build new facilities for student use.
- oo. *Wilberforce University*: Build and maintain a physical plant and campus environment which supports innovative teaching and learning, safety, pride, and operational efficiency.

Goals, Visions, and Objectives

Farmland Preservation

1. General Agricultural Land Preservation

- a. *Greene County FLUP*: Identify the prime agricultural land within Greene County.
- b. *Greene County FLUP*: Distinguish between agricultural preservation and preserving rural character.
- c. *Greene County FPP*: Promote and protect agriculture as a primary use of land in rural Greene County.
- d. *Miami Twp*: Recognize the importance of viable agriculture and its positive contributions to Miami Township.
- e. *Miami Twp*: Promote sustainable land use practices which offer the agricultural community protection from unnecessary encroachment.
- f. *Miami Twp*: Protect current farmland, which is a limited natural resource, with special attention placed on preserving prime soils.
- g. *Miami Twp*: Promote responsible land use practices to help preserve active agriculture in the township.
- h. *Sugarcreek Twp*: Retain viable agriculture within the township.

Goals, Visions, and Objectives

Economic Development

1. Downtown development and business support

- a. *Greene County FLUP*: Encourage the creation of a coordinated set of commercial centers which are competitive within the region.
- b. *Bellbrook*: Reinvent and revitalize downtown by implementing policies that attract business and people making downtown a “destination” for everyone.
- c. *Bellbrook*: Connect neighborhoods to downtown and encourage active modes of travel.
- d. *Fairborn*: Create a signature public space that will serve as an organizing element for future redevelopment in the [downtown] area.
- e. *Fairborn*: Enhance the image of downtown Fairborn.
- f. *Fairborn*: Promote the [downtown] development of a mix of commercial uses, including retail stores, restaurants, and entertainment options.
- g. *Xenia*: Leverage Downtown’s Historic Assets.
- h. *Xenia*: Change Downtown’s Role.

2. Attract Jobs, Business, and Industry

- a. *Greene County FLUP*: To establish an attractive climate for industry through the provision of high quality education systems, attractive environmental surroundings, cultural and recreational opportunities, and high quality leadership.
- b. *Xenia*: Attract Additional Retail and Commercial Recreation Uses to Xenia.
- c. *Xenia*: Market Xenia to Attract Jobs and Industry.
- d. *Xenia*: Implement a Focused [Industry] Recruitment Effort.

3. General economic development

- a. *Greene County FLUP*: Expand and strengthen the economic base of Greene County and its various communities by optimum utilization of existing physical, social, and economic amenities while promoting a balanced economy that offers a variety of employment opportunities.
- b. *Greene County FLUP*: Identify the most appropriate locations for commercial development within the county.
- c. *Greene County FLUP*: Identify the most appropriate types of commercial land uses for various commercial areas.
- d. *Greene County FLUP*: Identify proper and efficient spatial relationships between commercial areas and other land uses.
- e. *Greene County FLUP*: Identify the most appropriate areas within the county for industrial development.
- f. *Greene County FLUP*: Identify the types of industry which are complementary to the physical, human, and economic resources of Greene County.
- g. *Greene County FLUP*: Encourage the expansion and improvement of existing industry within the county.
- h. *Greene County FLUP*: Reserve the most appropriate sites for industrial expansion within the county and prevent their encroachment by incompatible land uses.

- i. *Greene County FLUP*: Promote the establishment of well-planned industrial areas which possess proper and efficient spatial relationships to other land uses.
- j. *Bellbrook*: Develop a community identity through branding, gateways, and wayfinding.
- k. *Fairborn*: Enhance the Economic Competitiveness of the [University] District.
- l. *Fairborn*: Promote the overall quality, character, and brand of the [East] District.
- m. *Xenia*: Take a "Grow Your Own" Approach to Economic Development.
- n. *Xenia*: Turn City Government into a Business Advocacy Organization.
- o. *Xenia*: Foster Town and Gown and Healthy Community Partnerships.
- p. *Yellow Springs*: Promote new retail, commercial, and industrial development in areas in the community where these land uses already exist (are already zoned for), and/or to yet undeveloped areas within current Village borders. New development shall be encouraged within the Village through infill and greater density and it shall not be considered outside the Urban Service Area. The Village will work with the Township to balance controlled development with goals for preservation of the Jacoby Greenbelt.

Goals, Visions, and Objectives

Housing

1. Residential Neighborhood Protection

- a. *Greene County FLUP*: Protect the integrity and stability of existing residential areas from encroachment by incompatible land uses and identify the proper spatial relationship between various residential land uses.
- b. *Greene County FLUP*: Encourage renewal and stabilization activities in older neighborhoods where it is determined that residential uses are still appropriate.
- c. *Fairborn*: Promote the redevelopment and stabilization of existing neighborhoods.
- d. *Xenia*: Create and Maintain the Building Blocks for Successful Neighborhoods Citywide.
- e. *Xenia*: Sustain Vital Neighborhoods.
- f. *Xenia*: Stop Neighborhood Decline.
- g. *Xenia*: Restore Distressed Neighborhoods.

2. Urban Neighborhoods

- a. *Greene County FLUP*: Identify areas within the county which are appropriate for urban residential development within the defined urban growth areas.
- b. *Greene County FLUP*: Identify the appropriate density of urban residential development in relation to: surrounding adjacent densities and land uses; capability of existing and proposed utilities; capability of the existing/affected thoroughfares; consistency with community goals; adequacy of community services and the natural character of the site.
- c. *Fairborn*: Promote increased density and a mix of housing options in the downtown core.
- d. *Fairborn*: Promote the redevelopment and stabilization of existing downtown neighborhoods.

3. Rural Neighborhoods

- a. *Greene County FLUP*: Identify proper and efficient spatial relationships between rural residential developments and other land uses.
- b. *Greene County FLUP*: Preserve the rural character in Greene County.
- c. *Greene County FLUP*: Identify the appropriate density of rural residential development in relation to land capability, existing adjacent land uses, availability of public utilities and adherence to other development policies

4. Housing Options

- a. *Greene County FLUP*: Provide a sufficient diversity of decent, safe, and sanitary housing opportunities, variety of community activities, services, and a wide range of choices of lifestyles that will satisfy the various needs of existing and future residents of Greene County.
- b. *Greene County FLUP*: Provide a choice of housing types suitable to surrounding land uses.
- c. *Greene County FLUP*: Provide a diversity of residential building sites within the county.
- d. *Fairborn*: Promote a mix of housing types that meet current and projected market demand.

- e. *Fairborn*: Improve housing options for [WSU] students, faculty, and staff.
- f. *Miami Twp*: Provide a sufficient diversity of housing opportunities and a variety of community activities and services that will satisfy the various needs of existing and future residents of Miami Township.
- g. *Yellow Springs*: Make provisions for a range of housing opportunities, costs, and choices that provide safe, quality housing for current and potential residents of all income levels, paying particular attention to modest cost housing to ensure maintenance of income diversity in our town.

5. General Housing

- a. *Greene County FLUP*: Encourage the creation of unified neighborhoods throughout the community.
- b. *Bellbrook*: Maintain our high quality of life by enhancing our neighborhoods by adopting appropriate zoning, historic overlay, and property maintenance codes and include a variety of housing options where appropriate.
- c. *Miami Twp*: Provide for safe and adequate housing for present and future generations of residents of the township.
- d. *Yellow Springs*: Direct new residential development, should it occur, to areas either already served by existing infrastructure – water, sanitary sewer, electric, and streets – and/or to yet undeveloped areas within current Village borders where compatible land use adjacencies already exist. New development shall be encouraged within the Village through infill and greater density and it shall not be considered outside the Urban Service Area. The Village will work with the Township to balance controlled development with goals for preservation of the Jacoby Greenbelt.

Goals, Visions, and Objectives

Environment

1. Open Space

- a. *Greene County FLUP*: Utilizing the Geographic Information System, identify areas of the county most appropriate for recreation and open space uses.
- b. *Greene County FLUP*: Identify effective implementation measures to acquire and reserve sites well in advance of, as well as after, development.
- c. *Greene County FLUP*: Promote the reservation and acquisition of land particularly adapted to recreational and open space development.
- d. *Greene County FLUP*: Provide an open space and recreation system which recognizes the potential of flood plains, historical areas, scenic rivers, tree cover, and unique natural physical features.
- e. *Fairborn*: Improve existing park network and connections between residences and parks.
- f. *Fairborn*: Promote the protection and preservation of open space to create a signature greenway through the [East District] area.
- g. *Fairborn*: Promote sustainable development Practices in the Conservation Sub-District [in the East District].
- h. *Fairborn*: Provide educational opportunities that showcase the unique features of the Conservation Sub-District [in the East District], both constructed and preserved.
- i. *Miami Twp*: Preserve the open space character of the township for future generations to enjoy.
- j. *Sugarcreek Twp*: Provide viable and continuing strategies for preserving open space.
- k. *Xenia*: Create an Inter-Connected Network of Greenspace.
- l. *Xenia*: Enhance Our Park System.
- m. *Yellow Springs*: Preserve open space, naturally occurring topographic features and vegetation, critical environmental areas, and historic buildings and land uses.

