



Community Plan

VOLUME 1: GENERAL ELEMENTS

CITY OF CENTERVILLE & WASHINGTON TOWNSHIP



STEERING COMMITTEE

Doug Cline, Co-Chair
Joyce Young, Co-Chair

Jane Beach
Ellen Beck
Ray Blatz
Richard Carr
Paul Clark
Brooks Compton
Bob Daley
Frank DePalma
Dove Douglas
Tom Downs
Harry Drain
Tom Dressman
Jim Durham
Steve Feverson
Carol Fischer
Pete Fishery
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Greg Horn
Gary Hull
Carol Kennard
Scott Liberman
Julia Maxton
Hatch O'Connor
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Dear Friends in Washington Township and Centerville,

It is our privilege as Co-Chairs of the "Create the Vision" Steering Committee to present the first Comprehensive Plan for Centerville and Washington Township.

Two years ago, Washington Township Trustees and Centerville City Council made an important decision about the future of our community. We saw the need for a comprehensive plan which would act as a guide for future decisions. We wanted this comprehensive plan to help us maintain and improve the outstanding quality of life that we all enjoy in Washington Township and Centerville.

We decided to jointly pursue an aggressive effort to actively plan for a future of excellence. We appointed a committee representative of the organizations and neighborhoods found in our community. The Committee named itself "Create the Vision," and with direction provided by community input and the help of our consultant, ACP, began the process of creating a comprehensive plan for Washington Township and Centerville.

The 34 outstanding and dedicated members of the Create the Vision Committee applied their many talents in regular (sometimes weekly) meetings where they designed a plan based on the ideas and hopes expressed by citizens throughout our community. Over the course of eighteen months, their collaborative efforts produced eight goals with related objectives and strategies dealing with all aspects of our future, from land use and development to educational services. In February 2004, they presented the completed Comprehensive Plan at a joint meeting of Centerville Council and Township Trustees.

Washington Township Trustees and Centerville City Council adopted the plan unanimously. They did so with the knowledge and conviction that adoption of the plan is only the first step toward achieving a bright future for our community. Therefore, we also appointed an Implementation Task Force, whose responsibility is to provide leadership to successfully accomplish the far reaching Create the Vision Plan.

On behalf of the Create the Vision Committee, it is our honor to present this plan to you. Thanks to the hard work and vision of the committee, we believe the plan will be an effective guide for an outstanding future for our community.

Sincerely,

Douglas C. Cline
Deputy Mayor, City of Centerville

Joyce C. Young
Washington Township Trustee

CO-CHAIRS, CREATE THE VISION STEERING COMMITTEE



Record of Adoption

On June 14, 2004, the City of Centerville and Washington Township adopted the Create the Vision Community Plan, at a joint meeting of Township Trustees and City Council.

RESOLUTION NO. 17-04
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER Douglas Clive ON THE 14th
DAY OF June, 2004.

**A RESOLUTION ADOPTING THE CREATE THE
VISION COMPREHENSIVE LONG RANGE MASTER
PLAN FOR THE CITY OF CENTERVILLE, OHIO.**

WHEREAS, the City of Centerville strives to preserve and enhance the unique high quality of life, community character and fiscal well-being offered to those who live or work in this community, and

WHEREAS, The Create the Vision Comprehensive Plan is founded upon preservation of the residential character of the Centerville-Washington Township Community, while encouraging the development of existing commercial areas as mixed-use centers, the economy, community facilities and services, infrastructure, housing for all age groups, transportation and community appearances, and


WHEREAS, The Create The Vision establishes key directives and policy foundation for the Centerville-Washington Township Community that provide a framework for policy and decision-making applicable to a broad range of community issues, and

WHEREAS, The Comprehensive Plan establishes recommendations to help guide development or redevelopment of nine key areas of the community, and

WHEREAS, This renewed vision creates the synergy and commitment to the prosperity of both the City of Centerville and Washington Township into the future.

NOW, THEREFORE, THE MUNICIPALITY OF CENTERVILLE HEREBY RESOLVES:

Section 1. That the Create The Vision Comprehensive Plan with the recommendation of the Planning Commission be and is hereby adopted.

<p>BOARD OF TRUSTEES Thomas L. Blair Lee E. Snyder James C. Young</p> <p>CLERK TREASURER Thomas J. Zisane</p> <p>LAW DIRECTOR Robert J. Surayk</p> <p>DEPARTMENT OF DEVELOPMENT SERVICES 937-438-0796</p> <p>DEPARTMENT OF PUBLIC WORKS 937-438-0151</p> <p>8180 McQueen Road Washington Township Branch Dayton, Ohio 45424-2027 Fax: 937-438-0742 www.washingtontwp.org</p>		<p>ADMINISTRATOR Gary W. Huff</p> <p>DEPUTY ADMINISTRATOR Thomas M. Tolson</p> <p>FINANCE DIRECTOR Michael A. Barlow</p> <p>FIRE CHIEF Kenneth C. Parks</p> <p>POLICE DIRECTOR Captain Pat Matheny</p> <p>RECREATION FACILITY DIRECTOR David L. Pace</p>
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June 14, 2004

Mrs. Young moved to adopt the Create the Vision Community Plan with the recommendations of the Washington Township Zoning Commission and the Visual Improvement Committee. Mr. Blair seconded the motion. The vote resulted in three ayes in favor of the motion.

printed on recycled paper

Acknowledgements

CITY OF CENTERVILLE COUNCIL

C. Mark Kingseed
Mayor

Douglas Cline
Brooks Compton
Paul Gresham
Susan Lienesch
James Singer
Robert Corbin

Sally Beals
Former Mayor
Roger Krass
Former Council Member

STAFF

Gregory Horn
City Manager

Steven Feverston
City Planner

Ryan Lee
Planner

Connie Cooper
Planning Secretary

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Development Economics
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The Townscape Institute

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*This report is **Volume 1** of the Community Plan. It contains recommendations for the nine plan elements. **Volume 2** includes a summary of recommendations for the Study Areas. **Volume 3** is the Existing Conditions report. These documents were prepared on behalf of the Create the Vision Steering Committee, a 34-member group appointed by City Council and Township Trustees to prepare the Community Plan.*

OUR COMMUNITY

CREATE THE VISION

1. Introduction

OUR FUTURE



1. Introduction

A. History

In September 2002, the City of Centerville and Washington Township initiated a process to create a joint community plan titled *Create the Vision: Our Community Our Future*. Even though there is considerable cooperation between the two governments, the joint community plan was an unprecedented effort. It is also noteworthy that there are very few examples in the State of Ohio of joint planning between municipalities and townships. In fact, there is typically a great deal of divisiveness in the typical city-township relationship—especially related to land use and development. Although joint planning seemed like an obvious approach for many residents, it took insightful leadership to organize such a process.

Both the City and Township have undertaken separate, comprehensive planning efforts in the past. These plans have been created and implemented by the City and Township on an individual level. However, through the development and implementation of *Create the Vision*, the Community will have a plan that addresses needs and aspirations across jurisdictional boundaries.

The planning process began when the City and Township officials appointed 34 people to a citizen-based *Create the Vision Steering Committee*. The Committee was created to reflect the diverse interests of the Community, including: citizens, business leaders, civic and neighborhood organizations, and elected and appointed leaders. The Committee was organized to guide the process, understand the issues, and make

recommendations contained in the plan.

Following the creation of the Committee, monthly meetings were facilitated by the lead-planning consultant, ACP – Visioning & Planning, Ltd. With support from the City’s Planning Division and the Township’s Development Services Department, the consultant team executed the work program. The existing conditions analysis, which formed an important foundation to the Community Plan, was the first major effort. The public involvement effort began in November 2002 and continued through adoption of the Plan. This process is summarized in Chapter 2, Executive Summary. The Community Plan was ultimately established through the cooperation of the City and Township, and participation and input from residents.

This unprecedented planning effort brought the City of Centerville and Washington Township together, provided opportunities to debate important issues, and resulted in an important, ambitious, and essential vision for the future of the Community.

The success of the Community Plan will be measured relative to tangible evidence of implementation. This challenge is in the hands of the residents and other Community stakeholders—especially the elected and appointed officials. Implementation of this Plan is the next bold step for the Community.

B. Organization of the Document

Following this Introduction is an Executive Summary that summarizes the planning process, describes the Plan’s goals, highlights key recommendations, and introduces implementation considerations. Chapters 3 through 10 address each element of the Community Plan. These elements include:

- Land Use
- Community Appearance
- Community Services
- Economic Development
- Education and Learning
- Parks and Recreation
- Transportation
- Utilities

Each element presents the goal, an overview of the element, key findings, and recommendations in the form of objectives and strategies.

Chapter 11 addresses Implementation. This chapter summarizes actions and strategies that must be accomplished in order to achieve the policies identified by the Community. It indicates the time frame in which the action and strategies should be implemented, as well as the key entities responsible for implementation. Chapter 12 is the Appendix, which contains the Glossary and Bibliography for the Plan.

There are two important documents referenced in this volume: Volume 2, Study Areas, and Volume 3, Existing Conditions. Volume 2 contains

more detailed land use recommendations for specific locations in the Community. Volume 3 contains detailed information on a range of topics including: demographics, land use, transportation, utilities, parks and recreation, fiscal conditions, housing competitiveness, office market and retail analysis.

OUR COMMUNITY

CREATE THE VISION

2. Executive Summary

OUR FUTURE



2. Executive Summary

A. Overview

The Community Plan is an official policy document for the City of Centerville and Washington Township and establishes a vast and comprehensive framework to guide decision-making.

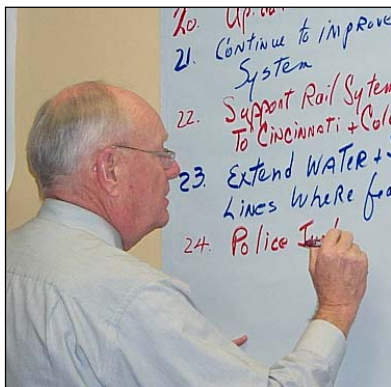
The planning process for the Community Plan was initiated by the City of Centerville and Washington Township with the goal of maintaining and enhancing the Community’s quality of life. The Community Plan is an effort to create a clear and consistent policy structure so that expectations for land use and public investments are clear to all interested parties.

This chapter summarizes the planning process, key direction, policy foundation, and implementation structure.

B. Process Summary

The first critical process task was the organization of a citizen steering committee to represent the broad interests of the Community in working through the process and crafting the recommendations. City Council and Township Trustees appointed 34 citizens that served on the *Create the Vision Steering Committee*. The Committee was charged with guiding the process and developing the recommendations of the Plan, and in 17 months of monthly Committee meetings, produced the first joint Community Plan for the City of Centerville and Washington Township.

The planning process had three major components: public participation, existing conditions analysis, and plan development.



The Steering Committee was committed to an open and inclusive planning process. They provided numerous opportunities to anyone who lived or worked in the City of Centerville and Washington Township to participate in the numerous public events. Two sub-committees were created—Publicity and Outreach—to focus on creating awareness and committees prepared numerous products to inform the Community about the process. This included flyers, newspaper advertisements, press releases, post cards, and television programs. Hundreds of residents, local leaders, businesses and other stakeholders generated ideas, transformed ideas into goals, and identified strategies to achieve those goals. Numerous public meetings were held to gather Community input throughout the planning process. These meetings are outlined below.

- **November 2002** – Five meetings were facilitated in the Community. Participants generated over 800 ideas for the future of the Community. These meetings included brainstorming ideas for the future and identifying “good places” and “bad places” using a map-based exercise.
- **February 2003** – Distinguished author Ronald Lee Fleming of The Townscape Institute gave a public lecture and led a discussion on the importance of “placemaking” to create “communities of place.”
- **April 2003** – The Community Choices workshop was facilitated to explore “where” and “how” the Community should grow and develop. Participants heard a presentation on the critical trends anticipated for the Community, and evaluated eight draft goal statements and 23 development concepts. The final activity was a small group discussion on the relatively priorities on where future development should be encouraged (redeveloped, infill and greenfield areas.)
- **May 2003** – Transportation expert Walter Kulash of Glattig-Jackson gave a public lecture and led a discussion on “livable traffic” and how communities can better balance the needs for vehicular traffic and pedestrians.
- **September 2003** – The Conceptual Land Use Plan was presented to the public. Participants evaluated the Conceptual Land Use Plan, including the 10 principle statements.
- **December 2003** – An open house was held to share draft objectives and strategies for the nine general elements of the Plan and recommendations for the Study Areas.

In addition to these meetings, the Steering Committee made two important presentations to the Community’s government leadership. In March 2003, a joint meeting of Township Trustees and City Council was convened. At this meeting, the Steering Committee presented the draft goals for each element of the Plan and provided a general progress update. In October 2003, a meeting of City and Township elected and appointed

officials was convened. The Steering Committee presented the Conceptual Land Use Plan, including the 10 principle statements. A general project progress report was also made to the group.

The second major component of the plan was conducting research on existing conditions on several topics: demographics, land use, transportation, utilities, parks and recreation, fiscal conditions, housing competitiveness, the office market and retail analysis. This research was presented to the Steering Committee over several months and helped create an understanding of important Community issues. This research was also shared with the public at various Community meetings. Volume 3, Existing Conditions is a compilation of research used in preparing the Plan.

The third component of the process was developing recommendations for the nine elements of the Plan and the Study Areas. The recommendations for the elements are compiled in this report, Volume 1, General Elements. These elements are the foundation of the Plan and provide the framework for how the Community will grow and serve the needs of residents, now and in the future. Volume 1 is expansive, and addresses Community needs and resources across a broad range of Community functions and guides long-term development.

The Study Area recommendations are compiled in Volume 2, Study Areas, and provide important recommendations for land use and development in nine critical areas of the Community

C. Key Direction for the Community

The Community Plan contains 51 objectives and 198 supporting strategies. The following points summarize the key direction for the Community to realize the vision inherent in the Plan. They are based on the public sentiment expressed throughout the process and the deliberations of the *Create the Vision Steering Committee*. It should be clear that these points represent an integrated approach to creating an enhanced Community.

- **Continue the cooperative spirit:** The process of creating this Plan is further demonstration of a high level of cooperation in the Community. This historic undertaking sets a strong agenda for continued collaboration between the City and Township, as well among the Centerville City School District, Centerville-Washington Park District, and Washington-Centerville Public Libraries.
- **Use land resources more efficiently:** Perhaps the most important topic discussed during the planning process was the recognition of limited land resources. The Community is 77 percent developed (86 percent for the City, 73 percent for the Township) and land consumption trends imply the Community could be fully developed in 20 to 35 years. The Plan emphasizes careful stewardship of land resources by recommending policies that give preference to redevelopment, then infill development, over greenfield

development. Increasing the intensity of uses in appropriate locations is also recommended.

- **Sustain high level of community services:** Residents of the Community enjoy a high level of community services from the City, Township, Centerville-Washington Park District, Centerville City School District, and Washington-Centerville Public Libraries. The Plan includes recommendations aimed at ensuring that these levels can be maintained—if not enhanced—in the years to come. The type and quality of services are critical to attracting residents and therefore maintaining strong property values.
- **Create a distinct physical environment:** To ensure the Community remains an attractive place to live, work and visit, greater emphasis is needed on creating a high-quality physical environment that is unique and influenced by local history and culture. The pattern and appearance of the Community’s built environment—especially the commercial areas—are very similar to other growing community’s in the southern part of the region, and much of the country for that matter. The Plan includes policy recommendations that encourage building and developing in a manner that would distinguish the Community’s commercial areas and residential neighborhoods. This approach would include greater emphasis on the pedestrian experience and integration of uses. It also means greater efforts to protect rural, open space qualities, especially in the southern part of the Community. This presents a significant challenge given growth pressure from the north, south and west, with the potential Austin Pike interchange. It also implies the need for creating improved tools to better manage the quality of the physical environment.
- **Anticipate changing demographics:** The recommendations for enhancing the physical environment are based in part on providing greater choices for residents. Local demographic trends highlight important changes that will impact demand and desirability for certain uses, products and lifestyles. Accommodating an increasing aging population and trying to be attractive to young professionals with families require distinct residential choices. The Community must anticipate changes but be careful to not overbuild for a demographic group that over time will move through the Community. Specifically, even though there is growing demand for senior housing, in 15 to 20 years it is unlikely there will be as strong of a market for enclaves of uniform housing product specifically designed for seniors. Another important trend mirroring national demographic trends is the increase in single person households. In 2000, 27 percent of households in the Community were occupied by one person. Anticipating demographic change suggests encouraging development that is adaptable to changes over time. Residential

Between 1990 and 2000, the Community experienced a 31 percent increase in residents 65 and older. During the same time, there was a 13 percent decrease in 25 to 34 year olds.

In 2000, single person households made up 27 percent of all households in the Community.

US Census Bureau

"If people are living in a single-person household, they don't normally want to be alone [if] for reasons of cost, career or personal preference, they move to the suburbs . . . the defining quality they are looking for is 'walkability'. They want a place where they don't have to get into the car to do everything. . . it's in the walking that they build a community. . . Planners will have to accommodate these new residents that crave settings like the new town centers. . ."

John McIlwain
Urban Land Institute in
American Demographics
November 2003

areas with strong neighborhood qualities provide such an alternative and the Plan recommends creating tools for creating these opportunities. It is worth noting that providing alternative choices does not imply major changes to the landscape (the Community is 77 percent developed), but in certain areas this could provide a desirable choice for residents, and if done well, could support the desire to create a physical environment that is distinct.

- **Sustain and enhance fiscal health:** Different land uses provide different economic returns to the Community. The Plan recommends development and land uses that would improve the Community's fiscal capacity. Specifically, the redevelopment strategies encourage greater intensity of land use in the existing commercial areas and emphasize more office development. The combination of greater intensity of land use and emphasis on high paying office jobs is an important way for the City, schools, libraries and parks to generate new revenue.
- **Be proactive on development priorities:** The market for priority uses is very competitive in the region. In order to achieve the type and quantity of desirable development described in the Plan, the Community will need to take initiative. This may mean providing incentives and/or making investments of infrastructure or land to facilitate meeting development objectives. City and Township leaders will continue to keep other public entities, such as the school district, apprised of development activities. The City has demonstrated a willingness to be proactive as can be seen in the recent redevelopment in the heart of downtown. The Township has also demonstrated a willingness to invest in land use priorities through acquisition of key parcels in the southern part of the Community for community use and open space. The investment strategy must be carefully measured against the anticipated benefit – fiscal and otherwise.

D. Policy Foundation of the Plan

The policy foundation of the Plan was shaped by an extensive community involvement and planning process. The Community Plan has three key layers of policies: goals, objectives and strategies. Goals are the broadest policy statements that state a desired outcome in general terms. Objectives indicate a more specific policy direction and help organize strategies. Strategies are detailed actions necessary to initiate or complete an objective – such as a project, program or policy. There are multiple objectives for each goal and multiple strategies for each objective.

The recommendations for each element contain all three policy layers. For the land use element – the major element of the Community Plan – there is also a set of principles that outline the direction for land use and in the Study Area Plans specifically.

Goals were developed by identifying themes among 830 ideas provided by citizens. Once goals were established, the ideas were reviewed again to identify specific strategies that could help achieve a particular goal. The Committee augmented the strategies, which totaled 197 – and developed objective statements to organize the strategies.

Goals, Objectives and Strategies

This Plan includes eight goals, 51 objectives and 198 strategies, which are described in detail in the following nine chapters. (The Implementation element does not have a goal, but does include objectives and strategies). The goals are listed below.

- **Land Use:** Efficient use of land resources that encourages strategic development and redevelopment, preserves natural areas, strengthens downtown, and includes a range of housing choices – all in a high quality manner in keeping with the best planning practices for the entire community.
- **Community Appearance:** High quality physical environment that enhances the unique residential community, supported by small business, preserves open space and historic character, and improves public areas including entryways, streets, and edges of the community.
- **Community Services:** Cooperative and responsive local governments and organizations that stress efficient service delivery—including police, fire, housing, health care, and environmental programs—and facilitate a culture of active civic and volunteer involvement.
- **Economic Development:** Sound local economy that supports small and local businesses, promotes redevelopment and reuse, encourages clean, high tech industry, and ensures and improves the overall quality of life.
- **Education and Learning:** Excellent lifelong learning opportunities with an emphasis on developing, maintaining and supporting quality programs and facilities for schools and libraries.
- **Parks and Recreation:** Expanded range of excellent programs and facilities— including recreational paths, aquatic facilities, fine and performing arts facilities, and expanded nature and activity parks—that serve all ages with emphasis on teens and seniors.
- **Transportation:** Mobility choices that meet the diverse needs of the community—including more walkways, expanded bike/walking trails, and a safe, improved and less congested road and public transportation network that is more efficient and attractive.
- **Utilities:** Well-managed utilities that focus on improved storm water management, enhanced street lighting to improve public safety, and encourage strategic extension and maintenance of water and sewer services, gas and electric.
- **Implementation:** The Plan does not specifically outline a goal for the implementation chapter. In general the implementation chapter emphasizes accountability, monitor, fiscal soundness and appropriate regulations while encouraging involvement from citizens, civic organizations, institutions and the business sector to implement the Community Plan.

Principles

The land use element was based upon ten principles from The Conceptual Land Use Plan. The Conceptual Plan was an interim step that established the general policies for land use in the Community Plan. These principles were fundamental to shaping the land use recommendations for the Study Areas. These principles are summarized below, and explained in more detail in the Land Use Chapter.

1. **Redevelopment, then infill development are preferred over greenfield development.** The Community has a limited supply of developable land and faces continued demand for new development. The Community also has some developed land—primarily retail—that is not being fully utilized. (Research indicates the Community and the region are “over retailled” and that retail has a negative fiscal impact on local governments.) There is a strong preference for the Community to develop in a manner that protects open space in a magnitude that it becomes a part of the obvious identity of the Community.
2. **Open space throughout the community, with particular emphasis on the southern edge, will be conserved.** Residents of the Community that have participated in the planning process have a strong desire to maintain and protect open space. It is an important visual, and in some cases, recreational amenity. On the southern part of the Community, in particular, it is recognized as an opportunity to define the edge of the Community and distinguish it from the development pattern that continues to move north. Historically, the growth pressure has come from the north. This trend continues, but there is growing pressure from the south. Large, connected land areas on the southern edge of the community should be conserved, if not preserved. Open space should continue to serve as an amenity throughout the Community and should be targeted for conservation as growth occurs.
3. **Economic health of the community will be strengthened.** As indicated in the Fiscal Analysis, different land uses produce different public service needs and yield different types and amounts of revenue. The Community’s land use policies must consider the fiscal impacts of development. The overall land use policies must strengthen the economic health of local governments, schools, libraries and park district
4. **New development and redevelopment will strengthen the sense of place.** New development—as well as changes to existing development—should be high quality with respect to design and materials. Development in the Community should try to reflect local culture and history to meet the “placemaking” expectations of the Community. The homogenous, franchise-commercial architecture should give way to a local aesthetic that is inspired by the best

“Over the next two decades, the number of US households without children is expected to grow by 87 percent, with childless households constituting as much as 70% of the total population. Of these childless households, which include married couples as well as singles, most growth will occur in those households 45 and older. This tells us that a different market is forming—a market more interested in maintenance free, walkable communities than isolated subdivisions.”

Urban Land Institute

qualities of the downtown pattern (mix of uses and pedestrian scale). Creation of identifiable districts with unique identity should be encouraged throughout the Community.

5. **New residential development will create places with strong neighborhood qualities.** The interest in providing greater housing choice, improved pedestrian experiences, and more opportunities for community gathering, suggest favoring traditional neighborhood development qualities of an integrated network of walkable streets and opportunities for working and shopping close to home. A different residential neighborhood choice would mean residents could move within the neighborhood without relocating outside the neighborhood. It could also be attractive to younger adults (25-34 year olds) and distinguish the community from others in the region.
6. **Mature neighborhoods will be stabilized and improved.** As stated previously, most of the Community’s housing stock was built in the 1970’s and 80’s. These homes and their neighborhoods must remain attractive for families. Improvements may be needed to the neighborhood and perhaps the structures themselves. Similarly, property maintenance will be a greater priority.
7. **Integrated, mixed uses and greater intensity of development will be encouraged in redevelopment areas.** Redeveloped mixed use centers—places that mix stores, residences, offices and civic uses (including open space)—will create multi-purpose activity centers in the Community. These centers will have greater intensity of uses that respect the scale and character of surrounding uses, create vitality in the development, and generate increased revenue.
8. **Appearance of roadways and the public realm will be balanced with efforts to increase capacity.** Roadways and streets are extremely important character-giving elements of a community and therefore have a greater significance than simply maximizing the volume of vehicular traffic. The efficiency of existing roads and streets will be maximized before building new roads. There are some rural areas of the community that gain their strongest definition from narrow, two lane roads and some of these roads should be maintained.
9. **Pedestrian experiences will be enhanced in existing and developing areas.** The design quality of local streets encourages pedestrian and bicycle use through such features as continuous sidewalks, bikeways, curbside tree planting, narrow streets with small turning radii, landscape medians that reduce apparent width of streets, and on street parking that protects pedestrians from moving traffic.
10. **Development patterns will encourage community gathering.** New development should be organized in a manner that encourages social interaction. It is the essence of a “community” and certainly

an attribute of downtown Centerville to have places to formally and informally gather. Gathering places can include sidewalks, plazas and parks of different sizes. Gathering places should be including in all types of development—from neighborhoods to predominantly commercial areas—and are the heart of mixed use and traditional neighborhood development.

Adhering to these principles means that decisions concerning how the land is used—from how far a building should be set back to how wide a road should be—will be different and supported by a vision and a plan for the entire Community.

E. Implementation Structure

The goal for each element has a related set of objectives and strategies. The text for each element describes the goal, objectives and strategies. The time frame and responsible party(ies) are identified for each strategy.

Element 11, Implementation, includes a table that summarizes all of the objectives and strategies. Outlined below are the timeframes used for implementation recommendations.

Immediate: 2004

Short-term: 2005-2006

Mid-term: 2007-2011

Long-term: 2012-2024

Ongoing: Currently in progress and/or to be continued once initiated.

In cases where strategies have both “Immediate” and, for example, “Short-term” timeframes for implementation, this indicates that the strategy will be initiated in 2004 but may not be completed until the 2004-2006 timeframe.

OUR COMMUNITY

3. Land Use

CREATE
THE VISION

OUR FUTURE



3. Land Use

A. Overview

The Community (City of Centerville and Washington Township) has grown rapidly over the past twenty years and, given its attractiveness as the residence and business location of choice in the region, it will continue to grow well into the next several decades. The land to support past growth has been consumed at an increasing rate and will be exhausted, if present trends continue, within the next 35 years. By then, the Community will have matured, with redevelopment as the only option to accommodate growth and change. How this limited supply of land is eventually used will dictate everything from fiscal health, to Community appearance, and ultimately its continued attractiveness as a place to live, work, and play.

The Community is in an excellent position today to make informed choices. Land use decisions can now be made in light of their fiscal consequences and their impact on the economic viability of the downtown. Continued growth outward, extending utilities, continuously widening roads and consuming all the “vacant land” available is not the only alternative development pattern available. Building inward, looking first at underutilized and undeveloped land already served with infrastructure, is another approach the Community has indicated as a preference. This involves creating incentives to rebuild and, at the same time, selectively saying no to the relentless pressure to expand outward, one isolated subdivision at a time.

Building inward and making more efficient use of land also allows the Community to retain its highly valued natural features. Large areas of open space now under cultivation can be preserved, right along with development, while protecting much sought after rural character. Stream channels and riparian corridors can be retained as greenways linking neighborhoods and surrounding communities.

With the Plan and the appropriate development controls in place, the Community can support rebuilding at increased intensities in mixed use-areas and constructing well-connected, high quality neighborhoods with qualities that provide greater housing choice, improved pedestrian experiences, and more opportunities for community gathering.

This chapter outlines the recommendations for addressing land use in the Community and is organized based on the following sections: overall goal for land use; key findings, review of the land use plan (including a summary of the nine study areas), principal statements, objectives and strategies to support the goal; and recommendations related to development regulations.

B. Goal

The goal for Land Use is provided below. The goal was developed by the Steering Committee based on citizen's input.

Efficient use of land resources that encourages strategic development and redevelopment, preserves natural areas, strengthens downtown, and includes a range of housing choices – all in a high quality manner in keeping with the best planning practices for the entire community.

C. Key Findings

The existing conditions research included field surveys and work with citizens in several public meetings. Outlined below is a summary of key findings related to land use in the Community.

- **Shifting growth pressure:** Growth pressure is no longer being exerted entirely from the north (Montgomery County and Dayton/Springfield Metropolitan Statistical Area population declined by 8 percent between 1970 and 2000). It is now being felt from the surrounding region as well, especially from the south. Population in Butler, Champaign, Clinton, Darke, Preble, and Warren counties increased 36 percent, on average, between 1970 and 2000. Although the Community's overall population has nearly doubled between 1970 and 2000, the Community's population is expected to increase at a slower rate to 9,000 residents by 2020.
- **Changing demographic composition:** The Community is growing older with fewer young adults and smaller households. Between 1990 and 2000, the Community experienced a 31 percent increase in residents 65 years and older and a 13 percent *decrease* in residents 25 to 34 years old. Average household size in the Community decreased over the past ten years from 2.57 persons per household to

2.37 persons per household, affecting everything from school enrollment to housing and retail demand.

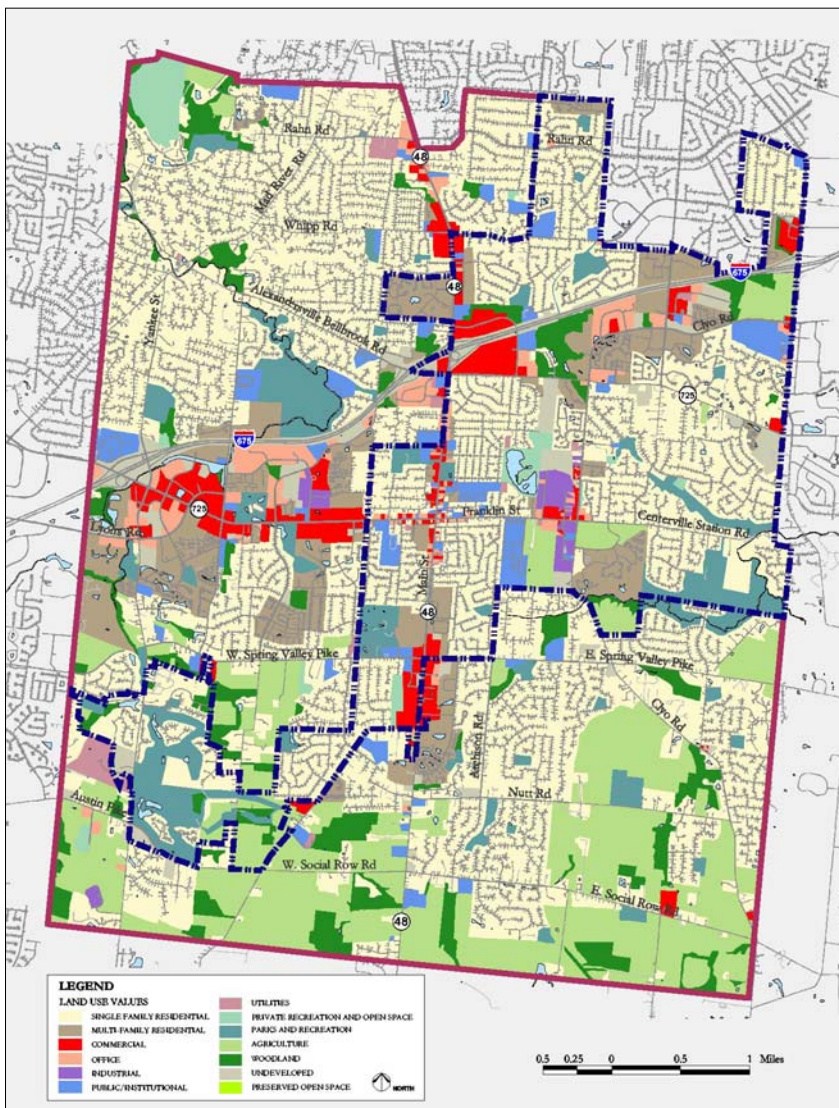
- **Stagnant economic growth:** The region’s economic growth over the past ten years has been relatively stagnant when compared to national economic growth. Employment has shifted to higher wage, professional service jobs occupying mostly office space. The fastest growth sector in the Community has been in the arts, entertainment, and professional sciences and management fields. The regional household income base is declining, which translates into reduced purchasing power for retail goods and services. Dayton is also Ohio’s fourth largest metropolitan region with an employment commuted that is increasingly integrated, like recent population growth with the Cincinnati Metropolitan area. This means less demand for retail space, increased potential for office space, and additional commuter traffic flowing into and out of the Community. Over the next five years, the Community is expected to absorb, without market inducements, an additional 40-50,000 square feet of office space with a potential increase of 200,000 square feet of *locally* generated retail space.
- **Maturing housing stock with limited selection:** Over 70 percent of the Community’s housing is 20 –30 years old, with a limited choice of housing types and value that meet current market segments and anticipate future ones. As the average age of housing increases, it will be more difficult to compete with newer development in other parts of the region. It is important to maintain the competitiveness of this housing stock and pro-actively market the Community for target market niches, such as move-ups and transfers. A limited mix of housing types within residential neighborhoods has forced residents “moving up” or “moving down” in size and value to “move out” to other neighborhoods and communities. Consumers within the “baby boom” generation are likely to divest themselves of larger, family-size houses on half acre lots and move “down” into smaller homes, condominiums, and/or homes on smaller lots. Moving down does not necessarily mean moving into lower-cost housing, especially while interest rates remain low and expensive houses are more affordable on a monthly basis. Both communities must remain competitive to attract emerging market niches.
- **Increasing traffic congestion:** Mobility throughout the Community is becoming more and more restricted. Traffic volumes along several roadway segments in the Community have more than doubled since 1970 with an increasing dependence on arterial roadways to distribute local as well as regional traffic. The north/south movement through the Community is constrained by a limited number of through arterials with controlled access. And, the lack of connectivity between subdivisions has forced local traffic onto major

arterials reserved primarily for through traffic, thus increasing traffic congestion.

- **Eroding community appearance:** The Community's character, originally defined by its historic downtown and its rural appearance, is now overwhelmed by strip development, expanses of pavement and subdivisions with few connections, isolated from the rest of the Community. Commercial development along major corridors is dominated by retail centers with large areas of surface parking lots, franchise architecture, and accompanying signage. These auto-dominated, generic environments set the image for the Community and detract from other parts of the City and Township that offer more character. Continued growth has also reduced natural areas and open space, an important character-defining element of the Community. The character of rural roadways and adjacent undeveloped land are threatened by the need to accommodate travel demand through road widening.
- **Consumptive development pattern and declining density with a limited supply of developable land:** The pattern of land development is well established, including a low population density, a pronounced separation of uses and a limited supply of developable land. Between 1967 and 2002, the Community's population density declined from 5.1 persons per developed acre to 3.4 persons per developed acre—a 33 percent decline. This is due to declining average household size and increased acreage per dwelling unit. In 1967, for every person in the Community, there were .20 acres of developed land. In 2002, there were .29 acres of developed land for every person—a 45 percent increase. Approximately 3,700 acres of developable land remain in the Community. The Community, based on historic land consumption trends, will be built out between 20 and 35 years.
- **Varied fiscal benefits:** Although the Community is sound fiscally, the balance and overall mix of land uses will have an impact on its future fiscal health. Retail uses have generally had a negative fiscal benefit on the Community. Office and industrial uses benefit the Community positively with multi-family and single-family having the most impact on the schools. The costs of increasing residential development, which is expected, will need to be set by additional revenue, mostly property tax revenue produced by fiscally enhancing land uses, such as office and, to a limited extent, industrial development.
- **Inconsistent codes and regulations:** The City and the Township separately administer zoning and subdivision regulations, with Montgomery County administering the Township's subdivision regulations. The Township also has limited control over the aesthetics of certain land uses. Although the City and the Township

will continue, as separate jurisdictions, to administer their respective regulations, the development review standards and procedures should be revised to assure that future development within the Community is consistent with the Plan recommendations and within the parameters of state enabling legislation.

- **Increasing demand for open space and recreation:** Open space and parks and recreation facilities are the pride of the Community. The Centerville-Washington Township Park District (CWPD), the largest holder of public open space in the Community, is not actively pursuing property to expand active regional park services in the Community, but is rather focused on improving park and recreation facilities and providing neighborhood park opportunities for all areas where new development might occur. As the Community grows, emphasis on providing open space and an expanded range of recreational programs and facilities will need to be addressed. Particularly, the desire to maintain open space in the southern portion of the Community remains a strong sentiment. As the Community has an ample supply of regional and community scale parks, open space/parkland in the developing areas of the Community should be considered at the neighborhood scale. Likewise, due to maintenance requirements and the existing inventory of parkland, the CWPD is not actively pursuing property to expand active regional park services in the Community. As such, the City and Township should bolster regulations pertaining to open space dedication requirements for residential and non-residential development, to ensure quality neighborhoods that include open space and/or parkland. The growing Community will also need expanded recreation opportunities to meet the needs of a larger population base.



Map LU-1: Existing Land Use

D. Existing Land Use
General Land Use Pattern

The Community evolved gradually from its center at SR 48 and Franklin Street and was showing signs of suburbanization until access was improved with the construction of I-675. The Community then became even more suburbanized, until the original core area was surpassed in size and scale by surrounding development and uses became increasingly segregated. As the Community grew out from its original core, development intensity largely decreased. At the center is a walkable environment of commercial and civic uses surrounded by closely spaced residences (or a recognizable, pedestrian friendly “neighborhood”). What has evolved on the periphery are a series of loosely connected residential subdivisions and commercial districts with “valuable” highly visible and accessible frontage along major arterials (developed mostly as retail), all on separate parcels.

Land Utilization

Developable land in the Community is limited and will be exhausted at some point in the future. The exhaustion of land is a function of numerous variables: actual population increase; successful efforts to permanently protect certain land; redeveloping underutilized land; and the density of development.

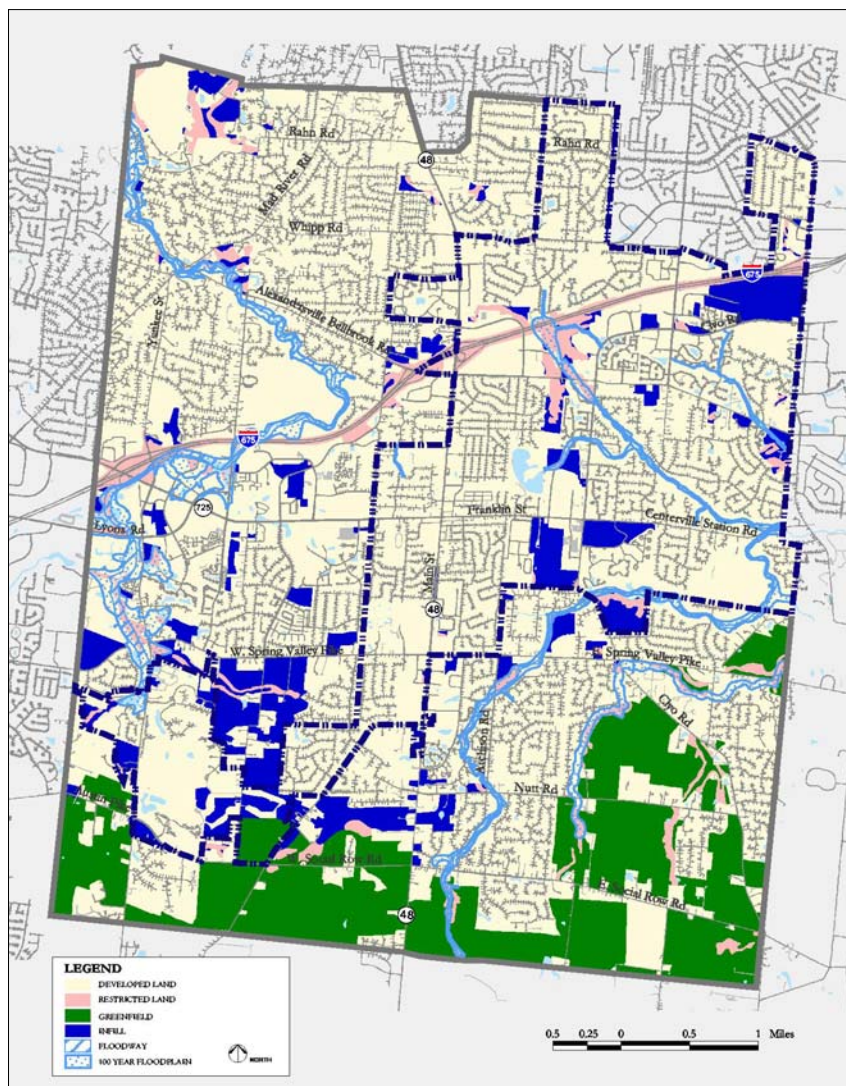
In order to craft a Conceptual Plan, it is important to depict land consumption trends and land distribution in the Community in general, and relative to timing of build-out and capacity of existing land. This is illustrated in Table 3.A. To restate a few key points about the Community's land use:

- Total land area is 20,117 acres (31.4 sq mi), with 6,706 acres in the City and 13,411 acres in Township.
- The Community is 77 percent developed.
- The largest use is single-family at 52 percent (same for both City and Township).
- There are 3,600 acres of developable land in the Community.

Community Existing Land Use		
Land Use Value	Acres	Percentage
Single Family Residential	10,408	51.7%
Agriculture	2,929	14.6%
Multi-Family Residential	1,627	8.1%
Public Parks and Recreation	1,330	6.6%
Woodland	951	4.7%
Commercial	679	3.4%
Undeveloped	672	3.3%
Public/Institutional	617	3.1%
Office	424	2.1%
Private Recreation/Open Space	260	1.3%
Utility	110	0.5%
Industrial	110	0.5%
Total	20,117	100%

Table 3.A: Community Existing Land Use

The following is an illustration of the anticipated land consumption. Again, “how soon” and “what kind” of development is a function of a number of variables.



Map LU-2: Anticipated Land Consumption

What is developable? Developable land is comprised of agriculture, woodland and undeveloped use. (see Existing Land Use Map, LU-1) Together, these three categories total 4,552 acres. To determine actual developable land, this amount must be reduced by areas that have steep slopes (greater than 6 percent) and erodable soils, areas in the 100-year flood plain, and areas in the I-675 right-of-way. This leaves a total of 3,600 acres of developable land. Of this amount, 2,300 acres are “greenfield” and 1,300 acres are in infill locations (see Map LU-2).

How much land will we need? Between 2002 and 2020, nearly 9,000 more people in the Community are anticipated for a total population of 63,000. Correlating the amount of land developed to accommodate population growth for the past 10 years with anticipated population growth for the next 18 years (to the year 2020) yields a need to develop an additional

2,600 acres of land for 9,000 new residents. This would bring the total developed land to 18,100 acres. This example is based on the Community's population density in 2002.

A second example is based on the population density of development that occurred between 1967 and 2002. More recent development has occurred at a lower density, and therefore would indicate the need for more land to accommodate the same 9,000 new residents. An additional 3,100 acres (versus 2,600 acres) of developed land would be needed, bringing the total to 19,100 acres. More recent development trends are more likely to be a better predictor of consumption trends in the next 20 years. In fact, this example may understate the trend, since it appears that development in the 1990's was even less dense than the previous two decades. (No accurate developed land statistics are available between 1967 and 2002.)

When will we run out of land? As of 2002, there are only 3,600 acres of developable land. Using land consumption trends of the past 35 years as an illustration, the Community will be built-out in 20 years. In other words, the 3,600 acres of developable land will be consumed in the next 20 years. If the more conservative consumption trend is used, all developed land would be consumed in the next 35 years. In a community that is over 200 years old, neither of these horizons seems very far into the future. It must also be kept in mind that any successful effort to permanently protect land that is currently considered developable will shorten the build-out horizon.

"As sprawl proceeds and families stream into new subdivisions, these issues [less satisfying lifestyles and compromised environments for businesses and property owners] become more severe. Except within urbanizing sub city nodes and better infill locations, suburban properties are hostage to random development pressures, becoming little more than commodity investments over time. Increasingly, local governments and developers realize 'they must create enduring main streets and real places' which at least mimic 24-hour environments. Not only are many suburbs 'not cool anymore,' they also 'don't work' very well."
Emerging Trends in Real Estate, PriceWaterhouseCoopers, LLP and Lend Lease Real Estate Investments, Inc., 2003

E. Principles

It is not only important for the Community to understand when its land resources will be exhausted, but also how those limited land resources can be used (developed or redeveloped) effectively. Principles are statements of purpose intended to describe the direction of future development and redevelopment in the Community. The principles were created by the consultant and staff team and based in part on input from the Community Choices Workshop (April 23, 2003).

The principles address a range of land use topics and themes. The principles focus on the quality, pattern, character and organization of development and address a desire to strengthen the quality of the physical environment in the Community. Although the Community has a much-treasured historic core, the balance of the community is not unlike most relatively affluent suburbs in the country—it is clean and well maintained but dominated by corporate architecture in strip centers and rigidly segregated land uses. The principles indicate a preference for creating a richer community experience—a notion that is consistent with some national real estate trends.

As stated above the principles express the intended direction for land use. The intentions must be considered in light of the real estate market for a range of land uses. (It should be understood that local government can take action that induces or dampens a particular sector of the real estate market.)

Outlined below are the draft principle statements:

Definitions:

- **Redevelopment Areas:**
 - Already developed
 - Bordered by developed land
 - Most likely served with utilities with sufficient capacity to accommodate development
 - Most likely served by roads with sufficient capacity to accommodate development
- **Infill Development Areas:**
 - Undeveloped
 - Mostly bordered by developed land
 - Most likely served with utilities with sufficient capacity to accommodate development
 - Most likely served by roads with sufficient capacity to accommodate development
- **Greenfield Areas:**
 - Undeveloped
 - May not be contiguous to any developed land
 - Probably not served with utilities with sufficient capacity to accommodate development
 - Probably not served by roads with sufficient capacity to accommodate development

1. **Redevelopment then infill development are preferred over greenfield development.** The Community has a limited supply of developable land and faces continued demand for new development. The Community also has some developed land—primarily retail—that is not being fully utilized. (Research indicates the Community and the region are “over retailled” and that retail has a negative fiscal impact on local governments.) There is a strong preference for the Community to develop in a manner that protects open space in a magnitude that it becomes a part of the obvious identity of the Community.
2. **Open space throughout the community, with particular emphasis on the southern edge, will be conserved.** Residents of the Community that have participated in the planning process have a strong desire to maintain and protect open space. It is an important visual, and in some cases, recreational amenity. On the southern part of the Community, in particular, it is recognized as an opportunity to define the edge of the Community and distinguish it from the development pattern that continues to move north. Historically, the growth pressure has come from the north. This trend continues, but there is growing pressure from the south. Large, connected land areas on the southern edge of the community should be conserved, if not preserved. Open space should continue to serve as an amenity throughout the Community and should be targeted for conservation as growth occurs.
3. **Economic health of the community will be strengthened.** As indicated in the Fiscal Analysis, different land uses produce different public service needs and yield different types and amounts of revenue. The Community’s land use policies must consider the fiscal impacts of development. The overall land use policies must strengthen the economic health of local governments, schools, libraries and park district.
4. **New development and redevelopment will strengthen the sense of place.** New development—as well as changes to existing development—should be high quality with respect to design and materials. Development in the Community should try to reflect local culture and history to meet the “placemaking” expectations of the Community. The homogenous, franchise-commercial architecture should give way to a local aesthetic that is inspired by the best qualities of the downtown pattern (mix of uses and pedestrian scale). Creation of identifiable districts with unique identity should be encouraged throughout the Community.
5. **New residential development will create places with strong neighborhood qualities.** The interest in providing greater housing choice, improved pedestrian experiences, and more opportunities for

community gathering, suggest favoring traditional neighborhood development qualities of an integrated network of walkable streets and opportunities for working and shopping close to home. A different residential neighborhood choice would mean residents could move within the neighborhood without relocating outside the neighborhood. It could also be attractive to younger adults (25-34 year olds) and distinguish the community from others in the region.

- 6. Mature neighborhoods will be stabilized and improved.** As stated previously, most of the Community’s housing stock was built in the 1970’s and 80’s. These homes and their neighborhoods must remain attractive for families. Improvements may be needed to the neighborhood and perhaps the structures themselves. Similarly, property maintenance will be a greater priority.
- 7. Integrated, mixed uses and greater intensity of development will be encouraged in redevelopment areas.** Redeveloped mixed-use centers—places that mix stores, residences, offices and civic uses (including open space)—will create multi-purpose activity centers in the Community. These centers will have greater intensity of uses that respect the scale and character of surrounding uses, create vitality in the development, and generate increased revenue.
- 8. Appearance of roadways and the public realm will be balanced with efforts to increase capacity.** Roadways and streets are extremely important character-giving elements of a community and therefore have a greater significance than simply maximizing the volume of vehicular traffic. The efficiency of existing roads and streets will be maximized before building new roads. There are some rural areas of the community that gain their strongest definition from narrow, two lane roads and some of these roads should be maintained.
- 9. Pedestrian experiences will be enhanced in existing and developing areas.** The design quality of local streets encourages pedestrian and bicycle use through such features as continuous sidewalks, bikeways, curbside tree planting, narrow streets with small turning radii, landscape medians that reduce apparent width of streets, and on street parking that protects pedestrians from moving traffic.
- 10. Development patterns will encourage community gathering.** New development should be organized in a manner that encourages social interaction. It is the essence of a “community” and certainly an attribute of downtown Centerville to have places to formally and informally gather. Gathering places can include sidewalks, plazas and parks of different sizes. Gathering places should be included in all types of development—from neighborhoods to predominantly commercial areas—and are the heart of mixed use and traditional neighborhood development.

Adhering to these principles means that decisions concerning how the land is used—from how far a building should be set back to how wide a road should be—will be different and supported by a vision and a plan for the entire Community.

Land Use

As discussed in the Principal statements, the remaining developable land in the Community is categorized in three distinct ways: redevelopment, infill and Greenfield (see sidebar on page 3.10 for definitions). The current development trend favors greenfield sites over other, potentially developable sites (infill or redevelopment). Greenfield sites are often zoned, highly accessible and somewhat easier to develop than their counterparts. Infill sites, (also zoned), are frequently the “next to develop,” already have access to infrastructure and are often vacant. Even though these sites are undeveloped, the fact that they are already zoned gives them specific entitlements or the right to develop certain land uses at certain densities (see Table 3.B).

	Percentage	Zoning	Total Acres
Greenfield	40.3%	Residential	2,349 acres
	45.5%	Agricultural	
	0.3%	Business	
	8.0%	Industrial	
Infill	42.1%	Residential	1,249 acres
	23.2%	Agricultural	
	14.3%	Business	
	9.4%	Industrial	

Table 3.B: Entitlement land or land zoned but undeveloped.

Once the greenfield and infill sites are developed (see Principles), the Community will be mature, leaving redevelopment as the only alternative to accommodate growth. By that time, most of the opportunities to conserve open space and enhance visual character will be gone.

The alternative progression proposed in the Land Use Plan suggests considering the redevelopment of underutilized sites over infill and greenfield sites (this includes many of the Study Area locations). The requirements for developing or redeveloping each of these areas are based on a specified range of pedestrian movement, the relationship of the use to existing development (contiguous or non-contiguous), and the form and relationship of buildings (and their corresponding sites) to the adjacent roadway.

The Community is also composed of two types of corridors: green and transportation. The green corridors, with their hiking and biking trails, are used to define and connect neighborhoods as well as provide much sought after open space. The transportation corridors are planned and reserved in coordination with how the adjacent land is actually used.

The following describes each land category including its general location, the amount of land under consideration, major characteristics, and general recommendations.

Redevelopment

Location: Includes Study Areas A, C, D (see Study area map).

Amount: 411 acres

Redevelopment Characteristics: (see Study Area Characteristics below)

General Recommendations: The redevelopment areas are contiguous to existing development and should be organized as neighborhoods and integrated into the existing development pattern (see Study Area General Recommendations below).

Infill

Location: Includes Study Areas B, E, F, G, and H and other developable land within the City’s corporate limits sites (see Study Area map)

Size: 1,249 acres (zoned and developable)

Infill Characteristics: (see Study Area B, E, F, G, and H Characteristics below)

General Recommendations: The infill areas are contiguous to existing development and undeveloped, and should be organized as neighborhoods and integrated into the existing development pattern.

Greenfield

Location: Includes Study Area I and most of the developable land in the southern portion of the Community (see Map LU-3)

Size: 2, 349 acres (zoned and developable)

Greenfield Characteristics: (see Study Area I Characteristics below)

General Recommendations: The greenfield areas are non-contiguous to existing development and incorporate a development pattern that recognizes the exiting gradient of land use intensities and the importance of establishing true neighborhoods, where things of necessity can be obtained within walking distance, as well as by car. The gradient of land use intensities-from more urban at the core to more rural at the fringe, with traditional suburban development in between - incorporates the natural growth of communities. The concept of “neighborhood” applies to urban, suburban, and rural development intensities. It includes, but is not limited to, the following elements:

- Walkable size (approximately ¼ mile radius pedestrian shed).
- Manageable block sizes (approximately 800 feet or less in length).
- Buildings that are oriented properly towards the street.
- Prominent areas for green space conducive to public gathering.
- Special sites dedicated for civic uses (five percent of total pedestrian shed in size and within 800 feet of the center of the pedestrian shed and 50 percent of the perimeter with street frontage)

- Playgrounds (within an 800 foot radius of each dwelling unit)
- Neighborhood retail (approximately one neighborhood store per occupancy of at least 300 units, and permitted only if the above neighborhood elements are provided and the development meets specific neighborhood design criteria).

The above elements and the Land Use Plan serve as the building blocks for constructing neighborhoods within the greenfield areas, and can be applied, with modification, to infill and redevelopment sites as well. Table 3.C provides detail into the spatial distribution of greenfield and infill sites, and Map LU-3 displays the greenfield sites in the region.

	Uses	Community Total		
		Square Feet	Acres	%
Greenfield	Residential	41,218,716	946	40.3%
	Business	350,761	8	0.3%
	Industrial	8,155,421	187	8.0%
	Office	0	0	0.0%
	Agricultural	46,549,902	1,069	45.5%
	Others	6,059,432	139	5.9%
	Subtotal	102,334,232	2,349	100.0%
Infill	Residential	22,885,905	525	42.1%
	Business	7,760,017	178	14.3%
	Industrial	5,129,479	118	9.4%
	Office	1,727,096	40	3.2%
	Agricultural	12,601,576	289	23.2%
	Others	4,308,272	99	7.9%
	Subtotal	54,412,345	1,249	100.0%
	Total	156,746,577	3,598	

Table 3.C: Greenfield and Infill Totals

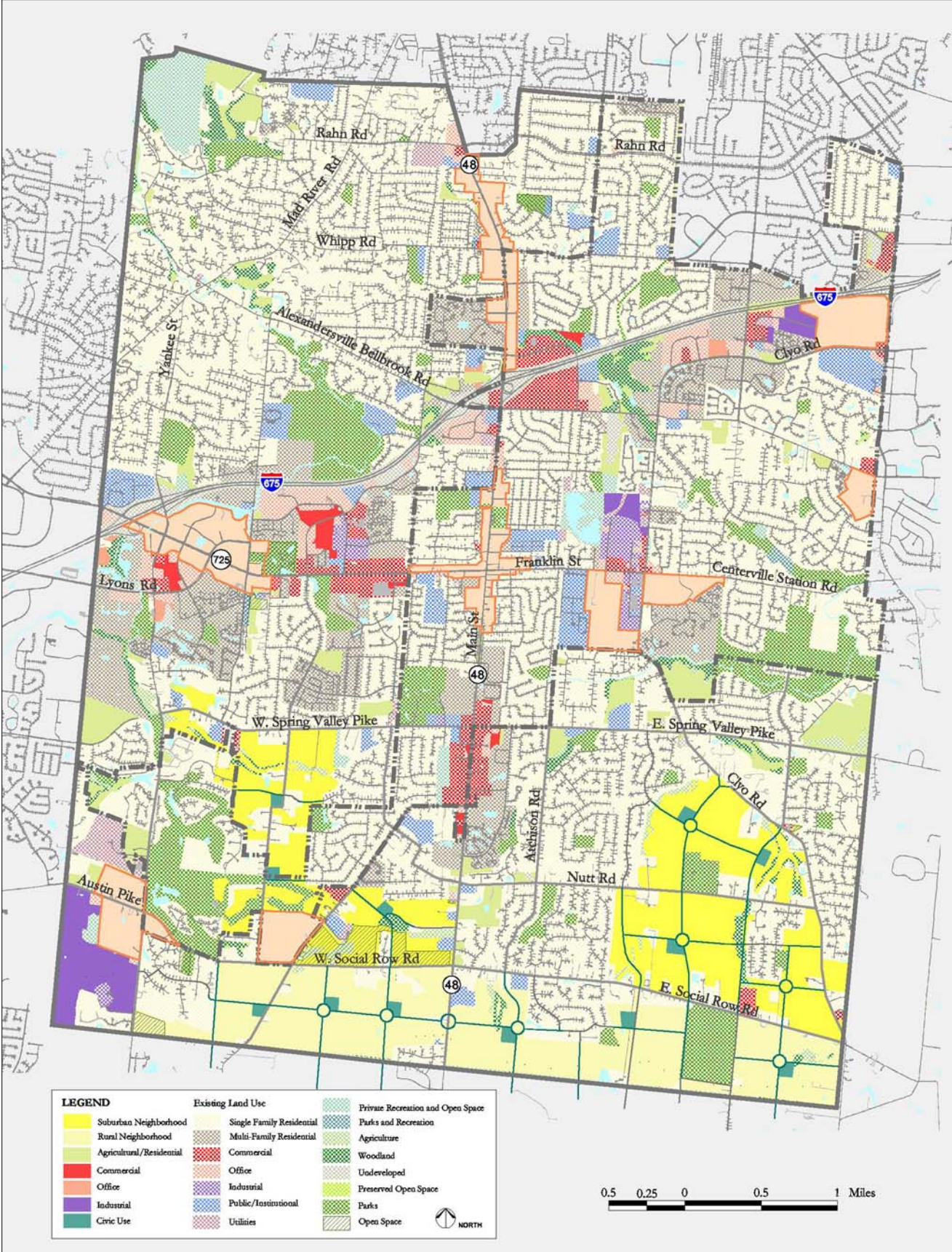
As Map LU-3 shows, the greenfield areas are divided into two separate density gradients. The greenfield area generally north of Social Row Road is designated as Suburban Neighborhood and the greenfield area south Social Row Road is designated as Rural Neighborhood. The Suburban Neighborhood density is typical for other residential development in the area at 2.0 - 2.5 units per gross acre. The Rural Residential density has a lower density of 1.0 - 1.5 units per gross acre. It is recommended that this area develop using conservation development practices where units are grouped in a cluster fashion, thus protecting larger amounts of land as open space. The green corridors include existing riparian areas within designated floodways and floodplains. These corridors provide open space buffers between neighborhoods and include multi-purpose pedestrian trails with connections to adjacent neighborhoods. They are free of structures or other modifications to the land, including agriculture. The transportation corridors are intended for use by vehicular and pedestrian traffic and to provide access to lots and open spaces. The transportation corridors, including alterations to existing corridors and new corridors, are described further in the Transportation chapter.

Table 3.D shows the acreage for each category of existing and proposed land use for the Community. Four land use categories have been added to reflect how the infill and greenfield sites are to develop. This includes the Rural Conservation, Suburban Neighborhood, Civic, and Neighborhood Retail uses. These uses are recommended for the undeveloped infill and greenfield areas that are zoned as either agriculture or residential.

The proposed land use reflects how the remaining entitled land will be developed and also includes the Study Area proposed land use. It was assumed that the remaining entitled land would develop as zoned. A breakdown of the proposed land use for each Study Area is included in the Study Areas chapter.

	Land Use Value	Existing Land Use Total		Proposed Land Use Total	
		Acres	Percentage	Acres	Percentage
New Land Use Category	Rural Conservation			930	4.6%
	Suburban Neighborhood			1,089	5.4%
	Civic			58	0.3%
	Neighborhood Retail			34	0.2%
Existing Land Use Category	Single Family Residential	10,408	51.7%	10,783	53.6%
	Agriculture	2,929	14.6%	42	0.2%
	Multi-Family Residential	1,627	8.1%	1,714	8.5%
	Public Parks and Recreation	1,330	6.6%	1,381	6.9%
	Woodland	951	4.7%	905	4.5%
	Commercial	679	3.4%	778	3.9%
	Undeveloped	672	3.3%	291	1.4%
	Public/Institutional	617	3.1%	691	3.4%
	Office	424	2.1%	598	3.0%
	Private Recreation/Open Space	260	1.3%	260	1.3%
	Utility	110	0.5%	109	0.5%
Industrial	110	0.5%	452	2.2%	
	Total	20,117	100%	20,117	100.0%

Table 3.D: Proposed Land Use



Map LU-3: Proposed Land Use Plan

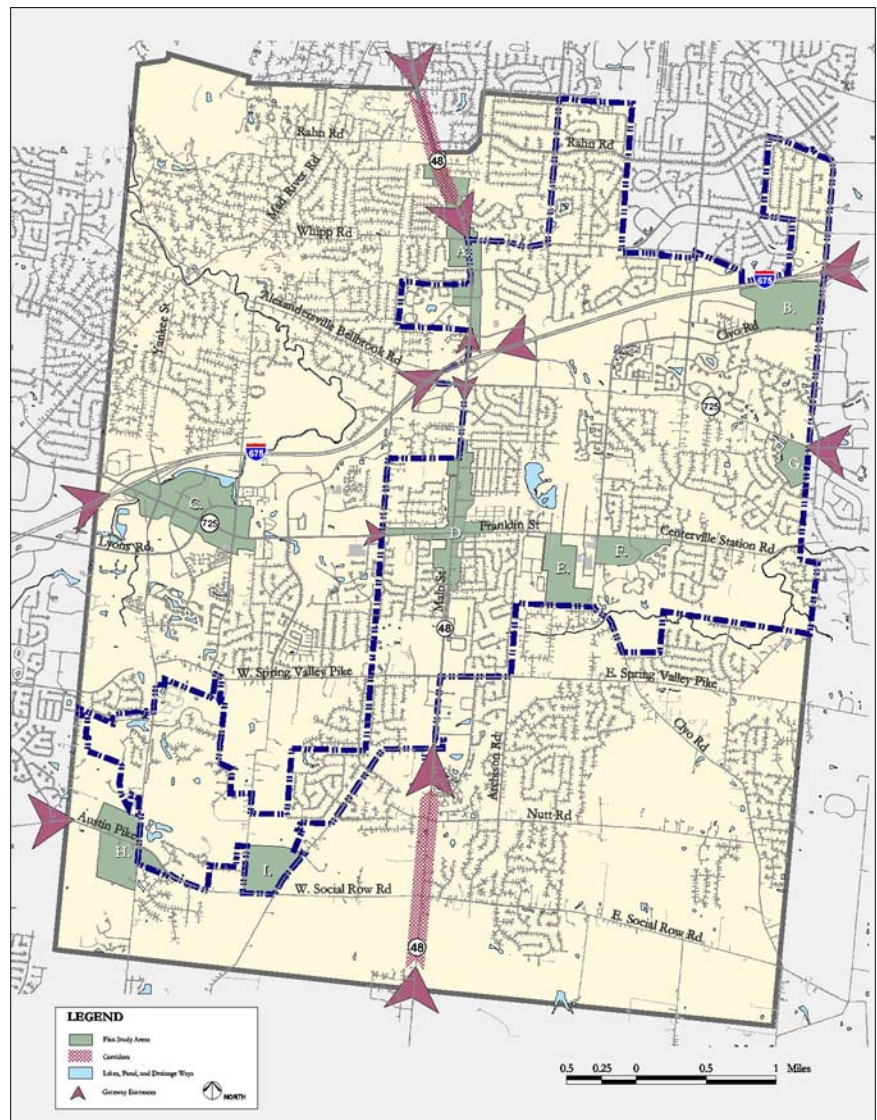
Study Areas (see Volume 2: Study Areas for full recommendations)

Location: (see Map below)

Size: Approximately 841 acres total area

Study Area A Characteristics: Study Area A is located from I-675 to south of Rahn Road and is dominated by retail uses intermingled with several institutional and office parcels. Whipp Road is a major east/west arterial and State Route 48, also known as Far Hills Avenue, is the central arterial running north/south. It is a multiple use commercial district with several strip commercial areas, including a library and community churches, along State Route 48. The study area is approximately 130 acres and provides the first impression of the community for southbound travelers on State Route 48.

The focus of development or redevelopment of this area is to enhance the relationship between the commercial corridor and the surrounding neighborhood.



Location of Study Areas

General Recommendations:

- Create a centralized neighborhood center.
- Encourage neighborhood and community scale uses, not regional uses.
- Create distinct entryways to the community and improve appearance along the right-of-way.
- Improve access across State Route 48

Study Area B Characteristics: Study Area B is located at the intersection of I-675 and Wilmington Pike, an integral part of a major east/west business and commercial corridor, and a highly utilized traffic corridor running north/south along Wilmington Pike. The 102-acre study area has many potential characteristics of an infill site, is under single ownership and is prime for development with the necessary infrastructure in place. It is one of the few remaining large, vacant parcels in the city and, therefore, has significant long-term value for the community. How this site is developed will have a significant impact on the community financially.

General Recommendations:

- Encourage uses that will have a positive impact on local businesses and institutions, such as office, a conferencing facility, or hotel, and de-emphasize auto-oriented commercial and retail uses.
- Allow flexibility in zoning to permit greater building height and parking structure on site, to minimize surface parking, and create more development potential.
- Focus building around a central public gathering place (plaza or square).
- Create contemporary, pedestrian-friendly development with clustered development fronting common areas.
- Preserve natural wooded features.
- Create a boulevard effect on entrance roads from Clyo Road and/or Wilmington Pike.

Study Area C Characteristics: Study Area C is adjacent to the I-675 and State Route 725 interchange, within one of the most visible and highly accessible commercial areas in the community. The Study Area is approximately 101 acres, not including the Washington Center Shopping Plaza (144 acres including the shopping center). Unlike other commercial areas in the community, the study area is very similar in appearance to other interchange locations throughout the region and reflects very little of what is unique about the township or the city. The study area and much of the surrounding area have many characteristics of a multiple use commercial district. Buildings are designed for a specific use and are located away from the street and isolated from adjacent residential neighborhoods.

General Recommendations:

- Reduce the “super block” configuration that presently exists into small, more pedestrian friendly blocks.
- Integrate a local street network within each block.
- Limit additional retail space in the Study Area.
- Provide a plan for re-use and redevelopment should vacancies occur among the “big box” retailers in the study area.
- Improve the existing traffic and development patterns

Study Area D Characteristics: Study Area D is in the center of the community and includes the Centerville historic district. It surrounds the Franklin and Main street intersection at the heart of downtown Centerville in the Architectural Preservation District, and is approximately 125 acres. It is the most visible and accessible mixed-use area in the community. Parcels in a mixed-use district are located on single and combined parcels with shared and on-street parking. Vehicular circulation is not a priority over other forms of transportation (e.g. pedestrian, public transit, bicycling, etc.) and is accompanied by a significant investment in pedestrian infrastructure. The area is very distinctive due to the historic architecture character and the pattern of development.

General Recommendations:

- Create a vibrant downtown core for the community.
- Create a safe pedestrian environment.
- Create a niche for new business opportunity and identity.
- Promote destination-oriented uses.
- Explore on-street parking in off-peak hours on State Routes 48 and 725

Study Area E Characteristics: Study Area E is located toward the center of the community, entirely within the City of Centerville. It is about 1,200 feet west of the East Franklin/Clyo Road intersection, a quarter mile east of downtown, and adjacent to Centerville High School. The 76-acre, infill site is one of the few remaining undeveloped agricultural parcels of land within the City. As such, it has important long-term economic potential for the city. A diverse mix of uses (residential, commercial, institutional and industrial) currently surrounds the site.

General Recommendations:

- Provide a transition between light industrial, public/institutional and residential land uses.
- Provide office, retail, light industrial and public institutional use that has direct frontage on Franklin Street, and provide the opportunity for long-term expansion of uses that will be economically beneficial to the community
- Expansion of the high school or for supporting civic uses in conjunction with the high school (recreation, arts and education).

- Foster community amenities for the site (park space, civic/institutional uses, bikeways).
- Strengthen pedestrian connectivity and create more options and opportunities for vehicular access to the high school through this site.
- Preserve some of the natural site amenities (detention pond, wooded areas).

Study Area F Characteristics: Study Area F is located at the southeast corner of Centerville Station Road and Clyo Road, three quarters of a mile east of downtown. The 51-acre study area is currently an open space part of Franciscan of St. Leonard, a retirement community, and contains an access drive to the campus from Centerville Station Road. The Franciscan Sisters of Sylvania, Ohio, own the study area. The Sisters have a Master Plan to expand the St. Leonard Senior Living Community into the study area. The Master Plan is the basis for the recommendations.

General Recommendations:

- Promote expansion for residential and institutional uses in general accordance with the Master Plan for the St. Leonard site.
- Protect and strengthen key views into the site.
- Create a high-quality public realm through well-designed streetscape, including the creation of a boulevard into the site from Centerville Station Road
- Preserve some of the open space as parkland consistent with St. Leonard's master Plan.
- Provide opportunities for supporting mixed uses (neighborhood scale commercial, retail and residential uses) at the intersection of Clyo Road and Centerville Station Road.

Study Area G Characteristics: Study Area G lies at the far eastern edge of the community, just west of the SR 725/Wilmington Pike intersection, adjacent to the Greene County line. The 34-acre Study Area is located along the SR 725 corridor linking the outer limits of the community to downtown. The surrounding region has many characteristics of a multiple-use district including residential, retail and office uses. Farmed actively until recently, the study area is currently undeveloped.

General Recommendations:

- Provide neighborhood retail, office and residential uses.
- Promote economic expansion for business development with consideration to existing zoning.
- Link this site to the adjacent neighborhood so that residential uses are integrated.
- Integrate the historic farmhouse and its architectural character into the site design.
- Protect the existing floodplain and woodland.

- Introduce gateway elements along the SR 725 frontage and within the streetscape
- Provide protection of existing woodlands.

Study Area H Characteristics: Study Area H is positioned at the southwest corner of the community at the intersection of Austin Pike and Yankee Street. The 112-acre Study Area is used primarily for agricultural and residential purposes, with some office space on the far western border. Most of the buildings within the study area are older country homes built in the mid 1900s. Austin Pike is the major east-west transportation route through the study area and a potential interchange with Austin Pike and I-75 would be located to the west.

General Recommendations:

- Provide efficient internal circulation of the site to limit the impact of development on the surrounding street network.
- Provide neighborhood retail, office and residential uses.
- Connect this site so residential use becomes a part of the adjacent neighborhood.
- Allow for expansion of existing office space.
- Provide protection of existing woodlands

Study Area I Characteristics: Study Area I is located at the southernmost portion of the City of Centerville, at the northwest quadrant of the Sheehan/Social Row intersection, one mile west of State Route 48. It is adjacent to The Golf Club at Yankee Trace. With frontage on three roadways, the 68-acre, greenfield site is very accessible. Currently, the location is being used for agricultural purposes and contains a few agrarian structures, including a barn and silos.

General Recommendations:

- Create an open space with associated civic uses that can become the central focus of the Social Row Road and Sheehan Road intersection.
- Accommodate both the move-up and move-down residential housing demand on the site.
- Provide efficient, internal site circulation to limit the impact of development on the surrounding street system, particularly Social Row Road.
- Provide protection to existing woodlands.
- Link pedestrian and vehicular access to surrounding land uses for better connectivity.

F. Regulatory Implications

Development regulations are the key tool in implementing the land use recommendations within the Community Plan and, in particular, the Study Area Plans, and should be evaluated with respect to how well they reflect Plan recommendations. City and Township development regulations,

specifically zoning and subdivision, are based on different statutory and legislative authority. Cities, primarily because of home rule status and other statutory provisions, are able to regulate more extensively in some areas (e.g. aesthetics) than townships. Township authority is more or less derived from state legislative acts and is similar to County authority. The Township, for instance, cannot administer the subdivision process and defers that responsibility to the Montgomery County.

The following outlines key changes to City and Township development regulations needed to support specific Plan recommendations.

Create standards for developments with neighborhood qualities:

Specific standards should be created, based on the recommended elements, that encourage developments with neighborhood qualities. These standards should be made a part of City and Township development regulations. The Township can incorporate these standards as part of their planned unit development regulations. The City can do the same or create special neighborhood zoning or overlay districts.

Provide incentives to encourage developments with neighborhood qualities: Providing regulations allowing subdivisions with neighborhood qualities does not assure they will be immediately accepted. In addition to holding informative seminars (see Objectives and Strategies) incentives should be incorporated into the zoning regulations that encourage this approach to development over existing development practices. These incentives can include processing the applicants administratively rather than through the public hearing process, expediting the application review process, waiving review fees, increasing densities, waiving traffic impact studies, and providing tax relief.

Strengthen regulations to improve development quality: Changing the pattern of development will not assure high quality projects. Architectural and landscape design standards and guidelines should be incorporated into City site planning standards and made a part of Township planned unit development regulations. These standards should be consistently applied in both the City and Township.

Reorganize and simplify regulations: This makes codes more user friendly and up-to-date and should be a part of any revision process. Multiple revisions over time often create inconsistent language and terminology is often outdated. Districts can often be combined with other districts or eliminated.

Create a technical review group: Both jurisdictions can benefit by having applications reviewed by a group of qualified staff at one time and allowing the applicant and his design professionals to be present to explain, in a workshop environment, the merits of their proposal. This allows both the staff and the applicant the benefit of resolving technical issues prior to public debate.

Combine City zoning and subdivision regulations: A code that includes both of these regulations is also known as a Unified Development

Ordinance (UDO). The combined code also allows simultaneous review of different types of applications, also saving time for the applicant. Because Townships in Ohio do not administer subdivision regulations, a UDO would apply to the City, however, the Township could benefit from a more explicit review, and development standards that streamline the review process by encouraging administrative or staff review.

Create special overlay districts: The most likely candidates are the Study Areas and special districts and corridors. The benefit of creating these districts is that both the City and the Township can apply this technique and the designation does not effect the status of the underlying permitted uses.

Update regulations to reflect current standards and changes in federal and state laws: Hot topics include updating signage and roadway standards, floodplain requirements, wireless telecommunication regulations, and sexually oriented business rules. This update will help make the regulations more defensible in the event of litigation.

G. Objectives and Strategies

Outlined below are objectives and strategies to support land use in the Community. Each strategy includes an indication of timeframe and identifies responsibility for implementing the strategy.

Objective 1

LU1. Encourage redevelopment of underutilized land resources

Developable land within the Community is not an inexhaustible resource. Using land consumption trends of the last 35 years, the Community will be built out in 20 years, consuming nearly 3,600 acres in the process. The build-out horizon can be extended by evaluating the areas suitable for redevelopment (e.g. Study Areas) and providing development incentives, including increasing development intensities.

Strategies

LU1.A Evaluate existing development inducements.

Both the City and Township, as part of their respective economic development practices, offer inducements to develop different land uses in a certain way. This includes financing infrastructure to indirectly support retail development. These inducements should be reexamined, for instance, to determine if they encourage certain land use practices and then revised to induce a pattern that favors developments with neighborhood qualities.

Time Frame: Immediate

Responsibility: City Council, Township Trustees, City Manager, Township Administrator, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department

Time Frame Reference:

Immediate: 2004
 Short-term: 2005-2006
 Mid-term: 2007-2011
 Long-term: 2012-2024
 Ongoing: Currently in progress and/or to be continued once initiated.

LU1.B Improve incentives to favor redevelopment locations over infill and greenfield locations.

Within existing codes, regulations, and capital improvement budgets are hidden incentives to develop greenfield areas and unintentional disincentives to infill and redevelopment. This includes funding to increase the capacity of existing infrastructure. These documents should be evaluated to modify greenfield incentives and encourage growth to be directed toward areas with existing infrastructure.

Time Frame: Short-term

Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department

LU1.C Establish priorities for infrastructure investments that favor redevelopment locations over infill and greenfield development.

The Community’s five-year capital improvement programs are the first place to start when evaluating how and where infrastructure improvements are scheduled. Funds earmarked to directly or indirectly support greenfield development should be reallocated to infill and redevelopment areas to not only correct current deficiencies, but also enhance infrastructure capacity for future development.

Time Frame: Short-term

Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department

LU1.D Modify development regulations to support redevelopment, especially in Study Areas.

The most effective incentives to development available through the Community’s development regulations are streamlining the development, review process and increasing development intensities. Study Areas targeted for redevelopment could benefit from these incentives, especially if they are tied to inducements that help finance certain capital improvements or underwrite property acquisition.

Time Frame: Short-term

Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department

LU1.E Prepare a marketing program for priority redevelopment opportunities.

The Community should assist property owners and developers in promoting their sites for redevelopment. This includes raising awareness in the Community of the potential for redevelopment through publications, speaking engagements and seminars and then reaching out to the larger community.

Time Frame: Mid-term

Responsibility: City Manager, Township Administrator, City Planning Division, and Township Development Services Department

Objective 2

LU2. Encourage infill development as a secondary priority to redevelopment

There are three main categories of development opportunity in the Community; redevelopment, infill, and new development in greenfield locations. There is a clear preference for encouraging infill development as a secondary priority to redevelopment. Greenfield locations should be the last priority for development.

Strategies

LU2.A Prepare marketing program for priority infill opportunities.

Priority infill sites should be identified by both the City and Township. Some infill sites might possess the opportunity for significant economic development, a transition to adjacent land uses, or preserved as open space. The key is that every infill site in the Community will hold different potential depending on location. Once priority infill locations are identified, a marketing program to develop those sites should be undertaken by the City and Township. Some sites (and respective land use) might require aggressive marketing to induce development to the site. (refer to Study Area Chapter of the Plan for examples of infill locations)

Time Frame: Mid-term

Responsibility: City Manager, Township Administrator, City Planning Division, and Township Development Services Department

LU2.B Evaluate existing development incentives.

The City and Township should evaluate existing development incentives at their disposal. Incentives such as tax abatement, tax increment financing, public investment, reduced development fees, and the potential for higher density development, are becoming increasingly important in the Community. Evaluation should be predicated on whether incentives are presently offered, how often they have been used, and whether they succeeded. If they are not presently offered, it should be evaluated whether and how they are appropriate.

Time Frame: Immediate

Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department

LU2.C Improve incentives to favor infill over greenfield locations for development.

After encouraging redevelopment, incentives offered by the City and Township should specifically target infill development, with the goal of persuading developers to target these sites over greenfield locations. Infill development incentives might include tax abatements, tax increment financing, public investment, reduced development fees, and higher net density of the proposed use.

Time Frame: Short-term

Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department

LU2.D Establish priorities for infrastructure investments that favor infill over greenfield development locations.

Infrastructure investment should include prioritization for infill locations over greenfield locations for both the City and Township. Priority can be assembled during the CIP process, and funding then tied to development proposals on a site-by-site basis.

Time Frame: Short-term

Responsibility: City Manager, Township Administrator, City Planning Division, and Township Development Services Department

LU2.E Modify development regulations to support infill development, especially in Study Areas.

Development regulations for the City and Township should be revised based on specific Study Area recommendations that may not be permitted under current zoning. Examples include height, density, setback, and the application of overlay district standards. Land use recommendations for infill areas include more compact forms of development, greater emphasis on the pedestrian, connectivity to adjacent sites, and higher density development.

Time Frame: Short-term

Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department

Objective 3

LU3. Create residential areas with strong neighborhood qualities

The most effective way to assure that residential areas are developed with neighborhood qualities is to revise City and Township development regulations. City zoning and subdivision regulations should be updated to reflect Plan recommendations (see Land Use Regulations). Township zoning, especially the Planned Unit Development regulations, should be revised to not only allow, but also encourage residential development with neighborhood qualities.

Strategies

LU3.A Create regulations that require high quality pedestrian streets with ample sidewalks, generous tree lawns, appropriate street trees, adequate lighting, and neighborhood-scale travel ways.

City zoning regulations should be revised to require site plan review throughout the entire City. Specific development standards for the public and private realms should be developed and made a part of the site plan review process. This would ensure that sites already zoned are developed with neighborhood qualities. The site plan review process and standards can also be incorporated into other district regulations, such as special districts and overlay districts. The Townships Planned Unit Development regulations should be updated to reflect these standards as well.

Time Frame: Immediate

Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department

LU3.B Create regulations that encourage a mix of housing choices within targeted developments.

Existing zoning regulation in both the City and Township segregate housing by density and housing type, thus discouraging a mix of housing types within a single residential neighborhood. Development regulations in both jurisdictions should be modified to allow residents to change housing type as preferences change and still reside within the same neighborhood. Single-family homes can be sited adjacent to townhomes or multifamily units if they have a similar mass and are built to the same architectural design standards and attention to detail. Accessory housing, including guest homes or granny flats should also be permitted (under certain conditions) to allow alternative housing for seniors.

Time Frame: Immediate

Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department

LU3.C Create regulations that produce community-gathering places.

Although existing zoning regulations require a certain amount of land to be dedicated as open space, they do not specify how that open space is to be used. Developing residential subdivisions with neighborhood qualities means that a specific amount of land is to be designated as civic space or designed for community gathering (see Greenfield recommendations). The types of civic space designed for community gathering can include parks, greens, squares, plazas and playgrounds. They can often accompany a civic use that includes facilities for the arts, culture, education or government.

Time Frame: Immediate

Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department

LU3.D Encourage connections among neighborhoods.

Existing residential areas were designed with very few opportunities for vehicular or pedestrian connection among subdivisions. As many vehicular connections as possible should be provided, linking new neighborhoods with existing subdivisions via existing stub streets and designing new neighborhoods with easements and right-of-way in place for future connection. In addition to sidewalks, pedestrian linkages should also be provided at strategic locations, including ties to multi-purpose paths along greenway corridors.

Time Frame: Immediate

Responsibility: City Planning Division, and Township Development Services Department

LU3.E Identify probable areas for neighborhood villages that integrate neighborhood scale retail, office and civic uses within walking distance of residential areas.

Probable locations for creating neighborhood villages include several of the Study Areas and the greenfield sites designated as Suburban Neighborhood (see Greenfield recommendations) on the Land Use Plan map (see Map LU-3). Potential criteria include:

- Special sites dedicated for civic uses (five percent of total pedestrian shed in size and within 800 feet of the center of the pedestrian shed and 50 percent of the perimeter with street frontage)
- Playgrounds (within an 800 foot radius of each dwelling unit)
- Neighborhood retail (approximately one neighborhood store per occupancy of at least 300 units, and permitted only if the above neighborhood elements are provided and the development meets specific neighborhood design criteria)

Time Frame: Immediate

Responsibility: City Council, Township Trustees, City Manager, Township Administrator, City Planning Division, and Township Development Services Department

Objective 4

LU4. Stabilize and improve mature neighborhoods

A major component of the Community's identity and attractiveness is found in its residential neighborhoods. The history of the Community, including outstanding residential neighborhoods and commercial areas such as the Architectural Preservation District (APD), will continue to be a hallmark of the Community. Mature neighborhoods not protected as historic under the APD, need to be stabilized and improved in the future.

Strategies

LU4.A Improve property maintenance enforcement.

Property maintenance is a critical component of any community. Over time, as property owners change and buildings age, it is important to the overall Community fabric for residents to maintain a sense of belonging and identity. In addition to responding to citizen complaints, the City and Township can supplement enforcement of existing regulations by reminding property owners (e.g. door hangers, etc), of potential problems before they become violations. Representatives from other agencies that frequent neighborhoods, including police and fire personnel, can also be trained to recognize potential violations.

Time Frame: Ongoing

Responsibility: City Manager, Township Administrator, City Planning Division, and Township Development Services Department

LU4.B Identify priority capital improvements for mature neighborhoods.

The Community has an aging housing stock. Mature neighborhoods in a community have a certain quaintness and charm that are attractive to home buyers and help a neighborhood maintain its standard of value. These are important qualities that the Community must work hard to retain, particularly in older areas. Capital improvement expenditure should be a continual investment by the City and Township. Capital improvements are typically focused on growth areas, not reinvestment of aging infrastructure.

Time Frame: Ongoing

Responsibility: City Manager, Township Administrator, City Planning Division, and Township Development Services Department

LU4.C Establish and enhance volunteer programs to help with property maintenance.

The City has a volunteer program that is aimed at providing property maintenance assistance to others in the Community. Such a program is a valuable asset to the Community and should be enhanced. The Township should establish a similar volunteer program to benefit homeowners in need of property maintenance/assistance.

Time Frame: Ongoing, City; Immediate, Township

Responsibility: City Manager, Township Administrator, City Planning Division, and Township Development Services Department

Objective 5

LU5. Preserve natural areas

As the Community continues to grow, natural areas, identified in this Plan as greenfield areas, will increasingly become pressured to develop. The pattern of development the Community has identified clearly involves a preference to redevelop and then develop infill areas before developing greenfield locations. Natural areas provide a Community identity and should be protected with updated regulations and standards.

Strategies

LU5.A Identify and prioritize land for open space preservation.

Existing riparian corridors, including land within designated floodway and floodplain areas, should be identified as possible locations for greenway enhancements in both greenfield and infill locations. Once this land is identified, the priority areas or the areas most likely to develop in the near future should be reserved through conservation easements, dedication or acquisition.

Time Frame: Ongoing

Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, Township Development Services Department, and Centerville-Washington Park District

LU5.B Develop open space acquisition program.

Both the City and the Township should coordinate, through an open space acquisition program, the purchase of priority open space areas that cannot be obtained through dedication or as conservation easements. The program could include funds derived from fees in lieu of open space dedication, state and federal grants, or from the general fund.

Time Frame: Short-term

Responsibility: City Council, Township Trustees, City Manager, Township Administrator, City Planning Division, Township Development Services Department, and Centerville-Washington Park District

LU5.C Develop and enhance open space dedication program.

See Parks and Recreation Strategy PR1-B.

Time Frame: Short-term

Responsibility: City Council, Township Trustees, City Manager, Township Administrator, City Planning Division, and Township Development Services Department

LU5.D Create regulations that allow for conservation subdivisions.

Conservation subdivisions are planned and developed in such a way as to accommodate housing units under more flexible standards, such as building arrangements and setbacks, than those that would normally apply under single-family district regulations. This allows for the creative grouping of housing in order to conserve open space and existing natural resources. Conservation subdivisions are recommended for the Rural Neighborhood area (see Greenfield recommendations). Regulation should then be created to protect prime agriculture areas identified for open space conservation.

Time Frame: Short-term

Responsibility: City Council, Township Trustees, City Manager, Township Administrator, City Planning Division, and Township Development Services Department

LU5.E Enhance regulations with environmental mitigation requirements.

Existing zoning and subdivision regulations should be modified to require replacement of destroyed natural resources during development construction. This involves wetland, woodland, riparian corridors and other areas designated in the Land Use Plan or the Study Area Plans.

Time Frame: Ongoing, EPA

Responsibility: City Manager, Township Administrator, Ohio Environmental Protection Agency

LU5.F Enhance regulations that require dedication of significant tree stands and adequate open space.

Additional standards should be developed that require significant woodland areas and open space be dedicated for public use. The provisions should also include standards for assuring development does not encroach upon these areas along with minimum setback requirements.

Time Frame: Ongoing

Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department

LU5.G Prepare educational material on alternative development choices for protecting natural areas—for both the public and developers.

The City and Township should prepare educational material for the Community detailing the benefits and options of alternative development

patterns. Examples include clustering techniques, mixed-use development, and consolidating smaller parcels for overall development. This material should be made available at the development counter and via official websites for the City and Township.

Time Frame: Short-term
Responsibility: City Planning Division, Township Development Services Department, and Centerville-Washington Park District

LU5.H Conduct coordination meetings with neighboring jurisdictions on protecting and linking open space.

The City and Township should conduct regular meetings with adjacent communities to coordinate public and private projects (at the edges of the Community) to ensure that open space corridors are extended and retained beyond the Community. This includes the regional park system as well.

Time Frame: Immediate
Responsibility: City Manager, Township Administrator, City Planning Division, Township Development Services Department, Montgomery County Development Services Department, and Centerville-Washington Park District

Objective 6

LU6. Strengthen the sense of place

An update of the zoning code and subdivision regulations should be undertaken consistent with the recommendations of the Plan and Study Areas. The purpose of updated regulations would be to allow residential developments with neighborhood qualities and create a sense of place in the Community (see Community Appearance).

Strategies

LU6.A Create regulations that yield commercial and office structures and signs that reflect local culture and history (and minimize franchise/corporate structures).