2. Environmental Protection

- a. *Greene County FLUP*: Protect the rights of private property owners while assuring maintenance of the highest environmental quality for the benefit of all citizens.
- b. *Greene County FLUP*: Provide existing and future residents access to a diversity of desirable wildlife and vegetation species within the county.
- c. *Greene County FLUP*: Encourage sustainable development by meeting our present needs and aspirations without compromising the ability of future generations to meet theirs.
- d. *Greene County FLUP*: Promote the maintenance and establishment of a forested and non-forested buffer area in the Little Miami River corridor to protect its natural values and vistas.
- e. *Miami Twp*: Recognize the capability and limitation of Miami Township's physical resources to accommodate man's needs, identifying and protecting irreplaceable resources and the function they perform.
- f. *Miami Twp*: Wisely manage and protect the township's irreplaceable natural resources.

- g. *Miami Twp*: Protect existing prime farmland and environmentally sensitive land by encouraging land owners to apply for conservation easements.
- h. *Sugarcreek Twp*: Provide protection of important environmental resources.

3. Water (Watersheds, Floodplains, Water Bodies)

- a. *Greene County FLUP*: Provide for the protection, preservation, proper maintenance and use of water bodies and their floodplains in order to preserve the quality, clarity, and free flowing conditions of Greene County waters.
- b. *Greene County FLUP*: Protect the Little Miami River and the Little Miami River drainage basin's physical assets.
- c. *Greene County FLUP*: Protect the citizens of Greene County against flooding.
- d. *Greene County FLUP*: Identify and protect the floodplains physical assets.
- e. *Greene County FLUP*: Balance the rights of private property owners to use their land while assuring protection against flooding.
- f. *Greene County FLUP*: Minimize public and private property damage caused by flooding that creates additional burden to public services, public infrastructure and other utilities, and to the health and safety services.
- g. *Greene County FLUP*: Protect the natural floodwater storage capacity of Greene County's floodplains by restricting uses which are dangerous to health, safety, and property in times of or cause increases in flooding heights and velocities.
- h. *Greene County FLUP*: Protect watercourses, their tributaries, floodplains, and adjoining woodlands and wetlands for their values as water retention and water recharge areas.
- i. *Greene County FLUP*: Preserve and enhance the Little Miami River's natural presence and function to the maximum extent possible.
- j. *Greene County FLUP*: Minimize negative impacts to the natural riverine ecosystem.
- k. *Greene County FLUP*: Expand the public's awareness of the values of the Little Miami River corridor.
- l. *Greene County FLUP*: Preserve and enhance the corridor's values that support its designation as a State Protected River and as a component of the National Wild and Scenic Rivers System.
- m. *Greene County FLUP*: Identify the floodplains of Greene County.
- n. *Greene County FLUP*: Keep the floodplains free of non-compatible uses and retain compatible land uses, such as agriculture and open space.
- o. *Greene County FLUP*: Review and analyze current land use plans and development regulations for all incorporated and unincorporated areas of Greene County and recommend modifications where protection of the floodplain is not adequate.
- p. *Greene County FLUP*: Protect the essential aspects of the Little Miami River ecosystem, which are water quality, plant and wildlife communities, river flow, and the physical and functional integrity of the river's form, bed and banks.
- q. *Greene County FLUP*: Promote the use of wise land management practices in the Little Miami River corridor.
- r. *Greene County FLUP*: Preserve the free flowing character of the Little Miami River.

- s. *Greene County FLUP*: Increase public awareness and protect the sites of historic and archaeological significance within the Little Miami River corridor.
- t. *Greene County FLUP*: Identify and classify the wetlands of Greene County.
- u. *Greene County FLUP*: No net loss of wetlands.
- v. *Bellbrook*: Reduce the impacts of flooding through local floodplain management and watershed protection.

4. Mineral Assets

- a. *Greene County FLUP*: All development decisions should consider the conservation and wise use of mineral resources.
- b. *Greene County FLUP*: Protect mineral resources and ensure their availability to future generations.
- c. *Greene County FLUP*: Promote best use of productive and valuable sand, gravel and other mineral resources.
- d. *Greene County FLUP*: Minimize conflicts between the mining industry and other land uses.
- e. *Greene County FLUP*: Promote proper reclamation techniques to ensure future use of mined lands.
- f. *Greene County FLUP*: Promote recycling of mineral-based construction materials.
- g. *Greene County FLUP*: Establish a set of zoning standards which will effectively limit and protect mineral resource areas that are currently being mined in the County.

Goals, Visions, and Objectives

Transportation

1. Roadway and Corridor Improvements

- a. *Fairborn*: Create a strategic redevelopment strategy for the Broad St corridor in the downtown, between Xenia Drive and Dayton Drive.
- b. *Fairborn*: Create a strategic redevelopment strategy for the north end of Broad Street, between Xenia Drive and I-675.
- c. *Xenia*: Improve city entrances and corridors.

2. Active Transportation

- a. *Bellbrook*: Connect neighborhoods to downtown and encourage active modes of travel.
- b. *Xenia*: Create a community-oriented bike and pedestrian path system.

3. Transportation Options

- a. *Bellbrook*: Promote multi-modal solutions to better connect our neighborhoods to destinations.
- b. *Fairborn*: Promote multimodal transportation options for [WSU] students, faculty, and staff.
- c. *Miami Twp*: Creatively integrate non-motorized transportation facilities into Miami Township providing connectivity with well-defined multi-purpose trails.
- d. *Yellow Springs*: Promote a transportation infrastructure that supports safety, compatibility, and accessibility for pedestrian, bicycle, and motorized vehicles.

4. General Transportation

- a. *Greene County FLUP*: Foster a relationship between transportation, utility services and land use that aims toward encouraging development patterns that can be served in a cost effective, swift, efficient, and environmentally beneficial manner.
- b. *Sugarcreek Twp*: Manage transportation demands and conflicts.

Goals, Visions, and Objectives

Healthy Communities

1. Open Space

- a. *Greene County FLUP*: Utilizing the Geographic Information System, identify areas of the county most appropriate for recreation and open space uses.
- b. *Greene County FLUP*: Identify effective implementation measures to acquire and reserve sites well in advance of, as well as after, development.
- c. *Greene County FLUP*: Promote the reservation and acquisition of land particularly adapted to recreational and open space development.
- d. *Greene County FLUP*: Provide an open space and recreation system which recognizes the potential of flood plains, historical areas, scenic rivers, tree cover, and unique natural physical features.
- e. *Fairborn*: Improve existing park network and connections between residences and parks.
- f. *Fairborn*: Promote the protection and preservation of open space to create a signature greenway through the [East District] area.
- g. *Fairborn*: Promote sustainable development Practices in the Conservation Sub-District [in the East District].
- h. *Fairborn*: Provide educational opportunities that showcase the unique features of the Conservation Sub-District [in the East District], both constructed and preserved.
- i. *Sugarcreek Twp*: Provide viable and continuing strategies for preserving open space.
- j. *Xenia*: Create an Inter-Connected Network of Greenspace.
- k. *Xenia*: Enhance Our Park System.

2. Active Transportation

- a. *Bellbrook*: Connect neighborhoods to downtown and encourage active modes of travel.

3. Healthy Food

- a. *Bellbrook*: Foster local healthy food options.

4. General Healthy Communities

- a. *Bellbrook*: Promote the health of our community focusing on new bike paths, healthy local food options, and promoting community events such as 5k races and local fitness groups.
- b. *Bellbrook*: Support policies and programs that promote community health.
- c. *Bellbrook*: Promote active lifestyles.
- d. *Sugarcreek Twp*: Plan for recreation areas.
- e. *Xenia*: Develop a community recreation center.
- f. *Xenia*: Make Downtown the Bicycle Hub of the Midwest.

Appendix B

Steering Committee Goals & Priorities Workshop Summary

Steering Committee Goals & Priorities Workshop Summary

Meeting Date: Tuesday, August 4th, 2020

Time: 10:00 am – 12:00 pm

Location: Zoom Meeting - Virtual

Attendees: Cindy Folck, Natalie Johnson, Kathleen Riggs, Eric Henry, Amanda McKay, Karen Wintrow, Stephanie Goff, Brian Forschner, Brad Phillips, Carolyn Distafani, Krista Magaw, DeAndra Navratil, Devon Shoemaker, Martin Kim, Elizabeth Whitaker, Milo Simpson, Brian Martin

Meeting Content

- Meeting Agenda - **Attachment 1**
- PowerPoint Presentation - **Attachment 2**
- Prioritization Results - **Attachment 3**

Meeting Purpose: The three main purposes of this meeting were to:

- 1) Provide the Steering Committee with an overview of the 12 preliminary goals for Perspectives 2040
- 2) Facilitate a discussion about the preliminary goals
- 3) Prioritize the preliminary goals and advance items to the public for their review and comment

Meeting Summary: This meeting was held for members of the project Steering Committee. Members were welcomed as they logged into the virtual Zoom meeting space. Greene County RPCC opened with a brief overview of the meeting, and asked for action on an item regarding a vacant co-chair position on the Steering Committee. RPCC proposed that Mr. Eric Henry be appointed to fill the vacant co-chair position. The Steering Committee agreed to this change.