Local culture and history play an important role in creating a sense of community and identity. Current regulations for the City and Township that allow franchise architecture and allow standard signage should be revised. Requirements to use materials indigenous with the area (limestone in the City, and brick in the Township) for new construction will strengthen the Community’s sense of identity (See Community Appearance, CA1.B).

Time Frame: Immediate
Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township

*Board of Zoning Appeals, City Planning Division,
and Township Development Services Department*

LU6.B Enhance regulations that limit additional “big box” and other retail establishments that serve a regional population.

The zoning codes for the City and Township should be updated to support neighborhood and community scale retail and commercial uses. Retail uses that serve a regional population (such as “big box” establishments) should be discouraged, and should be considered on an individual basis. The City and Township can base zoning code updates regarding retail uses on the following definitions:

- Neighborhood Scale Retail: Retail that meets local, convenient retail and personal service needs, typically in a walkable distance from nearby residences. Store sizes range from 1,000-5,000 square feet and include convenience stores and markets, bakeries, shoe repair, dry cleaners, florists, etc.
- Community Scale Retail: Retail that meets community-wide retail and personal service needs, typically with off-street parking. Store sizes range from 5,000 to 20,000 square feet. Uses include grocery stores, drug stores, furniture stores, smaller department stores, etc. Store sizes between 20,000 and 60,000 square feet should only be supported if located within a retail or mixed-use development and not freestanding.
- Regional Scale Retail: Any retail uses that exceed 60,000 square feet.

Time Frame: Ongoing

Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department

LU6.C Create regulations that require coordination and blending of public realm streetscape with the landscaping of the development.

Regulations for the City and Township should be updated to require individual development proposals to illustrate how the landscaping on a particular site will be coordinated and blended with the public realm. This would include clustering, identifying plant species, patterns, and quantity of materials.

Time Frame: Immediate

Responsibility: City Manager, Township Administrator, City Planning Division, and Township Development Services Department

LU6.D Encourage the creation of neighborhood identity programs.

Neighborhood identity is a way to enhance the sense of community. Unique aspects of a neighborhood should be celebrated. The City and Township should encourage a program where neighborhoods identify their

uniqueness and create the means for showcasing that identity. Examples could include logos and festivals, and could be recognized by the Community as being included in a series or number of unique neighborhoods.

Time Frame: Mid-term and on-going

Responsibility: City Council, Township Trustees, City Manager, Township Administrator, City Planning Division, and Township Development Services Department

LU6.E Create regulations that allow appropriately-scaled places for formal and casual interaction.

Regulations should be created that allow places of interaction throughout the Community. Reduced setbacks, alcoves and open space should be incorporated into development regulations for the City and Township. Interaction of residents can create pedestrian friendly environments that promote a sense of Community.

Time Frame: Immediate

Responsibility: City Council, Township Trustees, City Manager, Township Administrator, City Planning Division, and Township Development Services Department

LU6.F Encourage the development of identifiable districts within the Community.

A community’s sense of place can be greatly enhanced by identifying areas with special significance (e.g. Architectural Review District). Identifiable districts in the Community can be the focus of marketing campaigns, and can enhance the sense of place in the Community. Districts can be celebrated and should capitalize on the identity, such as the type of place or by capturing historical elements, or commercial ventures. The focus of this campaign should be on redevelopment areas and commercial districts.

Time Frame: Ongoing, APD; Mid-term

Responsibility: City Manager, Township Administrator, City Planning Division, and Township Development Services Department

LU6.G Market identifiable districts as unique places.

Along with the development of identifiable districts, the City and Township should actively market the districts as unique. Marketing could be local and regional, and should be aimed at attracting business. Such marketing ventures could benefit the Community by capturing a niche market and enticing potential shoppers and business opportunities.

Time Frame: Ongoing, APD; Mid-term

Responsibility: City Manager, Township Administrator, City Planning Division, and Township Development Services Department

LU6.H Maintain rural character of selected roads.

As the Community continues to grow, development pressures will continue to mount in the rural areas, particularly to the south. The City and Township should be cognizant of the impact of development on rural roads, and create regulations to protect selected roadways and maintain a rural character. Roads specifically identified by the Community to maintain their rural feel are; Washington Church Road, Mad River Road, Rahn Road (west of SR 48), Alexandersville-Bellbrook Pike, Spring Valley Pike, and Centerville Station Road (east of Clio Road). Updated standards for these roadways should include greater setbacks, natural landscape treatment, and rural features such as swale drainage.

Time Frame: Immediate

Responsibility: City Manager, Township Administrator, City Planning Division, and Township Development Services Department

Objective 7

LU7. Create land use patterns that support improved transportation choice and efficiency.

Developing the land in a way that integrates rather than segregates uses and increases development intensities at strategic locations (e.g. Study Areas) will help reduce the dependence on the auto for work and shopping trips. Opportunities for utilizing mass transit are also enhanced.

Strategies

LU7.A Create regulations that allow for shared parking for adjacent development.

Different uses have different peak parking requirements. By mixing uses with alternate peak parking requirements (e.g. office and residential uses), the opportunity for shared parking is enhanced. Signage should be provided, especially in the ARD, that orients users to strategically placed off-street parking lots.

Time Frame: Immediate

Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department

LU7.B Incorporate “park once” site design requirements in Study Areas that call for mixed use development.

Park-once environments typically include a mix of uses surrounding a parking lot or parking structure. This design encourages users to access more than one destination without using their vehicles. This not only helps relieve traffic congestion, but it also entices shoppers in retail districts to pass by shops on foot and spend more time browsing.

Time Frame: Short-term

Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department

LU7.C Expand the multi-use path system to connect destinations.

Every effort should be made to connect sidewalks and pedestrian paths to their destinations. For instance, a number of uses within the Study Areas are located adjacent to sidewalks but are not physically connected. Future developments with neighborhood qualities should also be directly connected to the greenway network that will include multi-purpose trails.

Comments/Qualifications: See Transportation T1.B

Time Frame: Short-term

Responsibility: City Manager, Township Administrator, City Planning Division, Township Development Services Department, and Centerville-Washington Park District

LU7.D Coordinate with Miami Valley Regional Transit Authority on community planning efforts and transit service opportunities.

The City has provided transit shelters at strategic locations along its major corridors to accommodate transit riders. Once the Plan is adopted, the Miami Valley Regional Transit Authority should be contacted to review transportation and Study Area recommendations that encourage improvement to transit routes and stops.

Time Frame: Ongoing

Responsibility: City Manager, Township Administrator, City Planning Division, Township Development Services Department, and Miami Valley Regional Transit Authority

Objective 8

LU8. Improve development regulations, review process and code enforcement

Community standards for land use management of residential neighborhoods, public buildings and parks have been consistently high. But standards for commercial areas have been less adequate, and are even more complicated by the fact that the City and Township have different zoning codes and regulatory requirements. A host of strategies are recommended that will enhance the Community’s development regulations, review process and code enforcement.

Strategies

LU8.A Audit current regulatory tools for consistency with land use recommendations.

The City (Planning Commission and Planning Division) and Township (Zoning Commission and Development Services Department) will

periodically review respective zoning codes for consistency with land use recommendations. The zoning codes should be updated as appropriate to implement the recommendations in the Plan and Study Areas (e.g. no less than once a year). This may include one or more overlay zoning districts to implement the standards of each Study Area plan.

Time Frame: Immediate and ongoing

Responsibility: City Manager, Township Administrator, City Planning Division, and Township Development Services Department

LU8.B Develop approach for updating regulatory tools that addresses need for consistency between the City and Township.

The City and Township should first update regulatory tools based on the land use recommendations of this Plan and Study Areas. This may include overlay provisions that are similar in scope for consistent application between the City and Township. The zoning districts for each jurisdiction should be coordinated to have consistent names and standards. The development standards within the regulations also need to be consistent, recognizing that both jurisdictions have differing vehicles for implementation.

Time Frame: Immediate

Responsibility: City Manager, Township Administrator, City Planning Division, and Township Development Services Department

LU8.C Update regulatory tools in keeping with the best planning practices.

After updating regulatory tools based on the recommendations of this Plan and Study Areas, the City and Township should monitor planning practices for trends, ideas and innovative ways of solving problems associated with land use, transportation, etc. Best planning practices include smart growth and form based regulatory tools. An example of smart growth practices for the Community pertain to developing the greenfield locations after redevelopment and infill development. Instead of regulating the use, form based regulation focuses on the form that the use will take (e.g. how a building sits, looks, etc.).

Time Frame: Ongoing

Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department

LU8.D Update regulatory tools in a way that encourages assemblage of smaller parcels of land into larger developable areas.

Density and a mixture of uses can be powerful incentives to developers, and should be utilized by the City and Township to encourage land use management techniques, such as the assemblage of smaller parcels of land into larger developable areas. This prevents the effects of sprawl, saves land resources, and provides better access for transportation, all sound land use planning decisions.

Time Frame: Immediate

Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department

LU8.E Evaluate the effectiveness of the development review process.

The City and Township should strive to provide the most efficient and cost effective process of reviewing development proposals possible. Consistency between the two jurisdictions in this process would allow developers and those associated with providing submittal requirements for governmental review, with knowledge of expectations and requirements for the development review process. The City and Township will conduct internal audit of the existing development review process and revise accordingly.

Time Frame: Ongoing

Responsibility: City Council, Township Trustees, City Manager, Township Administrator, City Planning Division, and Township Development Services Department

LU8.F Conduct initial zoning and land use seminars for landowners and developers, and continue to inform the public through various forms of media.

When new regulations are adopted, the City and Township will conduct zoning and land use seminars for landowners and developers in the Community. After the initial seminar to update the public, similar forums will be held on an annual basis to keep the public informed of zoning and land use issues, and to ensure that all residents have the opportunity to gain this valuable information in the Community.

Time Frame: Ongoing

Responsibility: City Planning Division, and Township Development Services Department

LU8.G Continue multi-jurisdictional review of policy decisions effecting land-use.

Land use decisions in the Community affect the region and vice-versa. A multi-jurisdiction review of policy and land use decisions is imperative in

order to create seamless patterns of development from one jurisdiction to the next. Land use policy decisions impact many factors including road networks, emergency services, utility capacity, and future land use decisions. A multi-jurisdictional approach to reviewing these decisions will ensure that the City and Township grow and develop in a manner that is best for the overall Community.

There is a tremendous amount of development pressure to the south of the Community. As the proposed Austin Pike interchange with I-75 draws closer, those pressures will be magnified, increasing opportunities for multi-jurisdictional review.

Time Frame: Ongoing

Responsibility: City Council, Township Trustees, Montgomery County Commissioners, City Manager, Township Administrator, City Planning Division, and Township Development Services Department

LU8.H Seek acknowledgement and support of the Plan and its implementation from Montgomery County elected officials.

As stated in strategy LU8.G, land use and policy decisions affect the entire region. It is imperative that the Plan be acknowledged and ultimately supported by the Montgomery County Board of Commissioners. Recommendations in the Plan impact land use, roadways, public services and utilities. All of these items are directly impacted by policies established with Montgomery County.

Time Frame: Immediate

Responsibility: City Council, Township Trustees, Montgomery County Commissioners, City Manager, Township Administrator, City Planning Division, and Township Development Services Department

OUR COMMUNITY

4. Community Appearance

CREATE
THE VISION

OUR FUTURE



4. Community Appearance

A. Overview

This chapter addresses the appearance of the Community’s physical environment. It provides general guidance for enhancing the appearance of residential neighborhoods, commercial areas, the natural environment, and public spaces.

The Community is recognized in the region as having a high quality physical environment. Evidence of this can be seen on road corridors, bus shelters, residential subdivisions, parks and historic downtown. The Community desires to continue to improve the appearance as a means to further distinguish itself as a “community of place.” This implies the desire for buildings and other improvements that are unique and considerate of local traditions, materials and history—versus the proliferation of corporate, franchise structures. These desires go beyond the structures to include considerations about the pattern of development, the integration of uses and the interest in giving greater choices and respect for pedestrian mobility.

This chapter outlines the recommendations for addressing Community Appearance and is organized based on the following sections: goal, key findings, objectives and strategies to support the goal, recommendations for gateways, and consideration for placemaking efforts.

B. Goal

The goal for Community Appearance is provided below. The goal was developed by the Steering Committee based on citizen's input.

High quality physical environment that enhances the unique residential community, supported by small business, preserves open space and historic character, and improves public areas including entryways, streets, and edges of the community.

C. Key Findings

The existing conditions research included field surveys and work with citizens in several public meetings. Outlined below is a summary of key findings related to the appearance of the physical environment.

- **Residential Character:** Overall character of both the City and Township is strongly defined by its predominantly residential land use. Nearly 80 percent of the developed land in the Community is in residential use—67 percent of this is single-family residential use. The Community has a well-deserved reputation for attractive and well-maintained residential areas. Other land uses (such as retail centers) rarely have the building or site design treatments consistent with the quality of the Community's residential environment. This dichotomy is pronounced because of the scale of commercial development and location on prominent roadways.
- **Open Space:** Continued growth has reduced natural areas and open space—both are important character-defining components of the Community. The majority of remaining open space in the form of agricultural land use can be found in the southern portion of the Community. The Township promotes itself as an “open space community” while sustained demand for development continues to put pressure on undeveloped land. Individual property rights will ensure that development will continue to reduce open space in the Community. There is a lack of innovation of development practices that would create subdivisions and neighborhoods that are sensitive to open space preservation. This issue is most acute on the southern part of the Community that is experiencing development pressure from both the north and south. Without more deliberate policies and action the Community risks development of open space in a manner that renders the Community's southern boundary indistinguishable from other jurisdictions. Participants in the planning process have strongly indicated preferences for encouraging redevelopment, then infill development over undeveloped land as a means of preserving as much open space for as long as possible.
- **Historic Downtown:** The downtown core of the Community (centered at Main Franklin streets) provides residents and visitors with tangible evidence of the Community's history. It gains its appeal as a touchstone of authenticity in an age of generic

development and construction. The area has received special regulatory attention with creation of the Architectural Preservation District. Downtown has seen recent redevelopment that demonstrates the importance of enforcement of development regulations that produce appropriately responsive buildings. This redevelopment also demonstrates interest by developers and their anticipated clientele in spending time creating interesting, authentic, mixed use, and pedestrian-oriented environments. This area is not without its challenges, the most significant being the heavy car traffic in the central intersection that does detract from the appearance and pedestrian experience. The area does benefit from a dedicated stewardship group: the Centerville-Washington Township Historical Society.

- **Commercial Corridors:** Commercial development along major corridors is dominated by retail centers with large areas of surface parking, and structures that are generic. Because these environments are typically along heavily traveled roadways, they are auto-dominated, generic environments, that significantly define the image of the Community and detract from the positive residential, and in some cases historic qualities of the Community. Improvements have been made on several corridors to improve street appearance and mitigate the negative effect of the commercial development (e.g. SR 48 south of downtown).
- **Rural Roads:** Like commercial corridors, rural roads and their associated public realm are important character giving components to the Community. There are a number of roads that still have a rural quality that contribute positively to the community appearance. The tendency to engineer roads to maximize capacity threatens many of these roads. There are alternatives to standard road widening approaches that are more design-sensitive. Some of these alternatives may require greater right-of-way and increased costs, but provide an even greater increase in value to the Community.
- **Gateways:** There is a general lack of significant elements that indicate entry into the Community. There is standard signage but little else that announces the arrival to any place special. Gateways can include signage, landscaping, lighting, structures and buildings. By virtue of scale, buildings at community boundaries can provide the most significant character-giving impression. As a result, development design regulations become extremely important. The City and Township have separate gateway signage. The Township completed a Gateway and Corridor Study (Washington Township Streetscape Enhancement Guidelines) in February 2001 and has begun limited implementation.

- **Park Land:** Participants in the planning process place a high value on their parks. This is not only because of the programs and amenities, it is also because their visual quality. Several of the parks (e.g. Benhams Grove) are quite visible from major roads and residents appreciate the relief from developed land.
- **Building Materials:** The Community had a strong historical tradition of using native building materials. The City is strongly associated with the use of limestone that was quarried locally. In fact the City has been recognized for having the largest collection of stone structures in the State of Ohio. The Community could make stronger historical and contextual references by encouraging the use of stone in new development.
- **Prominent Visibility:** Interstate 675 bisects the Community providing nearly 60,000 motorists a day the opportunity to see and measure the City and Township. Unfortunately none of the development along the Community's stretch of I-675 looks much different than any other portion of the route. The same can be said for the overpasses and ramps. There are a few strategic development opportunities that exist along I-675. These should be developed mindful of the potential to distinguish the Community. Likewise, the City has received a grant for improvement to the SR 48 overpass that will provide an excellent opportunity to make a statement about design quality of the Community.
- **Development Consistency:** The City and Township have separate development regulations. Developing and enforcing consistent standards would serve the overall community appearance issues of the Community. It is important to note that Ohio Townships do not enjoy State authority to regulate for design to the extent afforded municipalities. This makes the challenge of consistency greater, but does not reduce the importance of working towards consistent standards between the City and Township.

D. Objectives and Strategies

Outlined below are objectives and strategies to support improving the appearance of the Community. Each strategy includes an indication of timeframe and identifies responsibility for implementing the strategy.

Objective 1

CA1. Enhance the appearance and design quality of the Community

A high quality physical environment is critical to a range of important quality of life issues, including community pride and economic competitiveness. The quality and uniqueness of the Community's physical appearance is an important factor in creating a sense of place. The Community must continue to establish and enforce high quality standards for appearance and design of new construction and redevelopment.

Strategies

CA1.A Initiate a Community Placemaking program to coordinate a range of Community appearance and identity programs.

Time Frame Reference:

- Immediate: 2004
- Short-term: 2005-2006
- Mid-term: 2007-2011
- Long-term: 2012-2024
- Ongoing: Currently in progress and/or to be continued once initiated.

Placemaking efforts will gain greater strength throughout the Community if they are a part of a design vocabulary that is consistent with the precedents established in the historic part of the Community. Consequently, the program should reinforce the look and feel of the much beloved historic downtown, which provides a central locus of identity for the Community. The key elements of this placemaking program include coordinating among a host of approaches, including improvement of the entryways, reinforcement of the transit stop kiosks with interpretive elements, and the creation of a placemaking community center point at the intersection of Franklin and Main streets in the City of Centerville. An essential effort of the placemaking program will require Washington Township and the City of Centerville to work jointly in upgrading the quality of franchise design, as its homogenizing impact will adversely affect current placemaking efforts. If the most standardized and glaring elements can be transformed, they will respect the civic aspiration of building individuality within a larger design pattern language.

Time Frame: Immediate

Responsibility: City Council, Township Trustees, City Planning Division, Township Development Services Department, and Centerville-Washington Township Historical Society

CA1.B Develop design guidelines to strengthen local character and Community identity.

Design guidelines have already been developed for the historic district as a part of the designation process. Community-wide development standards and design guidelines should be considered. While development standards are part of a code or regulation, design guidelines would be used as reference for future development or redevelopment. Standards need to be developed for all of the commercial corridors in the Community. Although there have been some landscaping requirements developed in the past, the impact has been minimal. Standards pertaining to the public realm would include elements within the right-of-way, while private realm standards would include those elements outside of the right-of-way. Another example of how design guidelines can help strengthen Community identity is the creation of creative siting and camouflage standards for cellular towers and large high-speed fiber optic utility boxes.

There is a particular need for sophisticated guidance regarding corporate color-coding of franchise facilities. Communities are facing the phenomenon of corporate branding with the aggressive deployment of brash colors that has become more pronounced the past few years. Corporate colors should only be allowed on the lettering of signs and not as a backdrop, or a wrap

around, or a striping of buildings, shelters, and gas pumps, which is currently the case.

Time Frame: Immediate (downtown); Short-term (other areas)

Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department

CA1.C Revise and strengthen landscaping requirements in regulations.

There should be much tighter landscape regulations in the City and Township. The Township will need to adopt standards in planned development districts that pertain to landscaping. This should include performance standards for auto-oriented facilities so as to block the glare of headlights from the parking areas adjacent to the highway (except at entryways and exits). This can be accomplished with a variety of different materials such as landscaping with evergreens, stone, or brick walls, set at heights that prevent glare. In the City of Centerville, there should be a specific encouragement to use local stone for walls, which can define the edges of the properties as they face the street, with the exception of exit and entry areas. Landscape requirements should specify the dimension of the trees (proposed 3” caliper) and encourage plantings that create a rhythm and thus some standardization. Diversity has been encouraged as the norm in recent decades because there has been a fear of losing one tree species to disease (e.g. the great corridors of elms in the past). Landscape regulations should also include provisions to minimize conflict between existing and future landscaping and utility services.

Time Frame: Short-term

Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department

CA1.D Evaluate property maintenance requirements and related codes.

The City and Township’s current property maintenance requirements and related codes will be reviewed to ensure they are meeting the goals of the Plan. The relationship between property maintenance requirements and related codes for the City, Township and County will be evaluated. If deficiencies are noted or a change in procedure is warranted, then those changes will be implemented. Issues regarding staffing needs, administrative costs, and efficiency of regulation between the Township and County will be considered. The option of implementing a pre-closing inspection will also be considered. This inspection would become a mandatory function of the home buying process, and would occur before the final closing transaction of homes.

Time Frame: *Short-term and Ongoing*
Responsibility: *City Planning Division, Township Development Services Department, and Montgomery County Development Department*

CA1.E Improve enforcement of property maintenance requirements.

As the City and Township housing stock continues to age, there will be a stronger need for continued property maintenance. The time span between reporting of property maintenance issues and enforcement of possible violations should be evaluated. While violations of the Washington Township Zoning and/or Property Maintenance Codes are enforced by Washington Township staff, in some severe cases the Township and Montgomery County works with Montgomery County Combined Health District who have the ability to do health related housing inspections. City staff enforce City related property maintenance requirements. Programs aimed at assisting property owners in financial distress who may need assistance with property maintenance should be expanded.

Time Frame: *Immediate*
Responsibility: *City Planning Division, Township Development Services Department, and Montgomery County Development Department*

CA1.F Protect priority open space consistent with the land use recommendations.

The Community has a strong interest in protecting the open space assets. The remaining rural land is predominantly in the southern part of the Community, and provides the largest remaining vestige of bucolic qualities. Many people still identify these qualities with the Township despite the burgeoning of the past forty years. In addition to the undeveloped land on the edge, there is an interest in providing open space internal to the Community. Infill development and redevelopment recommendations include the provision of open space. The Township and City should work together to conserve this land through regulations, acquisitions and the donation of easements. As a small rural preserve in the midst of burgeoning suburbia, there is a strong sentiment for protecting these areas and the values associated with them

Time Frame: *Short-term*
Responsibility: *City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, Township Development Services Department, and Centerville-Washington Park District*

CA1.G Preserve and enhance significant tree cover in the Community through an Urban Forestry program.

The Community has an outstanding inventory of trees that enrich the physical environment. An Urban Forestry program would support maintaining the inventory and preparing a program for maintaining and the urban forest throughout the Community.

Time Frame: Long-term

Responsibility: City Planning Division, Township Development Services Department, and Centerville-Washington Park District

Objective 2**CA2. Improve community gateways**

Gateways establish an initial and lasting impression. In some instances, the City and Township have created guidelines to recognize gateways, particularly with the Township's recent Streetscape Improvement Guidelines. A comprehensive approach is needed to improve the gateway treatments for the Community.

Strategies**CA2.A Create Placemaking demonstration project with the committed federal funds for the I-675/SR48/SR725 area.**

Funds are available to improve the I-675/SR48 interchange. (This would also include the intersection of SR725 and SR48.) While this is not an edge location for a gateway, it does provide a significant entrance to the Community for those exiting I-675. The interchange location of SR 48 and I-675, north of Alexandersville-Bellbrook Pike, has a raised island of land, which could be the site of a landmark identification symbol for the Community. There is also room for the massing of plantings, flowering trees and bulbs. This is the most monumental entryway that is available in the City and given the current accessibility of federal funds to do an enhancement of this site, it should be considered a major "target of opportunity." Opportunities to create pedestrian linkages spanning I-675 need to be considered when looking at bridge improvements at this location. The visibility of this area, combined with the availability of federal funds, should warrant a demonstration project that could be repeated at other significant, similar gateway locations. Specific gateway enhancements at this location are included in section E, Gateways, later in this chapter.

Time Frame: Short-term

Responsibility: City Planning Division, Township Development Services Department, City Public Works Department, and Township Public Works Department

CA2.B Introduce distinctive Community signage at entry points.

Distinctive graphics can command the attention of both visitors and residents. They provide another linkage of continuity in the program of identification for the Township and City. While there are signs that describe the City as having the largest collection of stone buildings in Ohio, there needs to be a unique graphic design that can be employed at the entryways, at key nodes, and, at the center of the Community. The image might, in fact, utilize the image of a stone house. The signs could, for example, be done with white lettering, with the stone house image as a white lined graphic on a dark green or black background for stronger legibility. The signs should use a dignified typographic style. Distinct signs for the City and Township are possible, but there should be unifying elements in each.

Time Frame: *Short-term*

Responsibility: *City Planning Division, and Township
Development Services Department*

CA2.C Create regulations that produce “gateway structures” and/or open space that symbolizes the Community’s commitment to a high quality physical environment.

Regulations that create higher quality buildings and site amenities can make significant contributions to improved gateways ambitions. These structures can help distinguish the Community from structures and site improvements in adjacent jurisdictions. Through the use of use of native building materials, these structures can support unique, placemaking programs.

Time Frame: *Short-term*

Responsibility: *City Council, Township Trustees, City Planning
Commission, Township Zoning Commission,
Township Board of Zoning Appeals, City Planning
Division, and Township Development Services
Department*

CA2.D Support the implementation of the Township Streetscape Enhancement Guidelines consistent with the Community Plan.

The Plan supports implementation of the existing Washington Township Streetscape Enhancement Guidelines. The two jurisdictions should work together to provide future streetscape improvements in the Community. Study Area and gateway recommendations found in this Plan closely adhered to basic elements of the Township Streetscape Enhancement Guidelines (gateways, plantings, signage). Likewise, future updates to the Township Streetscape Enhancement Guidelines should include recommendations from the Community Plan.

Time Frame: *Short-term*

Responsibility: *City Council, Township Trustees, City Planning
Commission, Township Zoning Commission,
Township Board of Zoning Appeals, City Planning*

*Division, and Township Development Services
Department*

Objective 3**CA3. Strengthen Downtown as the historical and cultural center of the Community**

The most unique location in the Community is the historic downtown. This area serves as the historical and cultural center of the Community and is the “crossroads” of the Centerville and Washington Township area. Efforts to strengthen the downtown to reinforce these notions, is important as the Community grows.

Strategies**CA3.A Create an organizational structure to maintain, market and animate Downtown, encouraging small business, cultural and residential uses in the area.**

An organization including representatives from all geographic areas of the Community should be assembled to maintain and market the downtown area. The uniqueness of downtown requires a special, coordinated effort to ensure its success.

Time Frame: Immediate

Responsibility: City Council, Township Trustees, City Manager, Township Administrator, City Economic Development Department, and Centerville-Washington Township Historical Society

CA3.B Implement traffic calming measures to make more pedestrian and bicycle friendly.

Traffic calming is the combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users, pedestrians and bicyclists. The intent of traffic calming is to reduce the speed and volume of traffic to levels acceptable for the functional class of the street and the nature of the bordering activity, assisting in creating a more livable community. Care must be taken if incorporating traffic calming devices on local or collector streets to avoid diverting trips onto adjacent neighborhoods. It is also important to create a balanced transportation system by providing a hierarchy of roadways with arterial streets designed to efficiently carry through trips without spill over onto local streets occurring due to congestion. Traffic calming measures are meant to be self-enforcing as opposed to traffic control devices such as stop signs and speed limit signs, which are regulatory and require enforcement. Traffic calming measures that can be used singly or in combination are; speed humps, speed tables, traffic circles, center islands, narrowing, raised intersections, chokers, chicanes, and lastly, street closure (terms defined in the Glossary).

Time Frame: Short-term

Responsibility: City Public Works Department, Township Public Works Department, City Planning Division, and Township Development Services Department

CA3.C Establish a public arts program to enrich the built environment.

A public arts program should be established that has a consistent commitment of funding (exploring a “percent-for-the-arts” program is identified in CA5.G). The art should support the urban design objectives of cultural orientation, physical linkage, connection between design elements, and even in some cases, support the animation of space. There should be a provision in the public art ordinance that allows the Community to “bank” some percentage monies related to sewer lines, under grounding wires, and other infrastructure costs so that the funds do not have to be spent on that particular site, but within the general neighborhood. This program could be linked to an arts-in-the-school program that encourage some coordination with junior high school and high school students who could also be involved in producing some of the place markers.

Time Frame: Short-term

Responsibility: City Council, Township Trustees, City Manager, Township Administrator, and Centerville Arts Commission

Objective 4

CA4. Create a community centerpiece, or gathering point in the heart of the old Downtown that has specific placemaking capabilities

Downtown offers a special opportunity for the Community to implement placemaking strategies in a very visible location. This location can establish the tone for quality and meaning of placemaking efforts and become the centerpiece of a larger program.

Strategies

CA4.A Improve the appearance of the Franklin and Main intersection to emphasize the center of the Community.

The intersection of Franklin and Main streets is the historic and symbolic center of the Community. The intersection could be improved by creating a texture in the pavement with limestone pavers that is unique, uses native materials, and slows vehicular traffic. As an illustration a circle of limestone incised with bronzed letters polished by the tires, could give information about the town and a sense of direction to surrounding locals based on their physical connection to this circle. In this regard the circle could function as a geographic compass or locator. The center could play a significant role in the Fourth of July ‘Americana’ parade as well as the increased pedestrian access, which is nourished by new development and redevelopment in the downtown. The timing of improvements should be considered relative to road maintenance schedules.

Time Frame: Mid-term

Responsibility: City Public Works Department, Township Public Works Department, City Planning Division, Township Development Services Department, and Centerville Arts Commission

Objective 5

CA5. Integrate art in public improvements to create a distinctive appearance

Providing public art can be an effective way to communicate a sense of identity for a Community. When public improvements are funded and constructed, public art should be incorporated to strengthen the placemaking efforts of the Community.

Strategies

CA5.A Develop an “artist-in-residence” program in the public works department(s).

The purpose of an artist in residence program is to encourage the City and Township to consider the arts as an aspect of the design of all projects that come through their respective Public Works Departments. By having a hands-on experience with an artist who has a variety of skills and who can work comfortably with construction trades, the opportunities for impacting the nature of public works are expanded. The artist-in-residence approach provides a consistent treatment and institutional memory. Transforming the look and feel of small infrastructure projects, is the impetus for an artist-in-residence program. There should be an artist-in-residence position established in the Public Works Department where a sculptor, graphic designer, stain glass maker, blacksmith or ceramics artisan can utilize his or her skills to embellish the entryway program, the community signage, and public art initiatives.

Time Frame: Mid-term

Responsibility: City Public Works Department, Township Public Works Department, and Centerville Arts Commission

CA5.B Integrate placemaking public art into community buildings and infrastructure.

Employ teams of artisans, which include people skilled with carved wood, wrought iron, stained glass, mosaic inlays, and ceramics, so that every aspect of a Community building reflects this integration of the arts. This process can also be supported by the use of “environmental profiles,” which describe the behavioral uses of the space and building, the design constraints and opportunities, the cultural and historical information and prospects for using design elements to animate space. An example might include building chess boards in special locations. The opportunities for defining metaphors in building projects, which can then be expressed through a variety of artistic efforts, are greatly expanded.

Time Frame: Mid-term

Responsibility: City Public Works Department, Township Public Works Department, City Planning Division, Township Development Services Department, and Centerville Arts Commission

CA5.C Define opportunities for distinctive place making (e.g. a community bench that can be sited in civic areas, parks and transit stops).

Several cities and towns have distinctive pieces of street furniture that tell you exactly where you are in the community. Portland, for example, has its four spouted fountains that dot the downtown. The following example is provided for illustrative purposes only: the Community could create “community benches” that could be related to a “community table” constructed in downtown. The benches should be spread throughout the Community to the existing transit stop kiosks, where they are needed. The benches could be crafted with school children to make the ceramic panels of the seat backs and seat areas under the supervision of an artist. The concept is both to identify the people and groups that have made a contribution to the City and Township and then to memorialize them both at a central location and then incrementally at the bus stops. This creates a series of mini events as each bench is finished, and it also allows children to feel that they are adding incrementally to the value of the streetscape. The products are elements that specifically can be identified with the Community.

Time Frame: Mid-term

Responsibility: City Planning Division, Township Development Services Department, and Centerville Arts Commission

CA5.D Create a series of distinctive interpretive markers.

Interpretive markers should be created and installed to commemorate significant Community events. This initiative could give emphasis to traditional events and structures. It could also commemorate important planning and development achievements, such as design and zoning decisions that have protected the character of the Community. The markers could explain a story about a particular place or building in the Community. The markers go beyond commemoration and are a means of communicating the design vision, even posing (in some cases) alternatives to some existing practices. The choice between parking and streetfront development, for example, or the importance of a design review decision which brought a revised proposal for downtown redevelopment, would be instances where Community persistence paid off with a better design. This process could be explained as part of a series of markers identifiable around the Community.

Time Frame: Mid-term

Responsibility: City Planning Division, Township Development Services Department

CA5.E Create a Community seal to be used in a wide range of public improvements.

A Community seal can be a way of marking the new improvements for the Community as well as providing an emblem that can be utilized on gateway signage and other improvements. The design should be an elegant and legible symbol that might include the image of the stone houses in the downtown which could celebrate some aspect of the bucolic environment that has characterized the Community in the past.

Time Frame: Immediate

Responsibility: City Manager and Township Administrator

CA5.F Create inlay design elements for key sites (including transit stops).

Once a central design theme has been established for the placemaking program, some means of replication would be needed. Creating inlay design elements would provide such a means. The example concept (See CA4.A) of having an inlay design within the square of crosswalks at the center of the Community (Main and Franklin streets) which could then be repeated as a smaller design in the pavement of the transit stop kiosk speaks to the notion of connectedness. It is a design mechanism for relating people geographically to the center of the Community. Each of the other small inlays in the kiosks could show the proximity in miles or yards to that central location as well as giving some geographic identity to the other locations, such as footsteps to the central place. The limestone circle framed by the brick crosswalks in the downtown defines the larger geographic relationship to that spot, while the little inlays can connote the place names for particular neighborhoods.

Time Frame: Immediate

Responsibility: City Planning Division, Township Development Services Department, City Public Works Department, Township Public Works Department, and Centerville Arts Commission

CA5.G Explore regulations to implement a “percent-for-arts” requirement in Community funded projects.

There are more than 350 cities, towns, and counties which have enacted one or two-percent-for-art requirements as part of public construction. This program requires that a percentage of all Community funded projects be directed towards public art. The public art can be directly related to that particular project. Sometimes there is a collector provision in the ordinances that require some funds that are used for non-visible public projects like sewage construction be instead directed toward the neighborhood in which the project takes place. There may also be a limit on when a percentage is used so that it relates only to expenditures above a certain threshold (e.g. \$100,000), or a provision that requires private sector public art for commercial projects above a certain construction cost. Another possibility

for funding public art would be to require a portion of bed taxes (hotel/motel taxes) go toward public art projects.

Time Frame: Long-term

Responsibility: City Council, Township Trustees, City Manager, and Township Administrator

CA5.H Encourage diverse design teams of artists and craftsman with traditional practitioners so that buildings are treated in a comprehensive fashion that builds up meaning.

Creating a richer and more meaningful built environment requires a richer blend of talent. City and Township funded projects should require participation of artists and artisans in the design process. The Community should develop an inventory of artists and artisans who can be regularly employed in City and Township projects. This would empower the Board of Architectural Review to play a more comprehensive and directive roll in terms of evaluating groups and practitioners in the Historic District. RFPs (request for proposals) should include language that encourages team effort. This would put the onus on the design professionals to work together, and assemble themselves as teams.

Time Frame: Short-term

Responsibility: City Planning Commission, Township Zoning Commission, Board of Architectural Review, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department

CA5.I Create procedures for public building and park projects that encourage artists and artisans to work on street furniture as well as building parts.

This strategy is focused on elements of the public realm. Rather than have street furniture ordered from a catalog cut-sheet (as a particular stock item), incorporate elements on the street furniture that reflect the Community's character. Examples can include elements created from glass, ironwork, stone and brick work, wood panels, mosaics and terrazzo, so that windows, railings, doorways, floors, signs, stair cases, step risers, pavements, wall panels and inserts, ceilings, bike racks, tree guards, benches, drinking fountains, all reflect some level of Community identity that artistic embellishment can bring. An embossed Community seal on street furniture would be particularly effective.

Time Frame: Short-term

Responsibility: City Planning Commission, Township Zoning Commission, City Planning Division, and Township Development Services Department

Objective 6**CA6. Preserve historic sites and structures**

Historic sites and structures are treasured in the Community. Continued efforts to preserve historic sites and structures are critical to link the past to the future. Some of the strongest placemaking opportunities are historic in nature.

Strategies**CA6.A Create a priority list for designating buildings, structures and districts on local, state and or national registers.**

The Community needs to identify appropriate designation opportunities for key places. There are numerous resources if the Community desires to protect certain places. The Ohio Historic Preservation Office can furnish the City and Township with lists of structures which are “eligible” for or which are already listed on the National Register for Historic Places. There is no substitute, however, for local protection of buildings, structures and districts. Being on the National Register only prevents federally funded projects from impeding on a designated site or in certifying preservation projects for tax credits. Most of the damage to historic sites is done locally: therefore it is important to extend protection to a variety of sites, which may not constitute the entire Architectural Preservation District (APD). There are methods of protecting these sites, in what are called non-contiguous districts. It would also be important to include language about compatible design for contributing buildings. When historic buildings set the tone for an area, new construction should contextually respond to those buildings. This is harder to achieve outside of a historic district but the language can be used to encourage a more comprehensive design review of properties outside district boundaries.

Time Frame: Short-term for Township, Ongoing for City

Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, Township Development Services Department, Centerville-Washington Park District, Centerville-Washington Township Historical Society, and Landmarks Foundation

CA6.B Celebrate the Community’s history on an annual basis through a public event (e.g. historic home and garden tours).

The notion of celebrating Community history has a long and proud tradition across the United States. The first great impetus for the celebrations were the homecoming days, which many communities, particularly in New England and the middle-west, devised starting in the 1890s. The Fourth of July ‘Americana’ celebration comes as close as any single event to rallying the Community. A house and garden tour or homecoming events could be connected to that weekend so as to give it a longer exposure time, which also

can have some more sustained economic benefit for the businesses in the Community.

Time Frame: Ongoing

Responsibility: City Manager, Township Administrator, Centerville-Washington Township Historical Society, and Landmarks Foundation

CA6.C Continue to support the Historical Society.

The Centerville-Washington Township Historical Society has achieved considerable prominence both because of its support from City and Township government and because of the comprehensiveness of its efforts. The local governments should continue to support the Historical Society and consider encouraging a increased role, including consideration of design review in the historic district, and for any non-contiguous designation of historic properties.

Time Frame: Ongoing

Responsibility: City Manager, Township Administrator, Centerville-Washington Township Historical Society, and Landmarks Foundation

CA6.D Create and provide economic incentives for restoration of historically significant buildings in the Downtown.

The tax credits of 20 percent, which are currently available for commercial buildings, are certified under the Secretary of the Interior's standards and can be an important tool in community revitalization. However, some developers are not aware of these benefits. This strategy can be used in conjunction with Land Use strategy LU8.F, where seminars are offered to work with local developers and builders. In addition, local tax abatements for façade improvements, including the donation of façade easements to the City should be considered. The cost of the improvements is paid for by the government in exchange for the donation of the easement that the public now has a vested interest in protecting.

Time Frame: Ongoing

Responsibility: City Manager, Township Administrator, Centerville-Washington Township Historical Society, and Landmarks Foundation

Objective 7

CA7. Increase visual literacy of the built and natural environment

Education is an important tool in efforts to enhance the Community's appearance. Recognizing and understanding the visual qualities of the built and natural environment is critical to establishing respect for the surroundings. Ongoing education programs for all ages should be undertaken.

Strategies

CA7.A Encourage a community history course supported by the artist residency program.

Nationally, community history has been neglected in the last 50 years. There is now increasing interest in learning about and promoting historical qualities of a community. This phenomenon is related to growing interest in living and investing in authentic places. This type of learning could be part of local school curriculum or Community-wide educational course for all ages of interest. The concept of discussing town planning and community design as part of this course can be encouraged by the artist residency which gives children a hands-on experience with both discovering a message and then crafting it and leaving it as a permanent legacy.

Time Frame: Short-term

Responsibility: City Manager, Township Administrator, Centerville City School District, Centerville-Washington Township Historical Society, Landmarks Foundation, and Centerville Arts Commission

CA7.B Create a legacy project that contributes to placemaking efforts of the Community

To promote Community learning and strongly establish the placemaking program, a legacy project should be created. To build on a previous example, a legacy project could be built to communicate linkages between the center of the Community, as expressed by a Community table in the middle of downtown, and the public access way to that table. The concept of the Community table could include seats that would make a direct linkage to the individuals and groups identified by the Historical Society as having a significant role in the Community.

Time Frame: Short-term

Responsibility: City Manager, Township Administrator, and Centerville-Washington Township Historical Society

E. Gateways

Introduction

Gateways can be defined as major entry points into the Community. As such, gateways are an integral part of the Community’s appearance and should be welcoming to visitors and residents. Gateways are comprised of many elements, ranging from buildings, pavement, signage, fencing, landscaping and utility treatments, to changes in pavement width and building setback, to contrasts in lighting. The quality, size, and position of these elements can reinforce or detract from a gateway.

The defining element of any successful gateway should be the ability to quickly and definitively create a sense of arrival for both vehicular and pedestrian traffic. Gateways in the Community are somewhat unique in that

Table 4.A Gateway Locations

Gateway	Type
1. I-675 at Wilmington Pike	Freeway
2. I-675 and SR 48	Freeway
3. I-675 at SR 725	Freeway
4. SR 48 (north)	Entryway
5. SR 48 (south)	Entryway
6. SR 725 (east)	Arterial
7. Austin Pike (west)	Arterial

there are certain areas in which the City and Township share a common boundary. In some areas the gateway is unique to the City or Township.

In February 2001, Washington Township adopted guidelines pertaining to gateways and corridor improvements for specific locations within the Township. These recommended guidelines should continue to serve as a baseline for enhancements throughout the Township, as this section focuses primarily on recommendations that unify appearance of gateways and corridors into the Community for both the City and Township. The Township should consider both the Streetscape Enhancement Guidelines and the recommendations in this Plan when implementing future gateway improvements. The City should consider recommendations in this Plan for guidance with future gateway considerations. Map CA-1 represents locations in the Community for each gateway recommendation.

Gateway Types

There are two distinct types of gateway recommendations addressed in this Chapter: gateways at freeway locations, and gateways at arterial locations. Gateways at arterial locations are further analyzed as entryway/corridor locations along SR 48 to the north and south of the Community. Table 4.A includes the gateway type for each gateway location presented in this section.

- **Freeway locations:** Gateways at freeway locations typically include a wider expanse of right-of-way, cater to a greater volume of traffic at higher speeds, and require higher visibility.
- **Entryway/Corridor locations:** Gateways at entryway/corridor locations include two entry points, with a defined corridor in between, and serve as an entryway to the Community.
- **Arterial locations:** Gateways located at or along arterial streets typically include narrower right-of-way dimensions, involve more localized traffic and greater pedestrian activity, and should be designed to reduce vehicular speed and control access into and out of adjacent roads and properties.