Next, MVRPC began the main presentation. The presentation touched on the goal development process, pre-meeting poll and its results, and additional information on the preliminary goals. A pre-meeting survey was sent out to the Steering Committee members to understand which goals had general consensus and which items needed more work. Based on the pre-meeting survey, of the twelve preliminary goals, five of the goals were selected for further review and discussion among the group. Topics ranged from the phrasing of the goal, to the meaning of the goal, to similarities between goals. The five goals discussed in detail, and the edits approved by the Steering Committee, are outlined below:

- Original Goal: “Manage the pace of development”
 - Revised Goal: “Focus on strategically balanced land development”
 - Notes: Discussion on this goal revolved around the wording being slightly misleading. Pace was discussed as not being an appropriate word for this goal. Some Steering Committee members believe that the current pace of development is an issue, while others believed pace of development is not something that should be managed. Manage was taken out due to its connotation. It was replaced with focus. Pace was also removed. Pace was replaced with “strategically balanced” to be a more encompassing phrase. Lastly, “land” was added to specify the type of development being focused on.
- Original Goal: “Coordinate among communities”
 - Revised Goal: “Promote countywide coordination”

- Notes: Conversation on this goal revolved around the vagueness of the wording, as well as the agreement that countywide coordination is a necessity to advance the county in a positive direction. Many revisions were offered by committee members, but ultimately “Promote countywide coordination” was chosen as clear and concise option.
- Original Goal: “Diversify the local economy”
 - Revised Goal: “Expand and diversify local economy”
 - Notes: The group discussed Greene County’s economic-base and its current diversity. Government and defense jobs associated with Wright Patterson Air Force Base, retail, and agriculture were mentioned as a few of largest driving factors in the economy of the county and that the county’s economy is relatively strong. Diversity was agreed to be an appropriate word for this goal and the word expand was added to accentuate the goal of growing the economy.
- Original Goal: “Provide diverse places”
 - Revised Goal: N/A
 - Notes: The project team provided additional context for this goal to help clarify what the intention of the goal was. The group noted that this goal was not necessary a unique concept and could easily be incorporated under one of the other goals. It was agreed that this goal will not be revised.
- Original Goal: “Create quality places”
 - Revised Goal: N/A
 - Notes: The project team provided additional context for this goal to help clarify what the intention of the goal was. The group noted that this goal was not necessary a unique concept and could easily be incorporated under one of the other goals. It was agreed that this goal will not be revised.

After the discussion, a short break was taken so that the project team could incorporate the changes noted above into the real-time polling activity. Following the break, MVRPC presented a poll to the Steering Committee. A test question was shown to the committee to acclimate them to the polling interface. After this, Steering Committee members were asked to rank all 12 goals from most important to least important. Once the poll was closed, a motion was passed to advance the top eight goals to the public for their review and comment. The four goals that were not passed to the next step were: foster safe communities, create healthy communities, provide diverse places, and create quality places.

The meeting concluded with RPCC providing additional information on the project’s community engagement efforts, including preparations for a series of “pop-up” events. The Steering Committee provided additional ideas for project outreach. The meeting concluded just before noon.

Meeting Outcomes/Next Steps: Valuable input was received from the Steering Committee during the workshop. This information will help shape not only the plan’s goals, but also its objectives and actions. During the workshop, several goals were revised and the preliminary goals were prioritized. The top eight goals will be advanced to the public for their review and comment. Following the comment period, the Steering Committee will be asked to finalize the goals of Perspectives 2040.

Steering Committee Workshop**August 4, 2020****10 am – 12 pm**Meeting will be held via Zoom: <https://zoom.us/j/98741516244>

To call in: +1 929 205 6099 | Meeting ID: 987 4151 6244

Agenda

1. Welcome.....Devon Shoemaker, RPCC
2. Goal Review.....Elizabeth Whitaker, MVRPC
3. Prioritization.....Elizabeth Whitaker, MVRPC
4. Next Steps.....DeAndra Navratil, RPCC

PERSPECTIVES 2040: GREENE COUNTY FUTURE LAND USE PLAN UPDATE

Steering Committee Goals
and Priorities Workshop
August 4, 2020



MIAMI VALLEY
Regional Planning Commission

BEFORE WE START

- Thank you for being here today – we appreciate your time and support!
- Thank you those that completed the pre-meeting activity
- A virtual workshop is not ideal, but we are going to do our best to make this work and use your time efficiently
- We are asking that we strive for consensus and abide by majority vote
- There will be some limitations, but we are taking steps to make sure we capture your feedback
- This will not be the last time you see the goals

GOALS & PRIORITIES WORKSHOP

- Today we will:
 - Review goal development process
 - Share results of pre-meeting survey
 - Identify and discuss goals for the plan through group discussion
 - Prioritize goals through real-time polling

- After today's workshop, we will:
 - Seek feedback from the public on the prioritized goals
 - Review and process public feedback
 - Present final goals for your approval

PERSPECTIVES 2020 GOALS

- The current plan, Perspectives 2020, has 12 complex goals. While they cover a lot of worthy topics and ideas, we think this plan would benefit from having fewer goals with a tighter focus.
- Perspectives 2040 will seek to streamline the plan's goals.

Perspectives 2020 Goals

1. Foster inter-jurisdictional coordination on development reviews and development related issues.
2. Provide a planning process that addresses land uses issues common to the various segments (Planning Partnership Areas/political jurisdictions) of Greene County so that all segments may function as integral parts of the county in managing physical change.
3. Promote manageable, sustainable, efficient and orderly use of all areas of the County that recognize the proper relationships between land uses.
4. Strike a balance between a land use pattern that promotes a high level of public health, safety, welfare, comfort, and conveniences, and supports adequate levels of public services and facilities, while increasing or maintaining environmental quality for existing and future residents of Greene County.
5. Recognize the importance of a viable agricultural community to Greene County and promote sound land use practices, which offer protection from unnecessary encroachment.
6. Identify, preserve, protect, and expand the physical, social, economic, and aesthetic qualities that contribute to the desirable and unique character of Greene County.
7. Provide a planning process that recognizes the capability and limitations of Greene County's physical resources to accommodate man's needs, and the necessity of identifying and protecting irreplaceable resources and the functions performed by them.
8. Provide a sufficient diversity of decent, safe, and sanitary housing opportunities, variety of community activities, services, and a wide range of choices of life styles that will satisfy the various needs of existing and future residents of Greene County.
9. Foster a relationship between transportation, utility services and land use that aims toward encouraging development patterns that can be served in a cost effective, swift, efficient, and environmentally beneficial manner.
10. Expand and strengthen the economic base of Greene County and its various communities by optimum utilization of existing physical, social, and economic amenities while promoting a balanced economy that offers a variety of employment opportunities.
11. Improve the quality of essential public services and develop of wide range of community facilities located in a manner best suited to the well being of all county residents.
12. Maintain and enhance our county's quality of life and to be fundamentally fair to all our citizens and to respect their individual rights.

GOALS, OBJECTIVES, AND ACTIONS – OH MY!

Perspectives 2040 will include goals, objectives, and actions. We are using the following definitions to differentiate between these terms.