Table 4.B Average Daily Traffic (ADT)

Location	ADT
I-675 at Wilmington Pike *	57,600
I-675 and SR 48 **	49,300
I-675 at SR 725*	48,200

Source: MVRPC (9/03)

* 1999 data

** 2001 data

Note: ADT counts represent both east and west traffic

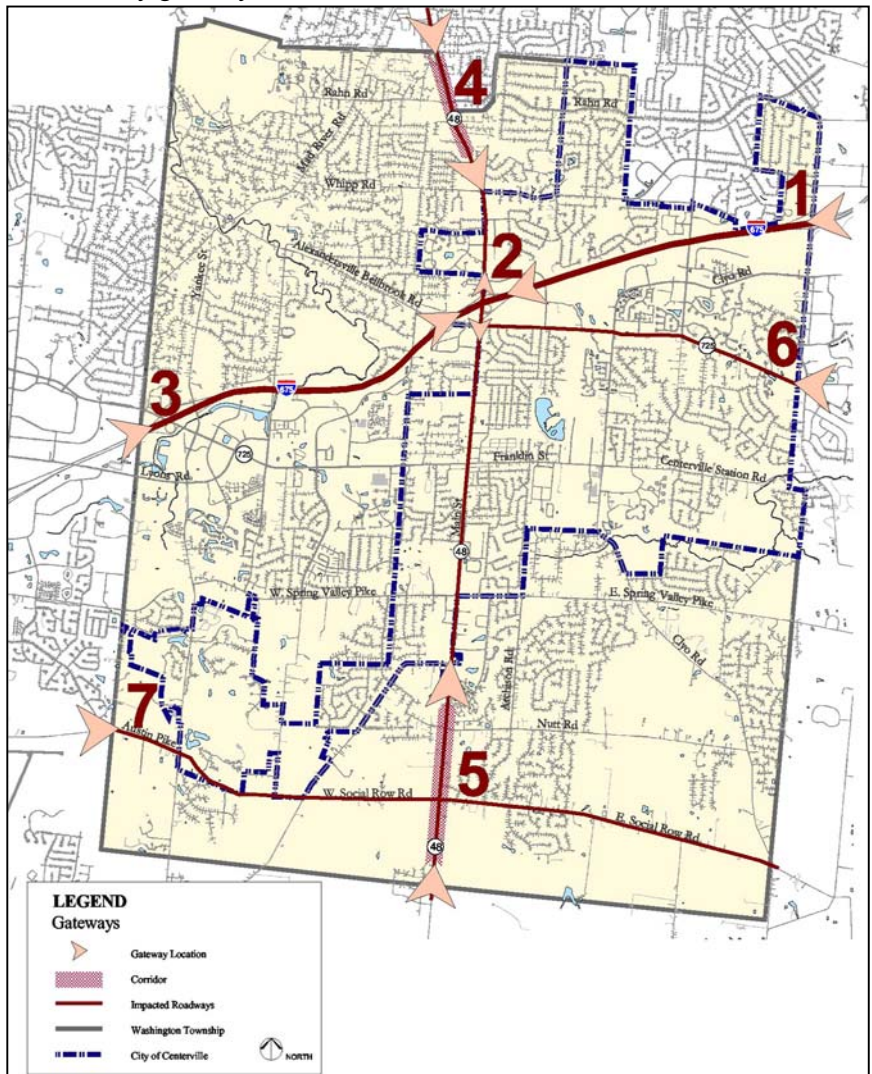
Freeway Gateways

Gateways at freeway locations are characterized by higher volumes of traffic and rate of vehicular speed. As such, these types of gateways typically take more space and distance to convey the desired sense of arrival. Pedestrian experiences at this scale is non-existent.

Table 4.B illustrates the amount of daily traffic that travel past these gateway locations every day. The freeway gateway locations are the most visible and prominent locations for gateways in the Community.

There are several freeway gateway sites that are critical to enhancing the image and appearance of the Community. These locations are at interchanges along I-675 at Wilmington Pike, SR 48, and SR 725. Two of

the interchanges (Wilmington Pike and SR 725) are gateways at the edge of the Community and one interchange (SR 48) is internal to the Community. The freeway gateways section includes a brief narrative of each location and



Map CA-1: Gateway Locations

recommendations for the right-of-way, approach areas (on/off ramps), bridge or overpass structures, and adjacent private land.

I-675 and Wilmington Pike (location 1)

The I-675 and Wilmington Pike freeway gateway is located on the eastern edge of the Community, and is in a prominent location as an entry into the Community for westbound I-675 traffic as it crosses over Wilmington Pike. Wilmington Pike, which is oriented north and south, runs beneath I-675 and serves as the jurisdictional separation between Greene and Montgomery counties. The on/off ramps to I-675 on the east side of Wilmington Pike are located in Greene County, while the western portion of the interchange is located in Montgomery County.

I-675 and SR 48 (location 2)

The I-675 and SR 48 freeway gateway is located towards the center of the Community, and has one of the busier on/off ramp exchanges of vehicular traffic in the Community. SR 48, which is oriented north and south, bridges over I-675. This area serves as a gateway to the core of the Community, via SR 48, which is the major north south arterial street in the Community. Interchange ramps serving I-675 and SR-48 are located in both the City of Centerville and Washington Township. Gateway enhancement funding in this area has been targeted as part of a Transportation Enhancement Program with MVRPC. This grant will assist the City of Centerville in making gateway improvements at this location. This section will allow the City to prioritize and coordinate gateway enhancements for the interchange.

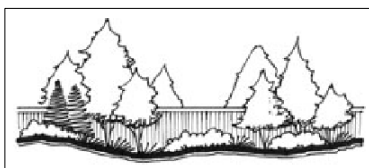
I-675 and SR 725 (location 3)

The I-675 and SR 725 freeway gateway is located on the western edge of the Community, and is in a prominent location as the entrance to the Community for eastbound I-675 traffic as they pass under SR 725. SR 725 continues over I-675 in a northwest and southeast direction. The interchange system at this location is located entirely within Washington Township.

The following are general recommendations for all freeway gateway locations. Specific locations and recommendations are detailed for clarity, where needed. The Ohio Department of Transportation (ODOT) should be consulted with specific designs and placement of gateway materials. ODOT should also be consulted about maintenance schedules that may afford opportunities to make improvements in a cost effective manner.

Right-of-Way

- Develop a symbol or crest representative of the Community, as detailed earlier in this Chapter. Use stone and rock material native to the area to replicate the symbol and create public art (sculpture, rock formation, signage, stamped material) for placement within the right-of-way. Most areas between the freeway and the edge of the right-of-way are sloped and would provide views of the symbol or crest without distraction. The symbol should be representative of the overall Community, yet highlight the City or Township as appropriate.
- Incorporate public art and/or landscaping along or on freeway sound barrier walls to soften the hard edges of the wall, and to foster a blending with the natural environment.
- Landscape the right-of-way with plant species that are easy to maintain, diversified to protect against disease, and can be easily replicated at other freeway gateway locations for visual consistency. The plant species should be symbolic of the area if possible.

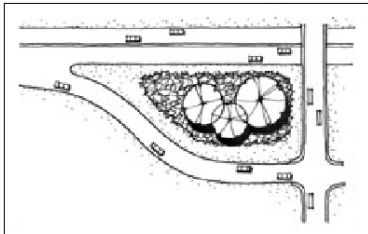


Example of landscaping to screen sound wall barriers (ODOT Design Standards)

- Remove the existing chain link fencing located at the edge of the right-of-way and replace with decorative fencing of more enduring quality. Decorative fencing elements can be incorporated into bridge elements and public art to create identity at the gateway locations.

Approach Areas (on/off ramps)

- Incorporate monument style Community signage into the on-off ramp areas. Signage should be made of brick or stone material, resistant to graffiti and easy to read at higher rates of speed. Consistency in color, size, material and text are important factors to consider for each freeway gateway location.
- Landscape the approach areas with plant species that are identifiable with the Community and easy to maintain. Provide diverse species to reduce pest and disease issues. Areas allowed to grow naturally can be visually pleasing and easy to maintain.
- Incorporate public art using rock and stone materials. Unlike the symbol or crest concept to represent the entire Community, public art can be different at each freeway location, but should be capable of relaying a common theme to vehicular traffic entering the Community.



Example of landscaping in an approach area (ODOT Design Standards)



Example of decorative fencing and lighting treatments on a bridge. (Dublin, OH)

Bridge Structure

- When regular maintenance is performed on bridge structures, the City, Township and State should coordinate the re-painting of structural members of the bridge with a color palette that can be identified with the Community.
- Replace chain link fence on the bridge deck with a safe, decorative fence. Fencing materials can be particularly effective as a gateway feature along the bridge overpasses at I-675 at SR-48 and SR 725.
- Provide lighting on and around the bridge structure to create an ambiance while traveling over or under the bridge at night. The type of lighting (color, direction, effect) can produce discreet results of entering a place without distracting the operator of a motor vehicle.

Adjacent Private Land

For properties adjacent to freeway interchange locations, develop corridor overlay standards for both the City and the Township that coordinate the appearance of private development along the freeway with public improvements within the right-of-way.

Signage

- Provide signage that is unified in character (by height, size and illumination).
- Provide consistent setbacks between the two jurisdictions for all signage on properties adjacent to the freeway.
- Signage should be architecturally integrated with the development.

Architecture

- Massing, building materials, and height should be consistent in the City and Township. Materials should be used that are indicative of the area. (i.e. brick and stone)
- Allow greater density in prime development/redevelopment locations near the freeway. (see Study Area recommendations)

Parking

- Provide incentives for creative parking solutions (structured parking, transit alternatives, shared parking) in high visibility areas to reduce asphalt surfaces.
- Screening and illumination of parking areas should focus on views from the freeway.

Lighting

- Lighting standards should apply so as not to overwhelm the streetscape. (height, direction, intensity)

Entryways

Entryways embody the characteristics of both gateways and corridors to create a unified approach to the community. They take advantage of the feeling of “arrival” afforded by strategically located gateways and the opportunity to create a “sequential” experience of traveling along a corridor that signals what is important, aesthetically, to the Community.

State Route 48 is the historic north-south route to the Community and crosses both the Township and City boundary. As Map CA-1 shows, entryway opportunities exist along SR 48 at both the north and south ends of the Community.

SR 48 (north) (location 4)

Most of the north SR 48 corridor incorporates a five-lane (including a continuous center turn lane and curb and gutter) urban roadway profile with commercial (including parking) and residential uses setback from the roadway. Tall, cobra-head lighting is located within the tree lawn on both sides of the roadway with no consistent street-tree treatment. Sidewalks are found intermittently along the corridor with very few ties to adjacent uses. Outlined below are recommendations for the gateway locations and entryway conditions.



View looking south from SR 48 at the City of Kettering border.

North Entryway-SR 48 Corridor

The intent behind improving this segment of the corridor is to accommodate both pedestrians and vehicles and create opportunities to connect and not divide the Community. It should build upon the standards established at individual gateways and continue the experience for visitors as they travel the corridor.

Zoning

- Develop corridor overlay standards for both the City and the Township that coordinate the appearance of private development along the roadway with public improvements within the right-of-way.
- Where feasible, off-street parking should be located to the side or rear of the structure to remove the parking lot from direct view.
- Standards should include appropriate screening of service areas (e.g. dumpsters screened 100 percent on three sides by a minimum six-foot opaque screen with a six foot opaque gate)
- Standards should include appropriate screening of parking and loading areas (e.g. three- foot high combination of earthen mound, turf, shrubs, ornamental trees and native grass in a minimum 10-foot wide planting strip).

Planting

- Provide street trees equally spaced within the tree lawn that include a diverse species and do not interfere with utility lines at maturity.
- Maintain existing plant material, including the removal of dying plant material, performing selective pruning, and mowing, and installing new plant material when necessary.

Traffic Calming

- Extend the curb and narrow the travel lanes at certain locations to slow down the motorist due to the reduction in space between the curbs.
- Provide pavement texture (i.e. brick) at crosswalk locations.

Transit

- Incorporate, at transit stops, benches and bus shelters to improve the experience of using public transit and encourage ridership.
- Add public transit information at each stop and within shelters, including historic photos of early transit in the area, placemaking features, ridership information, maps, schedules, etc.

Utilities

- Retain trees rows and vegetative cover close to the roadway to help screen utility lines and utility boxes.
- If possible, bury or move overhead utility lines and poles.
- Replace cobra head lighting with decorative street and pedestrian lighting. Street lighting is an important element in the gateway and placemaking strategies in the Comprehensive Plan. The utility chapter in the Strategies and Objectives section of the plan includes recommendations for residents to decide for themselves whether or not the streetlighting program is something that needs to be addressed for their specific subdivision.

Signage

- Provide signage that is unified in character (by height and size as well as illumination) and coordinated with other streetscape

ornamentation and employs a scale that is appropriate for both fast and slow moving traffic.

- Require wall and ground mounted signage instead of pole signage. Ground mounted signage should be placed on a masonry base and architecturally integrated with the development.
- Convey only information related to the name or identity of the business, the street address, and the product.

Lighting

- Provide adequate lighting (fixture height, direction and intensity) to create light levels of sufficient intensity to light the travelway and pedestrian routes without overwhelming the streetscape.

Circulation

- Existing sidewalks should be repaired where necessary and new sidewalks should be constructed to ensure a continuous path along the corridor.
- In managing access, the number and width of curb cuts should be limited. Adequate vehicle access should be provided, but an excessive number of curb cuts can increase traffic congestion and vehicular accidents and interrupt traffic flow.
- Cross-access easements should be provided between adjoining properties to reduce excessive curb cuts and turning movements.
- Sidewalk connections should be provided between adjoining properties and connecting commercial buildings to the sidewalk system to facilitate walking and biking.
- Connections should also be provided between commercial areas and adjacent neighborhoods and residential development.
- Sidewalks should be repaired at regular intervals.
- Extended curbs should be used at intersection and mid-block crossings.
- Provide pedestrian crossing islands at wide intersections, mid-block crossings or within medians. Islands create protected areas between travel lanes and allow pedestrians to cross half of the moving traffic area at one time.
- Provide pedestrian crossing signalization at designated pedestrian crossing areas. Pedestrian crossing is important for all areas of pedestrian/bikeway and vehicular consideration including the need for pedestrian safety and confidence.
- Utilize painted, stamped, or colored concrete or contrasting paving material for cross walks to provide a strong visual signal for drivers.

Maintenance

- A strong maintenance program should provide an added enhancement to the corridor. A regular clean up of the area should be included in the program. Regular cleaning routines could provide the Community the opportunity to coordinate with volunteer and non-profit groups desiring to help in community service.

North Entryway-SR 48 Gateway

The north entryway along SR 48 allows the opportunity to create two distinct but coordinated gateways: a gateway into the Community (at the Township boundary) and a gateway into the City (at the City’s jurisdictional limits). The Community’s (Washington Township) boundary lies at the Kettering/Washington Township line south of the Enid Avenue intersection and on the east side of SR 48. In order to provide a feeling of entry into the Community, it is important to provide vertical elements on at least one side of the roadway and to incorporate durable building materials that are indigenous to the City and Township.

The figure on the left shows an example of how a vertical element may be used as a marker or gateway element for the Community. The vertical gateway should serve as a separation between the pedestrian way and vehicular thoroughfare, as well as between the gateway entrance marking two jurisdictions. Gateways can also incorporate markers inscribed in the stone, which can be a placemaking element for the Community. Gateways may be comprised of both limestone and brick, but emphasis should be placed on one or the other based on placement in the City or Township, to incorporate the history and placemaking feel synonymous with the Community.



Example of a vertical gateway element made of stone and inscribed with a marker.

The City of Centerville’s corporate limits are also located on the east side of SR 48 at the East Whipp Road intersection. The gateway feature at the City of Centerville’s corporate limits should incorporate a vertical element on the east side of SR 48 within the southeast quadrant of the Whipp Road intersection.

Community Gateway:

- Incorporate a column and low wall entry feature extending perpendicular to SR 48 with appropriate identification signage embedded in the column or wall.
- Where adjacent to a sidewalk, provide a break of appropriate width between the column and wall.
- Utilize both stone (native limestone) and brick as the predominant materials.
- Externally illuminate the feature and incorporate landscaping (groundcover and low hedge material) as an accent.

City Gateway:

- Incorporate a column and low wall entry feature extending perpendicular to SR 48 with appropriate identification signage embedded in the column or wall.
- Provide a break of appropriate width between the column and wall, to accommodate pedestrian ways (e.g. sidewalk or hiker/biker path).
- Utilize stone (native limestone) as the predominant material.
- The feature should be externally illuminated and incorporate landscaping (groundcover and low hedge material) as an accent.

SR 48 (south) (location 5)

Most of the south SR 48 corridor incorporates a two-lane, no-curb and swale profile with vegetation located very close to the pavement edge, especially the area south of Social Row Road. Utility lines flank the western edge. The area surrounding the Township's boundary is very rural in appearance, with deep residential setbacks and open, cultivated areas.

South Entryway-SR 48 Corridor

The intent behind improving the corridor is to retain its rural appearance by minimizing the visual impact of utilities, preserving the vegetative edge, maintaining deep building setbacks (or providing landscape screens) and the rural roadway profile, and controlling signage. It should build upon the standards established at individual gateways and continue the experience for visitors as they travel the corridor.



View looking north on SR 48

Zoning

- Develop corridor overlay standards for both the City and the Township that coordinate the appearance of private development along the roadway with public improvements within the right-of-way.
- Standards should include appropriate screening of parking, loading and service areas (e.g. three-foot high combination of earthen mound, turf, shrubs, ornamental trees and native grass in a minimum 10-foot wide planting strip).
- Commercial signs should be restricted by height and size as well as illumination to avoid conflict with corridor elements.

Planting

- Retain tree rows and vegetative cover close to the roadway to create a visual edge.
- Provide strategically located openings in the tree rows (e.g. through elective pruning) to allow open views to the surrounding rural landscape.
- Provide diverse species to reduce pest and disease issues.
- Maintain existing plant material, including the removal of dying plant material, performing selective pruning, and mowing, and installing new plant material when necessary.

Traffic Calming

- Retain trees rows and vegetative cover close to the roadway to help reduce traffic speeds as motorists approach the Community and provide safe walking and biking environments.
- Provide places for trailway crossings that include signage and incorporate traffic calming measures (e.g. textured pavement, increased landscaping, etc.).
- Retain rural roadway profile by limiting the number of travel lanes and continuing the use of swales to accommodate drainage.

Utilities

- Retain trees rows and vegetative cover close to the roadway to help screen utility lines and utility boxes.
- If possible, bury or move overhead utility lines and poles.

Signage

- Provide graphically coordinated, wayfinding signage to cultural, recreational, and retail establishments within the Community.

Circulation

- Provide hiker/biker trail within right-of-way on at least one side of the roadway and provide linkages to adjacent properties as they develop.
- Limit the number and width of curb cuts. Adequate vehicle access should be provided, but an excessive number of curb cuts can increase traffic congestion and vehicular accidents and interrupt traffic flow.
- Provide cross-access easements between adjoining properties to reduce excessive curb cuts and turning movements.

Maintenance

- Create a strong maintenance program to enhance the corridor. A regular clean up of the area should be included in the program. Regular clean up routines could provide the Community the opportunity to coordinate with volunteer and non-profit groups desiring to help in community service.

South Entryway-SR 48 Gateways

The south entryway along SR 48 allows the opportunity to create two distinct but coordinated gateways: a gateway into the Community (at the Township boundary) and a gateway into the City (at the City's jurisdictional limits). The Community's boundary lies at the Montgomery County/Warren County line south of the Webbshaw Drive intersection. In order to provide a feeling of entry into the Community, it is important to provide vertical elements on both sides of the roadway and to incorporate materials that are indigenous to the City and Township.

The City of Centerville's corporate limits are located on the west side of SR 48 and approximately one-quarter of a mile South of the Sheehan Road intersection. The gateway feature at the City of Centerville's corporate limits should incorporate a vertical element on the west side of SR 48. If a feature is desired on both sides of SR 48, it should be located further north at the Sheehan Road intersection where the corporate limits flank both sides of the roadway.

Community Gateway:

- Incorporate a column and low wall entry feature extending perpendicular to SR 48 (on both sides of the roadway) with appropriate identification signage embedded in the column or wall.
- Provide a break of appropriate width between the column and wall, to accommodate pedestrian ways (e.g. sidewalks, hiker/biker trails).

- Where adjacent to a swale or steep slope along the roadway edge, utilize the column feature only.
- Utilize both stone (native limestone) and brick as the predominant materials.
- Externally illuminate the feature and incorporate landscaping (groundcover and low hedge material) as an accent.

City Gateway:

- Incorporate a column and low wall entry feature extending perpendicular to SR 48 (on both sides of the roadway if possible) with appropriate identification signage embedded in the column or wall.
- Where adjacent to a sidewalk or hiker/biker trail, provide a break of appropriate width between the column and wall.
- Where adjacent to a swale or steep slope along the roadway edge, utilize the column feature only.
- Utilize stone (native limestone) as the predominant material.
- Externally illuminate the feature and incorporate landscaping (groundcover and low hedge material) as an accent.

Arterial Locations**SR 725 (east) (location 6)**

This area encompasses the eastern-most portion of SR 725, just west of Wilmington Pike, located within the City of Centerville. The Wilmington Pike and SR 725 intersection is located entirely within Greene County several hundred feet to the east. As such, entrance into the City at this location (traveling west on SR 725) becomes a particularly important component to Community identification and sense of place for the City. Study Area G is located on the south side of SR 725 immediately adjacent to this gateway location. Land use recommendations for Study Area G can be found in the Study Areas section of this plan. SR 725 is three lanes at this location (including a turn lane), with no curb or gutter. There is a minor intersection on the north side of SR 725 (Whites Corner).

In order to provide a feeling of entry into the Community, it is important to provide vertical elements on both sides of the roadway and to incorporate building materials that are indigenous to the City and Township. Because of the geography of this gateway (away from a major intersection, along a roadway that does not currently have a large amount of adjacent development), vertical elements will provide the most dramatic effect of entry into the Community.

- Incorporate a column and low wall entry feature extending perpendicular to SR 725 (on both sides of the roadway if possible) with appropriate identification signage embedded in the column or wall.



View looking west on SR 725

- Incorporate a sidewalk or hiker/biker trail, by providing a break of appropriate width between the column and wall, and extending the pedestrian way between the two.
- Where adjacent to a swale or steep slope along the roadway edge, utilize the single column feature only.
- Utilize stone (native limestone) as the predominant material.
- Externally illuminate the feature and incorporate landscaping (groundcover and low hedge material) as an accent.
- Incorporate a City sign/logo into the vertical element.

Additional gateway treatments at this location include:

Utilities

- If possible, bury or move overhead utility lines and poles.
- Retain tree rows and vegetative cover close to the roadway to help screen utility lines and utility boxes.

Circulation

- Existing sidewalks should be repaired where necessary and new sidewalks should be required as the area develops to link to existing sidewalks to ensure connectivity.

Architectural standards:

- Develop standards in the City of Centerville that coordinate the appearance of private development along the roadway with public improvements within the right-of-way. Such standards should focus on items such as signage (size and location), architecture (massing, building materials, height, density), parking (location, screening, amount), lighting (height, type), and accessibility.
- Buildings fronting SR 725 (see Study Area G) should be built forward with parking to the rear or side yard and incorporate native limestone as the predominant building material.



View looking east on Austin Pike

Austin Pike (west) (location 7)

This area encompasses the western-most portion of Austin Pike, west of Yankee Street, located in Washington Township. The area is bordered by Miami Township to the west. As such, entrance into the Township at this location (traveling east on Austin Pike) becomes an important identification element for the Township. The roadway is three lanes at this location (including a turn lane), with no curb or gutter, feeding into a section of two-lane roadway to Yankee Street. Washington Church Road intersects Austin Pike to the north at this location.

In order to provide a feeling of entry into the Community, it is important to provide vertical elements on both sides of the roadway and to incorporate materials that are indigenous to the City and Township. Gateway indicators should be placed on the east side of the Austin Pike/Washington Church intersection. Incorporate a column and low wall entry feature extending perpendicular to Austin Pike (on both sides of the roadway if possible) with

appropriate identification signage embedded in the column or wall. Because of the terrain on the north and south sides of Austin Pike at this location (steep slope), vertical elements (i.e. the column feature) should be a priority gateway marker, with horizontal features such as the wall secondary depending on available space along the roadway. Gateway marker can be incorporated into a sidewalk or hiker/biker trail, by providing a break of appropriate width between the column and wall (if used), and extending the pedestrian way between the two.

- Where adjacent to a swale or steep slope along the roadway edge, utilize the column feature only.
- Utilize both stone (native limestone) and brick as the predominant materials.
- Externally illuminate the feature and incorporate landscaping (groundcover and low hedge material) as an accent.
- Incorporate existing Washington Township signage into the vertical element.

Additional gateway treatments at this location include:

Utilities:

- If possible, bury or move overhead utility lines and poles.
- Retain tree rows and vegetative cover close to the roadway to help screen utility lines and utility boxes.

Circulation:

- Existing sidewalks should be repaired where necessary, and new sidewalks should be required upon new development to connect to existing sidewalks to ensure connectivity.

Architectural standards:

- Develop standards in Washington Township that coordinate the appearance of private development along the roadway with public improvements within the right-of-way. Such standards should focus on items such as signage (size and location), architecture (massing, building materials, height, density), parking (location, screening, amount), lighting (height, type), and accessibility.

F. Placemaking Considerations

Creating a sense of place for the Community establishes a connection between the past and present, utilizing ideas and images unique and special to the City and Township. The placemaking strategies in this Chapter seek to encourage public gathering, create a stronger sense of identity for the Community, and to connect current and future residents to the Community's past.

The following examples are provided as consideration for the Community as placemaking efforts are undertaken. They are only examples intended for discussion at the appropriate time.

Utilize a sculptor to create a “community table” at the northeast corner of Main and Franklin street intersection.

The concept of a Community table is to provide a sitting place that has the feeling of Community proprietorship and which is used to identify some of the different groups, and individuals, who have played an important role in the Community and thus have “seats at the table.” The table itself can be made of limestone, and it is recommended that the table have a shallow trough carved across it. The trough would recall the style of the table in the Villa Lante in Italy where food was actually floated down the channel to the seated guests. This table is rather short for that approach, but the flow of the water is an animating element and could be linked with a little recycling pool at one end and by a horse’s trough fountain on the street side. The oval of the table then relates to the circle inlay proposed in Strategy CA4.A, improving the appearance of the Franklin and Main intersection to emphasize the center of the Community. Maya Lin’s table in front of the library at Yale University is an abstract example of how this feature could be implemented.

Create seats at the “community table” which celebrate the groups and individuals that have played a memorable role in the Community or have been recognized nationally.

The concept of the seats makes a direct linkage to the individuals and groups identified by the Centerville Historical Society as having a significant role in the Community. These include three first settler families, the farmers as a group, the doctors as a group, and then a series of individuals who grew up or lived sometime in the Community. It might be possible to even have an artifact representing some of these groups on the table, though care would be needed so as to not compromise the table for other current Community activities such as having chessboards and checkerboards incised in it. The derby hats of Mr. Kettering and Mr. Wright are on a bench adjacent to the Engineers Club in downtown Dayton, which could be a useful precedent for small “lovable” objects that might further define these characters. These objects could also be placed under or beside the bench in some cases.

Create a multipurpose water element that recalls the horse trough that used to be located in the vicinity, and serve as a drinking fountain and table channel.

The concept of running water is important as an animating element (as was suggested above with the example of the famous Villa Lante). The waters also function because the horses can drink out of the trough as it spills down on the street side of the limestone rock formation, which is proposed on the corner of the site as both a protective safety barrier for the table and as a location of the pumping mechanism. The water flows from the limestone across the table and ends at a small pool. On the street side the

water flows into the horse trough where it can be used by carriages at the Fourth of July parade. It is believed that there was a horse trough at the top of the hill in the center of town, a logical location as there was a stagecoach stop across the street.

Create an interpretive chair in each bus stop that is linked to the “community table” in Downtown. Use the inlay design elements that interpret the history seat at each bus stop.

This concept of linkage is important in an automobile-oriented society where dispersal and sprawl have influenced the normative behavior for the last 70 years. Making the bus stops an educational experience, both in terms of information about the geographic environment, and location in terms of the related transit stops, is one small element to encourage use of bus transit. There is room for humor and irony when commissioning the interpretive chairs at each stop and also celebrating local heroes and groups. The inlay system might be the best way to build in the most information using a durable material, and creating an obvious linkage to the other sites.

Create resume and portfolio registry of artisans as a resource for traditional architectural/engineering service providers to the Community (in an effort to support integration of art rather the mere siting of it adjacent to a building).

The concept of an arts bank has been developed by a number of arts agencies around the country (Dade County, Florida, and Seattle being prominent examples). It is important to develop a solicitation approach using existing arts organizations and public advertising rather than simply allowing a few alert artists to send in their resumes and slides of their work. Sometimes the existing arts banks from other organizations like the Ohio Arts Council can be copied and used at the local level to save time and expense. This art bank should greatly strengthen the capacity of the City and Township to undertake projects, which would have more aesthetic content and increased public meaning. By defining in a public art ordinance specific types of design elements that can be crafted by artists and artisans rather than purchased off the shelf from catalogs, the Community will be better positioned to support a wide range of artistic endeavors. This approach can be particularly useful for street furniture and playground equipment where wit and craft can transform even the most banal prototype. The arts bank again will provide the information for the variety of crafts shows could be involved in working on street furniture projects.

OUR COMMUNITY

5. Community Services

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5. Community Services

A. Overview

There are a wide range of services provided to residents and businesses of the City and Township. Most residents in the Community consider the quality and level of services to be relatively high. As the population grows and shifts, demographics of the Community are constantly changing, making it increasingly necessary to assess resident satisfaction, and, more importantly, to monitor changes in the Community's composition. Both the City and Township are interested in Community satisfaction levels and survey regularly to monitor efficiency of services.

Some of the services provided to the Community include fire, police, senior and teen services, parks, recreation and natural environment awareness. A number of the Community services are provided in some form of joint capacity where residents of both the City and Township benefit from the service. As such, cooperative intergovernmental efforts will be critical in order to continue to provide the highest levels of service and protection possible to the Community.

While providing objectives and strategies to enhance service to the Community, the Plan also recognizes that seniors and teens have specific needs for recreation and other services that can be difficult to satisfy in the context of general overall service provisions. These services include recreational and social activities specifically associated with seniors and teens.

Increasing volunteer opportunities, expanding and promoting care of the natural environment and private property, are other important services that can be provided to a Community for the enhancement of everyday quality of life. Volunteering allows for citizen participation and promotes civic pride. Increasing volunteer activity also allows for an expansion of services to the Community that is cost effective for its residents. Citizen and business participation in programs aimed at protecting the natural environment, ensuring adequate housing and promoting property maintenance also positively impact the Community. Examples of such programs include recycling efforts, enhanced educational opportunities, and promotional and awareness campaigns.

This chapter outlines community services and is organized based on the following sections: goal for community service, key findings, and objectives and strategies to support the goal. The chapter provides general guidance for delivering high quality, cost-effective services to the Community. These objectives and strategies must be considered in the context of supporting other Community Plan elements and not as the result of extensive investigation of all public services provided by the City, Township or other public entities.

B. Goal

The goal for Community Services is provided below. The goal was developed by the Steering Committee based on input received from the Community.

Cooperative and responsive local governments and organizations that stress efficient service delivery—including police, fire, housing, health care, and environmental programs—and facilitate a culture of active civic and volunteer involvement.

C. Key Findings

The existing conditions research included field surveys and work with citizens in several public meetings. Outlined below is a summary of key findings related to the services provided to the Community.

- **Outstanding Schools:** The Community is known for its outstanding education system and the academic achievements of the students. The recent 2002-03 District Rating by the Ohio Department of Education for the Centerville City School District was “Excellent”. The quality of the Centerville City School District has been one of the most influential factors of the Community’s sustained attractiveness as a place to live. The School District continues to strive for excellence in student and teacher performance through the implementation of its Continuous Improvement Plan (CIP), which guides strategic planning for the District. As this service is such a key community service, specific strategies and objectives regarding

the Centerville School District can also be found in Chapter 7, Education and Learning.

- **Cooperative Services:** Many critical services are provided to the Community's residents on a joint or cooperative level. This affords all residents the ability to use the service and/or facility, and spreads the cost of maintenance and facility upgrades across the entire Community, plus avoids duplication of services and facilities. Examples of such services are the Community park and recreation system (Centerville-Washington Park District and Washington Township Recreation Center), library facilities (Washington-Centerville Library), schools system (Centerville City Schools), and senior services (Hithergreen Senior Center).
- **Fire Protection:** The Washington Township Fire Department provides fire protection for all residents and businesses in the Community. In order to better serve both the City and Township, the Fire Department has stations strategically situated throughout the Community. Stations are located at Maple Avenue and Thomas Paine Parkway in the City, and Whipp Road, Dayton-Lebanon Pike, and McEwen Road in the Township. The Fire Department offers the Community a diversity of services, including fire suppression and prevention, emergency medical services, special rescue, safety education and juvenile fire setter intervention. As the Community grows, especially to the south, additional facilities may be required. These facilities should be located in civic use areas designated on the Land Use Plan.
- **Police Services:** City of Centerville residents receive police protection from the Centerville Police Department, and Washington Township residents receive police protection via the Montgomery County Sheriff's Office. The Centerville Police Department is located on West Spring Valley Road, and the Sheriff's Office is located on McEwen Road. The Sheriff's Office is under contract to Washington Township to serve the unincorporated area of the Township. Police and Sheriff's services include police protection, vacation house checks, neighborhood watch, community education, traffic services and business security.
- **Aging Population:** Between 1990 and 2000, the Community experienced a 31 percent increase in residents 65 years and older. This statistic illustrates that the Community will require increased senior services as the overall population ages. These services will require that the City and Township be proactive in order to meet the increased demand of future senior services.
- **Maturing Housing Stock:** A majority of the Community's housing was built in the 1970's and 1980's. As the average age of the Community's housing stock increases, it will be more difficult to compete with newer development in other parts of the region. As

the housing stock ages, enhancing the housing choices available throughout the Community and promoting regular property maintenance will be increasingly important issues.

- **Recreation Opportunities:** With excellent provision of parks and play areas, as well as a recreation facility, recreation opportunities are prevalent throughout the Community. There is, however, a growing sentiment that greater emphasis should be placed on creating recreation opportunities (both facilities and programs) specifically targeted for teens and seniors.

D. Objectives and Strategies

Outlined below are objectives and strategies to support improving the services provided to the Community. Each strategy includes an indication of timeframe and identifies responsibility for implementing the strategy.

Objective 1

CS1. Continue intergovernmental cooperative efforts to provide residents with high level of services in a cost effective manner

Services provided to the Community are not necessarily supplied by one particular jurisdiction. As such, responsibility for the financing, maintenance, and adequate provision of the delivery of service to its constituents is primarily dependent on cooperation between the City, Township, and other public entities. In order to achieve the highest level of service, at the greatest cost/benefit to the Community, intergovernmental efforts should be maintained and improved where appropriate. Continued cooperative arrangements between the City and Township are encouraged, as is the expansion of services needed to provide the highest level of quality service to the Community’s growing and changing population.

Strategies

CS1.A Conduct internal audit of service delivery on a regular basis in order to evaluate opportunities to more efficiently deliver services.

The City and Township should develop a single standard that can be used in evaluating service performance in a uniform manner. Standards that can be used for comparison on a county, regional, state, or national level should be used, as it is often natural to compare service delivery with immediate, familiar standards. Research to compare performance outside of the local level allows for the dynamic comparison of state or national trends, as well as the ability to learn and evaluate a better means of providing service to the public. Benchmarks established from either a range of other communities or statewide averages are beneficial and encouraged for better understanding of the scope of services provided. Internal audits of each department should be performed as required for police and fire accreditation (at a minimum of every two years).

Time Frame Reference:

- Immediate: 2004
- Short-term: 2005-2006
- Mid-term: 2007-2011
- Long-term: 2012-2024
- Ongoing: Currently in progress and/or to be continued once initiated.

Time Frame: Short-term

Responsibility: City Manager and Township Administrator

CS1.B Create a plan to identify services and inventory facilities and “service providers” in order to provide efficient and cost-effective distribution of services and sharing of facilities.

Service providers in this instance should include City and Township staff (internal departments), as well as other public entities and contractors to the City and Township who might be external to the immediate political jurisdictions. All services, facilities and providers of services will be inventoried and identified.

Time Frame: Immediate

Responsibility: City Council, Township Trustees, City Manager and Township Administrator

Objective 2

CS2. Understand service needs

Understanding the Community’s service needs comes from being involved in the day-to-day procedures and delivery of services. The City and Township offer services independent of one another, as well as joint services to the Community. This requires constant communication and cooperation between the City and Township for understanding service needs and inspire efficiency and accuracy.

Strategies

CS2.A Implement joint community survey as a means to monitor satisfaction with the level and types of services provided.

The Township currently performs telephone surveys every 3-5 years through an independent outside organization. The City also periodically conducts surveys that are sent through the mail. A joint Community survey would be a more cost-efficient means of surveying, and will better assist in coordinating the timing of surveys, the mode of the survey (telephone, internet, mailing, interview), and resources to conduct the survey (paper, computer, man-hours, mailing material, or source, such as an external contractor).

Customer satisfaction will continue to be monitored on a regular basis to gauge whether service delivery is meeting Community needs. Where necessary, service delivery should be adjusted to ensure high customer satisfaction. The City and Township should consider impacts and monitoring benefits of other entities in the Community (such as the school district, park district, and libraries) when planning the joint community survey.

Time Frame: Short-term

Responsibility: City Manager and Township Administrator

CS2.B Continue to publish results of surveys.

Publishing survey results is a critical factor of Community awareness and demonstrates responsiveness with immediate feedback. These results must be published in a form that is legible and easy to understand. The annual reports published by the City and Township offer an ideal opportunity for visibility, while also serving as a forum for the summary of key issues in the Community. The internet presents a useful form of publishing survey results with ease of use. In the annual report, the survey results will add information pertinent to additional areas of service traditionally not found in most annual reports.

Time Frame: Ongoing

Responsibility: City Manager and Township Administrator

CS2.C Monitor development and population trends to anticipate changes in community service needs.

The most recent U.S. Census data was compiled in 2000. The U.S. Census issues new releases of updated population data every ten years. There are other methods of compiling Community population estimates that do not require awaiting Census data. For instance, the Centerville City School District performs annual projections for class enrollment.

Development trends also impact community service needs. In addition to local development and population forecasts, input from Montgomery County should be considered with local projections. Such projections could be based on building permit data or market studies performed for a particular development. Development and population trends should be evaluated in terms of current community service needs. Deficiencies will need to be proactively addressed.

Time Frame: Immediate

Responsibility: City Manager, Township Administrator, Montgomery County Community and Economic Development Department, and Centerville City School District

Objective 3**CS3. Increase civic and volunteer involvement opportunities in the Community**

Civic and volunteer efforts are a critical component of any Community. These efforts should be celebrated and applauded, while encouraging continued participation. In order to maintain and increase interest in civic pride, volunteer opportunities in the Community need to be plentiful, well publicized, and professionally coordinated.

Strategies**CS3.A Establish a joint Community Volunteer Coordinator.**

The City of Centerville presently has a part-time volunteer coordinator. Efforts to combine volunteer opportunities between the City and Township

will be coordinated by a single, joint, volunteer coordinator. The joint Community volunteer coordinator will endorse separate volunteer efforts for the City and Township, as well as create and endorse joint efforts that combine the two and celebrate the Community.

Time Frame: Immediate

Responsibility: City Manager and Township Administrator

CS3.B Establish a directory of civic and volunteer opportunities.

Civic and volunteer opportunities should be widely presented. One of the more common responses for a lack of civic involvement and volunteerism is the simple fact that interested individuals may not be aware that such opportunities exist in the Community. Opportunities to volunteer should be posted on the Community's web site, as well as in newspaper announcements. Efforts to celebrate civic and volunteer work should be coordinated Community wide at least on an annual basis. Such publicity and celebration tend to set the stage for more participation the following year.

Time Frame: Immediate

Responsibility: Volunteer Coordinator (see CS3.A)

CS3.C Participate in existing annual events to share volunteer opportunities and recruit volunteers.

Volunteer booths at existing community events such as the Americana Festival and the Ice Cream Social should be supported to help get exposure for volunteers and opportunities as well as to recruit for future volunteers.

Time Frame: Immediate

Responsibility: Volunteer Coordinator (see CS3.A)

Objective 4

CS4. Maintain the safety of residents, businesses and institutions

Public safety affects the quality of life in homes, neighborhoods, business districts, and parks, as well as other public places in both the City and Township. While the Community is currently provided high quality police, fire and emergency medical services, it is important to keep pace with the evolving needs of a changing population, new patterns of development, as recommended in the Study Areas, (density, land use, etc.) in order to maintain this degree of excellence.

Strategies

CS4.A Continue to provide police and fire equipment facilities to meet the needs of the growing population (e.g. minimize response times).

The hiring and training of qualified emergency personnel, acquisition of needed equipment and facilities, and enhancement and evaluation of programs that make public safety services outstanding will continue to be supported by the Community.

Time Frame: Ongoing
Responsibility: City Council, Township Trustees, Montgomery County Board of Commissioners, City Manager, Township Administrator, Washington Township Fire Department, City of Centerville Police Department, and Montgomery County Sheriff's Office

CS4.B Continue to monitor staffing of police, fire and EMS personnel to meet the needs of the growing population.

As the Community grows, adequate staffing of police, fire and EMS personnel will need to be provided to both citizens and businesses. As the population changes, Community service needs will also change, and will need monitoring. Support should be given for justifications in additional staffing and personnel to meet the needs of the growing Community.

Time Frame: Ongoing
Responsibility: City Council, Township Trustees, Montgomery County Board of Commissioners, City Manager, Township Administrator, Washington Township Fire Department, City of Centerville Police Department, and Montgomery County Sheriff's Office

Objective 5

CS5. Support the expansion of services for older adults

The quality of senior life – the extent to which senior citizens are valued and served – is an important part of the Community. The City and Township have a growing senior population, and the full range of services for this age group will be enhanced and supported. Many families encounter challenges as parents grow older, such as seeking affordable housing, medical care and recreational opportunities for their aging parents. While the Community contains adult care service providers, these services will be expanded and enhanced to accommodate the existing population as it ages, as well as new residents who would benefit from these services. The Community should strive to be a full service provider for the elderly population.

Strategies

CS5.A Establish services that will allow seniors to remain independent.

Service needs change from year to year as the demographics of a community change. As the population of senior citizens increases, these needs will be examined and programs, funding mechanisms, facilities, and partnerships, will be expanded. Services that will allow seniors to remain independent and enjoy a continued independent lifestyle will be supported. These services include transit, housing and health care.

Time Frame: Immediate
Responsibility: City Manager, Township Administrator, Hithergreen Senior Center, St. Leonard's Center, and Bethany

CS5.B Facilitate the provision and expansion of adult care services.

Adult care services, such as supplying medical attention, supervision, housekeeping, shopping, etc., are critical to a community with growing senior needs. Opportunities to expand existing services or provide new services will be supported.

Time Frame: Immediate
Responsibility: City Manager, Township Administrator, Hithergreen Senior Center, St. Leonard's Center, and Bethany

CS5.C Continue to expand recreation and social activities for seniors.

A senior center is an important central location for programs, service delivery and gathering in the senior community. The existing senior center (Hithergreen) should continue to be supported, and annual surveys from Hithergreen consulted when planning for expanded Community senior programs. Expansion will be explored if demands and needs for greater space and/or activity in the future warrant. Senior activities should be monitored for need and effectiveness and evaluated in the future as needed. (See also Objective 3, Parks and Recreation)

Time Frame: Immediate
Responsibility: City Manager, Township Administrator, Hithergreen Senior Center, and Centerville-Washington Park District

Objective 6

CS6. Expand services for teens

It was made clear during the input stages of the Community Plan that services specifically targeted for teens are lacking. The teen population of a Community, like seniors, is an age group with specific needs in terms of recreation, entertainment, and transportation. Teens often feel that communities are designed with adults only in mind.

Strategies

CS6.A Establish a Community Youth Resource Clearinghouse to assemble and distribute lists of programs and activities.

A Community Youth Resource Clearinghouse should be established for teen residents in the City and Township. Such a Clearinghouse could include adult representatives from the City, Township, Centerville City School District, Washington Township Recreation Center, Washington-Centerville Library, and the Centerville-Washington Park District. The main charter of the Clearinghouse would be to assemble and distribute lists of programs and activities with their location, and to identify youth service needs throughout

the Community. Youth services should be researched and aggregated based on existing services and needed teen services.

Time Frame: Short-term

Responsibility: City Manager, Township Administrator, Centerville City School District, Centerville-Washington Park District, Centerville Youth Council, Washington-Centerville Library, and Washington Township Recreation Center

Objective 7

CS7. Promote positive maintenance of our natural environment

Solid waste management services help provide a high quality of life through refuse collection and litter control and also promote environmentally friendly behaviors through recycling programs. The Community should continue to support, maintain and enhance services that include recyclable materials, refuse, white goods and yard waste.

Strategies

CS7.A Evaluate expansion and improvement of recycling efforts.

The City and the Township should maintain current recycling services and monitor them to identify ways that encourage cost effectiveness. Opportunities to recycle will continue to be provided, and increased awareness of the benefits of participating in this program will be raised among residents and businesses.

Time Frame: Short-term

Responsibility: City Manager and Township Administrator

CS7.B Support and develop environmental education efforts.