Goal: Broad, major initiatives that need to be undertaken to address the vision

For now, consider high level concepts in a VERB + NOUN format

*We are
focusing on
goals for
this activity.*

Objective: Interim steps that address the goal; should be SMART*

SMART format : verb noting direction of change + area of change + target + degree of change + time frame

Action: Describes the approach to getting things accomplished, helps you determine how you will achieve your objectives through action

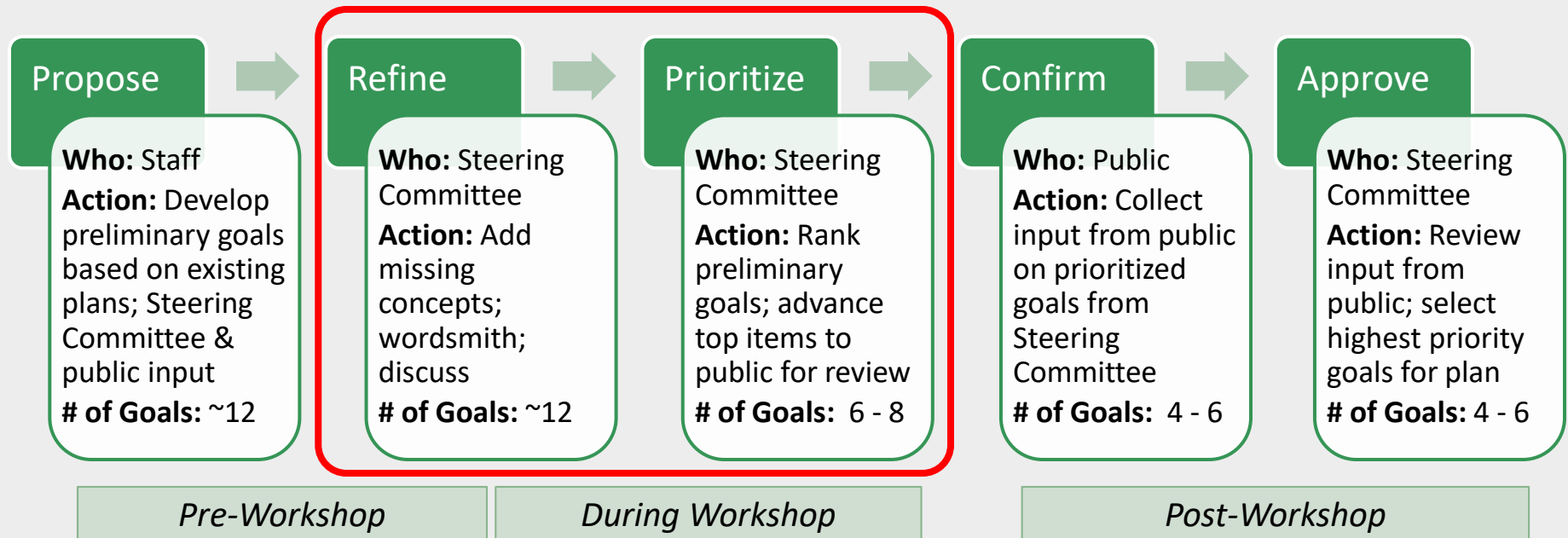
These will take shape in a what + who format

*SMART:

Specific
Measurable
Attainable
Relevant
Time-bound

PERSPECTIVES 2040 GOALS – HOW WE’LL GET THERE

Following a multi-step process, we’ll develop the goals for Perspectives 2040.



DEVELOPING THE PRELIMINARY GOALS

- The Project Team reviewed a range of source material to develop a set of preliminary goals for your consideration.
- Sources included:
 - Existing Community Plans
 - Steering Committee SWOT* results
 - Steering Committee word association results
 - Virtual Open House SWOT* results
 - Virtual Open House word association results
- The pre-meeting activity materials included additional information about these sources.

PERSPECTIVES 2040 PRELIMINARY GOALS

The following ideas reflect a **starting point** for the plan's goals. Today we will work to refine and prioritize these items.

Manage the
pace of
development

Protect
farmland

Preserve
natural
resources

Revitalize
existing
communities

Diversify the
local economy

Create healthy
communities

Foster safe
communities

Enhance
quality of life

Improve
infrastructure

Coordinate
among
communities

Provide
diverse places

Create quality
places


PRE-MEETING SURVEY RESULTS

We asked for initial impression of each goal in order to gage which goals had consensus and which items needed work.

Goal	Acceptable	Needs Revised	% Acceptable
Manage the pace of development	4	5	44%
Protect farmland	8	1	89%
Preserve natural resources	7	2	78%
Revitalize existing communities	8	1	89%
Diversify the local economy	6	3	67%
Create healthy communities	7	2	78%
Foster safe communities	7	2	78%
Enhance quality of life	8	1	89%
Improve infrastructure	7	2	78%
Coordinate among communities	5	4	56%
Provide diverse places	6	3	67%
Create quality places	6	3	67%

PRE-MEETING SURVEY RESULTS

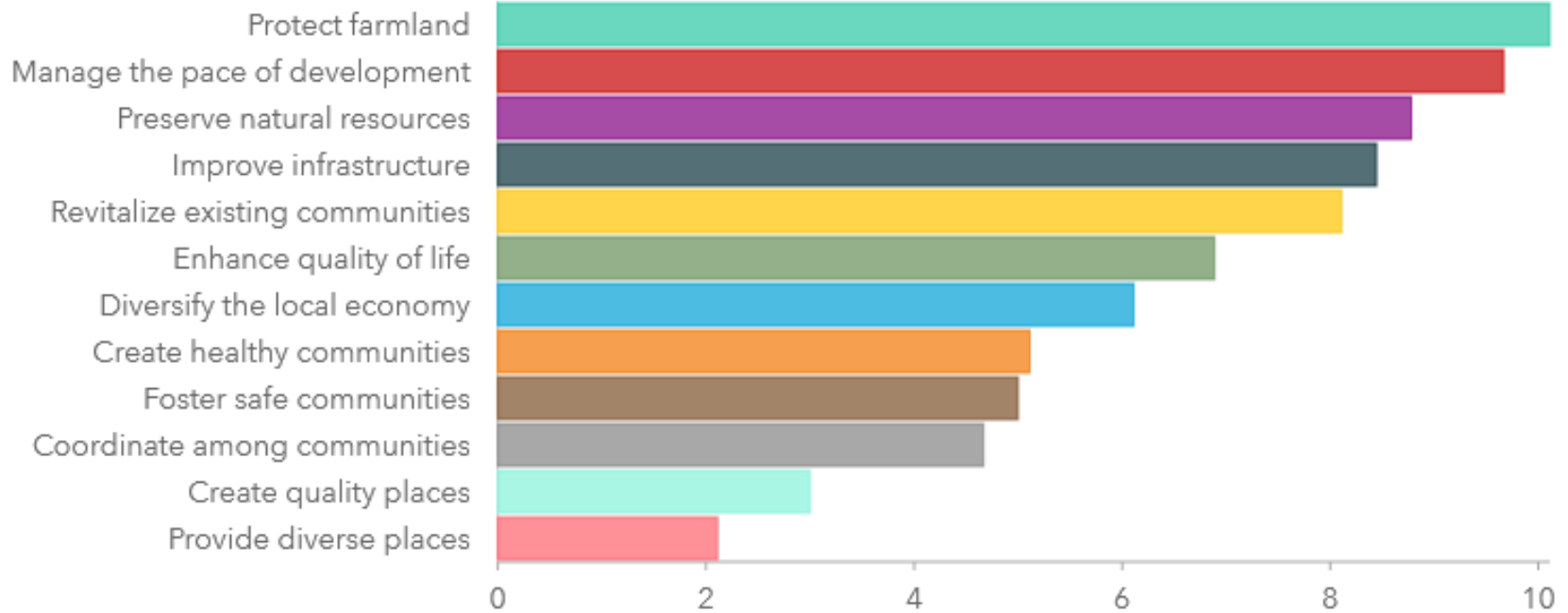
We asked if there were any broad concepts that were missing from the preliminary goals.



Attract industries/companies
into Greene County that will
create/provide jobs that pay
better than farm wages

PRE-MEETING SURVEY RESULTS

We asked users to rank the preliminary goals based on the information they had at the time.



GOAL REVIEW

Manage the
pace of
development

Protect
farmland

Preserve
natural
resources

Revitalize
existing
communities

Diversify the
local economy

Create healthy
communities

Foster safe
communities

Enhance
quality of life

Improve
infrastructure

Coordinate
among
communities

Provide
diverse places

Create quality
places

GOAL REVIEW

Manage the Pace of Development

- This goal was based on the idea that primary purpose of a future land use plan is to determine where and how land should be used.
- Source material showed support for:
 - balanced development
 - minimal development of rural spaces
 - preference for infill development

Control sprawl and its negative effects.
-Perspectives 2020

Manage the pace and quality of future development within the township...
-Sugarcreek Township Long-Range Land Use Plan

New development shall be encouraged within the Village through infill and greater density...
-Yellow Springs Village Comprehensive Plan

Preserve the township's rural feel for future generations through management of growth and development.
-Miami Township Comprehensive Plan

GOAL REVIEW

Coordinate Among Communities

- This goal was based on the idea of thinking beyond our traditional boundaries to:
 - address issues
 - work together for mutual benefit
 - share resources
 - promote cooperation
- Because so much of what makes Greene County a desirable place to live, work, and play are things that go beyond political boundaries.

Foster inter-jurisdictional coordination on development reviews and development related issues.

-Perspectives 2020

Identify, preserve, protect, and expand the physical, social, economic, social, economic, and aesthetic qualities that contribute to the desirable and unique character of Greene County.

-Perspectives 2020

GOAL REVIEW

Diversify the Local Economy

- This goal was based on the idea that while Greene County has a strong economy, it's not particularly diverse.
- Major sectors are centered on:
 - Government and defense
 - Retail, accommodation, and food service
 - Education services
- Source material indicated a desire to grow and diversify the economy by attracting jobs, business, and industry.

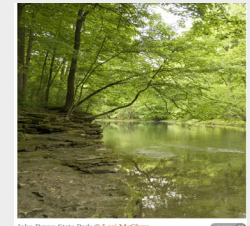
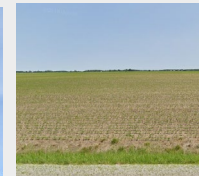
WPAFB is the largest single-site employer in Ohio and is a considerable asset. However, many of the county's best jobs are tied to the base. We have to acknowledge that BRAC processes are always a possibility.

Greene County is a retail destination for the Miami Valley which creates jobs and revenues. However, the jobs created by this type of industry are often low paying, and continual shifts to online retail present a risk.

GOAL REVIEW

Provide Diverse Places

- This goal was based on the idea that we should support the development of distinct and desirable areas to provide a range of places for people to live, work, and play in Greene County.
- Source material showed support for:
 - Distinct districts
 - Variety of housing options
 - Historic preservation
 - Community identity



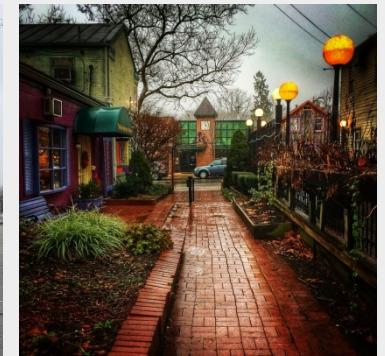
GOAL REVIEW

Create Quality Places

- This goal was based on the idea that not only do we want a range of places and experiences, but that we want those places to be of high quality.
- Source material included support for:
 - Urban form
 - Community aesthetic
 - Historic preservation
 - Community identity



Which do you prefer?



Where do you want to spend time?

DISCUSSION

- Other items for discussion related to the goals?

Manage the
pace of
development

Protect
farmland

Preserve
natural
resources

Revitalize
existing
communities

Diversify the
local economy

Create healthy
communities

Foster safe
communities

Enhance
quality of life

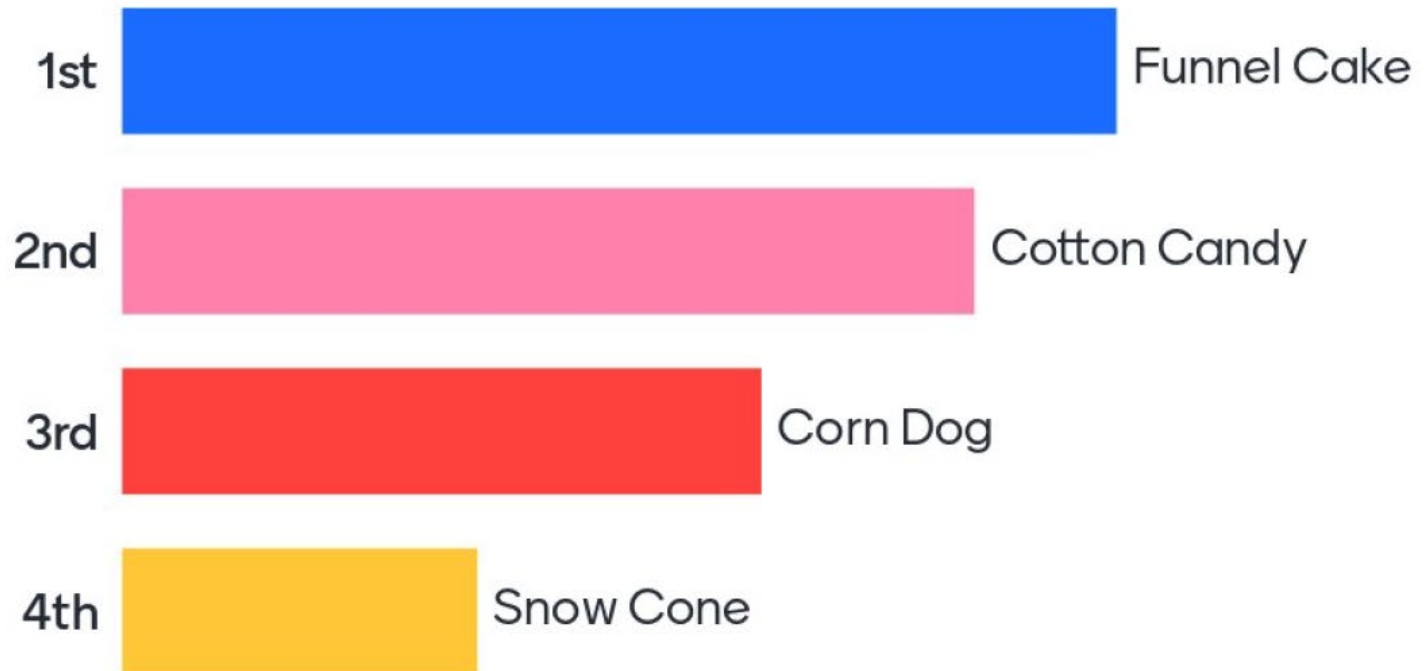
Improve
infrastructure

Coordinate
among
communities

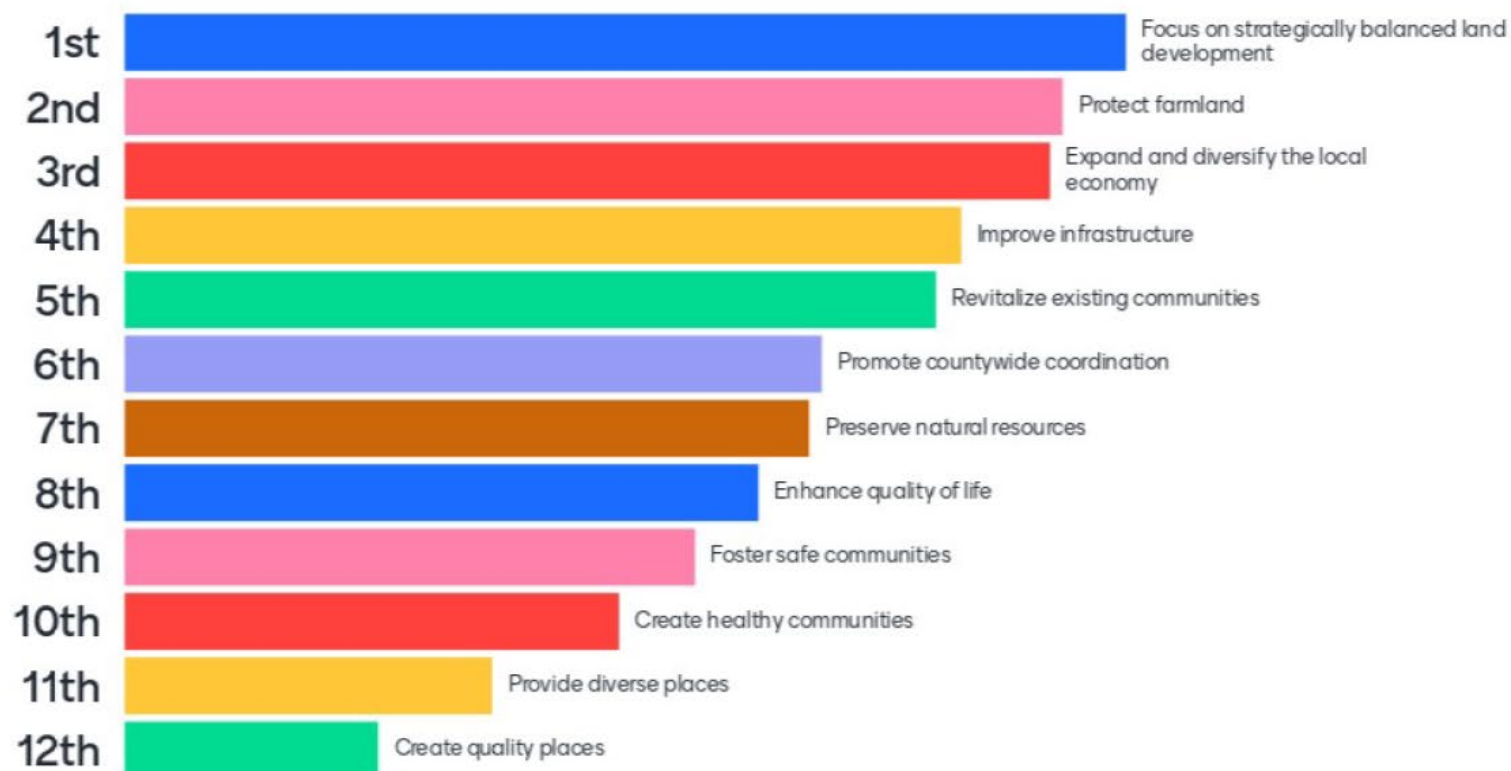
Provide
diverse places

Create quality
places

County Fair Foods - What's the Best?