Environmental education will be enhanced Community-wide. A public awareness effort would be greatly enhanced with the influx of local television programming. Environmental awareness is critical in order to foster a more environmentally conscious community. Awareness should begin in schools and the workplace, and can be strengthened, or reinforced, through public access television, newsletters and radio media. Other efforts that may be effective include literature in grocery stores, libraries, places of worship, shopping, and in local newspaper inserts.

Time Frame: Ongoing

Responsibility: City Manager, Township Administrator, Centerville City School District, Centerville-Washington Park District, Volunteer Coordinator (see CS3.A), and Miami Valley Cable Council

Objective 8

CS8. Maintain and enhance properties

As the Community ages, buildings and property will likely require greater maintenance and will need more frequent upgrading. The City and

Township should stay proactive in the pursuit of keeping property maintenance requirements current and effective.

Strategies

CS8.A Promote property maintenance courses.

Property maintenance is an important aspect of a community's image, as well as being a factor in property value. Not all homeowners are equipped with the necessary tools or knowledge to provide regular property maintenance to their homes. Courses can be provided by the City and Township through local home stores or educational facilities to provide this service to interested homeowners.

Time Frame: Short-term

Responsibility: City Planning Division and Washington Township Development Services Department

CS8.B Coordinate with schools to monitor changes in conditions and occupancy of mature neighborhoods and multi-family complexes.

Both the City and the Township should coordinate with the Centerville City School District regarding population and development patterns in residential areas of the Community. This would include monitoring existing residential occupancy rates in established neighborhoods (single family and multi-family), as well as awareness of residential development trends and proposals for new development. The City, Township and the Centerville City School District should all participate in such a monitoring process at least once a year, to be proactive in planning for school resources and facilities, as well as policies or programs that might respond to changes in demographics and future planning for infrastructure and services.

Time Frame: Immediate for City and Township, ongoing for Centerville City School District

Responsibility: City Manager, Township Administrator, and Centerville City School District

CS8.C Examine the establishment of neighborhood improvement programs offering facilities and services to residents.

Neighborhood improvement programs can be provided in conjunction with neighborhood groups and existing committees. Neighborhood improvement programs should be coordinated between the City and Township and should transcend political jurisdictions for consistency in application. Such a program might offer facilities and services to Community residents who require assistance in property maintenance, or wish to learn more about home/property improvement. Neighborhood groups might also sponsor such a program for all homeowners in their neighborhood. The feasibility of a neighborhood improvement program should be explored. If the program is deemed to have merits that would benefit the Community funding mechanisms should be examined by the City and Township.

Time Frame:

Mid-term

Responsibility:

*City Manager, Township Administrator,
Centerville City Beautiful Committee and
Township Visual Improvement Committee*

OUR COMMUNITY

6. Economic Development

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6. Economic Development

A. Overview

This chapter of the Plan addresses the economic development recommendations for the Community. The recommendations are based in part on market research and fiscal analysis. With respect to the market, it provides recommendations for recruiting and attracting office and light industrial uses. From a fiscal perspective, office and light industrial uses tend to generate net fiscal benefits for the Community. This is critical to the long-term economic outlook for the Community, as market analysis indicated that the overall Dayton area currently has a relatively stagnant office market. The Community also faces a situation where there is insufficient demand for retail in an increasingly competitive market. Rather than respond to competitive pressure, policies are recommended that favor neighborhood and community scale retail uses over regionally oriented retail.

The economic aspects of the Community Plan are critical to the future of the Community. The provision of quality public facilities and services is possible only if sufficient resources are generated within the Community. A significant amount of the Community's resources are derived from how land is used. Similarly, the development of land generates facilities and service needs. Land use policies, therefore, have a significant economic impact on the Community, and the economic development recommendations have been carefully developed with the land use recommendations outlined in Chapter 3.

B. Goal

The Community goal for economic development is provided below. The goal was developed by the Steering Committee based on citizen’s input.

Sound local economy that supports small and local businesses, promotes redevelopment and reuse, encourages clean, high tech industry, and ensures and improves the overall quality of life.

C. Key Findings

The existing conditions research for the Community Plan included a market analysis of office and retail uses, a housing competitive analysis, and fiscal impact analysis. The market research highlights the Community’s challenges in attempting to prosper in a region with limited office and industrial development potential and a significantly overbuilt retail environment. The market realities have, and will continue to, become more acute. This implies the need for the Community to become more proactive in distinguishing and marketing itself to ensure sufficient revenues are generated to provide the quality of services that residents are accustomed to receiving. Historically the City and Township have been well managed from a fiscal perspective. They have used large fund balances and relied very little on debt to finance capital improvements to “pay as they go.”(It is important to note that community residents are provided public services through a network of local agencies, some of which are operating independently of City and Township governments.)

Outlined below is a summary of key findings of this research:

- **Office Market:** Centerville and Washington Township are part of the competitive south Dayton sub-market, which benefits from its excellent north-south access and strategic location in the emerging Cincinnati-Dayton commutershed. Both communities are viewed favorably as locations for office tenants because of proximity to professional households and shopping amenities. The Community currently has about 30 percent of the supply of office space in the south Dayton market. However, office space has been developed at a more conservative rate in the two communities than in other portions of the sub-market. As a result, the office market has remained relatively healthy, and occupancy is tighter than in other parts of the south Dayton market. While the Dayton office market will see only marginal growth in coming years, Centerville and Washington Township can increase their share of the overall market, especially for Class A space, during that time. Without major changes in the market (in demand and development practices) including attempts to induce the market, the Community should expect absorption of 8,000 to 11,000 square feet of office each year (on average) through 2008.
- **Retail Market:** The most important issue impacting on the marketability of retail, not only in Centerville and Washington

Township, but throughout the Dayton market, is the stagnant regional population base. The U.S. Bureau of the Census is projecting a continuing decrease in the region's population base, which can translate into stagnant or declining purchasing power. Only rapidly increasing disposable incomes can overcome the effects of demographic loss. Despite the stagnant household base in Dayton area, there is an ever-increasing inventory of retail space on the market. While Centerville and Washington Township are both well positioned to capture retail demand, including that generated by their own residents, some areas have been negatively impacted by competition. Many of the Community's road serving shopping areas experience high traffic volume. This can be a "two-edged sword" for retailers. More traffic brings better exposure and visibility to a larger number of commuters, but can also repulse both convenience and destination shoppers and even prevent impulse purchasing. The key is to ensure a balance with enough retail to support and attract residents and employers; but not so much as to impede ease of access. Clearly, the Dayton market cannot easily absorb large retail projects, but the local Centerville-Washington Township market is growing. A maximum of 200,000 square feet of retail space can be anticipated within the next few years, some of which will be captured by retail projects already under development. A key marketing issue for the Community revolves around the need to upgrade and strengthen older strip and downtown retail spaces. By increasing the competitiveness of the communities' retail areas, local merchants can capture a higher share of this growth potential, not to mention the opportunity to attract inflow from other areas.

- **Housing Market:** For real estate market comparisons and appraisals Centerville and Washington Township are frequently considered part and parcel of one housing market. Among the most important factors impacting on housing choice in the Dayton market is the quality of schools. Since Centerville and Washington Township share the same school system (as well as Fire Department, Recreation Center, and other key services), the two communities are often considered as one market. Still, there are some unique characteristics of each community. Centerville has attracted white-collar professionals, particularly doctors and managers. Single-family housing has been primarily developed in the late 1960s and 1970's and multi-family housing in the 1970's and 1980's. The average resale values are in the \$150-\$160,000 range. The Township also attracts white-collar professional workers. Housing has been built in the 1970s through today. There are few houses listed for under \$130,000, with most new homes in the \$300,000 to \$500,000 range and re-sales in the \$170,000 range.

The Community has a much higher share of owner-occupied housing than the region as a whole. More than three out of four homes in the two communities are owner occupied, versus two out of three in the Dayton metro region as a whole. Other key housing issues include maintaining the competitiveness of the existing housing stock and pro-actively marketing the communities for target market niches, such as for move-ups and transfers, ensuring a diverse housing stock to meet Community needs. Housing stock was forecasted through 2007, based on projected household growth, vacancy, and replacement factors. Based on a tenure trends analysis and household forecasts, Centerville will add about 470 units by 2007, of which 350 will be owner-occupied and 120 will be rental units. Washington Township would add 1,200 units by 2007, including 940 owner-occupied units and 290 rental units. Marketing niches have been identified for current and near-term potential: empty nesters (move-downs), move up families, and transfers and relocations.

- Land and Fiscal Impacts:** Different land uses provide different returns to the various entities in the Community. Table 6.A summarizes the net fiscal benefits to the Community based on five land use categories. Retail uses have a negative fiscal impact on City, Township and Fire Department budgets and a positive fiscal impact on the Library, Park District, and Schools. Office uses have a positive fiscal impact on all jurisdictions, except the Township and Fire Department, where office uses have a minimal negative impact. Single-family has a positive, but marginal fiscal impact on the City, Township, and Fire Department, and a slightly negative impact on the Park District, Recreation, and the Library. Schools experience the largest negative fiscal impact from single-family and multi-family residential. Multi-family also has a negative fiscal impact on the City, Library, and Park District. Conversely, multi-family has a positive, but marginal fiscal impact on the Township, Fire Department, and Recreation. Single-family includes detached housing and multi-family includes attached, mostly renter occupied housing. Because of its relatively low level of service needs, industrial uses have a positive fiscal impact on the Community as a whole.
- City Income Tax Revenues:** Like most Ohio jurisdictions, Centerville is relatively dependent on income tax revenues. City income tax revenues increased in real dollars by \$2.2 million or 33% between 1992 and 2001, after adjusting for inflation. However, income tax revenue growth is slowing and has *declined* in real dollars since 2000. The City has not increased its income tax rate since 1981. Residents of Centerville and Washington Township

Note: Summary Table 6.A illustrates the impacts of various land uses on each of the local jurisdictions. The impacts are expressed on a “per-acre” basis. It is important to note that Centerville’s and Washington Township’s per acre impacts are calculated based on average development densities within each community. Impacts in the other jurisdictions (e.g. schools, park district) are calculated based on densities in the Community as a whole. Therefore, the individual impacts from the separate models cannot be added together on a per-acre basis.

who work in Dayton pay a much higher income tax rate than those who work in Centerville.

- **Township Property Tax Revenues:** Washington Township is even more dependent on property taxes, which account for 71 percent of the jurisdiction’s revenue stream. As the Township gradually builds-out, growth in its assessment base will slow.
- **Healthy Fund Balances:** Both Centerville and Washington Township maintain healthy fund balances as a protection against future financial crises. Washington Township had a cash balance in excess of \$15 million as recently as January 2001. More typically, the Township aims to maintain a General Fund balance of at least \$1.0 million, plus balances of 25 percent of other funds’ annual operating budgets. Centerville generally maintains a total fund balance of \$12.0 to \$15.0 million.

Summary Table 6.A: Net Fiscal Benefits by Land Use and Local Jurisdiction, per acre, 2001

Land Use	Centerville	Washington Township	Fire	Recreation	Library	Park District	Schools
Single-Family Residential	\$401	\$435	\$179	(\$3)	(\$260)	(\$49)	(\$1,619)
Multi-Family Residential	(\$118)	\$525	\$491	\$103	(\$502)	(\$54)	(\$1,776)
Industrial	\$3,337	\$1,524	\$1,019	\$37	\$247	\$61	\$8,174
Office	\$10,399	(\$943)	(\$5)	-	\$346	\$247	\$22,703
Retail	(\$883)	(\$1,259)	(\$2,548)	-	\$196	\$41	\$12,002

Note: Individual per-acre impacts from the separate models cannot be added together due to differences in densities.

Source: Randall Gross / Development Economics

D. Objectives and Strategies

Outlined below are the objectives and strategies to support economic development in the Community. Each strategy includes an indication of timeframe and identifies responsibility for implementing the strategy. In those instances where a “Community Task Force” is identified under responsibility, a group comprised of representatives of the Community (Township, City, business, residential, institutional, civic) should be assembled to participate in the strategy. This group would receive direction from the City and Township, and ultimately report back to the City and Township with their findings/results.

Objective 1

ED1. Encourage office development

The fiscal analysis concluded that office uses provide a net fiscal benefit to many entities in the Community. It is especially important to the City Schools and Park District. At the same time, the office market analysis found that, while the Community is competitive for professional office space, the overall Dayton area office market is stagnant. As a result, the City

of Centerville and Washington Township are competing against other Dayton-area communities to capture new office demand and retain its share of an overall shrinking market. The Study Area reports also include recommendations to support office use development.

Strategies

Time Frame Reference:

- Immediate: 2004
- Short-term: 2005-2006
- Mid-term: 2007-2011
- Long-term: 2012-2024
- Ongoing: Currently in progress and/or to be continued once initiated.

ED1.A Seek and secure a leadership role for the Community’s economic development officials in regional economic development recruitment efforts.

Rather than competing within the region, a healthier approach to building the Community’s office inventory is to recruit and attract office uses from outside of the Dayton area. The City of Centerville and Washington Township can and should play an important leadership role at the regional level. The two communities must ensure that their economic development officials are represented on leadership boards and in regional recruitment efforts. The City of Centerville and Washington Township offer an educated workforce and high-quality lifestyle that are important assets for marketing the region. In growing the overall regional market, the City and Township will benefit over the long term.

Time Frame: Immediate and ongoing

Responsibility: City Council, Township Trustees, City Economic Development Department, and Township Administrator

ED1.B Create a joint economic development recruitment strategy to ensure strategic coordination and cooperation.

The City of Centerville and Washington Township must work together in their recruitment efforts in order to maximize their limited economic development resources. The “Community” can leverage more recruitment activity by jointly planning and coordinating, rather than competing. Such cooperation will also have the effect of maximizing fiscal benefits to both the City and the Township. The joint strategy should include images or renderings of the vision for the Community, consistent with the Plan.

Time Frame: Immediate (Study Areas); Ongoing (future development and redevelopment areas)

Responsibility: City Economic Development Department, Township Administrator, and Community Task Force

ED1.C Enhance the physical environment of the entire community to attract potential office users.

The fiscal analysis identified a fiscal benefit related to improving the physical environment for office uses. For example, certain corridors are burdened with traffic congestion partly as a result of the policy of allowing individual “pad” development (and the accompanying curb cuts) for professional office uses. Traffic volumes and congestion appear to have a

direct impact on operating costs, especially for EMS services funded by residents of both Washington Township and the City of Centerville. Traffic improvements, urban design, and development planning that reduce automobile trips and promote a mixture of uses and a more pedestrian-friendly environment may, therefore, result in fiscal benefits to both communities. Such improvements will also have a positive market impact, creating a unique environment not found elsewhere in the region. Consistency between City and Township development regulations is an important factor in this strategy.

Time Frame: *Short-term*

Responsibility: *City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, Township Development Services Department, and City Beautiful Commission*

Objective 2

ED2. Attract light, clean industrial uses to the Community

The fiscal analysis found that light, clean industrial uses generate a net fiscal benefit to the Community, in part because of their relatively low marginal fiscal costs. There are also economic reasons for the Community to attract industrial companies: the Community is better able to withstand economic change over time by having a diverse and balanced economic base. The Study Area reports also include industrial site development recommendations.

Strategies

ED2.A Seek and secure a leadership role in regional industrial recruitment efforts.

As with office uses, the Community should ensure that it has a strong and unified voice in regional industrial development efforts. At present, many communities in the Dayton area are competing against each other through the use of their tax abatement policies and other incentives. The City of Centerville and Washington Township should help encourage the region's communities to work together to pool incentives for the common good. Similarly, the City and Township should work together on industrial recruitment and development issues.

Time Frame: *Immediate and ongoing*

Responsibility: *City Council, Township Trustees, City Economic Development Department, Township Administrator, and Montgomery County Economic Development Department*

ED2.B Design a targeted industrial strategy.

The Community (as well as the greater Dayton region) would benefit from an understanding of their relative economic strengths for attracting certain types of industrial uses. Such strengths might be identified through a

for the City of Centerville and Washington Township to leverage private investment by assisting with infrastructure financing. Clearly, any such effort must be weighed against the potential fiscal and/or economic return. The Community should establish benchmarks and systems to measure the public return on investment from the provision of infrastructure meant to leverage private investment.

Time Frame: Short-term (investigation); Mid-term (plan development)

Responsibility: City Economic Development Department, City Finance Department, and Township Administrator

ED2.F Create a program to attract diverse types of uses in the local industrial and overall economic base.

While interstate-oriented industrial parks might be likely to attract large warehousing and distribution uses, the Community should retain and upgrade its existing “urban” industrial areas to accommodate other types of existing and potential industrial uses. These uses are likely to include catering companies, local delivery services, small/light welders and other manufacturers, artist workshops, lumber suppliers, building contractors, automotive repair, and other industrial service businesses. The older industrial areas should be upgraded and maintained over time to minimize any impacts on adjacent uses.

Time Frame: Mid-term

Responsibility: City Economic Development Department, Township Administrator, and Community Task Force

Objective 3

ED3. Upgrade the retail/business mix

The overview of the retail market found there is insufficient demand with increasing competition in Dayton’s south-east market. Rather than focusing on growth (which has its own traffic and fiscal implications), the Community should focus on strengthening and upgrading its existing retail mix. In addition to the niche marketing strategies and other recommendations included in the Study Area reports, are the following overall strategies related to retail use.

Strategies

ED3.A Create policies that favor neighborhood and community scale retail over regionally oriented retail development.

The Community faces many issues regarding the retail market. Among the key issues are competition, overbuilding in a declining regional market and the need to reduce the impacts of traffic congestion. These issues point to the need for local policies that favor attracting neighborhood or commercial scale uses and encouraging residents from within the City of Centerville and Washington Township to shop locally. With neighborhood

and community scale retail uses, the critical element that needs to be in place for the market to succeed is a supporting population/household base. This is particularly important for the Community because of the expressed desire to develop infill sites before greenfield sites. Community or neighborhood scale uses need adjacent households for support, so those uses usually develop after successful neighborhoods are in place. Supporting the prosperity and growth of the Downtown area with neighborhood and community based commercial uses has proven successful and should extend to recently developed residential areas when the market warrants.

Time Frame: Short-term

Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department

ED3.B Develop standards that limit the size and location of retail uses that encourage higher architectural design standards, and make them an integral part of a mixed-use environment.

The City and Township should modify existing regulations (zoning code) to reflect specific standards for retail uses, including design standards. These standards should be as consistent as possible to reflect the Community’s desire for seamless development patterns between the City and Township. Retail uses should be provided in mixed-use environments to promote pedestrian activity, reduced vehicular trips, and improve the efficiency of land use. (Refer to Land Use Chapter, Objective 6, Strategy A).

Time Frame: Short-term

Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department

ED3.C Create a monitoring system for Downtown Centerville business activity to better understand the business dynamics in this special, delicate place.

The historic center of the Community is an important amenity and critical component of the quality of life. The City of Centerville should broaden its efforts to monitor downtown businesses and properties to ensure issues are addressed early rather than letting them continue to worsen. Monitoring includes the development and maintenance of a physical, building-by-building inventory; regular meetings and/or interviews with merchants and property owners; tracking of property values, sales and rents; assistance to property owners in locating prospective tenants; and assistance to merchants with City service issues or business development issues.

Time Frame: Immediate

Responsibility: City Economic Development Department

ED3.D Develop partnerships with technical assistance programs aimed at entrepreneurial development, including neighborhood retail opportunities.

The City of Centerville and Washington Township staff should develop technical assistance programs available to assist local entrepreneurs who wish to open specialty retail businesses in the Community. Such programs might package technical assistance (merchandising, marketing, business plans, etc) with SBA loan programs, capital grants, and other forms of financial assistance. The City and Township can serve a referral role for those interested in taking advantage of current opportunities and organizations providing assistance.

Time Frame: Immediate

*Responsibility: City Economic Development Department,
Township Administrator*

Objective 4

ED4. Monitor the fiscal impact of development

The efficient operation of local government relies on a healthy balance between revenues and the cost of providing local services. As such, the City and Township should monitor the fiscal costs and benefits of development in order to ensure that land use planning and zoning is supporting the fiscal health of the Community.

Strategies

ED4.A Include generalized fiscal impact considerations gathered through the *Create the Vision* studies in the development of land use regulations.

As land use regulations are updated in the Community for the City and Township, consideration must be given to the fiscal impacts such proposed regulations will have on the Community. Fiscal analysis found in the Existing Conditions section of the *Create the Vision* Plan should be used as a baseline of information and then reviewed on an ongoing basis.

Time Frame: Short-term

Responsibility: City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department

ED4.B Update the fiscal impact of land use.

Fiscal impacts of land use are far reaching and involve many entities in the Community. Services such as fire, police, and recreation, as well as the library, Park District and Centerville Schools, are all impacted by the land uses of the Community. Because fiscal impact of land use is so critical to the well being of the Community, evaluations should be performed regularly to

monitor the actual fiscal impacts, and updated fiscal impact models should be readily available. These models should have direct impact on the recommended direction that future land-use decisions are based upon in both the City and Township.

Time Frame: Short-term and ongoing

Responsibility: City Planning Division, City Finance Department, and Township Administrator

ED4.C Evaluate the need for development of fiscal modeling tool.

As discussed in the previous chapter, fiscal modeling is an important tool to track the direction and impact land use decisions are having (and could have) on the fiscal well being of the Community. How this information is modeled and the frequency with which the model is analyzed should be evaluated. It is important to share any fiscal modeling information between the City and Township.

Time Frame: Long-term

Responsibility: City Manager and Township Administrator

OUR COMMUNITY

7. Education and Learning

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7. Education and Learning

A. Overview

Quality education and learning opportunities are important to the Community and its residents for many reasons. The Community has a well-deserved reputation for providing quality education to children through the Centerville City School District, Washington-Centerville Libraries, and other public entities. This reputation has been a key contributor to the Community’s sustained attractiveness as a desirable place to live.

As the Community grows, continued emphasis on learning opportunities, both for students and adults alike, will remain a priority. Programs and policies that align themselves with Community growth and support continued education for adults, will help to ensure the Community’s status as a quality place to live. The Centerville City Schools and Washington-Centerville Libraries will provide the focus of these opportunities.

This chapter outlines Education and Learning and is organized based on the following sections: overall goal for Education and Learning, key findings, and objectives and strategies to support the goal. These recommendations must be considered in the context of supporting other Community Plan elements. It should be clear that the Board of Education sets policy for Centerville Public Schools, not local government. The libraries also have their own governance structure. The intent of these recommendations is to document community-wide education and develop strategies for continued cooperation with the various Community

educational/learning institutions.

B. Goal

The goal for Education and Learning is provided below. The goal was developed by the Steering Committee based on citizen’s input.

Excellent lifelong learning opportunities with an emphasis on developing, maintaining and supporting quality programs and facilities for schools and libraries.

C. Key Findings

The existing conditions research included field surveys and work with citizens in several public meetings. Outlined below is a summary of key findings related to education and learning in the Community.

- **Increasing School Enrollment:** The Centerville City School District reported that enrollment in the school system in 2003-04 was 8,084, up from 7,468 in 2000-01. Continued increases in enrollment will require additional facilities and programs to accommodate expanded need. Particular attention for future school facilities should be monitored in the greenfield locations, most notably the southern portion of the Community. This area of the Community is most likely to experience an increase in residential development in the near future (see Land Use Chapter).
- **Dynamic School District:** The Community is known for its outstanding education system and the academic achievements of the students. The recent 2002-03 District Rating by the Ohio Department of Education for the Centerville City School District was “Excellent”. The quality of the Centerville City School District has been one of the most influential factors of the Community’s sustained attractiveness as a place to live. The School District continues to strive for excellence in student and teacher performance through the implementation of its Continuous Improvement Plan (CIP), which guides strategic planning for the District.
- **Quality Library Service:** The Washington-Centerville Public Library has two facilities servicing the Community, one location on West Spring Valley Road, and one location on Far Hills Avenue. The Library has a Board of Trustees appointed by the Centerville School Board to guide policy development. Washington-Centerville Public Library provides effective service by operating locally and reporting directly to the citizens of the Community, versus operating as a part of another library system.
- **Cooperative Services:** Many critical services are provided on a joint or cooperative level, by public entities that offer services to all residents of the Community. This affords all residents the ability to use the service and/or facility, and spreads the cost of maintenance

and facility upgrades across the entire Community. Examples of such services include the school system (Centerville City School District), and library facilities (Washington-Centerville Library.

- **Changing Community:** The Community’s demographics are ever-changing, as are the needs of the residents. With new technologies constantly changing, residents of all ages are becoming computer savvy, and are requesting continuing education as a service to be offered by public entities.

D. Objectives and Strategies

Outlined below are objectives and strategies to support education and learning in the Community. Each strategy includes an indication of timeframe and identifies responsibility for implementing the strategy.

Objective 1

EL1. Provide learning opportunities for all ages

Education does not end with high school or college, and students of all ages continue to pursue opportunities within the Community to enhance their knowledge and understanding of the world they live in.

Strategies

EL1.A The City and Township will work with the Recreation Center, Park District, School District, Libraries and Hithergreen to survey and evaluate adult educational and recreational needs and interests of residents.

The Community has a number of sources of educational and recreational outlets, including the Centerville City School District, Centerville-Washington Park District, Township Recreation Center, Washington-Centerville Libraries, and Hithergreen Senior Center. Cooperative arrangements should be made with these entities, led by the City and Township, to survey and evaluate adult education and recreational needs and interests, in order to ensure the appropriate programs and facilities are being fully utilized.

Time Frame: Short-term

Responsibility: City Manager, Township Administrator, Centerville City School District, Centerville-Washington Park District, Township Recreation Center, and Washington-Centerville Public Libraries

EL1.B Promote and advocate community learning and continuing education programs throughout the Community.

The Centerville City School District is a foundation of the Community. The local educational resources benefit not only students who attend school, but also residents who use school facilities for activities and programs, businesses who hire skilled members of the work force, and the greater

Time Frame Reference:

- Immediate: 2004
- Short-term: 2005-2006
- Mid-term: 2007-2011
- Long-term: 2012-2024
- Ongoing: Currently in progress and/or to be continued once initiated.

Community that is enhanced by continuing education programs. School district resources should be continually enhanced by supporting libraries, lifelong learning programs and other sources of continuing education for students of all ages.

Time Frame: Short-term

Responsibility: City Manager, Township Administrator, Centerville City School District, Centerville-Washington Park District, Township Recreation Center, Washington-Centerville Public Libraries, and Centerville-Washington Diversity Council

EL1.C Survey and evaluate educational needs of businesses.

In order for businesses to grow and prosper, employees must be abreast of changing technologies and means to advance productivity and efficiency. The Centerville Chamber of Commerce is currently working on a program to evaluate these needs. The City and Township will coordinate with the Chamber of Commerce to develop a survey mechanism for further evaluation of the educational needs of local businesses.

Time Frame: Immediate and ongoing

Responsibility: City Manager, Township Administrator, and South Metro Regional Chamber of Commerce

Objective 2

EL2. Align all goals in support of excellence of the Centerville City School District

The Centerville City School District has a strong reputation for educational excellence and its buildings and facilities are important resources for the entire Community. The relationship between the Community and the School District will continue to be enhanced and ways to collaborate on mutual objectives will be sought. The Community will encourage good maintenance of school buildings, and trends in future development which might impact enrollment will be communicated with the school district.

Strategies

EL2.A Continue to coordinate with the Schools on population growth and residential development issues on a semi annual basis.

The quality of education provided by the Centerville Public Schools is an extremely important aspect of the Community's quality of life. As the City and Township pursue development opportunities, City Council, the Township Trustees and the Board of Education will continue to coordinate on the fiscal implications to the City, Township and School District. Since there has been ongoing coordination between the three entities, issues regarding Community growth and development, and how they might impact the School District should be a regular agenda item with the joint entities (e.g. semi-annual basis).

Time Frame: Ongoing
Responsibility: City Manager, Township Administrator and Centerville City School District

EL2.B Appointed and elected officials from the City, Township and joint entities will meet at least 3 times a year to review information on growth and development issues with the possible impact that it does or might have on services.

A Community summit will be coordinated at least 3 times a year so all providers of Community services can share and learn important factors regarding growth and development that might influence future decision regarding quality of service, and the tools, facilities and programs required to deliver quality services. These summits will be led by the City and Township, with participation by representatives of public entities providing services to the Community.

Time Frame: Immediate and ongoing
Responsibility: City Manager, Township Trustees, City Planning Division, Township Department of Development Services, Centerville City School District, Centerville-Washington Park District, Township Recreation Center, and Washington-Centerville Public Libraries

EL2.C Continue to cooperate and collaborate on strategic land acquisition needs for the schools.

The City and Township will closely coordinate with the Centerville City School District on strategic land acquisition needs for the schools. Coordination will include acquisition strategies, location of potential new facilities, expansion of existing facilities, funding mechanisms for acquisition, and priorities for land assemblage.

Time Frame: Immediate and ongoing
Responsibility: City Manager, Township Trustees, and Centerville City School District

Objective 3

EL3. Support the libraries

Good libraries complement a strong educational system and enhance community-wide access to learning resources. Support for the library system will continue and awareness of its resources will be raised among residents and businesses in the Community.

Strategies

EL3.A Continue to coordinate with the libraries on growth and development issues.

As the Community grows, new demands will be placed on the Washington-Centerville Public Library system. The City and Township will continue to communicate Community growth and development issues with

the Library Board of Trustees. Issues such as new or increased demand for library service, future population trends, and availability of land for new facilities should be coordinated.

Time Frame: Immediate and ongoing

Responsibility: City Manager, Township Administrator and Washington-Centerville Public Libraries

EL3.B Facilitate meetings among key staff to share growth and development issues. Appointed and elected officials from the City, Township and joint entities will meet at least 3 times a year to share information on growth and development issues with the possible impact that it does or might have on services.

(Please reference Strategy EL2.B for more details regarding this strategy). The City and Township should coordinate any future meetings among key staff in an effort to communicate issues pertaining to growth and development.

Time Frame: Immediate and ongoing

Responsibility: City Manager, Township Trustees, City Planning Division, Township Department of Development Services, Centerville City School District, Centerville-Washington Park District, Township Recreation Center, and Washington-Centerville Public Libraries

EL3.C Continue to cooperate and collaborate on strategic land needs for the libraries.

The City and Township will closely coordinate with the Washington-Centerville Public Libraries on strategic land acquisition needs for the libraries. Coordination will include acquisition strategies, location of potential new facilities, expansion of existing facilities, funding mechanisms for acquisition, and priorities for land assemblage. Libraries are a viable activity for sites reserved for civic use as part of the land use plan. (See Land Use Chapter)

Time Frame: Immediate and ongoing

Responsibility: City Manager, Township Trustees and Washington-Centerville Public Libraries

OUR COMMUNITY

8. Parks and Recreation

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8. Parks and Recreation

A. Overview

Providing parks and recreation opportunities that meet the needs of a wide cross-section of residents helps to enhance the overall quality of life of the Community. Centerville/Washington Township is noted as an “open space community”, where residents take pride in extensive parks and recreation programs and facilities.

This chapter provides an outline of the parks and recreation opportunities and resources within the Community. The chapter also offers direction on how to enhance and protect such resources while increasing the amount of recreation opportunities, and ensuring park and open space provisions within new development.

The Centerville-Washington Park District (CWPD) oversees a majority of the Community’s park and recreation inventory. Programs provided by the CWPD include nature awareness, education, athletics and recreational opportunities aimed at servicing all age groups. The CWPD has a master plan, currently being updated, which specifically addresses facilities and park needs of the Community. The City owns and maintains three park and recreation facilities, including the Golf Club at Yankee Trace. The Township owns and maintains two facilities, including the Washington Township Recreation Complex. Both the City and Township fund the Hithergreen Senior Center, a recreational facility for older adults, with the Township providing the facility.

As the Community grows, emphasis on providing open space and an

expanded range of recreational programs and facilities will need to be addressed. Particularly, the desire to maintain open space in the southern portion of the Community remains a strong sentiment. As the Community has an ample supply of regional and community scale parks, open space/parkland in the developing areas of the Community should be considered at the neighborhood scale. Likewise, due to maintenance requirements and the existing inventory of parkland, the CWPD is not actively pursuing property to expand active regional park services in the Community, but is rather focused on improving park and recreation facilities and providing neighborhood park opportunities for all areas where new development might occur. As such, the City and Township should bolster regulations pertaining to open space dedication requirements for residential and non-residential development, to ensure quality neighborhoods that include open space and/or parkland. The growing Community will also need expanded recreation opportunities to meet the needs of a larger population base.

While the amount of parkland seems adequate to service the City and Township, and the quality of recreation services provided has rated quite highly, there is a growing desire in the Community for expansion of programs and facilities that serve all ages, with an emphasis on seniors and teens. Such programs and facilities have been identified as a potential community pool or aquatic center, nature center, a skate park and fine and performing arts facilities. The senior and teen population have specific niche needs that are not always met with the standard offerings of recreation programs and facilities, although a number of seniors are well served by the Hithergreen Senior Center. As both sectors of the population grow, expanded park and recreation programs will need to be explored and provided.

Efficiency and connectivity in the Community extends to recreation paths, such as hiker/biker or multi-use trails. These need to be coordinated between the City, Township and CWPD. A Multi-Use Trail Task Force is presently studying the feasibility of multi-use trails in the Community, to connect existing and new development. Recreational opportunities provided with multi-use paths not only promote good health and exercise, but they can provide the Community with alternatives to automobile use on already congested roadways (see Transportation Chapter).

B. Goal

The goal for Parks and Recreation is provided below. The goal was developed by the Steering Committee based on citizen's input.

Expanded range of excellent programs and facilities— including recreational paths, aquatic facilities, fine and performing arts facilities, and expanded nature and activity parks—that serve all ages with emphasis on teens and seniors.

C. Key Findings

The existing conditions research included field surveys and work with citizens in several public meetings. Outlined below is a summary of key findings related to the Community's parks and recreation provisions.

- **Extensive Ownership:** The CWPDP owns and maintains 44 parks out of the 50 parks and recreation facilities within the Community. These include active and passive parks and recreation facilities that service the entire Community. The City owns and maintains three parks and recreation facilities: Leonard E. Stubbs Memorial Park, Benham's Grove, and The Golf Club at Yankee Trace, while Washington Township owns and maintains two parks and recreational facilities: Washington Township Recreational Complex and the Town Hall Theatre. An additional facility, Hithergreen Senior Center, is owned by Washington Township but is governed by its own separate board of directors and both the City and Township fund operation of the senior center.
- **Substantial Investment:** The CWPDP has made significant improvements to their park system including a \$2.4 million renovation of Schoolhouse Park, major improvements to the Activity Center entrance and parking, a new shelter house and restroom at Yankee Park, and improvements to 13 neighborhood parks between 1999 and 2002. The Neighborhood Park Improvement Program (NPIP) allows the CWPDP to upgrade three parks per year or 18 parks within the District in six years. The most common upgrade to neighborhood parks is typically upgrading play equipment.
- **Inconsistent Dedication Requirements:** Washington Township does not currently have a formal dedication requirement in its zoning ordinance for parkland in new developments but does have parkland guidelines, which suggest more land dedicated (5 acres for every 100 acres developed) than the City of Centerville's Parkland Dedication Ordinance (3.26 acres for every 100 acres developed). These dedications are a major source of neighborhood parkland for the Community.
- **Improvement Strategy:** The CWPDP's current growth strategy is to make improvements to existing parks, serve new neighborhoods, and expand selective parks. The CWPDP also has a goal of having a neighborhood park in each new subdivision and completing Oak Grove Park. The City of Centerville currently has no expansion plans for any of its three recreational facilities. Washington Township recently purchased the Centerville Cinemas, adjacent to the Washington Township Recreation Complex. The facility was purchased with the intention of expanding the current Recreation Center. Hithergreen Senior Center operates under a 5-year Strategic

Plan with goals to expand services to baby boomers and seniors of all ages.

- **Improved Connectivity:** The Community has a significant amount of parkland, recreation and open space. These amenities are not presently connected, and often require the use of the automobile in order to use them. There is a significant amount of open space and parkland in the southern portion of the Community that is adjacent to riparian corridors. These corridors should be utilized as a means to connect Community park and recreation amenities.
- **Changing Future Needs:** As the population grows, specific recreational offerings for seniors and teens will be critical to maintain the high level of quality service the Community presently enjoys. Population trends have shown that while the senior and teen population has increased in the Community from 1990 to 2000, the 25-34 age category has seen a decrease over the same time period. This figure is particularly important because the senior and teen population require different recreation needs than the mainstream population, such as skate parks, aquatic facilities, fine and performing arts facilities and wellness needs.

D. Objectives and Strategies

Outlined below are objectives and strategies to support improving the parks and recreation opportunities for the Community. Each strategy includes an indication of timeframe and identifies responsibility for implementing the strategy.

Objective 1

PR1. Expand and enhance the existing parks and recreation facilities

Centerville and Washington Township contain a variety of active and passive recreational opportunities. In order to continue a high level of recreational activities and services, the Community must continually expand and enhance the existing parks and recreation infrastructure to meet the demands of a growing and changing population. This will include increasing the number of parks, recreational opportunities and open spaces.

Strategies

PR1.A Continue to adhere to the Centerville-Washington Park District (CWPD) Master Plan as a guide for renovation, expansion, and improvement of existing and future parks.

The Centerville-Washington Park District (CWPD) Master Plan provides the overall framework for the park system, trail network and management of open space in the Community. In order for this Plan to serve the Community to the greatest potential, it should be updated on a regular basis. This will ensure that park facilities are accommodating the recreation

Time Frame Reference:

- Immediate: 2004
- Short-term: 2005-2006
- Mid-term: 2007-2011
- Long-term: 2012-2024
- Ongoing: Currently in progress and/or to be continued once initiated.

needs of a growing and changing population. By keeping the Master Plan up-to-date, direction will be provided for continuous maintenance and expansion of existing parks in order to provide residents with a high quality park and recreational system.

Time Frame: Ongoing

Responsibility: City Council, Township Trustees, and Centerville-Washington Park District

PR1.B Update regulations to require open space dedications in new development that result in land area that could be used as neighborhood parks and playgrounds.

The City and Township should strongly encourage developers to adopt conservation principles when developing in the Community. Such principles include requiring developers to submit a plan to dedicate areas as open space for developing properties. Open space designations will be accompanied with a maintenance plan to ensure the designated area does not deteriorate. The open space designations and maintenance plans should be required in new development, and development standards should be updated to reflect this strategy. The Township will need to explore new regulations requiring open space dedication, and the City will need to review and update existing regulations.

Time Frame: Short-term

Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department



The images are examples of neighborhood parks (Image: Dan Burden 2003)

PR1.C Evaluate the need for additional programs and facilities for the current and projected population, like a new community pool, expanded recreation center, nature center, basketball courts, and skate park.

The Community will continually need to add recreational space and facilities to accommodate changing demographics (age and population) and projected population growth of the Community.

The Community has outlined a number of additional recreational opportunities they would like to have in addition to existing infrastructure. These include but are not limited to; a new community pool, recreation center improvements, nature centers, basketball courts, and a skate park. These recreational improvements should be balanced to serve all age groups, and promote healthy lifestyles and environmental awareness. The Township Recreation Center has recently acquired the Centerville Cinemas with plans to expand existing recreation space.

Time Frame: Ongoing

Responsibility: City Manager, Township Administrator, Centerville-Washington Park District, Township Recreation Center, and Hithergreen Senior Center

PR1.D Continue the development of amenities and programs at all community recreation facilities.

Not all of the Community’s parks are developed with recreation facilities and programs. In an effort to continually provide a high level of recreational opportunities, the Community will expand and create new facilities within existing and new recreational areas, to meet the needs of current and future residents.

Existing recreational facilities should contain amenities that enhance and compliment the Centerville-Washington Park District (CWPD) Master Plan. The programs and amenities should not be limited to active recreational amenities, and may include nature centers, facilities for environmental education seminars and personal health classes, and preservation of natural and historical areas.

Time Frame: Ongoing

Responsibility: City Manager, Township Administrator, Centerville-Washington Park District, Township Recreation Center, and Hithergreen Senior Center

PR1.E Update regulations to require open space, plazas and/or squares within non-residential development.

The City and Township will update the appropriate code regulations to require open space dedication in non-residential development. Open space dedication in non-residential development should aim to preserve environmental features, incorporate open space in environmental remediation processes (retention ponds, wetlands, native vegetation) and improve the aesthetic quality of the community. They also allow excellent opportunities for formal and informal community gathering.

Time Frame: Short-term

Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department



These images are examples of how open space can be incorporated in to non-residential uses (Image: Dan Burden 2003).

Objective 2

PR2. Pursue the development of a community-wide multipurpose trail and bikeway system

A multipurpose trail system will be pursued to connect the Community and provide additional recreational and transportation choices. The purpose of this trail system would be to provide residents with a recreational trail for hiking, cycling, skating and other forms of recreation. Multipurpose trails also connect and bring the Community together making it easier for people to move throughout the region via an alternative transportation corridor. The multipurpose trail will promote healthy lifestyles, and a cleaner environment by encouraging residents to use the trail for transportation as an alternative to the automobile.

Strategies

PR2.A Coordinate with the MVRPC on future bikeways and pedestrian facilities in and near the community.

The Community will coordinate with the MVRPC to provide recreational opportunities and pedestrian routes that extend beyond the local community and create a regional recreational network. Tying the Community’s trails into a wider trail system will improve the utilization of existing trails, and create a much larger trail system offering greater recreational opportunities.

Time Frame: Ongoing

Responsibility: City Planning Division, Township Development Services Department, Centerville-Washington Park District, Multi-Use Trail Task Force, and Miami Valley Regional Planning Commission



Trail expansions should include bikepaths such as this one to encourage alternative modes of transportation and healthy lifestyles (Image: Dan Burden 2003)

PR2.B Identify opportunities to expand the trail system in the Community.

When and where appropriate, the trail system should be expanded to provide residents with additional miles of trails. Connections with neighboring municipal trail systems and regional trail systems should be a priority when expanding the current trail system. Identification of an expanded trail system is an important planning effort, as additional right-of-way or access easements may need to be secured.

Time Frame: Short-term

Responsibility: City Planning Division, Township Development Services Department, Centerville-Washington Park District, and Multi-Use Trail Task Force

PR2.C Develop multi-use trails throughout the Community, utilizing utility easements, greenways and open space to connect neighborhoods, parks, natural areas, and gathering places.

Multi-use trails should be constructed throughout the Community to engage the public in healthy recreational activities and encourage human modes of transportation through the trail system. Where possible, these trails should connect neighborhoods, parks and environmental features, bringing the Community and nature together.

The City, Township and CWPD have limited resources with which to fund trail development, and should aggressively pursue partnerships with other organizations with an interest in recreation, healthy living and transportation, to fund the development of the trail system in the Community. The Community should also facilitate funding initiatives through grant opportunities to add land to the trail system by way of conservation easements and land acquisitions.

Time Frame: Mid-term
Responsibility: City Planning Division, Township Development Services Department, Centerville-Washington Park District, and Multi-Use Trail Task Force

PR2.D Improve pedestrian access and connectivity to existing and projected trails and bikeways.

Pedestrian access to and from the trail system will be improved to accommodate residents of all ages and lifestyles in the Community. This can be done through signage, improved access points, meeting requirements of the Americans with Disabilities Act (ADA) and creating additional neighborhood access points.

Time frame: Mid-term
Responsibility: City Planning Division, Township Development Services Department, Centerville-Washington Park District, and Multi-Use Trail Task Force

PR2.E Create regulations that require pedestrian connectivity within and around new residential and commercial development.

New regulations should be added to the respective City and Township codes requiring new residential and commercial development to incorporate pedestrian connectivity and amenities as a primary component of development. This can be achieved through sidewalks, nature trails, multi-purpose trails, bike lanes and bike routes.

Time Frame: Short-term
Responsibility: City Council, Township Trustees, City Planning Division, and Township Development Services Department

Objective 3

PR3. Expand recreational offerings for seniors

The quality of senior life – the extent to which senior citizens are valued and served – is an important part of any community. The Community has a growing senior population, and the full range of services for these residents should be supported and enhanced.

Strategies

PR3A. Establish collaborative efforts among senior service organizations including government, non-profit and for-profit entities to provide facilities and programs that specifically target seniors.

The Community should support the development of senior service organizations that enhance the quality of senior life by working efficiently and effectively with other similar services. By supporting these organizations, the Community should ensure senior residents with facilities and programs that enhance and compliment their lifestyle. Where senior services already exist, the Community should ensure that efforts are collaborative and not duplicative.



Access can be improved to pedestrian routes by improving signage and directions to and from facilities (Image: Dan Burden 2003).

Time Frame: Ongoing

Responsibility: City Manager, Township Administrator, and Hithergreen Senior Center

PR3B. Continue to expand recreation and social activities for seniors

Maintain the delivery of social and recreational service needs as the population of senior citizens and baby boomers increases. These needs will be examined to promote progress, funding mechanisms, facilities, partnerships, etc. (See also Objective 5, Community Services)

Time Frame: Ongoing

Responsibility: City Manager, Township Administrator, Centerville-Washington Park District, Township Recreation Center, and Hithergreen Senior Center

Objective 4

PR4. Expand recreational offerings for teens

The teen population of the Community is a growing portion of the population, particularly as the Community expands with more school-age children. Teens tend to have somewhat unique recreational needs when compared to the adult population.

Strategies

PR4.A Establish a Youth Council to participate in identifying teen recreation needs.

A Youth Council will be established to participate in identifying recreational needs for teens in the Community. Membership of the Council will be established with input from the schools, City and Township. Student councils at the schools could provide a source of membership. A defined process will be established for the Youth Council's initial task of identifying teen recreation needs. Once the initial task is complete, the staff liaison from the Park District will make a recommendation to the Community Plan Implementation Task Force regarding the benefits of continuing the Youth Council.

Time Frame: Mid-term

Responsibility: Centerville-Washington Park District

PR4.B Work with schools, Park District, Recreation Center, City, Township and Youth Council to identify teen recreation needs.

The Community will work together to better understand the recreation needs of teens. These needs could include both active and passive recreational activities that provide health benefits and social activities that bring teens together. The Youth Council should take the leadership role in completing this strategy.

Time Frame: Mid-term
Responsibility: City Manager, Township Administrator, Centerville-Washington Park District, and Youth Council

PR4.C Provide facilities and programs that specifically target the recreation needs of teens.

Based on the previous strategy, recommendations for facilities and programs to serve teens will have been determined. Based on these needs, a plan will be developed to provide enhanced facilities and programs to serve the Community's teen population.

Time Frame: Ongoing
Responsibility: City Manager, Township Administrator, Centerville-Washington Park District, Youth Council, and Township Recreation Center

Objective 5

PR5. Expand performing arts programs and facilities

Performing arts provide a community with cultural benefits that enhance education, physical fitness, and performance skills, providing residents of all ages confidence, experience and expanded skills. The expansion of performing arts programs and facilities should be supported throughout the Community. Efforts to expand performing arts programs should consider opportunities to support fine arts as well as the placemaking initiatives described in other elements of the Community Plan.

Strategies

PR5.A Identify current and potential needs for performing arts facilities.

The Community will coordinate and evaluate opportunities and needs for performing arts. This requires a collaborative effort among many entities in the Community such as City and Township governments, schools, the park district, etc. Potential opportunities should be considered that promote diversity, tolerance, creativity, cultural understanding and social awareness. While the emphasis is on performing arts, fine arts facilities needs should be given consideration during this evaluation.

Time Frame: Ongoing
Responsibility: City Manager, Township Administrator, Centerville City School District, Centerville-Washington Park District, Centerville Arts Commission, and Centerville-Washington Diversity Council

PR5.B Inventory existing performance art venues and programs.

The first step in expanding the performing arts programs and facilities in the Community should be to inventory existing performance art programs and facilities. Venues and programs for fine arts should also be noted. This

inventory will provide important information for developing plans to improve and or create facilities.

Time Frame: Short-term

Responsibility: City Manager, Township Administrator, Centerville City School District, Centerville-Washington Park District, and Centerville Arts Commission

PR5.C Develop a performance art program and facilities plan.

A Community-wide performance art program should be developed. The purpose of this program will be to promote performing arts in the Community, cultivate a program that creates cultural awareness and opportunities, and produces cultural entertainment and activities for residents in the Community. Facilities required to maintain such activities should be identified and coordinated with program requirements in a Community performance art program and facilities plan. The plan should include timelines for program implementation as well as opportunities to integrate fine art and placemaking initiatives.

Time Frame: Mid-term

Responsibility: City Manager, Township Administrator, Centerville City School District, Centerville-Washington Park District, and Centerville Arts Commission

PR5.D Develop funding and operations plan for performing arts programs and facilities.

A funding and operations plan should be created based on the performing arts program and facilities plan. The operational plan should identify staff and maintenance needs. The funding plan should outline capital and operational costs as well as potential funding sources.

Time Frame: Mid-term

Responsibility: City Manager, Township Administrator, Centerville City School District, Centerville-Washington Park District, and Centerville Arts Commission

OUR COMMUNITY

9. Transportation

CREATE
THE VISION

OUR FUTURE



9. Transportation

A. Overview

This chapter of the Plan addresses the role of the City, Township and Montgomery County in meeting the transportation needs of the Community. It provides general guidance for assembling a transportation network that is functional, accessible and offers mobility choices to the entire Community.

Roadway networks should be efficient in design and use. Efficient road networks have quality access management and are coordinated with adjacent land uses, making travel safer and less confusing for vehicular and pedestrian traffic. An example of access management improvement can be referenced in Study Area A, where recommendations for Woodbourne Library include the addition of a second entry coordinated with a signalized intersection at Far Hills Avenue (also known as SR 48). Recommendations in both Study Areas A and C also recommend consolidating multiple curb cuts along arterial corridors such as SR 725 and SR 48. These corridors have a number of curb cuts that often make simple tasks such as turning and decelerating confusing for drivers, while a limited number of access points would better organize turning movements off of these busy arterials and improve the pedestrian environment.

Meeting the diverse needs of the Community is another primary transportation issue. Automobiles provide the primarily singular mode of transportation in the Community. There are limited public transportation options, and facilitating pedestrian or bicycle movement can be difficult due to the general lack of connectivity between sidewalks and multi-use trails

and development.

The greater the diversity in modes of travel without having to be dependent on the automobile, the less the burden on the existing roadway network, and the less likely new or widened roads will be needed in the long term. Examples of multi-modal transportation opportunities include increased public transportation opportunities, more multi-use paths, better connectivity of sidewalks, and land use design that promotes a mixture of uses and shared parking strategies. Multi-use paths and sidewalks that connect established development with new development, as well as favoring pedestrian scale development patterns in infill and redevelopment locations, can create a Community that is less dependent on the automobile for transportation needs. Another factor to consider when planning for multi-modal transportation opportunities is the increase in elderly population in the Community. As the population of the Community increases in age, mobility choices will need to be expanded to meet a different set of needs. The elderly population is typically dependent on others for sources of transportation in order to receive proper health care, to socialize, shop, and carry out numerous other daily activities.

The general appearance of roadways is an important factor in enhancing the sense of place for the Community. Roadways in the Community are more than just conduits to move vehicles. They should also be able to accommodate activities such as bicycling, and be designed to compliment and interact with adjacent land use. Land use patterns and roadways are interconnected. Building setback and the scale of structures impact the size and configuration of the roadway as well as convey an important aesthetic from the roadway. This chapter recommends improving the appearance of roadways in the City and Township by creating development standards for both the private and public realm, and by gaining a better understanding of how future development will impact the road network (accessibility, volume, and parking).

Transportation is one of the most important elements in determining the quality of life in any community. Transportation improvements should be undertaken in support of a sound land use strategy, since they can have a major impact on land development. The Study Area plans and the Land Use chapter, which provide the policy framework for facilitating redevelopment and infill of specific areas in the City and Township, reflect analysis of both land use and transportation planning and should be adhered to when making policy decisions in the Community.

B. Goal

The goal for transportation is provided below. The goal was developed by the Steering Committee based on citizen’s input.

Mobility choices that meet the diverse needs of the community— including more walkways, expanded bike/walking trails, and a safe,

improved and less congested road and public transportation network that is more efficient and attractive.

C. Key Findings

The existing conditions research included field surveys and work with citizens in several public meetings. Outlined below is a summary of key findings related to transportation in the Community.

- **Varying Responsibility:** Responsibility for roads in the Community rests with several units of governments. The City of Centerville has responsibility for all roads within its jurisdiction. The Montgomery County Engineer has jurisdiction over county roads and bridges in Washington Township. The State of Ohio Department of Transportation (ODOT) has jurisdiction over state highways and interstate route (SR 48, SR 725, and I-675). Washington Township oversees township roads not designated as county routes. Because of the diverse roadway responsibility in the Community, intra-governmental coordination and planning efforts are crucial to the short and long term efficiency and effectiveness of the Community's roadways.
- **Modes of Transportation:** There are limited modes of transportation in the Community. Public transit consists of bus service operated by the Miami Valley Regional Transit Authority. This service is regional in nature, supplying local service on some of the major roadways in the Community, but primarily focusing on linking service to the Dayton area. Multi-use trails are limited in the Community, and neighborhoods are not well connected for pedestrian accessibility. Sidewalks have been developed in portions of the Community, but gaps exist in the linkage of sidewalks, making it difficult for pedestrians and bicyclists.
- **Traffic Crossroads:** Downtown Centerville serves as the crossroads of the Community. It is one of two locations where two state routes intersect each other (SR 48 and SR 725). As such, traffic issues including frequent truck traffic and volume of vehicular activity, are issues the City is trying to remedy. Parking options are limited in the downtown, as there is currently no on street parking, and space for parking lots and parking structures is limited. There is also limited right-of-way in the downtown to improve roadways by widening or adding turn lanes.
- **Elderly Transit Needs:** Between 1990 and 2000, the Community experienced a 31 percent increase in residents 65 years and older. This statistic illustrates that the Community will require varying modes of transportation to accommodate seniors as the overall population ages. Seniors in the Community are located in various forms of housing, such as assisted living facilities, and rental and

owner occupied housing, and have limited options for transport around the Community.

- **Austin Pike Interchange:** An interchange is proposed at Interstate 75 (south of Interstate 675) at Austin Pike. This interchange will impact traffic patterns in southern Washington Township. Traffic projections will become available when more detail regarding the interchange location and configuration are defined and provided to the Miami Valley Regional Planning Commission. The City and Township have been participating in planning studies focusing on the potential interchange and its impacts on the Community. The Community should be clear on the land use and transportation impacts this interchange will have on the Austin Pike/Social Row Road area.
- **Limitations:** While many roadways in the northern half of the Community have been widened, most roadways in the County and Township towards the southern half of the Community are narrow with limited shoulder width. These roads are typical in rural environments and retain a sense of a rural community. Street connectivity between some adjacent subdivisions is lacking. The potential for growth in the southwestern portion of Washington Township can be expected to drive the need to improve roadway sections in the area. There are intersections, primarily in the southern portion of Washington Township, which generally need turn lanes. The Community has expressed a desire for this portion of the Township to retain a rural feel. Land use recommendations in the Study Areas and the Land Use chapter indicate a strong preference for redeveloping areas that already contain provisions for supporting infrastructure, before developing the greenfield locations. There is limited access, road width, and supporting infrastructure in the greenfield portions of the Community (southern area).
- **Existing Road Network:** The Community has direct access to the I-675 freeway system. Interstate 75 can be accessed to the west of the Community. There are two major existing state routes in the Community: SR 48 (north-south) and SR 725 (east-west). The Community has an adequate east-west arterial system, but the north-south arterial system is lacking in connectivity and access.
- **Limited North-South Access:** There are few continuous north-south routes through the Township. Accepted transportation planning practices recommend an arterial roadway every one to two miles. At the present time, the only major north-south thoroughfare in the Community is SR 48. SR 48 essentially bisects the approximate 5¼-mile width of the Community. The east side of Washington Township, east of SR 48 and west of Greene County, is lacking a continuous north south arterial route. Although Clyo Road

is properly spaced between SR 48 on the west and Wilmington Pike on the east where it crosses Franklin Street/Centerville Station Road, it begins to angle southeast after crossing Spring Valley Pike, continuing past Social Row Road. While Clys Road is a five-lane roadway in the City of Centerville, it remains a narrow two-lane roadway in Washington Township, with limited access control.

- **State Route 48:** While SR 48 has been widened between the City of Kettering corporation limit and Sheehan Road, it remains a two-lane roadway in the southern portion of Washington Township. SR 48 between the City of Kettering corporation limit and Boundbrook Drive has been developed with a number of properties having full access curb cuts in close proximity to each other and to intersections. The number and location of these access points has resulted in areas of conflict, which creates safety concerns in the northern corridor. Washington Township officials are currently working with the Montgomery County Engineer’s office for the installation of turn lanes at the signalized intersections of SR 48 at Nutt Road, and SR 48 at Social Row Road. Construction is expected to take place in 2005 at the latest. Any roadway improvement plans to the southern portion of SR 48 should be cognizant of the rural character of the area.

D. Objectives and Strategies

Outlined below are objectives and strategies to support improving the transportation network of the Community. Each strategy includes an indication of timeframe and identifies responsibility for implementing the strategy.

Objective 1

T1. Increase opportunities for walkers and bikers

Pedestrian and bicycle activity is important to maintaining livable communities. Increased opportunities for walkers and bikers should be a priority as the Community continues to grow. By increasing the opportunities for pedestrian activity, reliance on the automobile is reduced. This reduction should be accompanied by less congestion on the roadways, a more orderly balance between pedestrian and vehicular users, and a lowered demand for new and altered roadways.

Strategies

T1.A Create regulations that require pedestrian facilities and multi-use path systems along new streets and during street upgrade projects.

To incorporate pedestrian travel throughout the Community, sidewalks, push buttons and items such as crosswalks should be required along all new streets and incorporated in locations which are lacking existing pedestrian facilities as part of street upgrade projects. The improvements should be

Time Frame Reference:

- Immediate: 2004
- Short-term: 2005-2006
- Mid-term: 2007-2011
- Long-term: 2012-2024
- Ongoing: Currently in progress and/or to be continued once initiated.



Multi-use paths can compliment existing streetscapes and neighborhoods as seen above (Image: Burden 2003).

coordinated with development and landscaping efforts at the time of plan submittal. New City and Township regulations should be coordinated with Montgomery County for County roads, in support of the Community Plan. Regulations that require pedestrian facilities and/or multi-use path systems along new streets and during street upgrade projects should be created to afford consistency at the City, Township and County level.

Time Frame: Short-term

Responsibility: City Council, Township Trustees, Montgomery County Board of Commissioners, City Public Works Department, Township Public Works Department, Montgomery County Engineer's Office, City Planning Division, Township and Development Services Department

T1.B Plan to expand the multi-use path system to connect destinations.

Gaps in the multi-use path system should be joined to ensure connectivity to allow pedestrians and bikers a variety of destinations. Providing continuity in the multi-use path system will encourage day to day as well as recreational use of the facility, and place less emphasis on vehicular travel as a sole source of transportation in the Community.

Time Frame: Short-term

Responsibility: City Public Works Department, Township Public Works Department, City Planning Division, Township Development Services Department, Centerville-Washington Park District, and Multi-Use Trail Task Force

T1.C Incorporate multi-use paths in new development or when a change in land use occurs.

Encouraging all modes of transportation is becoming increasingly important as general growth creates additional demands on already congested street systems. Providing internal connections in new developments between residential, commercial and/or office uses allows trips to be made on local streets, providing relief to the arterial system. Additional connections can then be created between adjacent communities, further strengthening the multi-use path system in Washington Township and the City of Centerville.

Time Frame: Short-term

Responsibility: City Public Works Department, Township Public Works Department, City Planning Division, and Township Development Services Department

T1.D Recommend the adoption of a multi-use pathway plan for the Community.

Establishing a multi-use pathway plan for the Community would provide specific long-term direction for the placement of multi-use trails throughout the Community, not just along roadways where there is new



Bike paths should be offered to provide residents with an alternative mode of transportation that is part of the existing transportation infrastructure, as well as being required with new roads for connectivity. (Image: Burden 2003).

development. Such a plan would allow for planning facility location in conjunction with park facilities, and where future development is anticipated. The creation of a multi-use pathway plan would establish desired routes and identify locations where right-of-way may need to be protected to allow for a fully connected system in the future. Adoption of a multi-use pathway plan should include the input of a Community wide citizen group, representing citizens from the City and Township. The Multi-Use Trail Task Force, with representatives from the Centerville-Washington Park District, City, Township and local citizens are presently surveying the Community for feasibility and need of a multi-use trail system. The results of that survey and the recommendations in this Plan should guide future planning of a multi-use pathway plan and system in the Community.

Time Frame:

Short term

Responsibility:

City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Public Works Department, Township Public Works Department, City Planning Division, Township Development Services Department, Centerville-Washington Park District, Multi-Use Trail Task Force, Miami Valley Regional Planning Commission, and Community-wide citizen group

Objective 2

T2. Improve the physical appearance of roads and streets

The physical appearance of roadways can have far reaching effects on a Community, from impacting economic development opportunities to creating a placemaking element. Roadways serve as more than a mode to transport vehicles, and should be integrated with the surrounding environment so as to compliment the public and private realm.

Strategies

T2.A Create regulations that require high quality pedestrian streets with coordinated sidewalks, generous tree lawns, appropriate street trees, adequate lighting, and neighborhood-scale travel ways.

Encouraging pedestrian and other alternate transportation modes requires instilling an environment that rewards pedestrians, bicyclists and transit users for not driving. Items such as continuous sidewalks, push button actuation of green lights at intersections, special paving material in the cross walk, good way finding signage, landscaping, interesting buildings, and protection from the elements all contribute to a generally aesthetically pleasing street environment which encourages pedestrian and bicycle travel. Regulations that require high quality streets will be adopted by the City and Township. Criteria for establishing high quality streets will be the inclusion of a connected sidewalk system, tree lawns, street trees, lighting, and travel ways that are directly linked to neighborhood-scale development patterns.

Time Frame Ongoing, City; Short-term, Township
Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Public Works Department, Township Public Works Department, City Planning Division, and Township Development Services Department

T2.B Make improvements for identified roadway sections to improve landscaping, pedestrian facilities and general aesthetics.

Some important roadway corridors (particularly roadways adjacent to redevelopment opportunities in Study Areas A, C, D, and H) in Washington Township and the City of Centerville may benefit from a plan to achieve a specific goal or theme for landscaping, pedestrian facilities and general aesthetics. Creation of such a plan would involve identifying details regarding such items as types of trees and shrubs, paving and lighting materials. Identification and prioritization of improvements to roadway segments should continue to be administered by the City and Township.

Time Frame: Ongoing
Responsibility: City Public Works Department, Township Public Works Department, City Planning Division, and Township Development Services Department

T2.C Initiate an “Adopt a Road” project to encourage businesses to contribute funds for landscaping and maintenance of landscaping along sections of roadways.

Support should be solicited from area business owners and civic groups to assist with the cost and continual effort to beautify and maintain the aesthetic quality of roadways in the Community. This program could be specifically applied to businesses that front a particular corridor. Efforts could be coordinated for the removal of trash/litter, installment and maintenance of landscaping and sidewalk treatments, and the activities of block watch organizations. The project should be supported and publicized locally, in newspapers and business journals. To create a sense of pride, plaques or signs could be presented by the City or Township and incorporated into annual awards for beautification.

Time Frame: Immediate
Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Public Works Department, Township Public Works Department, City Planning Division, Township Development Services Department, and Community Visual Improvement Committees

T2.D Create guidelines for protecting the scenic quality of scenic roads.

It may be beneficial to the Community to identify corridors that are valued for their natural ambiance and establish them as a scenic corridor or



A corridor with scenic qualities in the Community.

as a “Scenic Byway” per the Ohio Department of Transportation policy. According to this policy, a scenic byway must be an existing road (minimum of 5 miles in length) with legal, public access and can include any combination of routes under federal, state or local jurisdiction. The purpose for the designation is to recognize roads that have outstanding scenic qualities. There is a tremendous amount of potential federal funds available for upkeep, improvement and beautification of scenic byways. Specific requirements for application for establishing a scenic byway are available on line at: <http://www.dot.state.oh.us/ProgramResource/sbp.htm>

Time Frame: Immediate

Responsibility: City Council, Township Trustees, Montgomery County Board of Commissioners, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Public Works Department, Township Public Works Department, Montgomery County Engineer’s Office, City Planning Division, and Township Development Services Department

T2.E Coordinate with County engineer to create innovative roadway design to improve the appearance of the public realm (traffic circles, parkway road cross-sections, etc.)

Some roadways in Washington Township, such as Austin Pike/Social Row Road, are under the jurisdiction of the Montgomery County engineer. Any desired innovative roadway designs must be coordinated with the County engineer to ensure that standards, safety and maintenance responsibilities are equitably addressed. Innovative roadway design might include variegated medians to convey a rural feel, traffic circles to control vehicular flow and speed, and parkway cross-sections to allow more building setback along roadways in the southern portion of the Community.

Time Frame: Short-term

Responsibility: City Public Works Department, Township Public Works Department, Montgomery County Engineer’s Office, City Planning Division, and Township Development Services Department



Examples of how thoroughfares incorporate civic spaces (Image: Burden 2003).

T2.F Physically define thoroughfares as civic spaces through building placements and landscape.

Harmony should be created between buildings, landscaping and roadway by coordinating aesthetic efforts. Thoroughfares do not have to be barriers between land uses or pedestrian interaction. Regulations structuring the placement of buildings, parking, open space, landscaping, and seating, as well as the texture of pavement, can help to create civic space where vehicular traffic is in harmony with the adjacent environment. This tactic would be particularly useful in the downtown.

Time Frame: Short-term
Responsibility: City Public Works Department, Township Public Works Department, City Planning Division, and Township Development Services Department

Objective 3

T3. Reduce congestion and improve traffic flow

Traffic congestion and flow are both typically connected to roadway design and the accessibility to and from adjacent properties. As the volume of vehicles on the road has increased steadily over the past decade, the infrastructure used to support vehicles (roadways) is outdated and not equipped to handle the increased load. It is not cost effective for the Community to continue to overhaul the existing roadway network, so intermediate steps must be taken to reduce vehicular congestion, with the ultimate goal of improving traffic flow.

Strategies

T3.A Create access management guidelines for the Community.

Access management guidelines can assist in maximizing the capacity and improve the safety of the existing and proposed roadways in Washington Township and the City of Centerville. The City and Township should jointly create and use access management guidelines for consistency. Such guidelines would become an integral part of the review process for future development proposals.

Time Frame: Ongoing
Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Public Works Department, Township Public Works Department, Montgomery County Engineer’s Office, City Planning Division, Township Development Services Department, and Ohio Department of Transportation

T3.B Implement access management techniques per adopted guidelines as land use changes in areas of existing development, for new roads in undeveloped areas.

In conformance with guidelines created to meet Community needs and goals for access management, techniques will be applied to consolidate existing driveways, connect parking areas, and other applications to minimize curb cuts along main arteries and provide safe access to collectors and arterial roadways via signalized intersections. Median treatments will also be considered to manage turning movements along corridors. Access management guidelines will be applied to new and existing roadways. As areas redevelop, access management is a particularly important issue to evaluate and update.

Time Frame: Ongoing
Responsibility: City Public Works Department, Township Public Works Department, Montgomery County Engineer's Office, City Planning Division, and Township Development Services Department

T3.C Create an access management plan specific for important corridors in the community or for identified high congestion locations.

An access management plan or corridor study should be prepared for areas which experience congestion and poor access controls or have atypical conditions for their assigned access category. Such a plan can identify improvements to the access and operational systems within a corridor to minimize traffic conflicts and delays while maintaining reasonable exposure and access to development fronting the route. Access management plans apply the guidelines but allow for compromise solutions to avoid undue hardships on owners and users of existing developments. A plan provides long term solutions for 'retro-fit' conditions or improvement of poor access by such items as closure of driveways, temporary access permits, or formation of a parking association. The access management plan, when adopted by the Community as an official planning document, will take precedence over the provisions of the guidelines for the access category assigned to the corridor.

Time Frame: Immediate
Responsibility: City Public Works Department, Township Public Works Department, Montgomery County Engineer's Office, City Planning Division, and Township Development Services Department

T3.D Continue efforts to review traffic signal timing and coordinate signals along new and existing priority corridors.

Coordinated traffic signal systems assist with alleviating congestion and improving traffic operation and safety of a corridor. Traffic studies should be conducted on major new corridors and existing corridors to determine the proper signal coordination for peak hour traffic volumes.

Time Frame: Ongoing
Responsibility: City Public Works Department, Township Public Works Department, Montgomery County Engineer's Office, Township Development Services Department, and Ohio Department of Transportation

T3.E Continue efforts to monitor need for additional travel lanes, turn lanes or a change in traffic control to improve intersection operation at priority locations.

As development progresses and traffic volumes and patterns increase and change, the need for additional travel lanes, turn lanes at intersections, and changes in traffic control should be continually monitored to improve the operation and safety of the Community roadways. Priority locations are

those specific areas as designated by the City and/or Township as needing immediate attention.

Time Frame: Ongoing

Responsibility: City Public Works Department, Township Public Works Department, Montgomery County Engineer's Office, City Planning Division, and Township Development Services Department

T3.F Explore benefits of changing state route designation of SR 725 through downtown.

A traffic study would determine the feasibility of changing the state route designation of SR 725 through downtown Centerville. Issues such as truck traffic, overall traffic volume, impact on surrounding neighborhoods, business considerations and alternative routes should be the focal point of any study exploring this potential change in designation. Efforts to explore such a change in roadway designation will require coordination with the State of Ohio Department of Transportation.

Time Frame: Short-term

Responsibility: State of Ohio Department of Transportation, City Public Works Department, City Planning Division

T3.G Create policies detailing coordination of the transportation system between Montgomery County, Washington Township and the City of Centerville.

A necessary element to achieving transportation improvements over a long period is to maintain and improve the exchange of information and ideas between Montgomery County, Washington Township, and the City of Centerville. A commonly accessible database is proposed as one way to remain in contact with issues on access, zoning and building information. The effectiveness of on going transportation efforts will depend less on these systems or procedures than on the willingness of key agency personnel to cooperate in developing a continuing plan.

A joint use data base, accessible by all agencies, could be developed to record access permit restrictions, variances or exemptions, as well as other factors relating to access, land use or building changes. A relatively straightforward database could be constructed and implemented to summarize and track the pertinent information providing read-only access to all participating agencies and read-write access to each agency within its domain. An example of this would be if Washington Township could read and write information to the access permit area for a specific property, but could only read information in the zoning or building permit area for that property. Regular meetings of the public agencies to discuss major issues, clarify understandings, and review detailed plans and proposals is important to assure that the database system continues to fulfill the needs of all.

Time Frame: Short-term
Responsibility: City Council, Township Trustees, City Planning Commission, Montgomery County Board of Commissioners, City Public Works Department, Township Public Works Department, Montgomery County Engineer’s Office, City Planning Division, and Township Development Services Department

T3.H Enhance roadway network with additional linkages that disperse and reduce trip length.

The existing roadway system in Washington Township and the City of Centerville would benefit from additional collector and arterial roadways to provide additional capacity, thereby reducing congestion on an already overburden transportation network. As development occurs, a roadway system should be developed to complement existing connections and, in particular, address the need for additional north-south continuous routes in the Community.

Time Frame: Mid-term
Responsibility: City Public Works Department, Township Public Works Department, Montgomery County Engineer’s Office, City Planning Division, and Township Development Services Department

T3.I Reserve and plan transportation corridors in conjunction with land use.

Right-of-way should be protected for corridors where land use changes are planned to occur. The Study Areas and Land Use chapter of this Plan, as well as the Washington Township and City of Centerville Thoroughfare Plans should be used as a guide. The Thoroughfare Plans should be updated to reflect the land use implications of this Plan. Reserving right-of-way is an appropriate tool for the City and Township to use for the planning of sidewalks, multi-use trails, expansive building set backs and road/lane widening.

Time Frame: Immediate
Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Public Works Department, Township Public Works Department, Montgomery County Engineer’s Office, City Planning Division, and Township Development Services Department

Objective 4

T4. Improve traffic safety

Traffic safety, or lack thereof, is a function of many factors. Factors such as the weather, speed of individual vehicles, and the physical condition of drivers cannot be controlled on the roadways. There are, however, factors such as historic trends that can be studied to improve traffic safety in various

locations. Trends in high crash locations, continual cut through traffic in residential areas, and speeding in specific locations can be analyzed, with resultant policy recommendations to alleviate these problem areas.

Strategies

T4.A Improve safety at identified high crash locations.

According to information for the years 1999 through 2002 provided by the Montgomery County Engineer’s, Sheriff’s office, and City of Centerville Police Department, the following locations would benefit from a safety study to identify the cause and possible solutions for high crash incidence:

- Clys Road & Social Row Road
- McEwen Road & Congress Park Drive
- Wilmington Pike & I-675
- Spring Valley Pike & SR 48
- Alex Bell Road & Mad River Road
- SR 725 & Yankee Street
- State Route 48 & Whipp Road
- State Route 48 & Alex Bell Road
- State Route 725 & Leona Lane
- State Route 725 & I-675

Time Frame: Immediate

Responsibility: City Public Works Department, Township Public Works Department, Montgomery County Engineer’s Office, City Planning Division, and Township Development Services Department

T4.B Create and adopt traffic calming guidelines for local Community streets.

In reaction to congestion on major through routes, traffic sometimes diverts to local residential streets, which provide attractive “short cuts”. Establishing traffic calming guidelines responds to public concerns about speeding and cut-through traffic on neighborhood streets. The intent of traffic calming is to reduce the speed and volume of traffic to levels acceptable for the functional class of the street and the nature of the bordering activity. Traffic calming measures are meant to be self-enforcing as opposed to traffic control devices such as stop signs and speed limit signs, which are regulatory and require enforcement.

The basic premise of establishing traffic calming guidelines is for staff to assist, coordinate and facilitate the efforts of neighborhoods in implementing traffic calming plans. The approach to neighborhood traffic calming can be not only reactive – in response to citizen complaints, but also proactive – initiated by City and Township staff. In either case, the consideration and implementation process is similar and will require considerable consensus building within the Community.

Time Frame: Short-term
Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Public Works Department, Township Public Works Department, City Planning Division, and Township Development Services Department

T4.C Create policies encouraging the use of arterial streets for through traffic by incorporating traffic calming strategies on local roads where appropriate.

Traffic calming guidelines establish the criteria and conditions that allow successful implementation of traffic calming strategies. Specific conditions must be met to initiate the process of determining if a traffic calming method or combination of methods is appropriate. A traffic calming method, or combination of methods, are best selected based on the results of a traffic study and on a case-by-case basis. The purpose of the traffic study is to identify the existence, nature and extent of a traffic situation correctable through traffic calming. It also includes a careful determination of the study area that is important in reducing the possibility of spot improvements that may divert traffic to neighboring streets. Determining the study area boundaries also assists in notification of residents and businesses that may be impacted by installation of a traffic calming method. The results of the traffic study identify the best traffic calming options for a study area. Ultimately, the residents of the study area must decide whether a traffic problem warrants installation of a traffic calming method on their streets. Policies can be created by the City and Township to endorse the use of specific arterial roadways that can handle the vehicular traffic.

Time Frame: Short-term
Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Public Works Department, Township Public Works Department, City Planning Division, and Township Development Services Department

Objective 5

T5. Improve parking utilization throughout the Community

Parking in the Community can be described as both overly abundant and scarce at the same time, depending on the location. In the redeveloping areas (Study Areas A and C), parking requirements have allowed for large expanses of parking locations. The development pattern is typically out-parcel commercial uses, which translate to individual parking requirements for each land use. As land uses change and buildings become vacant, these lots typically sit half empty.

In the downtown area, space in general is much more difficult to obtain for parking as utilization changes throughout the day. Commercial uses in



Examples of efficient use of on street parking (Image: Burden 2003).

Objective 6

T6. Improve availability of public transportation

Public transportation in the Community means traveling via bus service. There are no other modes of public transportation in the Community. As the Community grows, safe, efficient and reliable modes of public transportation will become increasingly important. Public transportation should be accessible to all residents in the City and Township, and should grow and expand with the Community.

Strategies

T6.A Coordinate with Miami Valley Regional Transit Authority on community planning efforts and transit service opportunities.

Washington Township and the City of Centerville should coordinate with the Miami Valley Regional Transit Authority (MVRTA) regarding planning efforts and future development plans to ensure that roadway improvements are included in the Miami Valley RTA programs. It is also useful to communicate development projects that might benefit from public transit or might impact current Miami Valley RTA lines.

Time Frame: Ongoing

Responsibility: City Public Works Department, Township Public Works Department, Montgomery County Public Works Department, City Planning Division, Township Development Services Department, and Miami Valley Regional Transit Authority

E. Transportation Network Recommendations

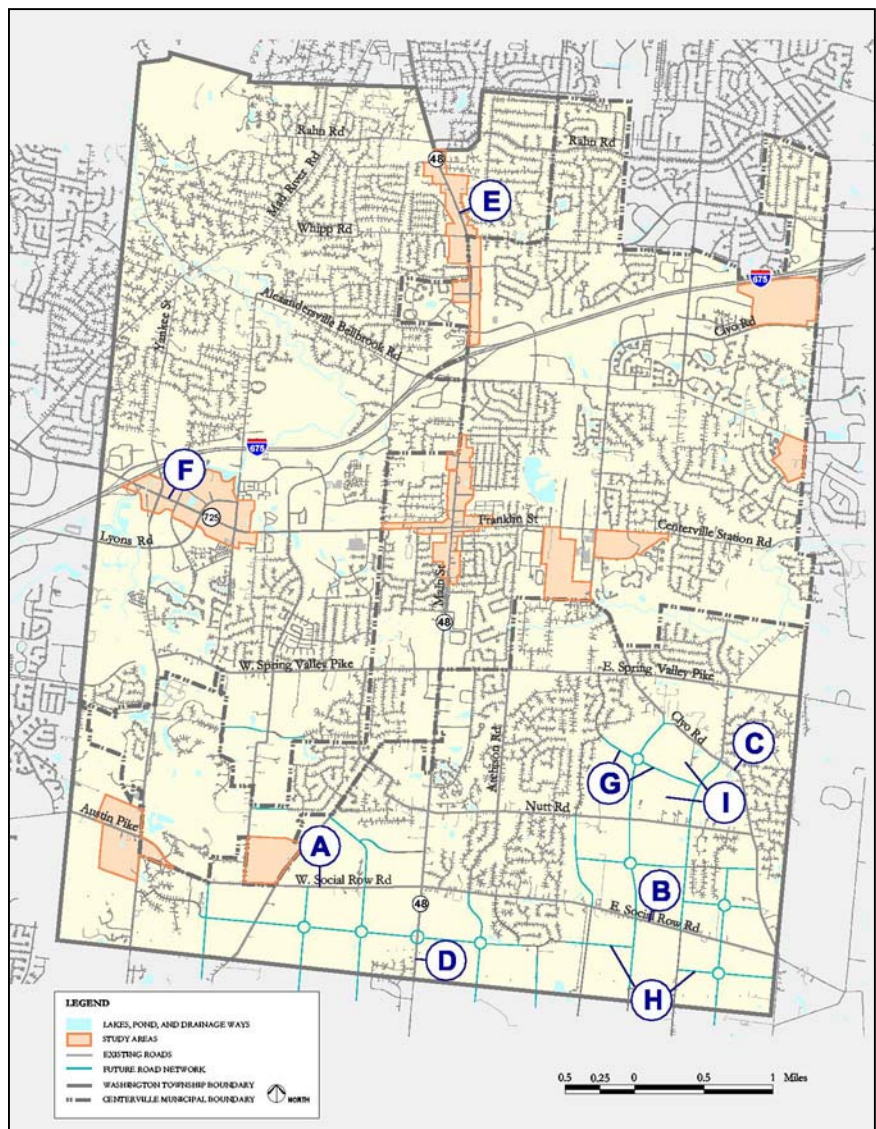
The proposed roadway system illustrated in Map T-1 includes an efficient network that links neighborhoods, connects with existing roadways, provides alternative travel routes away from already congested roadways, incorporates multi-use trails and pedestrian amenities, and creates the framework for new neighborhoods in the southern-most portion of the Community.

This section provides general parameters for the Community to follow upon redevelopment of existing roadways, or prior to development of new roadway systems. Towards the end of this section, Table 9.A identifies several key roadways in the Community and provides guidelines for their design. The roadways identified in Table 9.A are representative of the greater Community in that they are located in: redeveloping areas, rural (greenfield) areas, and locations where future subdivision development may occur (see Land Use Chapter for specific recommendations regarding land use and location). The guidelines are not exclusive to these roadways, and may be used in similar locations around the Community.

Increased intensity of land use will have a direct impact on the roadway network. Roadway networks consist of the public and private realm. The public realm includes the right-of-way, while the private realm includes adjacent properties outside of the right-of-way. Design standards,

particularly overlay standards, can be a particularly useful tool in creating a sense of place that maximizes both the public and private realm. Building massing, setbacks, landscaping, frontage and access can all have an impact on the roadway network, and how a community is perceived.

Just as land use has an impact on the transportation network, a poorly planned transportation network can have an adverse impact on many community elements, including connectivity, inefficient design, and the design and location of structures on adjacent private property. Road networks should be capable of handling the appropriate amount of traffic without having to be over designed or built.



Map T-1: Proposed Road Network

A significant portion of the Community to the south is undeveloped, leaving future road networks and development to potentially be placed in greenfield locations. These greenfield locations are important to the Community, as they represent the few remaining rural areas of the

Community. The Community has placed a priority on redeveloping existing areas then developing infill locations, and lastly developing the greenfield locations. This prioritization will help to better utilize existing infrastructure, such as roadways, before creating new roadways.

Frontage requirements will vary depending on the adjacent land-use type, and the intensity of the use. Typically, the more rural a setting, the greater the public frontage. Rural characteristics include more open space, and greater right-of-way. Conversely, more urban settings typically require narrower public frontage, as buildings are closer to the street. As Map T-1 and Table 9.A illustrate, Social Row and SR 48 to the south would require the greatest amount of public frontage upon development, and SR 48 to the north, and SR 725 would require the least amount of public frontage, as they are in redeveloping areas that do not have the rural characteristics previously described.

Following is a brief description of the roadways identified in Map T-1. Guidelines for these roadways are located in Table 9.A at the end of this section.



An example of an effective median treatment, varying in size.

A: Social Row Road (west of SR 48) - This rural roadway is envisioned as maintaining some of its rural character upon potential redevelopment. A grass median, varying in size from 5-40' would be introduced in the center of the roadway to slow traffic and to retain the rural aesthetic the Community enjoys. A continuous multi-use trail should be included at this location to link neighborhoods and provide an alternative mode of transportation, particularly to the park system located in the southern portion of the Community. Trees/vegetation should be clustered to maintain a rural ambiance. To accommodate the varying median size, an increased right-of-way would be required.

B: Social Row Road (east of SR 48) - This section of roadway would also include a grass median of varying width (5-40'). This section of roadway would likely include fewer lanes, so lane and right-of-way requirements would be less than previously discussed in "A". A continuous multi-use trail would be included, and trees/vegetation should continue to be clustered along this stretch of roadway.

C: Clio Road - Clio Road should maintain its present rural feel upon potential redevelopment in the vicinity. The concept as illustrated on Map T-1 provides for a road connection to the south, off of Clio Road. A continuous multi-use trail should be included along Clio Road, and trees/vegetation should be clustered to retain the rural feel.

D: SR 48 (south) - This section of roadway could include a grass median to remain rural in nature, but right-of-way could be an issue. Also, this portion of SR 48 should not encourage traffic from the developing areas to the south. Building setbacks should be greater along this section of SR 48 to provide better vistas of the rural surroundings. This section of SR 48 should retain a two-lane profile with swale drainage (3 lanes maximum), if

no median is used. As development occurs to the south, pressure will mount to increase the capacity of this entranceway into the Community.

E: SR 48 (north) - This section of roadway should include a landscaped median or boulevard effect. As recommended in Study Area A, this is a prime opportunity site for a gateway into the Community. A boulevard would enhance the area as a gateway into the Community, as well as providing effective traffic calming on SR 48. The roadway is more urban (4 and 5 lanes) than SR 48 to the south of the Community, so closer building setbacks, sidewalks and landscaping at regular intervals are appropriate.

F: SR 725 - This section of roadway should include a landscaped median or boulevard effect. As recommended in Study Area C, this is a prime opportunity site for a gateway into the Community. A boulevard would enhance the area as a gateway into the Community, as well as provide effective traffic calming on SR 725. As the roadway is more urban (4 and 5 lanes), than other parts of the Community, closer building setbacks, sidewalks and landscaping at regular intervals are appropriate.

G: Future street network - This street section would include a pathway for pedestrians and bicyclists, and retain a suburban feel. This street network provides the framework for primarily residential uses with traditional neighborhood qualities, such as incorporating civic and neighborhood scale commercial uses, with tighter setbacks and street patterns that are easy to maneuver. Streets should accommodate densities that are more typical of existing suburban patterns (see Land Use chapter of this Plan).

H: Future street network - This street section would include a pathway for pedestrians and bicyclists, and retain a rural feel. This street network provides the framework for primarily residential uses with clustered characteristics, such as incorporating more open space and clustering residential, civic, and neighborhood commercial uses, with greater setbacks and street patterns reflective of existing rural neighborhoods. Streets should accommodate densities that are more typical of existing rural patterns (see Land Use chapter of this Plan).

I: Future road network - This roadway section would include a sidewalk, and support quality neighborhood development. This roadway network is needed to support future residential development north of Social Row Road. The road network is different from the street network in that it is designed for a lesser volume and intensity of use. Roads should accommodate densities that are more typical of existing suburban patterns (see Land Use chapter of this Plan).

Roadway Types:

Following is a general description of the roadway types proposed for the Community. These roadways can be used in redeveloping areas as well as for new construction. The designation of roadway types should not be construed as a replacement for the Thoroughfare Plans used by the City and Township, but rather as a guide for the Community in conjunction with the

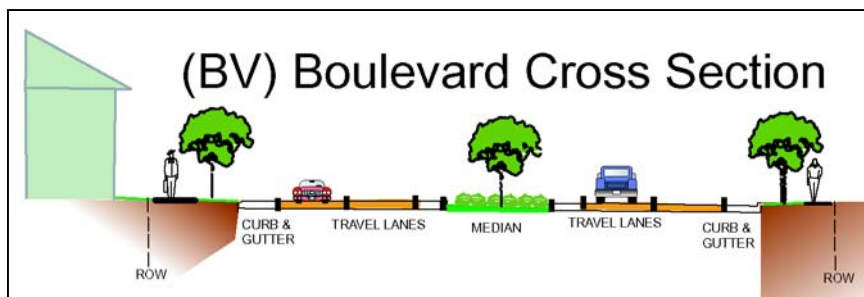
Land Use chapter of this Plan for redeveloping and newly developed properties.

The descriptions of the roadway types are general in nature, in that they can be applied to most areas of the Community, while also providing guidance for future development in the specified areas. New roadways include roads or streets that are required for new development to occur. Redeveloped roadways include roads or streets that need to be upgraded or refurbished as a result of reconstruction or redevelopment of adjacent properties. Study Area recommendations include redevelopment concepts and provide recommendations for the magnitude or relative impact of redevelopment of the immediate area (density, massing, land use type, acreage, and existing zoning, if applicable).

The abbreviation prefix is a symbol for the “ID”, which can be cross-referenced with Table 9.A. Following the description of the roadway type is a brief description of the roadways frontage, which includes guidelines for sidewalks, street trees, frontage requirements, etc. for each roadway type. Sections of roadway types are illustrative only and are not to scale. The illustrations should also be used as a guide. Expanded lawn widths may be required to accommodate street trees and underground utility easements.

BV, Boulevard: For low to high speeds and high vehicular capacity, with parking on both sides. This streetscape consists of raised curbs drained by inlets and sidewalks along both sides, separated from the vehicular lanes by planters. The landscaping is characterized by double rows of a single tree species aligned with regular spacing. Right-of-way would vary in size depending on the width of the median area. The boulevard should be used as a traffic calming and access management mechanism. A boulevard would be appropriate in the redeveloping areas of SR 48 (north) and SR 725.

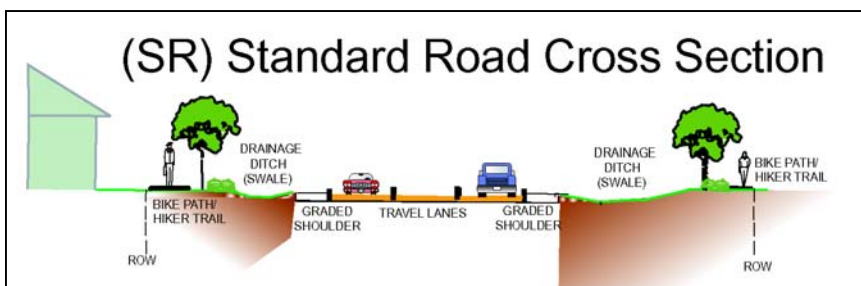
Frontage Types: The principal variables of frontage assembly are the type and dimension of curbs, walks, planters and street trees. The detailing of the edge of the vehicular pavement that incorporates drainage is a raised curb, with a radius of 5-20 feet. The walk is a sidewalk, between 4 and 10 feet. Street trees are regularly arranged, with alternating species, placed 8-12 feet apart.