Please Rank the Preliminary Goals



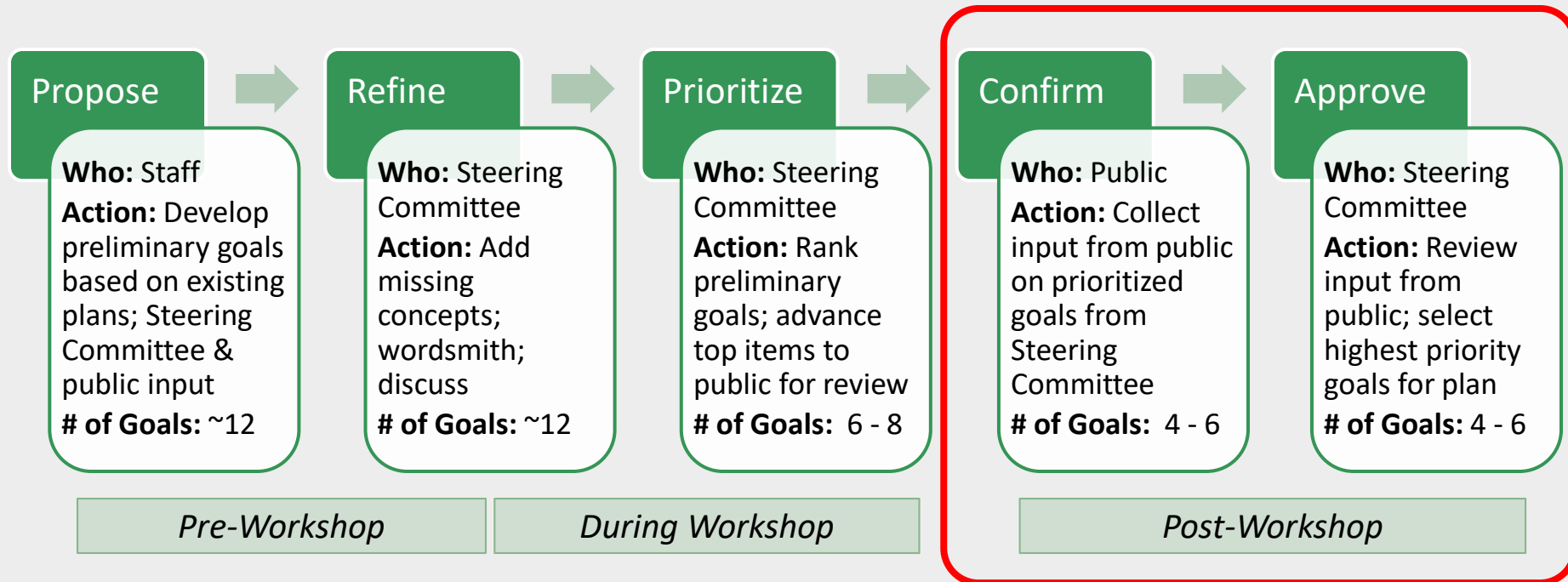
DISCUSSION

- Are there any comments or concerns regarding the outcomes of the prioritization?

ACTION ITEM

- Approve top eight goals for advancement to the public for review and comment.

NEXT STEPS



OTHER PROJECT UPDATES

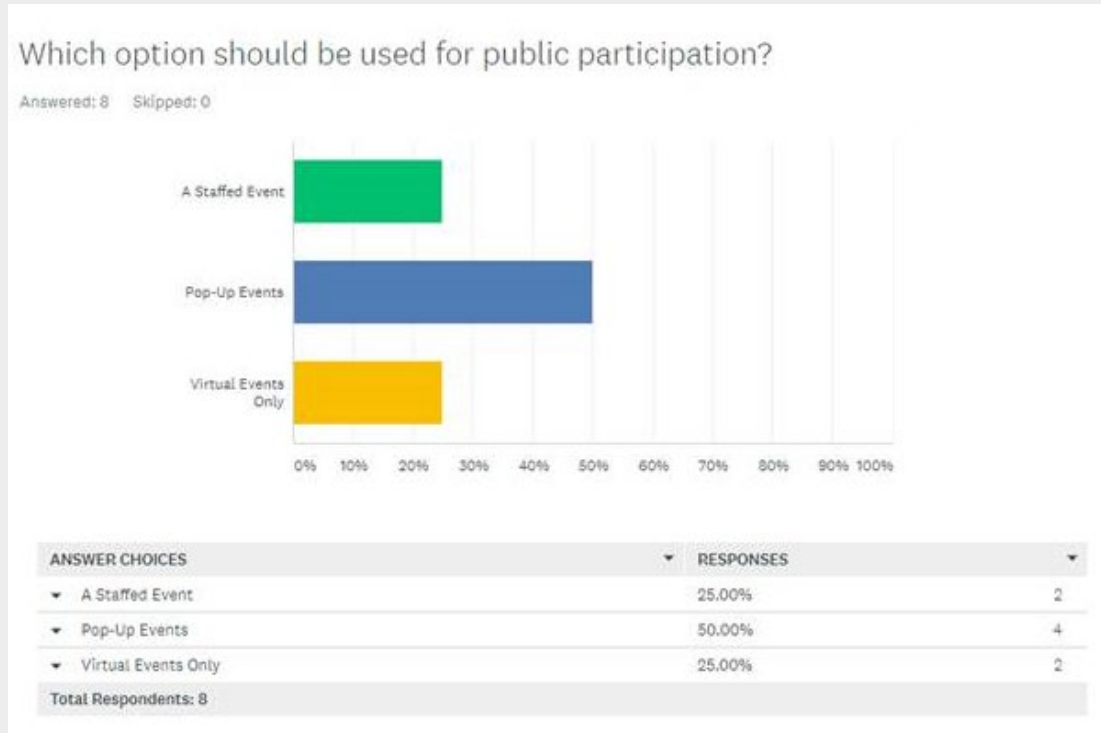
■ Public engagement updates

- Preference for “pop-up” events
- Support getting the word out

■ Preparing for pop-up events

- Coordinating with Master Trails Plan

■ Exploring options for virtual engagement opportunities



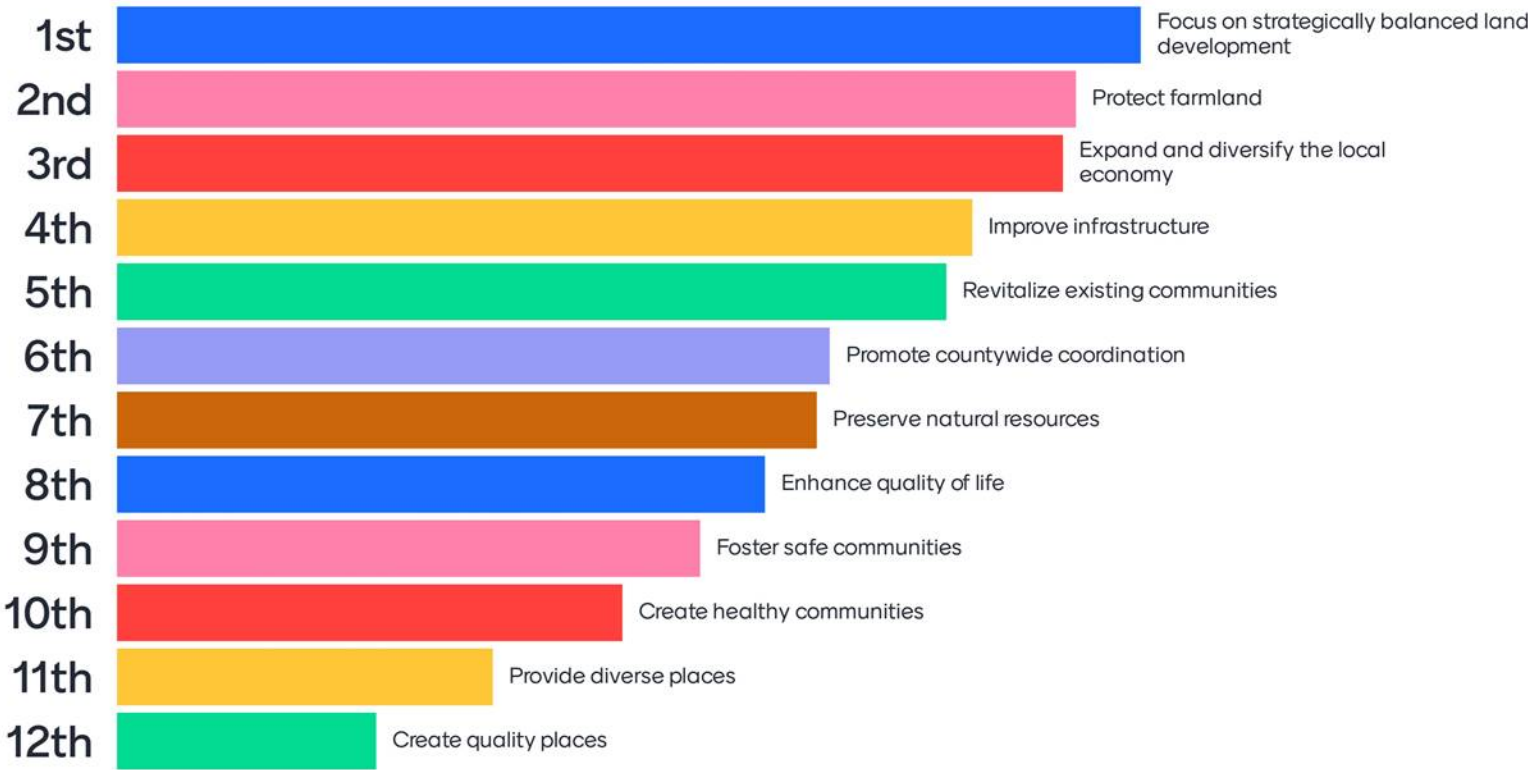
QUESTIONS?
THANK YOU!