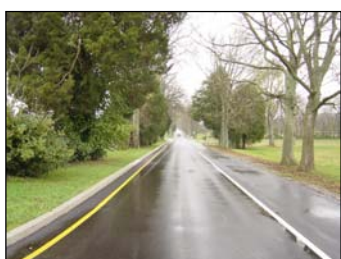
SR, Standard Road: For low to moderate speeds and vehicular capacity. This streetscape is characterized by open swales drained by percolation, a sidewalk or multi-use trail, without parking. The landscaping

consists of multiple tree and shrub species composed in clusters. The standard road is typically two to three lanes, including a turn lane. The graded shoulder gives the roadway a rural feel. Standard road guidelines are appropriate for Clyo Road.

Frontage Types: The principal variables of frontage assembly are the type and dimension of curbs, walks, planters and street trees. The detailing of the edge of the vehicular pavement, incorporating drainage is an open swale, with a minimum radius of 10-30 feet. The walk is a pathway, between 4 and 8 feet. Street trees are arranged in clusters, with multiple species, placed 8-16 feet apart.

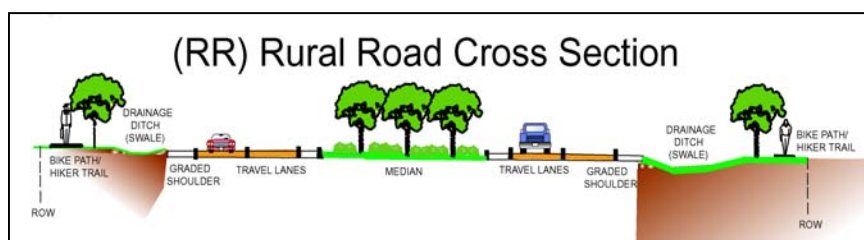


RR, Rural Road: For higher speeds and vehicular capacity. This streetscape is characterized by open swales drained by percolation, a bicycle trail and no parking. The landscaping consists of the natural condition or clusters of multiple species. Buildings are buffered by distance or berms. Rural roads should maintain the rural character of the surroundings, while providing safe and accessible travel for vehicles and pedestrians. These requirements may dictate that more right-of-way is needed upon redevelopment. Right-of-way requirements for a rural road would be the greatest of the road types. To conserve right-of-way, a multi-use trail could be located within easements. Medians can play an important role in the rural road, and should be developed to appear as natural as possible for travelers, without disturbing or impeding clear sight distances. Median heights and landscaping design can effectively screen traffic traveling in the opposite direction. Rural roads should be maintained with a median for Social Row Road (east and west) and potentially with a median (depending on right-of-way requirements) for SR 48 (south). Rural roads can be one or two lane roads in each direction.



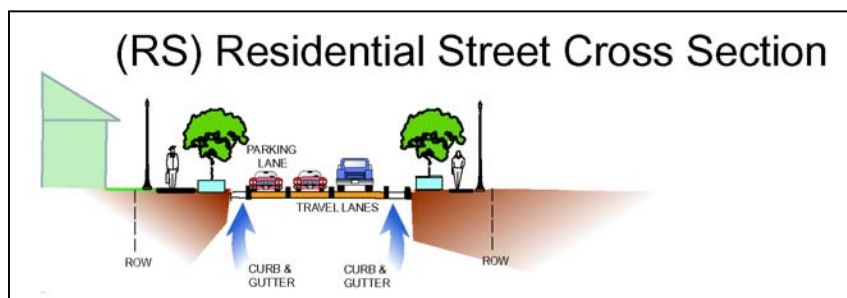
Rural road divided by a median (left).

Frontage Types: The principal variables of frontage assembly are the type and dimension of curbs, walks, planters and street trees. The detailing of the edge of the vehicular pavement, incorporating drainage is an open swale, with a minimum radius of 10-30 feet. The walk is a pathway, between 4 and 8 feet. Street trees are arranged in clusters, with multiple species, placed 8-16 feet apart.



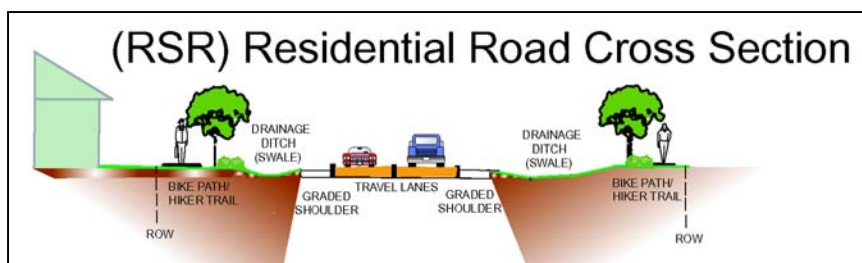
RS, Residential Street: For low to moderate speeds and vehicular capacity. This streetscape is characterized by either open swales drained by percolation or raised curbs drained by inlets (depending on location) and narrow sidewalks separated from the vehicular lanes by a wide continuous planter. On street parking may be considered in locations away from internal residential subdivision roads. The landscaping consists of street trees of a single or alternating pair of species. Streets are common in newer residential areas that contain suburban style development patterns, such as curb and gutter systems, and sidewalks.

Frontage Types: The principal variables of frontage assembly are the type and dimension of curbs, walks, planters and street trees. The detailing of the edge of the vehicular pavement, incorporating drainage is a raised curb or swale, with a minimum radius of 5-20 feet. The walk is a sidewalk, between 4 and 10 feet. Street trees are regularly arranged, with alternating species, placed 8-12 feet apart.



RSR, Residential Road: For low to moderate speeds and vehicular capacity. This streetscape is characterized by either open swales drained by percolation or raised curbs drained by inlets (depending on location) and a multi-use trail. The landscaping consist of multiple species composed in naturalistic clusters. Residential roads are appropriate for future development in the southern portion of the Community, north of Social Row Road.

Frontage Types: The principal variables of frontage assembly are the type and dimension of curbs, walks, planters and street trees. The detailing of the edge of the vehicular pavement, incorporating drainage is an open swale or curb, with a minimum radius of 10-30 feet. The walk is a pathway, between 4 and 8 feet. Street trees are arranged in clusters, with multiple species, placed 8-16 feet apart.



Additional Description of Roadways:

The roadways identified on Map T-1 can be further described as follows:

Table 9.A

Existing Roadway

ID	Type	Lane Width	Design Speed	Curb	Front Setback	Descript
A	RR	10-12'	Mod-High	GS	50' min	Rural
B	RR	10-12'	Mod	GS	50' min	Rural
C	SR	10-12'	Mod	GS	10-25'	Rural
D	RR	10-12'	Mod	GS	100' min	Rural
E	BV	11-12'	Mod-High	CG	5-25'	Urban
F	BV	11-12'	Mod-High	CG	5-25'	Urban

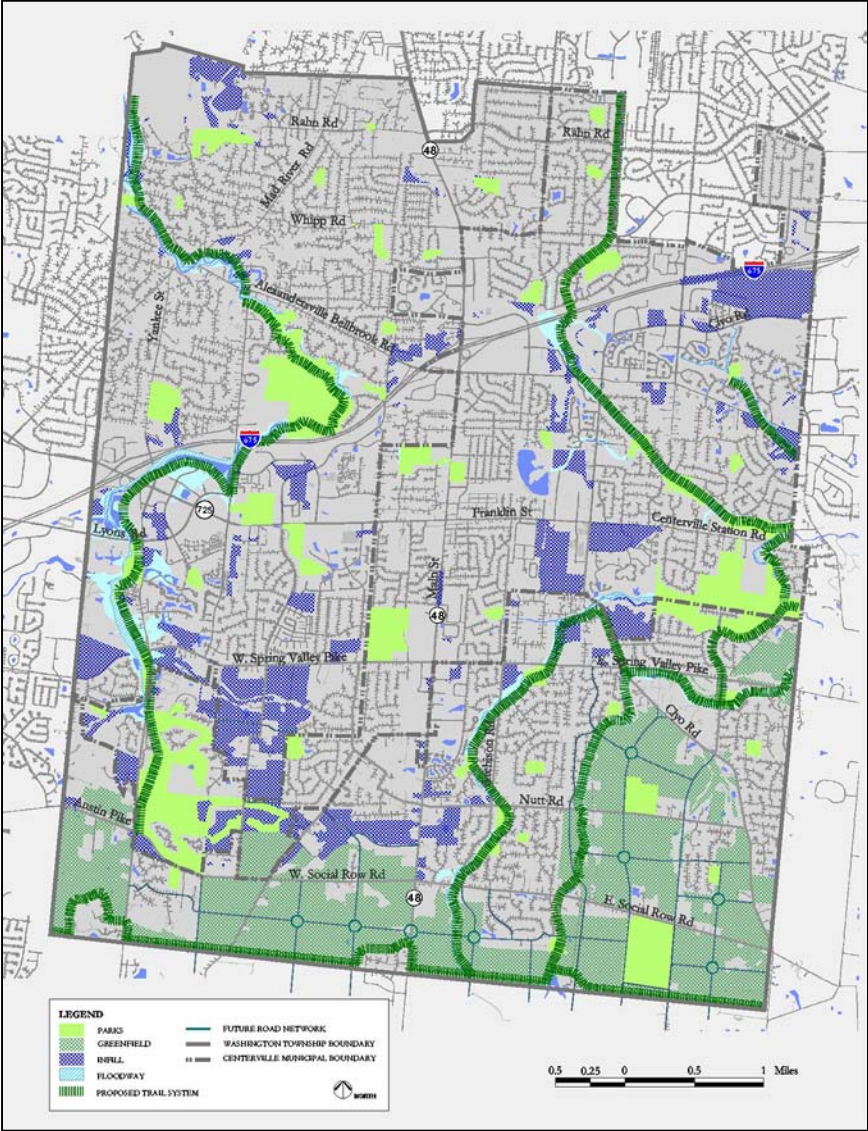
Future Roadway

ID	Type	Lane Width	Design Speed	Curb	Front Setback	Descript
G	RS	10-12'	Mod	CG or GS	5-25'	Neighbrhd
H	RS	9-11'	Low-Mod	CG or GS	10-25'	Rural
I	RSR	9-11'	Low-Mod	CG or GS	15-25'	Neighbrhd

Curb type: CG Curb and gutter system
 GS Graded shoulder (may include a swale for drainage)

F. Corridor Trail Connection

Map T-2 represents potential multi-use corridor trail locations in the Community. These trails would typically follow riparian corridors, respecting the environmental conditions of the corridors, as well as providing needed connectivity to the Community. Multi-use trails can be utilized with easements, and also be located within right-of-way of existing roadways. Pedestrian connection throughout the Community is an important component of the overall transportation network. An important component of future multi-use trails are continuous east/west connection along the southern border of the Community. This area is currently undeveloped, and presents an ideal opportunity for planning pathways before development occurs, when it is often too late to secure right-of-way and/or other easements. Planning for future trails should be coordinated with efforts by the Multi-Use Trail Task Force and Centerville-Washington Park and Recreation District.



Map T-2: Potential Multi-Use Corridors

OUR COMMUNITY

CREATE
THE VISION

10. Utilities

OUR FUTURE



10. Utilities

A. Overview

This chapter addresses the role the City, Township and Montgomery County play in ensuring adequate utility service to the Community. It provides recommendations for providing utility service that is reliable, safe, and of sufficient capacity to serve the future needs of the Community.

Utility systems of the Community, including sanitary sewer, water and storm sewers, are a critical component of the Community's viability and impact factors such as the natural environment, economic development and community health. The expenditure of Community funds for utilities should be done with a clear understanding of how it will affect land use policies and vice-versa. An analysis of utility conditions in the Community can be found in the Existing Conditions section of this Plan.

Sanitary sewer service in the Community is presently being upgraded based on a 1990 Montgomery County Master Plan. Water service is provided by Montgomery County, and is available to all City and Township residents and businesses. Storm water management is a multi-jurisdictional effort, and must be addressed with an understanding of future land use direction for the City and Township. This chapter addresses means for the City and Township to maintain the adequacy of existing utility infrastructure. As utilities are added to service new development, capital expenditures for updating existing utility infrastructure needs to be coordinated and planned for.

In order to properly plan for the strategic extension of utilities, thorough evaluation of available water and sewer capacity must be accomplished, combined with a detailed analysis of future land use projections. These issues should be integrated into future City and Township CIP expenditures.

Though the focus of this chapter is on sanitary sewer, water and storm sewer service in the Community, the City and Township should also evaluate existing street lighting standards for adequacy with placemaking elements such as style, location and frequency.

B. Goal

The Community goal for utilities is provided below. The goal was developed by the Steering Committee based on citizen's input.

Well-managed utilities that focus on improved storm water management, enhanced street lighting to improve public safety, and encourage strategic extension and maintenance of water and sewer services, gas and electric.

C. Key Findings

Research to better understand the complexity of the Community's utility service and capacity has been performed. Outlined below are the key findings related to factors pertaining to utility service in the Community.

- **Varied Service Providers:** Utility service in the Community is provided by a number of different entities. Sanitary sewer service, as well as the Community's drinking water, are provided by the Montgomery County Sanitary Engineer. The operation and maintenance of the storm water system is handled by the respective City and Township Public Works Departments. Floodplain regulations are administered by the Montgomery County Planning Commission for the Township and the City Engineer within the City.
- **Limits of Service:** Existing utility service in the Community is currently limited south of Social Row Road, due to the lack of development in this area. Future utility service will need to be planned and extended to this area prior to development. Land use implications of this Plan will play an important role in planning future utility capacity for the Community. Sanitary sewer service is currently not provided to Warren County.
- **Sanitary Sewer Upgrades:** The Community is drained through two major service areas, the Western regional and Sugar Creek Basins. Montgomery County completed a Master Plan in 1990. Since that time, the County has been implementing a \$100 million dollar improvement plan to address sewage overflows and sanitary sewer capacity concerns throughout the County.

- **Water Distribution:** Water is purchased by Montgomery County from the City of Dayton and then sold to City and Township residents. The source of the water is the Miami Valley Buried Aquifer. There are three pressure zones operated by Montgomery County; high, medium and low. The planning area lies within the medium pressure system. There is currently sufficient storage in the system to meet the existing demands of the Community and a Master Plan in place (1988) to add storage as a function of future development. Montgomery County is considering the construction of its own water treatment facility, when the current service agreement with Dayton expires in 2015.
- **Water Pressure:** Montgomery County has noted that there is sufficient supply pressures and fire flow throughout the planning area, with two potential exceptions. These two areas include the Architectural Preservation District, where fire flow is limited due to existing mains being undersized and localized areas of low pressures along the ridge east of Sheehan Road. Elevations in this area are greater than 1030 MSL (feet above mean sea level) and individual booster pumps are needed.
- **Storm Drainage:** The drainage of the City and Township is predominately into natural streams that are tributaries to Holes Creek, which flows north to the Great Miami River, and to Sugar Creek, which flows east into Greene County to the Little Miami River. Storm sewer system problems such as street and yard flooding, channel erosion, and maintenance issues have been documented by the City and Township. Both jurisdictions have conducted various studies to define the problems associated with the identified problem areas.
- **Flood Insurance Mapping:** The flood insurance mapping is, in most cases, dated and requires an update to provide sound decisions regarding development in or near floodplains.

D. Objectives and Strategies

Following are objectives and supporting strategies pertaining to utility service in the Community. Each strategy is supported by a timeframe and identifies general responsibility for implementing the strategy by representatives of the City, Township, Montgomery County, or a combination thereof, however in some instances general responsibility for a strategy is identified as being a separate entity.

Objective 1

U1. Improve storm water drainage throughout the Community

Storm water management must be continually upgraded to ensure that any property owner is not inadvertently impacted in an adverse manner by development. This requires coordination with adjacent jurisdictions because

watersheds do not follow political boundaries. Improving storm water drainage is a Community-wide effort, and the understanding of how one area might impact another is a critical aspect of that improvement.

Strategies

Time Frame Reference:

- Immediate: 2004
- Short-term: 2005-2006
- Mid-term: 2007-2011
- Long-term: 2012-2024
- Ongoing: Currently in progress and/or to be continued once initiated.

U1.A Continue implementation of recommendations of 1992 Centerville Stormwater Management Master Plan, including finalization of the Stormwater Management Design Criteria Manual Structural system improvements.

The City of Centerville’s 1992 Stormwater Management Master Plan identified deficiencies in the City’s storm drainage system, provided recommendations for addressing those problems, and reviewed the management policies of the City to provide better management practices.

The Master Plan outlined a recommendation to prepare a Stormwater Management Design Criteria Manual. This document has been under development and efforts should continue towards its finalization.

The Master Plan also identified system deficiencies and recommended and prioritized various structural improvements. Implementation of structural system improvements prioritized by the City should continue as funding for each project is secured. The Master Plan and Design Criteria Manual should be regularly updated to reflect the recommendations of this Plan. The Miami Valley Regional Planning Commission (MVRPC) has recently completed the draft Miami Valley Stormwater Ordinance, which should be referenced by the City.

Time Frame: Ongoing

Responsibility: City Public Works Department

U1.B Conduct studies necessary to update flood insurance mapping and refine floodplain regulations to provide sound decisions regarding development within floodplains.

Some drainage courses, such as the East Branch of Sugar Creek, do not have base 100-year flood elevations (BFE’s). This is a significant issue in the Community if these same areas experience extensive development in the near future. Continued diligence in the local administration of floodplain regulations will ensure that appropriate hydraulic studies in such areas are performed prior to proceeding with development. These studies will also serve as the background data to establish and/or amend flood insurance mapping for the Community.

Time Frame: Ongoing

Responsibility: City Public Works Department, Township Public Works Department, and US Army Corps of Engineers

U1.C Continue proactive approach to addressing NPDES Phase 2 Stormwater regulations through development of Comprehensive Stormwater Management Program.

The NPDES (National Pollutant Discharge Elimination System) Phase 2 regulations being promulgated by the Environmental Protection Agency (EPA), will require the Community to address the following six minimum stormwater management control measures:

- Public Education and Outreach
- Public Involvement and Participation
- Illicit Discharge Detection and Elimination
- Construction Site Runoff Control
- Post-Construction Stormwater Control
- Pollution Prevention / Good Housekeeping for Municipal Operations

Efforts to address these measures are currently under development by the City and County, and should be implemented within the timeline established by EPA.

Time Frame: Ongoing

Responsibility: City Public Works Department, Montgomery County Engineer's Office, and Montgomery Soil and Water Conservation District

Objective 2

U2. Maintain adequacy of existing infrastructure

City and Township infrastructure must be maintained in order to ensure services are provided in a cost efficient manner. Through the CIP process, the City and Township will develop a regular maintenance schedule and budget to maintain all City and Township owned infrastructure in good repair. Because of their location underground and quantity needed to deliver safe, efficient service, existing infrastructure such as water and sewer facilities, are among the costliest items to replace. Maintaining the adequacy of existing infrastructure has proven to be one of the more prudent investments a community can make.

Strategies

U2.A Continue programmed operation, maintenance and replacement of the existing storm, water distribution and sanitary sewer systems to ensure proper function as the existing infrastructure ages.

Development of, and periodic updates to a GIS-based infrastructure inventory and data management system for water, sanitary sewer and storm sewer assets can be a valuable tool to local communities. Programmed observations of infrastructure elements can also be added as a database to this system to prioritize repairs, and used as the basis for an ongoing Capital Improvement Program for rehabilitation of aging facilities. Coordination

between the City, Township, and County will be a critical component to this effort.

Time Frame: Ongoing

Responsibility: City Public Works Department (storm water), Township Public Works Department, Montgomery County Engineer's Office (storm water), and Montgomery County Sanitary Engineering Department (water distribution and sanitary sewer)

U2.B Determine if existing fire flow and utility service are sufficient for redeveloping areas, particularly the APD (Architectural Preservation District).

Existing mains in the downtown Centerville area (defined primarily by the Architectural Preservation District boundaries) are undersized with the potential to limit water pressure needed for fire flows. Desirable fire flows should be determined, and may require installation of larger mains for this purpose.

There is potential for localized area of low water pressure in Sheehan Road area at the top of an existing ridge. As development occurs along this ridge, individual booster pumps or other improvements may be warranted to increase supply pressures.

Ensuring the utility capacity of redeveloping areas, including the downtown Architectural Preservation District, is critical for the economic health of the Community. Affording the opportunity to redevelop will help to attract new business to the Community as well as to ensure that greenfield locations do not get developed too quickly.

Time Frame: Short-term

Responsibility: City Public Works Department (water lines), Township Fire Department (hydrants), and Montgomery County Sanitary Engineering Department (sanitary sewer)

U2.C Create a plan to provide adequate infrastructure to support anticipated development, particularly in the APD.

The City, Township and Montgomery County will coordinate planning efforts as a result of the Comprehensive Planning process. Directed by land use recommendations from this Plan, a specific study should be undertaken with the City, Township and County as participants, to address infrastructure needs based on projected development patterns in areas of redevelopment. Particular attention should be given to redevelopment initiatives in the downtown area, as aged infrastructure could limit the amount of new development potential. Coordination of CIP projects and grant opportunities should be addressed in the study.

Time Frame: Short-term
Responsibility: City Public Works Department (water lines), Township Fire Department (hydrants), and Montgomery County Sanitary Engineering Department (sanitary sewer)

U2.D Create a policy to continue support of the implementation of recommendations in the 1990 Montgomery County Sewer Master Plan.

Implementation of a \$100 million dollar improvement plan has been ongoing since completion of the 1990 Montgomery County Sewer Master Plan to prevent sewer backups, basement flooding and the occasional discharge of sanitary sewage overflows due to infiltration and inflow in the County’s system. Policy to complete the implementation recommendations of the 1990 Master Plan will be created to ensure that adequate sewer capacity will be preserved as the Community grows.

Time Frame: Ongoing
Responsibility: City Council, Township Trustees, City Manager, Township Administrator, City Public Works Department, and Township Public Works Department

Objective 3

LU3. Improve street lighting

Street lighting can promote safety, orientation, as well as building community identity and character. The City and Township should improve street lighting infrastructure that is old and inefficient. Improved street lighting technology has created lighting fixtures that are more efficient, have less light pollution onto adjacent properties, and can be designed in a manner that creates community identity with decorative poles or standards. The City and Township should seek to improve current street lighting where appropriate.

Strategies

U3.A Identify the need for additional street lighting along existing Community streets.

Street lighting, though a safety element and potential source of community identity, is not necessarily desired by all residents of the Community. Residents who prefer a more rural setting do not feel the need for extra security, or may identify their neighborhood with not having streetlights and poles. These residents may not wish to have street lighting in their immediate environment. The Community has indicated that street lighting in older residential subdivisions should be evaluated on a neighborhood-by-neighborhood basis. Should residents of a particular neighborhood desire street lighting, they should be provided the means to bring the need for such lighting to public officials.

An educational/outreach program could provide a means to identify street lighting needs. Such a program could educate residents on the benefits

of street lighting, design options of fixtures and poles that might be available, the process needed to formalize the petition, and what it might cost property owners in terms of tax evaluation of affected properties.

Time Frame: Ongoing

Responsibility: City Manager, Township Administrator, City Public Works Department, and Township Public Works Department

U3.B Create standards ensuring compliance with adequate lighting requirements when constructing new Community streets.

Standards for the City and Township should be created to ensure that when new road construction is performed, street lighting requirements are being met. In some instances, consistency between the City and Township will allow for the opportunity to create Community placemaking elements, as expanses of roadway would contain the same standards for continuation of major roads through multiple jurisdictions.

Time Frame: Short-term

Responsibility: City Planning Division, Township Development Services Department, City Public Works Department, Township Public Works Department, and Montgomery County Engineer’s Office

Objective 4

U4. Encourage strategic extension of sewer and water lines, and gas and electric service

Availability of utility service is one of the key components in determining where growth and new development might occur. Land use recommendations in this Plan coordinate the relative timeframe and location of future development in the Community. All utilities will be cognizant of land use recommendations in this Plan to better prepare and organize for future growth in the Community. Strategic extension of utility service will require that the City and Township coordinate CIP budgets and priorities for development and redevelopment.

Strategies

U4.A Identify and program significant variations and/or concerns relative to future sewer extensions between this Plan, Study Area recommendations, and the Montgomery County 1990 Sanitary Sewer Master Plan.

The sizing of sewer improvements currently being implemented by Montgomery County considered future development, with population projections made to the year 2040 using County planning and Census records available at the time. Adequate sewer capacity will be preserved though verification that population densities of desired redevelopment areas and areas of future growth, are consistent with those anticipated in the original 1990 Sewer Master Plan. Variations in priority of service areas or

quantity of service needs will be coordinated between the City, Township and County.

Time Frame: Ongoing

Responsibility: City Planning Division, Township Development Services Department, City Public Works Department, Township Public Works Department, Montgomery County Sanitary Engineering Department, and Montgomery County Community and Economic Development Department

U4.B Evaluate the availability of sewer capacity within the County’s sanitary collection system.

The Montgomery County 1990 Sanitary Sewer Master Plan did not contain provisions for accepting sewage flows from Warren County. There is, however, presently an agreement for Montgomery County to provide sewer service to portions of Warren County. An update to the County’s 1990 sewer Master Plan to assess the ability and limitation to service portions of Warren County will be performed. This evaluation will include land use provisions from this Plan, and will include the coordinated efforts of the City, Township and Montgomery County.

Time Frame: Short-term

Responsibility: City Planning Division, Township Development Services Department, City Public Works Department, Township Public Works Department, Montgomery County Sanitary Engineering Department, and Montgomery County Community and Economic Development Department

U4.C Program the added planned water storage facilities and adequately sized water mains, as well as gas and electric service, when needed to meet the future demands of the Community.

In the 1988 Master Plan prepared by Montgomery County, two 2.0 MG (million gallon) elevated tanks were included and programmed to be constructed in response to “future” development trends. Monitoring and coordination as to the location and rate of concentrated development in the southwest and/or southeast sections of the Community, Study Areas, and redevelopment areas, will ensure that facilities are on line to support the development as it occurs. The City, Township and Montgomery County will coordinate efforts to plan for future water facilities, to meet needed capacity as the Community grows. The City and Township will also coordinate future growth needs with Dayton Power and Light and Vectren Energy Delivery for gas and electric service.

Time Frame

Ongoing

Responsibility:

City Planning Division, Township Development Services Department, City Public Works Department, Township Public Works Department, Montgomery County Sanitary Engineering Department, Montgomery County Community and Economic Development Department, Dayton Power and Light, and Vectren Energy Delivery

OUR COMMUNITY

11. Implementation

CREATE
THE VISION

OUR FUTURE



11. Implementation

A. Overview

This chapter of The Community Plan provides guidance for maintaining accountability, undertaking monitoring activities, creating appropriate development regulations and procedures, and involving residents, businesses, and other stakeholders in implementation of the Plan.

This chapter recommends six key objectives and 22 strategies for supporting effective implementation of the Plan. First, residents and other stakeholders should be actively involved with implementing the Plan. Second, implementation will be monitored and evaluated on a regular basis, including evaluating, reporting results, promoting successes, and maintaining public and media relations. Third, the Community should secure and allocate the necessary funding, especially through updating the Capital Improvement Plans and annual departmental budgets, to implement priorities identified in the Community Plan and Study Area Plans. Fourth, the Community should update key development regulations and processes for plan review. Fifth, the Community should require concurrence with The Community Plan and Study Area Plans in rezoning or development approvals, and call for written interpretations of these plans in order to create a public record for consistency. Sixth, the Community should develop a process to update the plan at a minimum of every five years.

B. How to Use the Plan

The Community Plan is to be used on a regular basis as public and private decisions are made concerning development, redevelopment, capital improvements, economic incentives and other matters affecting the Community. The Study Area Plans are also intended for use in this capacity, although targeted to more specific geographic areas within the Community. The following is a summary.

1. Annual Work Programs and Budgets

Individual departments and administrators should be cognizant of the recommendations of the Plan when preparing annual work programs and budgets. Several strategies can be implemented in this way. Council and Township review of these proposals should likewise occur cognizant of the Plan's strategies.

2. Development Approvals

Administrative and legislative approvals of development proposals, including rezoning and subdivision plats, should be a central means of implementing The Community Plan. In fact, the zoning code and subdivision regulations should be updated in response to regulatory strategies presented in the Plan.

3. Capital Improvement Plans

An annual, five-year and 10-year capital improvement plans (CIP) should be prepared consistent with The Community Plan's land use policies and infrastructure recommendations. New improvements that are not reflected in the Plan – and which could dramatically impact the Plan's land use recommendations – should necessitate at least a minor update to the Plan.

4. Economic Incentives

Economic incentives should be reviewed in light of recommendations in the Land Use, Economy, Community Appearance, and Transportation Chapters, as well as the Study Area Plans. These incentives should be integrated with other Plan strategies and policies to ensure consistency, particularly with the Plan's land use recommendations. The Community should consider packaging other incentives within its jurisdiction, such as strategic infrastructure investments.

5. Private Development Decisions

Property owners and developers should consider the strategies and recommendations of the Plan in their own planning and investment decisions. Public decision-makers will be using the Plan as a guide in their development-related deliberations, such as zoning matters and infrastructure requests (water, sewer and roads). Property owners and developers should be consistent with the Plan's recommendations.

6. Future Interpretation

City Council and Township Trustees should call upon the Planning Commission and Zoning Commission, respectively, to provide an interpretation of major items that are unclear or are not fully addressed

in the Plan. In formulating an interpretation, the Commissions will consult and coordinate with each other. They may call upon outside experts and other groups for advice. Minor items that require interpretation should be handled by local jurisdictions as they follow the Plan.

C. Objectives and Strategies

Outlined below are the objectives and strategies to support the implementation of the Community Plan. Each strategy includes an indication of timeframe and key entities responsible for implementation.

Objective 1

11. Involve a wide variety of stakeholders in implementation

As implementation of the Community Plan gets underway, the Community will collaborate with a host of stakeholders. This will include City and Township boards and commission, community organizations, and other parties with an interest in a specific strategy. These partnerships will be critical to successful implementation of the Plan.

Strategies

11.A Establish an implementation task force.

The Community will establish a community-based task force to assist with implementation of the Plan. City Council and Township Trustees will establish the membership and specific responsibilities. Possible roles include meeting on an annual basis to monitor implementation and issue an annual report, providing ongoing input to Council, Trustees, Planning Commission or Zoning Commission. The Create the Vision Steering Committee members are excellent candidates for the task force.

Time Frame: Immediate
Responsibility: City Council, Township Trustees, Centerville City School District, Centerville-Washington Park District, Washington-Centerville Public Libraries, and citizens

11.B Engage non-government partners to assist with implementation.

Non-City and Township partners will be identified and engaged to assist in implementing key strategies of the Plan. These partners will include citizens, civic organizations, institutions, and businesses. These partners will be critical to success. On particular strategies, the Community may decide to appoint a public-private task force to lead implementation.

Time Frame: Immediate and ongoing
Responsibility: City Council, Township Trustees, Centerville City School District, Centerville-Washington Park District, Washington-Centerville Public Libraries, and Implementation Task Force

Time Frame Reference:

- Immediate: 2004
- Short-term: 2005-2006
- Mid-term: 2007-2011
- Long-term: 2012-2024
- Ongoing: Currently in progress and/or to be continued once initiated.

11.C Establish a program to provide ongoing public education on the Community Plan.

The residents in the Community play an important role in implementing the Plan. Because of the significance of the public participation in the Plan, a public outreach and education program should be created to provide residents with ongoing opportunities to become familiar with the Plan, and to understand their role in achieving the goals in the Plan. This may include preparing promotional brochures and information packets.

Time Frame: Immediate and ongoing

*Responsibility: City Council, Township Trustees and
Publicity/Outreach Committee*

11.D Provide ongoing educational opportunities on innovative planning and development for Planning Commission, Zoning Commission, and elected officials.

The Community Plan calls for some innovative development concepts. The staff should organize educational programs and materials of built examples from other communities. Staff, commission members, and elected officials should conduct site visits to appropriate communities and or projects to observe firsthand appropriate examples.

Time Frame: Immediate and ongoing

*Responsibility: City Planning Division and Township
Development Services Department*

11.E Provide final copies of the Community Plan on the Community and Township web sites and at libraries.

Upon completion and approval, final copies of the plan will be made available via the Community and Township website. The purpose of this strategy is to make the Plan available to residents as part of the education and outreach process. Making these documents available on the websites will also allow developers to become familiar with the Plan and realize their purpose when developing in the Community.

Time Frame: Immediate and ongoing

*Responsibility: City Planning Division and Township
Development Services Department*

Objective 2**12. Monitor and evaluate implementation**

Implementation of the Community Plan will be monitored and evaluated on an ongoing basis. This will ensure that the plan is successfully followed and will result in desired changes in the Community. Monitoring activities will include issuing an annual report and promoting successful implementation.

Strategies

12.A Prepare annual report that summarizes the status of all strategies.

An annual report will be prepared that summarizes the status of implementation of all strategies for the particular timeframe. The report will list all respective strategies and summarize the status of implementation.

Time Frame: Immediate and ongoing

Responsibility: City Manager, Township Administrator, and Implementation Task Force

12.B Issue summary of annual report to the media and public.

The annual report will be issued to the media and general public in a summary form. This may include preparing promotional brochures and information packets.

Time Frame: Immediate and ongoing

Responsibility: City Manager, Township Administrator, and Implementation Task Force

12.C Present the annual report at a public meeting.

The completed annual report will be presented a public meeting, and focus on the accomplishments, as well as, any changes and additions that have been made to the Plan.

Time Frame: Immediate and ongoing

Responsibility: City Council, Township Trustees, City Manager, Township Administrator, and Implementation Task Force

12.D Issue news releases that promote significant accomplishments relative to a specific strategy.

As significant accomplishments occur relative to a specific strategy, news releases will be issued to promote the successes.

Time Frame: Ongoing

Responsibility: City Resources Coordinator, and Township Public Information Manager

Objective 3

13. Provide resources for implementing the Plan

The Community Plan identifies the need for resources to implement certain strategies. For some strategies new resources will be needed and for others is may be an issue of reallocation of resources.

Strategies

13.A Update the Capital Improvement Programs (CIP) based on the Community Plan.

The CIP will be updated in line with The Community Plan Update and the Study Area Plans. The CIP is a fundamental management document that

outlines projected capital needs, funding estimates and sources, and timeframes for completion. In updating the CIP each year, the Community should monitor implementation to ensure both documents are concurrent.

Time Frame: Immediate and ongoing

Responsibility: City Council and Township Trustees

13.B Prepare annual departmental work programs and budgets with awareness of the Community Plan.

Departmental work programs and budgets will be prepared cognizant of the Community Plan's recommendations. Consistency between the Community Plan and work programs will be demonstrated.

Time Frame: Immediate and ongoing

Responsibility: City Manager and Township Administrator

13.C Identify and secure funds for prioritized initiatives. (This could include grants, tax measures, bonds, private investments, etc.)

Priority strategies should be the focus of raising funds. This may include City and or Township funds, other governmental sources, tax measures, private sector investment or a combination thereof. The Community should maximize other non-municipal governmental resources. This strategy should occur in line with the Community's annual budget cycle.

Time Frame: Immediate and ongoing

Responsibility: City Manager and Township Administrator

13.D Award economic and regulatory incentives based on consistency with Community Plan and Study Area Plans.

The City and Township will determine appropriate economic and regulatory incentives that could be provided to achieve critical development and redevelopment objectives. These incentives will be awarded to promote implementation of the Plan.

Time Frame: Immediate and ongoing

Responsibility: City Council, Township Trustees, City Manager, Township Administrator, and City Economic Development Director

13.E Continue to monitor and ensure fiscal accountability.

The City and Township will continue to monitor and ensure fiscal accountability in undertaking all of its responsibilities, including those associated with implementation of the Plan.

Time Frame: Ongoing

Responsibility: City Manager and Township Administrator

Objective 4

14. Develop appropriate regulatory tools to implement the Plan (see also Land Use chapter)

The Community Plan identifies the need to update City, Township and Montgomery County regulations and make changes necessary to implement key objectives and strategies. This includes updates to the City and Township zoning codes and revisions to the City’s subdivision regulations. Recommendations will be made to County subdivision regulations for consistency with revised Township zoning. The necessary regulatory foundation will be put in place to implement both The Community Plan and the Study Area Plans.

Strategies

14.A Update the Community and Township regulations as recommended in the Community Plan and Study Area Plans.

The development regulations will be updated as recommended in The Community Plan and Study Area Plans.

Time Frame: Immediate

Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, Township Development Services Department, and Montgomery County Planning Commission

14.B Monitor the implementation of new regulations and correct as needed.

As new regulations are used, the outcomes will be monitored to determine if the regulations are resulting in the expected results as recommended in The Community Plan and Study Area Plans. If the outcomes are not as expected, modifications will be undertaken to the regulations as appropriate.

Time Frame: Ongoing

Responsibility: City Planning Division and Township Development Services Department

Objective 5

15. Require concurrence with Community Plan and Study Areas

Future decisions of the Community regarding development, capital improvements and budgeting will concur with the applicable provisions of the CIP and budgeting and development issues.

Strategies

15.A Require concurrence in rezonings and other major development approvals.

Major development approvals and rezonings will concur with the applicable policies of The Community Plan and Study Area Plans. Actions by City boards, commissions and staff will document such concurrence in all decisions. A summary will be prepared at the end of each year.

Time Frame: Ongoing

Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department

15.B Require formal amendment of the Community Plan or Study Area Plans if necessary to support a rezoning or major redevelopment (if change has merit).

Where major development approvals and rezonings may deviate from the recommended policies of the Community Plan or Study Area Plans, the City Council and Township Trustees will require formal action to amend the applicable plan. Such amendment should be approved only if unexpected or changing circumstances are sufficient to warrant a deviation in the original intended policy. Such circumstances shall be cited in the decision.

Time Frame: Ongoing

Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, and Township Board of Zoning Appeals

15.C Require interpretation of Community Plan or Study Area Plans by Planning Commissions, Zoning Commission, Trustees or Council to be in writing.

Upon request, interpretation of the policies of The Community Plan or Study Area Plans should be prepared in writing to create a public record. This will ensure consistency in applying these planning documents to day-to-day situations. Such interpretations made by Planning Commission, Zoning Commission, City Council or Township Trustees will be shared with other entities determine concurrence on the interpretation. This may be coordinated by staff or be addressed at a joint work session.

Time Frame: Ongoing

Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, and Township Development Department

15.D Require staff reports to reference Community Plan.

All staff reports related to policy recommendations, annual work programs and budgets shall reference relevant Community Plan recommendations.

Time Frame: Immediate and ongoing

Responsibility: City Manager and Township Administrator

Objective 6

16. Update the Community Plan at least every five years

The Community Plan will be updated on a 5-year basis. This is a sufficient timeframe to consider major changing conditions that may affect the plan’s policies. If circumstances in the Community change, an update could be initiated in a shorter time frame. The process will be initiated by City Council and Township Trustees.

Strategies

16.A Design the planning process.

The City Council and Township Trustees will create a citizen committee to design the planning process. The committee will work with staff to determine the necessary resources for undertaking the update and recommending it to City Council and Township Trustees. The Council and Trustees will allocate the resources as necessary.

Time Frame: Mid-term

Responsibility: City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, Township Development Services Department, and citizens

16.B Prepare an updated Community Plan.

A citizen committee will lead the process to update the Community Plan. The process should incorporate public involvement similar to the effort to prepare this Plan. Other aspects of the process shall be defined as well. The total process for completing and adopting the update should take less than 18 months.

Time Frame: Mid-term

Responsibility: City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, Township Development Services Department, and citizens

D. Summary of Objectives and Strategies

The table beginning on page 11.11 (Table 11.A) summarizes the objectives and strategies that are incorporated into each element of the Plan. The table provides a reference for each objective and strategy (by element), the parties responsible for implementation, and the recommended timeframe as follows:

- Immediate: 2004
- Short-term: 2005-2006
- Mid-term: 2007-2011
- Long-term: 2012-2024
- Ongoing: Currently in progress and/or to be continued once initiated.

In cases where strategies have both “Immediate” and, for example, “Short Term” timeframes for implementation, this indicates that the strategy will be initiated in 2004 but may not be completed until the 2004-2006 timeframe. Please note that objectives are indicated by bold typeface.