Steering Committee Prioritization Results

Polling from August 4, 2020

Please Rank the Preliminary Goals



Appendix C

Community Input Summary

Goals Survey Summary

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

Location: Perspectives 2040 web page, paper surveys available at pop-up outreach events

Survey Purpose: The primary purposes of this survey were to:

- 1) Give the public with an opportunity to provide input on Perspectives 2040 Plan goals.
- 2) Collect feedback from the public for the Project Steering Committee to consider in the development of the plan's final goals.
- 3) Solicit new concepts and solicit what the public wants from Greene County in the future.

Survey Summary: This survey was open from August 21, 2020 until September 30, 2020. The survey recorded 52 responses. The survey included six questions – three related to the goals and three aimed to collect some demographic information. Survey responders were first asked to rank goals in order of importance in regards to Perspectives 2040. Once they ranked goals, they were prompted to fill out two open ended questions. The first open ended question asked “Are there any other concepts you would like to add to the goals?” while the second open ended question asked “What do you envision for the future of Greene County?” Following this, three demographic questions were asked. Those demographic questions included; relation to Greene County, age, and zip code.

The first prompt, asking to rank the eight goals in order of importance, was very insightful. By a fair margin, the public ranked “Preserve natural resources” as the most important goal for Perspectives 2040. 27% of responders ranked it as their highest priority goal, the most of any option. This was also the only goal to not be ranked last by any responder. On the opposite end of the poll, “Promote countywide coordination” was ranked the lowest, with 35% of responders ranked it as the lowest. In addition to the low ranking, it was the only goal to not be ranked first goal by anyone. Figure 1 shows the results of the goal ranking prompt. Note that the x-axis label represents the average score if each #1 rank = 8 points, #2 rank = 7 points, and so on.

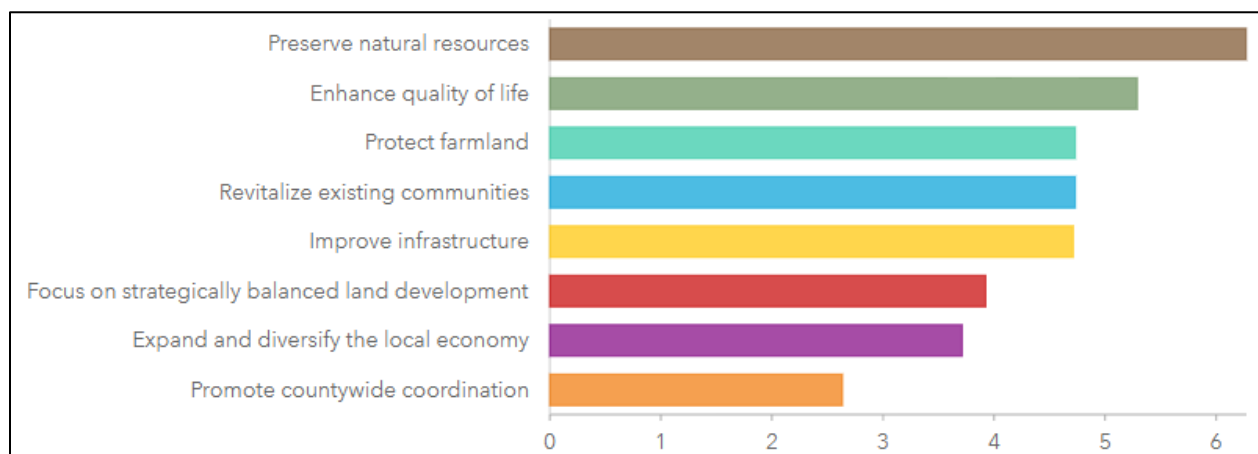


Figure 1 Goal Prioritization

The results of this prompt when compared to the Steering Committee's ranking are interesting. The Steering Committee and public ranking of goals were opposite of each other. Figure 2 compares the Steering Committee rankings to the public rankings.

Goal	Steering Committee Ranking	Community Ranking
Focus on Strategically Balanced Land Development	1	6
Protect Farmland	2	3
Expand and Diversify the Local Economy	3	7
Improve Infrastructure	4	5
Revitalize Existing Communities	5	4
Promote Countywide Coordination	6	8
Preserve Natural Resources	7	1
Enhance Quality of Life	8	2

Figure 2 Steering Committee Goal Prioritization vs. Public Goal Prioritization

There are a couple notable observations from this comparison. The top two rankings by the public, "Preserve natural resources" and "Enhance quality of life" were ranked the two least important by the Steering Committee. Some goals, such as "Revitalize existing communities," "Improve infrastructure," and "Protect farmland" were ranked very similarly between both the public and the Steering Committee.

The next prompt asked if there were any other concepts the responder would like to add to the existing list of goals. Figure 3 details the comments received for this prompt. Note that 32 responders skipped this prompt. These comments have not been edited. Please note that many of these responses are general comments and not new concepts for goals.

Are there any other concepts that you would like to add to the goals?
Focus on the broken window effect, create a more peaceful environment possible more rest areas good scenic views possible classical music in those areas
Pressure plates @ bike crossings, many people don't push buttons. bike lanes don't work when some people still use the road (Detroit St)
County self-reliance and sustainability
Protect non conventional farmland
Keep green spaces close to down town areas
Build a natatorium/ 50 m pool and develop more bike trails
Decrease segregation between economic classes and ethnic backgrounds. Stop migration of services to wealth white Beavercreek at the expense of the services to the rest of the county.
Keep more green space, more farmland especially for organic farms and agriculture,
Develop more outdoor recreational opportunities and enhance those we already have
Expand programs for urban gardening; Expand natural environment, not just preserve what's left.
Grow current resources such as WPAFB.
Please put in some community gardens for people to grow their own food. Stop with housing developments that strip our lands, crowd our schools and infrastructure, and make it hotter because trees are cut down.
Clean energy

Are there any other concepts that you would like to add to the goals?
Create more natural habitats for wildlife and more parks!
Bellbrook will never be a great community to visit until downtown is expanded somehow. One small grocery store and one small restaurant and two pizza places do not make a city. Need to come up with reasons to come to Bellbrook. there are none now.
Greater waterway access and improved river/lake/reservoir facilities
Keep public land public
1) Preserve natural areas like parks, nature reserves, campgrounds, etc. 2) create intercommunity collaboration spaces 3) Cross country bike paths and trails - possible Eagle Scout projects to construct and maintain
Pedestrian friendly communities & Eliminate bottlenecks in the roads (i.e. 35, factory, etc)

Figure 3 Additional Concepts

The final non-demographic question asked what the responder envisioned for Greene County's future. Figure 4 details the responses for this prompt. Note that 17 responders skipped this prompt. These comments have not been edited.

What do you envision for the future of Greene County?
- More/connecting trails - Preserve open/green spaces; less development of businesses and houses
Natural spaces, kids spaces, splash park areas
Mountain Bike Trails
Plenty of natural spaces exist (ie. the Narrows). There will be a massive shift of open land available when Farmland owners decide to sell to Developers in the coming decade. This land should be utilized in a way that provides economic benefit.
Pristine natural spaces
Recognition of growth of urban areas.
Natural spaces; more farms; more people growing crops to sustain themselves
Work needs to continue to revitalize traditional cities and villages, making them more self-sufficient and walkable; strengthen local farm-to-table system
Vibrant towns and not just urban sprawl
More clean energy projects
More equity, social & environmental justice
Preserved natural spaces; Preserve farmland and agriculture based businesses; Greenbelts; alternative energy; active small towns
Yellow Springs
Neat areas to relax in, maybe some cool dining options, etc.
The goals are poorly defined and are intertwined: not exclusive. The question is very poor and can not provide accurate balanced information. I
Revitalize Xenia and Fairborn..
Beavercreek
Create a master plan for the county balancing recreational, economic and service for our residents and link in with business and local organizations to leverage their strengths and assets
End reliance on foul smelling and toxic or extractive industry
Would like more natural places and vibrant towns
Focus on small, family owned business to support our communities
Family and community friendly gardens.
Keep it green. Less housing developments.