Table 11.A Summary of Objectives and Strategies

Land Use	Objective / Strategy	Time Frame	Responsibility
LU1	Encourage redevelopment of underutilized land resources.		
LU1.A	Evaluate existing development inducements.	Immediate	City Council, Township Trustees, City Manager, Township Administrator, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, Planning Division, and Development Services Department
LU1.B	Improve incentives to favor redevelopment locations over infill and green field locations.	Short-term	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Manager, Township Administrator, Planning Division, and Development Services Department
LU1.C	Establish priorities for infrastructure investments that favor redevelopment locations over infill and greenfield development.	Short-term	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department
LU1.D	Modify development regulations to support redevelopment, especially in Study Areas.	Short-term	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department
LU1.E	Prepare a marketing program for priority redevelopment opportunities.	Mid-term	City Manager, Township Administrator, City Planning Division, and Township Development Services Department
LU2	Encourage infill development as a secondary priority to redevelopment		
LU2.A	Prepare marketing program for priority infill opportunities.	Mid-term	City Manager, Township Administrator, City Planning Division, and Township Development Services Department
LU2.B	Evaluate existing development incentives.	Immediate	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department
LU2.C	Improve incentives to favor infill over greenfield locations for development.	Short-term	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department
LU2.D	Establish priorities for infrastructure investments that favor infill over greenfield development locations.	Short-term	City Manager, Township Administrator, City Planning Division, and Township Development Services Department
LU2.E	Modify development regulations to support infill development, especially in Study Areas.	Short-term	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department

LU3	Create residential areas with strong neighborhood qualities		
LU3.A	Create regulations that require high quality pedestrian streets with ample sidewalks, generous tree lawns, appropriate street trees, adequate lighting, and neighborhood-scale travel ways.	Immediate	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department
LU3.B	Create regulations that encourage a mix of housing choices within targeted developments.	Immediate	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department
LU3.C	Create regulations that produce community-gathering places.	Immediate	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department
LU3.D	Encourage connections among neighborhoods.	Immediate	City Planning Division, and Township Development Services Department
LU3.E	Identify probable areas for neighborhood villages that integrate neighborhood scale retail, office and civic uses within walking distance of residential areas.	Immediate	City Council, Township Trustees, City Manager, Township Administrator, City Planning Division, and Township Development Services Department
LU4	Stabilize and improve mature neighborhoods		
LU4.A	Improve property maintenance enforcement.	Ongoing	City Manager, Township Administrator, City Planning Division, and Township Development Services Department
LU4.B	Identify priority capital improvements for mature neighborhoods.	Ongoing	City Manager, Township Administrator, City Planning Division, and Township Development Services Department
LU4.C	Establish and enhance volunteer programs to help with property maintenance.	Ongoing, City; Immediate, Township	City Manager, Township Administrator, City Planning Division, and Township Development Services Department
LU5	Preserve natural areas		
LU5.A	Identify and prioritize land for open space preservation.	Ongoing	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, Township Development Services Department, and Centerville-Washington Park District
LU5.B	Develop open space acquisition program.	Short-term	City Council, Township Trustees, City Manager, Township Administrator, City Planning Division, Township Development Services Department, and Centerville-Washington Park District
LU5.C	Develop and enhance open space dedication program.	Short-term	City Council, Township Trustees, City Manager, Township Administrator, City Planning Division, and Township Development Services Department
LU5.D	Create regulations that allow for conservation subdivisions.	Short-term	City Council, Township Trustees, City Manager, Township Administrator, City Planning Division, and Township Development Services Department
LU5.E	Enhance regulations with environmental	Ongoing, EPA	City Manager, Township Administrator, Ohio

	mitigation requirements.		Environmental Protection Agency
LU5.F	Enhance regulations that require dedication of significant tree stands and adequate open space.	Ongoing	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department
LU5.G	Prepare educational material on alternative development choices for protecting natural areas—for both the public and developers.	Short-term	City Planning Division, Township Development Services Department, and Centerville-Washington Park District
LU5.H	Conduct coordination meetings with neighboring jurisdictions on protecting and linking open space.	Immediate	City Manager, Township Administrator, City Planning Division, Township Development Services Department, Montgomery County Development Services Department, and Centerville-Washington Park District
LU6	Strengthen the sense of place		
LU6.A	Create regulations that yield commercial and office structures and signs that reflect local culture and history (and minimize franchise/corporate structures).	Immediate	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department
LU6.B	Enhance regulations that limit additional “big box” and other retail establishments that serve a regional population.	Ongoing	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department
LU6.C	Create regulations that require coordination and blending of public realm streetscape with the landscaping of the development.	Immediate	City Manager, Township Administrator, City Planning Division, and Township Development Services Department
LU6.D	Encourage the creation of neighborhood identity programs.	Mid-term and on-going	City Council, Township Trustees, City Manager, Township Administrator, City Planning Division, and Township Development Services Department
LU6.E	Create regulations that allow appropriately-scaled places for formal and casual interaction.	Immediate	City Council, Township Trustees, City Manager, Township Administrator, City Planning Division, and Township Development Services Department
LU6.F	Encourage the development of identifiable districts within the Community.	Ongoing, APD; Mid-term	City Manager, Township Administrator, City Planning Division, and Township Development Services Department
LU6.G	Market identifiable districts as unique places.	Ongoing, APD; Mid-term	City Manager, Township Administrator, City Planning Division, and Township Development Services Department
LU6.H	Maintain rural character of selected roads.	Immediate	City Manager, Township Administrator, City Planning Division, and Township Development Services Department
LU7	Create land use patterns that support improved transportation choice and efficiency.		
LU7.A	Create regulations that allow for shared parking for adjacent development.	Immediate	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department
LU7.B	Incorporate “park once” site design requirements	Short-term	City Council, Township Trustees, City

	in Study Areas that call for mixed use development.		Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department
LU7.C	Expand the multi-use path system to connect destinations.	Short-term	City Manager, Township Administrator, City Planning Division, Township Development Services Department, and Centerville-Washington Park District
LU7.D	Coordinate with Miami Valley Regional Transit Authority on community planning efforts and transit service opportunities.	Ongoing	City Manager, Township Administrator, City Planning Division, Township Development Services Department, and Miami Valley Regional Transit Authority
LU8	Improve development regulations, review process and code enforcement		
LU8.A	Audit current regulatory tools for consistency with land use recommendations.	Immediate and ongoing	City Manager, Township Administrator, City Planning Division, and Township Development Services Department
LU8.B	Develop approach for updating regulatory tools that addresses need for consistency between the City and Township.	Immediate	City Manager, Township Administrator, City Planning Division, and Township Development Services Department
LU8.C	Update regulatory tools in keeping with the best planning practices.	Ongoing	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department
LU8.D	Update regulatory tools in a way that encourages assemblage of smaller parcels of land into larger developable areas.	Immediate	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Manager, Township Administrator, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department
LU8.E	Evaluate the effectiveness of the development review process.	Ongoing	City Council, Township Trustees, City Manager, Township Administrator, City Planning Division, and Township Development Services Department
LU8.F	Conduct initial zoning and land use seminars for landowners and developers, and continue to inform the public through various forms of media.	Ongoing	City Planning Division, and Township Development Services Department
LU8.G	Continue multi-jurisdictional review of policy decisions effecting land-use.	Ongoing	City Council, Township Trustees, Montgomery County Commissioners, City Manager, Township Administrator, City Planning Division, and Township Development Services Department
LU8.H	Seek acknowledgement and support of the Plan and its implementation from Montgomery County elected officials.	Immediate	City Council, Township Trustees, Montgomery County Commissioners, City Manager, Township Administrator, City Planning Division, and Township Development Services Department
Community Appearance	Objective / Strategy	Time Frame	Responsibility
CA1	Enhance the appearance and design quality of the Community		
CA1.A	Initiate a Community Placemaking program to coordinate a range of Community appearance and identity programs.	Immediate	City Council, Township Trustees, City Planning Division, Township Development Services Department, and Centerville-

			Washington Township Historical Society
CA1.B	Develop design guidelines to strengthen local character and Community identity.	Immediate (downtown); Short-term (other areas)	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department
CA1.C	Revise and strengthen landscaping requirements in regulations.	Short-term	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department
CA1.D	Evaluate property maintenance requirements and related codes.	Short-term and Ongoing	City Planning Division, Township Development Services Department, and Montgomery County Development Department
CA1.E	Improve enforcement of property maintenance requirements.	Immediate	City Planning Division, Township Development Services Department, and Montgomery County Development Department
CA1.F	Protect priority open space consistent with the land use recommendations.	Short-term	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, Township Development Services Department, and Centerville-Washington Park District
CA1.G	Preserve and enhance significant tree cover in the Community through an Urban Forestry program.	Long-term	City Planning Division, Township Development Services Department, and Centerville-Washington Park District
CA2	Improve community gateways		
CA2.A	Create Placemaking demonstration project with the committed federal funds for the I-675/SR48/SR725 area.	Short-term	City Planning Division, Township Development Services Department, City Public Works Department, and Township Public Works Department
CA2.B	Introduce distinctive Community signage at entry points.	Short-term	City Planning Division, and Township Development Services Department
CA2.C	Create regulations that produce “gateway structures” and/or open space that symbolizes the Community’s commitment to a high quality physical environment.	Short-term	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department
CA2.D	Support the implementation of the Township Streetscape Enhancement Guidelines consistent with the Community Plan.	Short-term	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department
CA3	Strengthen Downtown as the historical and cultural center of the Community		
CA3.A	Create an organizational structure to maintain, market and animate Downtown, encouraging small business, cultural and residential uses in the area.	Immediate	City Council, Township Trustees, City Manager, Township Administrator, City Economic Development Department, and Centerville-Washington Township Historical Society
CA3.B	Implement traffic calming measures to make more pedestrian and bicycle friendly.	Short-term	City Public Works Department, Township Public Works Department, City Planning Division, and Township Development Services Department
CA3.C	Establish a public arts program to enrich the built environment.	Short-term	City Council, Township Trustees, City Manager, Township Administrator, and Arts

			Commission
CA4	Create a community centerpiece, or gathering point in the heart of the old Downtown that has specific placemaking capabilities		
CA4.A	Improve the appearance of the Franklin and Main intersection to emphasize the center of the Community.	Mid-term	City Public Works Department, Township Public Works Department, City Planning Division, Township Development Services Department, and Arts Commission
CA5	Integrate art in public improvements to create a distinctive appearance		
CA5.A	Develop an “artist-in-residence” program in the public works department(s).	Mid-term	City Public Works Department, Township Public Works Department, and Arts Commission
CA5.B	Integrate placemaking public art into community buildings and infrastructure.	Mid-term	City Public Works Department, Township Public Works Department, City Planning Division, Township Development Services Department, and Arts Commission
CA5.C	Define opportunities for distinctive place making (e.g. a community bench that can be sited in civic areas, parks and transit stops).	Mid-term	City Planning Division, Township Development Services Department, and Arts Commission
CA5.D	Create a series of distinctive interpretive markers.	Mid-term	City Planning Division, Township Development Services Department
CA5.E	Create a Community seal to be used in a wide range of public improvements.	Immediate	City Manager and Township Administrator
CA5.F	Create inlay design elements for key sites (including transit stops).	Immediate	City Planning Division, Township Development Services Department, City Public Works Department, Township Public Works Department, and Arts Commission
CA5.G	Explore regulations to implement a “percent-for-arts” requirement in Community funded projects.	Long-term	City Council, Township Trustees, City Manager, and Township Administrator
CA5.H	Encourage diverse design teams of artists and craftsman with traditional practitioners so that buildings are treated in a comprehensive fashion that builds up meaning.	Short-term	City Planning Commission, Township Zoning Commission, Board of Architectural Review, City Planning Division, and Township Development Services Department
CA5.I	Create procedures for public building and park projects that encourage artists and artisans to work on street furniture as well as building parts.	Short-term	City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department
CA6	Preserve historic sites and structures		
CA6.A	Create a priority list for designating buildings, structures and districts on local, state and or national registers.	Short-term for Township, Ongoing for City	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, Township Development Services Department, Centerville-Washington Park District, Centerville-Washington Township Historical Society, and Landmarks Foundation
CA6.B	Celebrate the Community’s history on an annual basis through a public event (e.g. historic home and garden tours).	Ongoing	City Manager, Township Administrator, Centerville-Washington Township Historical Society, and Landmarks Foundation
CA6.C	Continue to support the Historical Society.	Ongoing	City Manager, Township Administrator, Centerville-Washington Township Historical Society, and Landmarks Foundation
CA6.D	Create and provide economic incentives for restoration of historically significant buildings in the Downtown.	Ongoing	City Manager, Township Administrator, Centerville-Washington Township Historical Society, and Landmarks Foundation

CA7	Increase visual literacy of the built and natural environment.		
CA7.A	Encourage a community history course supported by the artist residency program.	Short-term	City Manager, Township Administrator, Centerville City School District, Centerville-Washington Township Historical Society, Landmarks Foundation, and Arts Commission
CA7.B	Create a legacy project that contributes to placemaking efforts of the Community	Short-term	City Manager, Township Administrator, and Centerville-Washington Township Historical Society
Community Services	Objective / Strategy	Time Frame	Responsibility
CS1	Continue intergovernmental cooperative efforts to provide residents with high level of services in a cost effective manner		
CS1.A	Conduct internal audit of service delivery on a regular basis in order to evaluate opportunities to more efficiently deliver services.	Short-term	City Manager and Township Administrator
CS1.B	Create a plan to identify services and inventory facilities and “service providers” in order to provide efficient and cost-effective distribution of services and sharing of facilities.	Immediate	City Council, Township Trustees, City Manager and Township Administrator
CS2	Understand service needs		
CS2.A	Implement joint community survey as a means to monitor satisfaction with the level and types of services provided.	Short-term	City Manager and Township Administrator
CS2.B	Continue to publish results of surveys.	Ongoing	City Manager and Township Administrator
CS2.C	Monitor development and population trends to anticipate changes in community service needs.	Immediate	City Manager, Township Administrator, Montgomery County Community and Economic Development Department, and Centerville City School District
CS3	Increase civic and volunteer involvement opportunities in the Community		
CS3.A	Establish a joint Community Volunteer Coordinator.	Immediate	City Manager and Township Administrator
CS3.B	Establish a directory of civic and volunteer opportunities.	Immediate	Volunteer Coordinator (see CS3.A)
CS3.C	Participate in existing annual events to share volunteer opportunities and recruit volunteers.	Immediate	Volunteer Coordinator (see CS3.A)
CS4	Maintain the safety of residents, businesses and institutions		
CS4.A	Continue to provide police and fire equipment facilities to meet the needs of the growing population (e.g. minimize response times).	Ongoing	City Council, Township Trustees, Montgomery County Board of Commissioners, City Manager, Township Administrator, Washington Township Fire Department, City of Centerville Police Department, and Montgomery County Sheriff’s Office
CS4.B	Continue to monitor staffing of police, fire and EMS personnel to meet the needs of the growing population.	Ongoing	City Council, Township Trustees, Montgomery County Board of Commissioners, City Manager, Township Administrator, Washington Township Fire Department, City of Centerville Police Department, and Montgomery County Sheriff’s Office
CS5	Support the expansion of services for older adults		
CS5.A	Establish services that will allow seniors to	Immediate	City Manager, Township Administrator,

	remain independent.		Hithergreen Senior Center, St. Leonard's Center, and Bethany
CS5.B	Facilitate the provision and expansion of adult care services.	Immediate	City Manager, Township Administrator, Hithergreen Senior Center, St. Leonard's Center, and Bethany
CS5.C	Continue to expand recreation and social activities for seniors.	Immediate	City Manager, Township Administrator, Hithergreen Senior Center, and Centerville-Washington Park District
CS6	Expand services for teens		
CS6.A	Establish a Community Youth Resource Clearinghouse to assemble and distribute lists of programs and activities.	Short-term	City Manager, Township Administrator, Centerville City School District, Centerville-Washington Park District, Centerville Youth Council, Washington-Centerville Library, and Washington Township Recreation Center
CS7	Promote positive maintenance of our natural environment		
CS7.A	Evaluate expansion and improvement of recycling efforts.	Short-term	City Manager and Township Administrator
CS7.B	Support and develop environmental education efforts.	Ongoing	City Manager, Township Administrator, Centerville City School District, Centerville-Washington Park District, Volunteer Coordinator (see CS3.A), and Miami Valley Cable Council
CS8	Maintain and enhance properties		
CS8.A	Promote property maintenance courses.	Short-term	City Planning Division and Washington Township Development Services Department
CS8.B	Coordinate with schools to monitor changes in conditions and occupancy of mature neighborhoods and multi-family complexes.	Immediate for City and Township, ongoing for Centerville City School District	City Manager, Township Administrator, and Centerville City School District
CS8.C	Examine the establishment of neighborhood improvement programs offering facilities and services to residents.	Mid-term	City Manager, Township Administrator, Centerville City Beautiful Committee and Township Visual Improvement Committee
Economic Development	Objective / Strategy	Time Frame	Responsibility
ED1	Encourage office development		
ED1.A	Seek and secure a leadership role for the Community's economic development officials in regional economic development recruitment efforts.	Immediate and ongoing	City Council, Township Trustees, City Economic Development Department, and Township Administrator
ED1.B	Create a joint economic development recruitment strategy to ensure strategic coordination and cooperation.	Immediate (Study Areas); Ongoing (future development and redevelopment areas)	City Economic Development Department, Township Administrator, and Community Task Force
ED1.C	Enhance the physical environment of the entire community to attract potential office users.	Short-term	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, Township Development Services Department, and City Beautiful Commission

ED2	Attract light, clean industrial uses to the Community.		
ED2.A	Seek and secure a leadership role in regional industrial recruitment efforts.	Immediate and ongoing	City Council, Township Trustees, City Economic Development Department, Township Administrator, and Montgomery County Economic Development Department
ED2.B	Design a targeted industrial strategy.	Short-term	City Economic Development Department, Township Administrator, and Community Task Force
ED2.C	Implement a targeted industrial strategy.	Mid-term	City Council, Township Trustees, City Manager, City Economic Development Department, and Township Administrator
ED2.D	Create regulations that produce well-planned and designed industrial/business park development.	Short-term	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department
ED2.E	Create a program for providing industrial infrastructure, financing, or public-private partnerships.	Short-term (investigation); Mid-term (plan development)	City Economic Development Department, City Finance Department, and Township Administrator
ED2.F	Create a program to attract diverse types of uses in the local industrial and overall economic base.	Mid-term	City Economic Development Department, Township Administrator, and Community Task Force
ED3	Upgrade the retail/business mix		
ED3.A	Create policies that favor neighborhood and community scale retail over regionally oriented retail development.	Short-term	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department
ED3.B	Develop standards that limit the size and location of retail uses that encourage higher architectural design standards, and make them an integral part of a mixed-use environment.	Short-term	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department
ED3.C	Create a monitoring system for Downtown Centerville business activity to better understand the business dynamics in this special, delicate place.	Immediate	City Economic Development Department
ED3.D	Develop partnerships with technical assistance programs aimed at entrepreneurial development, including neighborhood retail opportunities.	Immediate	City Economic Development Department, Township Administrator
ED4	Monitor the fiscal impact of development		
ED4.A	Include generalized fiscal impact considerations gathered through the <i>Create the Vision</i> studies in the development of land use regulations.	Short-term	City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department
ED4.B	Update the fiscal impact of land use.	Short-term and ongoing	City Planning Division, City Finance Department, and Township Administrator
ED4.C	Evaluate the need for development of fiscal modeling tool.	Long-term	City Manager and Township Administrator
Education & Learning	Objective / Strategy	Time Frame	Responsibility
EL1	Provide learning opportunities for all ages		
EL1.A	The City and Township will work with the Recreation Center, Park District, School District, Libraries and Hithergreen to survey and evaluate	Short-term	City Manager, Township Administrator, Centerville City School District, Centerville-Washington Park District, Township

	adult educational and recreational needs and interests of residents.		Recreation Center, and Washington-Centerville Public Libraries
EL1.B	Promote and advocate community learning and continuing education programs throughout the Community.	Short-term	City Manager, Township Administrator, Centerville City School District, Centerville-Washington Park District, Township Recreation Center, Washington-Centerville Public Libraries, and Centerville-Washington Diversity Council
EL1.C	Survey and evaluate educational needs of businesses.	Immediate and ongoing	City Manager, Township Administrator, and South Metro Regional Chamber of Commerce
EL2	Align all goals in support of excellence of the Centerville City School District		
EL2.A	Continue to coordinate with the Schools on population growth and residential development issues on a semi annual basis.	Ongoing	City Manager, Township Administrator and Centerville City School District
EL2.B	Appointed and elected officials from the City, Township and joint entities will meet at least 3 times a year to review information on growth and development issues with the possible impact that it does or might have on services.	Immediate and ongoing	City Manager, Township Trustees, City Planning Division, Township Department of Development Services, Centerville City School District, Centerville-Washington Park District, Township Recreation Center, and Washington-Centerville Public Libraries
EL2.C	Continue to cooperate and collaborate on strategic land acquisition needs for the schools.	Immediate and ongoing	City Manager, Township Trustees, and Centerville City School District
EL3	Support the libraries		
EL3.A	Continue to coordinate with the libraries on growth and development issues.	Immediate and ongoing	City Manager, Township Administrator and Washington-Centerville Public Libraries
EL3.B	Facilitate meetings among key staff to share growth and development issues. Appointed and elected officials from the City, Township and joint entities will meet at least 3 times a year to share information on growth and development issues with the possible impact that it does or might have on services.	Immediate and ongoing	City Manager, Township Trustees, City Planning Division, Township Department of Development Services, Centerville City School District, Centerville-Washington Park District, Township Recreation Center, and Washington-Centerville Public Libraries
EL3.C	Continue to cooperate and collaborate on strategic land needs for the libraries.	Immediate and ongoing	City Manager, Township Trustees and Washington-Centerville Public Libraries
Parks & Recreation	Objective / Strategy	Time Frame	Responsibility
PR1	Expand and enhance the existing parks and recreation facilities		
PR1.A	Continue to adhere to the Centerville-Washington Park District (CWPD) Master Plan as a guide for renovation, expansion, and improvement of existing and future parks.	Ongoing	City Council, Township Trustees, and Centerville-Washington Park District
PR1.B	Update regulations to require open space dedications in new development that result in land area that could be used as neighborhood parks and playgrounds.	Short-term	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, City Planning Division, and Township Development Services Department
PR1.C	Evaluate the need for additional programs and facilities for the current and projected population, like a new community pool, expanded recreation center, nature center and skate park.	Ongoing	City Manager, Township Administrator, Centerville-Washington Park District, Township Recreation Center, and Hithergreen Senior Center
PR1.D	Continue the development of amenities and programs at all community recreation facilities.	Ongoing	City Manager, Township Administrator, Centerville-Washington Park District, Township Recreation Center, and Hithergreen Senior Center
PR1.E	Update regulations to require open space, plazas and/or squares within non-residential	Short-term	City Council, Township Trustees, City Planning Commission, Township Zoning

	development.		Commission, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department
PR2	Pursue the development of a community-wide multipurpose trail and bikeway system		
PR2.A	Coordinate with the MVRPC on future bikeways and pedestrian facilities in and near the community.	Ongoing	City Planning Division, Township Development Services Department, Centerville-Washington Park District, Multi-Use Trail Task Force, and Miami Valley Regional Planning Commission
PR2.B	Identify opportunities to expand the trail system in the Community.	Short-term	City Planning Division, Township Development Services Department, Centerville-Washington Park District, and Multi-Use Trail Task Force
PR2.C	Develop multi-use trails throughout the Community, utilizing utility easements, greenways and open space to connect neighborhoods, parks, natural areas, and gathering places.	Mid-term	City Planning Division, Township Development Services Department, Centerville-Washington Park District, and Multi-Use Trail Task Force
PR2.D	Improve pedestrian access and connectivity to existing and projected trails and bikeways.	Mid-term	Services Department, Centerville-Washington Park District, and Multi-Use Trail Task Force
PR2.E	Create regulations that require pedestrian connectivity within and around new residential and commercial development.	Short-term	City Council, Township Trustees, City Planning Division, and Township Development Services Department
PR3	Expand recreational offerings for seniors		
PR3.A	Establish collaborative efforts among senior service organizations including government, non-profit and for-profit entities to provide facilities and programs that specifically target seniors.	Ongoing	City Manager, Township Administrator, and Hithergreen Senior Center
PR3.B	Continue to expand recreation and social activities for seniors.	Ongoing	City Manager, Township Administrator, Centerville-Washington Park District, Township Recreation Center, and Hithergreen Senior Center
PR4	Expand recreational offerings for teens		
PR4.A	Establish a Youth Council to participate in identifying teen recreation needs.	Mid-term	Centerville-Washington Park District
PR4.B	Work with Schools, Park District, Recreation Center, City, Township and Youth Council to identify teen recreation needs.	Mid-term	City Manager, Township Administrator, Centerville-Washington Park District, and Youth Council
PR4.C	Provide facilities and programs that specifically target the recreation needs of teens.	Ongoing	City Manager, Township Administrator, Centerville-Washington Park District, Youth Council, and Township Recreation Center
PR5	Expand performing arts programs and facilities		
PR5.A	Identify current and potential needs for performing arts facilities.	Ongoing	City Manager, Township Administrator, Centerville City School District, Centerville-Washington Park District, Centerville Arts Commission, and Centerville-Washington Diversity Council
PR5.B	Inventory existing performance art venues and programs.	Short-term	City Manager, Township Administrator, Centerville City School District, Centerville-Washington Park District, and Centerville Arts Commission
PR5.C	Develop a performance art program and facilities plan.	Mid-term	City Manager, Township Administrator, Centerville City School District, Centerville-Washington Park District, and Centerville Arts

			Commission
PR5.D	Develop funding and operations plan for performing arts programs and facilities.	Mid-term	City Manager, Township Administrator, Centerville City School District, Centerville-Washington Park District, and Centerville Arts Commission
Transportation	Objective / Strategy	Time Frame	Responsibility
T1	Increase opportunities for walkers and bikers		
T1.A	Create regulations that require pedestrian facilities and multi-use path systems along new streets and during street upgrade projects.	Short-term	City Council, Township Trustees, Montgomery County Board of Commissioners, City Public Works Department, Township Public Works Department, Montgomery County Engineer’s Office, City Planning Division, and Township Development Services Department
T1.B	Plan to expand the multi-use path system to connect destinations.	Short-term	City Public Works Department, Township Public Works Department, City Planning Division, Township Development Services Department, Centerville-Washington Park District, and Multi-Use Trail Task Force
T1.C	Incorporate multi-use paths in new development or when a change in land use occurs.	Short-term	City Public Works Department, Township Public Works Department, City Planning Division, and Township Development Services Department
T1.D	Recommend the adoption of a bike path plan for the Community.	Short term	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Public Works Department, Township Public Works Department, City Planning Division, Township Development Services Department, Centerville-Washington Park District, Multi-Use Trail task Force, Miami Valley Regional Planning Commission, and Community-wide citizen group
T2	Improve the physical appearance of roads and streets		
T2.A	Create regulations that require high quality pedestrian streets with coordinated sidewalks, generous tree lawns, appropriate street trees, adequate lighting, and neighborhood-scale travel ways.	Ongoing, City; Short-term, Township	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Public Works Department, Township Public Works Department, City Planning Division, and Township Development Services Department
T2.B	Make improvements for identified roadway sections to improve landscaping, pedestrian facilities and general aesthetics.	Ongoing	City Public Works Department, Township Public Works Department, City Planning Division, and Township Development Services Department
T2.C	Initiate an “Adopt a Road” project to encourage businesses to contribute funds for landscaping and maintenance of landscaping along sections of roadways.	Immediate	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Public Works Department, Township Public Works Department, City Planning Division, Township Development Services Department, and Community Visual Improvement Committees
T2.D	Create guidelines for protecting the scenic quality of scenic roads.	Immediate	City Council, Township Trustees, Montgomery County Board of Commissioners, City Planning Commission, Township Zoning Commission, Township

			Board of Zoning Appeals, City Public Works Department, Township Public Works Department, Montgomery County Engineer's Office, City Planning Division, and Township Development Services Department
T2.E	Coordinate with County engineer to create innovative roadway design to improve the appearance of the public realm (traffic circles, parkway road cross-sections, etc.)	Short-term	City Public Works Department, Township Public Works Department, Montgomery County Engineer's Office, City Planning Division, and Township Development Services Department
T2.F	Physically define thoroughfares as civic spaces through building placements and landscape.	Short-term	City Public Works Department, Township Public Works Department, City Planning Division, and Township Development Services Department
T3	Reduce congestion and improve traffic flow		
T3.A	Create access management guidelines for the Community.	Ongoing	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Public Works Department, Township Public Works Department, Montgomery County Engineer's Office, City Planning Division, Township Development Services Department, and Ohio Department of Transportation
T3.B	Implement access management techniques per adopted guidelines as land use changes in areas of existing development, for new roads in undeveloped areas.	Ongoing	City Public Works Department, Township Public Works Department, Montgomery County Engineer's Office, City Planning Division, and Township Development Services Department
T3.C	Create an access management plan specific for important corridors in the community or for identified high congestion locations.	Immediate	City Public Works Department, Township Public Works Department, Montgomery County Engineer's Office, City Planning Division, and Township Development Services Department
T3.D	Continue efforts to review traffic signal timing and coordinate signals along new and existing priority corridors.	Ongoing	City Public Works Department, Township Public Works Department, Montgomery County Engineer's Office, Township Development Services Department, and Ohio Department of Transportation
T3.E	Continue efforts to monitor need for additional travel lanes, turn lanes or a change in traffic control to improve intersection operation at priority locations.	Ongoing	City Public Works Department, Township Public Works Department, Montgomery County Engineer's Office, City Planning Division, and Township Development Services Department
T3.F	Explore benefits of changing state route designation of SR 725 through downtown.	Short-term	State of Ohio Department of Transportation, City Public Works Department, City Planning Division
T3.G	Create policies detailing coordination of the transportation system between Montgomery County, Washington Township and the City of Centerville.	Short-term	City Council, Township Trustees, City Planning Commission, Montgomery County Board of Commissioners, City Public Works Department, Township Public Works Department, Montgomery County Engineer's Office, City Planning Division, and Township Development Services Department
T3.H	Enhance roadway network with additional linkages that disperse and reduce trip length.	Mid-term	City Public Works Department, Township Public Works Department, Montgomery County Engineer's Office, City Planning Division, and Township Development Services Department

T3.I	Reserve and plan transportation corridors in conjunction with land use.	Immediate	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Public Works Department, Township Public Works Department, Montgomery County Engineer’s Office, City Planning Division, and Township Development Services Department
T4	Improve traffic safety		
T4.A	Improve safety at identified high crash locations.	Immediate	City Public Works Department, Township Public Works Department, Montgomery County Engineer’s Office, City Planning Division, and Township Development Services Department
T4.B	Create and adopt traffic calming guidelines for local Community streets.	Short-term	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Public Works Department, Township Public Works Department, City Planning Division, and Township Development Services Department
T4.C	Create policies encouraging the use of arterial streets for through traffic by incorporating traffic calming strategies on local roads where appropriate.	Short-term	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Public Works Department, Township Public Works Department, City Planning Division, and Township Development Services Department
T5	Improve parking utilization throughout the Community		
T5.A	Study network improvements to both SR 48 and SR 725 in downtown Centerville.	Short-term	City Council, City Planning Commission, City Public Works Department, State of Ohio Department of Transportation, and City Planning Division
T5.B	Create regulations or utilize tools that allow opportunities for shared private parking, especially Downtown.	Immediate	City Council, City Planning Commission, City Public Works Department, and City Planning Division
T6	Improve availability of public transportation		
T6.A	Coordinate with Miami Valley Regional Transit Authority on community planning efforts and transit service opportunities.	Ongoing	City Public Works Department, Township Public Works Department, Montgomery County Public Works Department, City Planning Division, Township Development Services Department, and Miami Valley Regional Transit Authority
Utilities	Objective / Strategy	Time Frame	Responsibility
U1	Improve storm water drainage throughout the Community		
U1.A	Continue implementation of recommendations of 1992 Centerville Stormwater Management Master Plan, including finalization of the Stormwater Management Design Criteria Manual Structural system improvements.	Ongoing	City Public Works Department
U1.B	Conduct studies necessary to update flood insurance mapping and refine floodplain regulations to provide sound decisions regarding development within floodplains.	Ongoing	City Public Works Department, Township Public Works Department, and US Army Corps of Engineers
U1.C	Continue proactive approach to addressing NPDES Phase 2 Stormwater regulations through	Ongoing	City Public Works Department, Montgomery County Engineer’s Office, and Montgomery

	development of Comprehensive Stormwater Management Program.		Soil and Water Conservation District
U2	Maintain adequacy of existing infrastructure		
U2.A	Continue programmed operation, maintenance and replacement of the existing storm, water distribution and sanitary sewer systems to ensure proper function as the existing infrastructure ages.	Ongoing	City Public Works Department (storm water), Township Public Works Department, Montgomery County Engineer’s Office (storm water), and Montgomery County Sanitary Engineering Department (water distribution and sanitary sewer)
U2.B	Determine if existing fire flow and utility service are sufficient for redeveloping areas, particularly in the APD (Architectural Preservation District).	Short-term	City Public Works Department (water lines), Township Fire Department (hydrants), and Montgomery County Sanitary Engineering Department (sanitary sewer)
U2.C	Create a plan to provide adequate infrastructure to support anticipated development, particularly in the APD.	Short-term	City Public Works Department (water lines), Township Fire Department (hydrants), and Montgomery County Sanitary Engineering Department (sanitary sewer)
U2.D	Create a policy to continue support of the implementation of recommendations in the 1990 Montgomery County Sewer Master Plan.	Ongoing	City Council, Township Trustees, City Manager, Township Administrator, City Public Works Department, and Township Public Works Department
U3	Improve street lighting		
U3.A	Identify the need for additional street lighting along existing Community streets.	Ongoing	City Manager, Township Administrator, City Public Works Department, and Township Public Works Department
U3.B	Create standards ensuring compliance with adequate lighting requirements when constructing new Community streets.	Short-term	City Planning Division, Township Development Services Department, City Public Works Department, Township Public Works Department, and Montgomery County Engineer’s Office
U4	Encourage strategic extension of sewer and water lines, and gas and electric service		
U4.A	Identify and program significant variations and/or concerns relative to future sewer extensions between this Plan, Study Area recommendations, and the Montgomery County 1990 Sanitary Sewer Master Plan.	Ongoing	City Planning Division, Township Development Services Department, City Public Works Department, Township Public Works Department, Montgomery County Sanitary Engineering Department, and Montgomery County Community and Economic Development Department
U4.B	Evaluate the availability of sewer capacity within the County’s sanitary collection system.	Short-term	City Planning Division, Township Development Services Department, City Public Works Department, Township Public Works Department, Montgomery County Sanitary Engineering Department, and Montgomery County Community and Economic Development Department
U4.C	Program the added planned water storage facilities and adequately sized water mains, as well as gas and electric service, when needed to meet the future demands of the Community.	Ongoing	City Planning Division, Township Development Services Department, City Public Works Department, Township Public Works Department, Montgomery County Sanitary Engineering Department, Montgomery County Community and Economic Development Department, Dayton Power and Light, and Vectren Energy Delivery
Implementation	Objective / Strategy	Time Frame	Responsibility
I1	Involve a wide variety of stakeholders in implementation		

11.A	Establish an implementation task force.	Immediate	City Council, Township Trustees, Centerville City School District, Centerville-Washington Park District, Washington-Centerville Public Libraries, and citizens
11.B	Engage non-government partners to assist with implementation.	Immediate and ongoing	City Council, Township Trustees, Centerville City School District, Centerville-Washington Park District, Washington-Centerville Public Libraries, and Implementation Task Force
11.C	Establish a program to provide ongoing public education on the Community Plan.	Immediate and ongoing	City Council, Township Trustees and Publicity/Outreach Committee
11.D	Provide ongoing educational opportunities on innovative planning and development for Planning Commission, Zoning Commission, and elected officials.	Immediate and ongoing	City Planning Division and Township Development Services Department
11.E	Provide final copies of the Community Plan on the Community and Township web sites and at libraries.	Immediate and ongoing	City Planning Division and Township Development Services Department
12	Monitor and evaluate implementation		
12.A	Prepare annual report that summarizes the status of all strategies.	Immediate and ongoing	City Manager, Township Administrator, and Implementation Task Force
12.B	Issue summary of annual report to the media and public.	Immediate and ongoing	City Manager, Township Administrator, and Implementation Task Force
12.C	Present the annual report at a public meeting.	Immediate and ongoing	City Council, Township Trustees, City Manager, Township Administrator, and Implementation Task Force
12.D	Issue news releases that promote significant accomplishments relative to a specific strategy.	Ongoing	City Public Information Officer, and Township Public Information Manager
13	Provide resources for implementing the Plan		
13.A	Update the Capital Improvement Programs (CIP) based on the Community Plan.	Immediate and ongoing	City Council and Township Trustees
13.B	Prepare annual departmental work programs and budgets with awareness of the Community Plan.	Immediate and ongoing	City Manager and Township Administrator
13.C	Identify and secure funds for prioritized initiatives. (This could include grants, tax measures, bonds, private investments, etc.)	Immediate and ongoing	City Manager and Township Administrator
13.D	Award economic and regulatory incentives based on consistency with Community Plan and Study Area Plans.	Immediate and ongoing	City Council, Township Trustees, City Manager, Township Administrator, and City Economic Development Director
13.E	Continue to monitor and ensure fiscal accountability.	Ongoing	City Manager and Township Administrator
14	Develop appropriate regulatory tools to implement the Plan (see Land Use chapter)		
14.A	Update the Community and Township regulations as recommended in the Community Plan and Study Area Plans.	Immediate	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, Township Development Services Department, and Montgomery County Planning Commission
14.B	Monitor the implementation of new regulations and correct as needed.	Ongoing	City Planning Division and Township Development Services Department
15	Require concurrence with Community Plan and Study Areas		
15.A	Require concurrence in rezonings and other major development approvals.	Ongoing	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, and Township Development Services Department

15.B	Require formal amendment of the Community Plan or Study Area Plans if necessary to support a rezoning or major redevelopment (if change has merit).	Ongoing	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals
15.C	Require interpretation of Community Plan or Study Area Plans by Planning Commissions, Zoning Commission, Trustees or Council to be in writing.	Ongoing	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, and Township Development Department
15.D	Require staff reports to reference Community Plan.	Immediate and ongoing	City Manager and Township Administrator
16	Update the Community Plan at least every five years		
16.A	Design the planning process.	Mid-term	City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, Township Development Services Department, and citizens
16.B	Prepare an updated Community Plan.	Mid-term	City Council, Township Trustees, City Planning Commission, Township Zoning Commission, Township Board of Zoning Appeals, City Planning Division, Township Development Services Department, and citizens

OUR COMMUNITY

12. Appendix

CREATE
THE VISION

OUR FUTURE



12. Appendix

A. Overview

The Appendix is comprised of a glossary of planning terms and bibliography of sources consulted in preparing the Community Plan.

B. Glossary

- **Agriculture:** Land that is farmed and/or used for other agricultural purposes, such as raising livestock.
- **Americans with Disabilities Act (ADA):** ADA is a Federal law that gives civil rights protections to individuals with disabilities and guarantees equal opportunity for individuals with disabilities in State and local government services, public accommodations, employment, transportation and telecommunications.
- **Benchmark:** A measure that represents a specific milestone reached in the process of achieving a larger goal.
- **Big Box Retail:** A singular retail or wholesale user who occupies no less than 75,000 square feet of gross floor area.
- **Bikeway:** A bicycle path, in the form of a special reserved lane on a street or a separate facility such as in connection with a greenway.
- **Buffer:** Land area used to visibly separate one use from another or to shield or block noise, lights or other nuisances.
- **Build-Out:** Build-out is the point at which a community's total land area is completely developed.

- **Built Environment:** The physical elements and characteristics relating to land use, structures and buildings constructed and/or used by persons.
- **Business Incubator:** A broadly defined effort to nurture new and emerging businesses.
- **Chicane:** A series of narrowings or curb extensions that alternate from one side of the street to the other forming S-shaped curves.
- **Collector Street:** Roads designed and located to connect residential or commercial areas to larger thoroughfares.
- **Commercial:** Parcels of land where goods and services are sold. These uses include general commercial services such as shopping centers, restaurants, auto dealerships, storage facilities, and small neighborhood businesses such as beauty shops and hardware stores.
- **Community Scale Retail:** These are medium size businesses that meet community-wide retail and personal service needs, typically with off-street parking. Store sizes should range from 5,000 to 20,000 square feet. Uses would include smaller grocery stores, drug stores, furniture stores, smaller department stores, etc.
- **Conservation Easement:** An easement precluding future or additional development of the land.
- **Create:** To initiate a new strategy or objective to resolve or improve an existing issue.
- **Density:** Two types of densities are referred to in this document: population density and building density. These are related but distinct concepts. Population density refers to the number of people living in a given area. Building density refers to the number of dwelling units in a given area, usually measured as the number of dwelling units per acre. A density of 4.0 dwelling units per acre is translated into a 10,890 square-foot lot.
- **Enhance:** A strategy or objective that improves an already existing policy or program.
- **Flex Office:** A building providing its occupants the flexibility of utilizing space, including configurations allowing a flexible amount of office or showroom space in combination with light manufacturing, laboratory, warehouse distribution.
- **Floor Area Ratio (FAR):** The floor area ratio (FAR) is the numerical value obtained by dividing the floor area gross of the building or buildings located upon a lot or tract of land by the total area of such lot or tract.
- **Goal:** A broad policy statement that indicates preferences for specific subject areas or planning values.
- **Greenway:** This can be a natural area or a pedestrian and bicycle path within a natural corridor, often associated with a stream.
- **Guidelines:** Standards not requiring an administrative legislative procedure to amend, and not typically found in a zoning code.

Example: Centerville-Washington Historical District is referred in the zoning code, but has a separate set of guidelines guiding development in the District.

- **Historic District:** An area designated to be of historic value. The area is regulated through overlay zoning in such a way as to preserve its historic character. Exterior alterations are permitted only if they are in keeping with the historic character of the district.
- **Historic or Architecturally Significant Site:** A site or structure which should be preserved because of its unique or historic architecture or particular historical associations with events, persons or people important to local history. Such a site may or may not be a designated historic site, but it is important to the streetscape, character, or fabric of a particular area or neighborhood.
- **Industrial:** Parcels of land where heavy industrial, light industrial and manufacturing uses occur.
- **Infill:** The development of vacant or underdeveloped land (that is, land that is not developed to the intensity allowed by the existing zoning) in areas that are otherwise substantially developed. This may range from the construction of a new house on a vacant lot in a 50 year old subdivision to the demolition of a substandard housing block for the construction of an office building.
- **Intensity:** Regarding land use, intensity is an indication of the amount of development on a site and is a reflection of the effects generated by that development. These effects include traffic, stormwater runoff, noise and light, etc.
- **Land Use:** The way in which land is used or occupied by people.
- **Light Industrial:** Industrial uses that control the external effects of the manufacturing process, such as smoke, noise, soot, and dirt. Includes flex office, office, and warehousing uses.
- **Level of Service (LOS) Standard:** A LOS standard is used by government agencies to measure the quality or effectiveness of a municipal service, such as police, fire or library, or the performance of a facility, such as a street or highway.
- **Major Arterial Street:** A street with access control, channelized intersections, restricted parking and which collects and distributes traffic to and from minor arterials.
- **Minor Arterial Street:** A street with signals at important intersections and stop signs on the side streets, and which collects and distributes traffic to and from collector streets.
- **Minor Residential Streets:** A street serving less than 40 dwelling units and less than two blocks long, which does not connect thoroughfares.
- **Mixed-Use Development:** A form of development in which two or more uses are located within the same building or area. For

instance, a mixed-use building may have stores or offices on the ground floor and apartments on upper floors.

- **Multi-Family Residential:** Two or more residences that are attached. These include duplexes, townhouses, condominiums, retirement communities and apartment complexes.
- **Natural Constraints:** Characteristics of the natural environment that constrain human land use activities, such as the 100-year floodplain, wetlands and poorly drained soils.
- **Neighborhood:** A primarily residential area which has a sense of geographic unity.
- **Neighborhood Scale Retail:** These are small, often family-owned businesses that meet local, convenient retail and personal service needs (typically in a walkable distance from nearby homes). Store sizes should range from 1,000 – 5,000 square feet and would include bakeries, convenience stores, shoe repair, florists, etc.
- **Objective:** Is a refinement of a goal and indicates a policy direction and action to implement the related goal.
- **Office:** Parcels of land where professional services are offered. These include large professional office complexes as well as converted residences housing medical and legal services, etc.
- **Open Space:** Land reserved from development as a relief from the congestion of urbanization. It is often intended to be used for passive recreation purposes, but may also include pedestrian plazas or active recreation areas.
- **Ordinance:** A city law, which upon adoption by the City Council becomes part of the City Code.
- **Pedestrian-Oriented Development:** A kind of urban form and land development pattern that is conducive to pedestrian access and circulation rather than or in addition to automobile or transit service.
- **Principal Arterials:** The highest level of major thoroughfares. These facilities consist of limited access freeways and expressways, as well as major, non-access controlled facilities referred to as gateway corridors. They are of regional importance, often designated as interstate and U.S. primary routes, and have an extensive statewide continuity and usage by local traffic.
- **Private Recreation and Open Space:** Land which is not publicly owned or operated in which participants pay to use. These include private golf courses, athletic clubs, etc.
- **Public/Institutional:** Community parcels used by the general public for non-recreational purposes. Such uses include schools (public, private, and day care facilities), cemeteries, government offices, hospitals, and churches.
- **Public Parks and Recreation:** Land set aside and maintained by government agencies for the general public's passive and active recreational activities.

- **Redevelopment:** Replacement of a previous land use with a new or more viable use. A substandard housing area may be demolished and redeveloped as new housing at the same density. A strip shopping area may be redeveloped as an office complex or a new retail concentration within a transition area. Redevelopment achieved through public action is carefully regulated by state and local law. Private redevelopment is subject to the regulations governing other private development projects.
- **Regulation:** A rule or order prescribed for managing government.
- **Residential Density, Gross:** Gross residential density is a measure of total residential units compared to the total site.
- **Residential Density, Net:** Net residential density is a measure of the total residential units compared to the total site minus land set aside for roads, parks and greenspace.
- **Residential Street:** An internally-oriented neighborhood street. Residences access onto these streets, which are not intended to be through streets.
- **Senior Housing:** Housing options for those 60 years and older which are not licensed by the State of Ohio. The options do not include assisted living facilities, nursing homes and residential care facilities.
- **Single Family Residential:** All detached residences, including mobile homes.
- **Speed Hump:** Rounded, raised areas of pavement, typically 12 to 14 feet in length often placed in series to slow traffic.
- **Speed Table:** Long raised speed humps with a flat section in the middle and ramps on the ends used to slow traffic.
- **Standard:** Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions-for example, site design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.
- **Strategy:** A strategy details the steps necessary to initiate and complete an objective.
- **Subdivision:** The splitting of tracts of land into smaller parcels. The most common usage of this word applies to the splitting of large land parcels into numerous housing lots or lots for commercial uses.
- **Tax Increment Financing District:** A tool used by cities and other development authorities to finance certain types of development costs. The public purposes of TIFs are the redevelopment of blighted areas, construction of low- and moderate-income housing, provision of employment opportunities, and improvement of the tax base. With TIF, a city “captures” the additional property taxes generated by the development that would have gone to other taxing jurisdictions and uses the “tax increments” to finance the development costs.

- **Traffic Calming Measures:** These are physical improvements to a local street that slows traffic speeds and discourages cut-through traffic movements. Examples include stop signs, speed bumps, intersection tables, intersection islands and chicanes.
- **Traffic Circle:** Raised islands, placed in intersections, around which traffic circulates and motorists yield to motorists already in the intersection. Traffic circles require drivers to slow to a speed that allows them to comfortably maneuver around them.
- **Undeveloped:** Land that is vacant, not tree covered, and not currently being used for agricultural purposes or other activities.
- **Utility Services:** The various utility services that support development, including sanitary sewers, water, stormwater, natural gas, electricity, telephone, cable television, cellular telephone and fiber optics.
- **Warehouse:** A use engaged in storage, wholesale, and distribution of manufactured products, supplies and equipment.
- **Woodland:** Land covered with a dense grouping of tree canopy, which is undeveloped and not used as agriculture.

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