What do you envision for the future of Greene County?
Keep the county green; don't over develop; use existing structures; invest in existing communities
Parks, less housing developments overtaking land.
there is a beautiful park outside Bellbrook with lots of places for sports etc. Why not also make an area with picnic t add a skating rink during winter months so they can watch grand children skate.
Better connection of bike path between all towns; robust downtown areas
1) Improved bike/hike trail connectivity 2) Better/more access to waterways 3) Revitalized town squares 4) An outdoor amphitheater/arena for >2000 people 5) Greater service economy (work-from-home friendly professional businesses)
Greene Co is home to WPAFB and is a prime location to encourage new housing & commercial growth. It is also the best of both worlds with outstanding natural parks & trails. Controlled growth saving the "green" portions of the Co. would be ideal.
Public lands/ park & rec/ nature preserves
Continued preservation and improvement of natural spaces for recreation and outdoor activities
I would love for Greene County to have an abundance of natural spaces, parks and trails. TO be able to walk on a sidewalk to my in-laws home would be wonderful.
Protected farmland, maintained natural spaces, maintained trails/paths
-Love the green spaces - More bike trails connecting existing ones so I don't have to go on 42 or 72.

Figure 4 Ideas for Greene County's Future

The first demographic question asked the responder to identify their relationship to Greene County. There were four choices, and the results are shown in Figure 5.

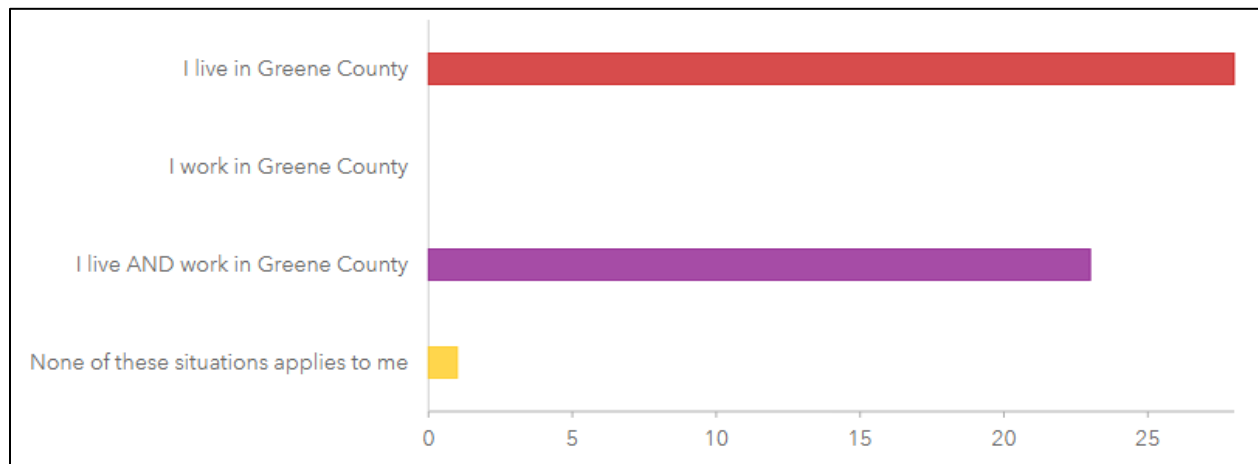


Figure 5 Survey User Relationship to Greene County

The second demographic prompt asked the responder which zip code they were from. In total, responses came from 11 unique zip codes, 10 of which were at least partially located in Greene County. Figure 6 features a map showing zip codes, and how many responses came from each zip code. Note that 2 responders did not answer this prompt.

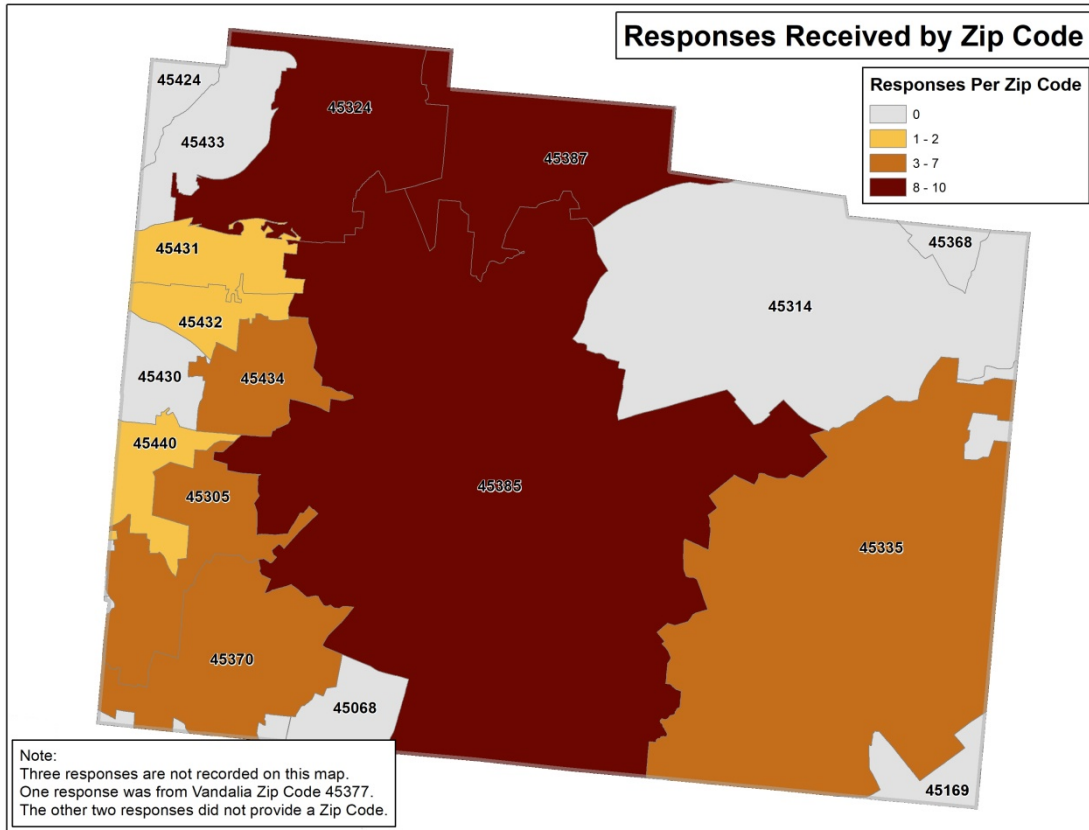


Figure 6 Survey User ZIP Code

The final demographic question asked the user to identify which age range best described them. Figure 7 shows the results of this prompt.

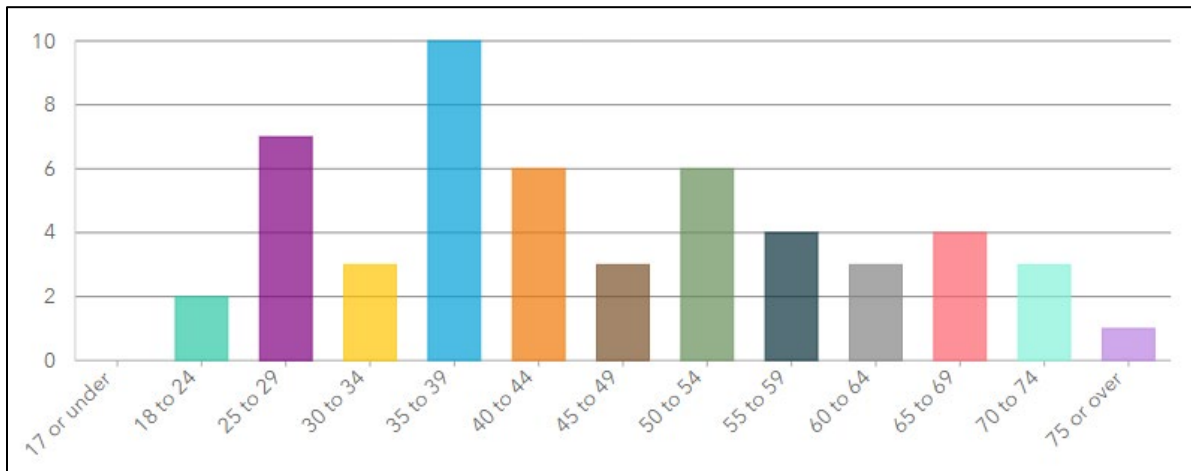


Figure 7 Survey User Age Range

Survey Outcomes/Next Steps: The survey's responses will prove valuable in narrowing down the goals for Perspectives 2040. Following review by the project team, the public ranking of the current goals will be presented to the Steering Committee for further discussion. Comments and ideas provided by the public in this survey will continue to be used to further develop Perspectives 2040.