

# Greenhills Comprehensive Plan

Working Document  
Steering Committee

4/28/2009

Vision

Goals, Objectives and Strategies

Note: highlighted text reflects suggested wording changes, questions,  
and suggested additional goals and objectives

# **Collective Vision Greenhills - 2029**

## **Image**

Greenhills, a National Historic Landmark, is a progressive community that seamlessly connects strong neighborhoods to a vibrant Village Center and the natural environment. The Village embraces its tradition of innovative planning, design and sensitivity to the environment.

## **The Village Center**

Commerce within the Village is a key component to the community's quality of life and ongoing financial stability. At the heart of Greenhills is a vibrant, welcoming, mixed-use Village Center where citizens have access to a variety of shopping and cultural opportunities. Eco-friendly, sustainable buildings populate the Village Center providing a broad range of employment opportunities.

## **Community Life**

The Village is a friendly, well-maintained and accessible community where neighbors are active, caring and informed. Families and residents of all ages enjoy parks, public spaces, tree-lined streets, neighborhood events and places of worship, volunteer opportunities, safe neighborhoods, and recreational, art and cultural amenities. The Village supports, recognizes and utilizes the time and talents of its residents and organizations, and helps shape and form the community now, and in the future.

## **Schools/Education**

The Village works in unison with public and private entities to foster a commitment to high quality education. Volunteers and citizens work to provide exceptional educational opportunities for all ages. Innovative school facilities and programs play an integral part in the cultural and civic life of the community.

## **Housing/Neighborhoods**

The Village of Greenhills is an inviting residential community that offers a wide variety of sustainable housing choices that meets the needs of residents of all ages. A system of pedestrian paths and walkways link historic and new neighborhoods. The Village offers a small town feel and strong sense of community.

## **Open Spaces, Recreation and Community Services**

The Village of Greenhills invests in its open spaces, parks, recreation programs, tree-lined streets, walkways and community services. Greenhills leads by example and is widely recognized for its distinguished police, volunteer fire department and administrative services. The Village is responsive to the needs of its citizens and encourages active public involvement. Bicyclists and pedestrians can easily reach adjacent communities and Winton Woods-Hamilton County Park.

## **Redevelopment**

Redevelopment in Greenhills is characterized by its practice of mixing retail, housing and office that maximizes the use of available land resulting in a stable and diverse local economy. Best practices have streamlined the development process fostering increased interest in the overall redevelopment effort. Innovative developments and alternative modes of mobility has renewed interest in inherent benefits of community focal points.

# Goals, objectives and strategies

## Image

Greenhills, a National Historic Landmark, is a progressive community that seamlessly connects strong neighborhoods to a vibrant Village center and the natural environment. The Village embraces its tradition of innovative planning, design and sensitivity to the environment.

### Goal

To develop a recognizable positive image of the community that it is a great place to live, work, play and invest

#### Objectives

- Develop a “brand” and create and sustain a marketing campaign that helps build brand/name recognition
- Create a positive “buzz” about the Community
- Identify and promote successes of local schools that enhance the community image
- Identify and promote successes of local organizations that enhance the community image
- Actively enforce Village Codes
- Expand Village’s “Welcome Packet” to New Residents to include the “Good Neighbor Code”

### Goal

To create visual markers and identifiers that reinforces the sense of place and arrival to Greenhills

#### Objectives

- Create and implement a streetscape plan for Winton Road
- Create gateways for the Village that showcase the Greenbelt (natural & geographic features)
- Consider the segment of Winton road between Ingram and Farragut as integral parts of the Village Center () redevelopment

### Goal

To build a reputation as a hub for sustainable development and redevelopment practices

#### Objectives

- Conduct energy audits in all municipal buildings and retrofit buildings to make them more energy efficient
- Commit to build LEED certified municipal buildings and properties
- Promote the use of rain gardens, vegetated swales and other environmentally friendly practices to manage storm water run off on private properties
- Pursue complete “green” street program
- Provide incentives to property owners to consider energy efficient retrofits to existing housing stock
- Promote Energy Star/LEED certified infill housing
- Consider offering alternative transportation services that connect east and west neighborhoods to the Village Center.
- Improve bus shelter and park and ride facilities to facilitate the use of public transportation
- Consider applying to become a Duke Energy pilot project smart grid community in Ohio

- Promote recycling and reduction of trash
- Promote the “green” in Greenhills name

### **Goal**

To make Greenhills a high speed communication hot spot

#### **Objectives**

- Consider broadband wiring for the entire community
- Offer Wi-Fi connection in community parks and other municipal facilities
- Have electronic/digital kiosks for exchanging of information
- Make Greenhills more attractive to employers and potential residents interested in new technologies and or communications

### **Goal**

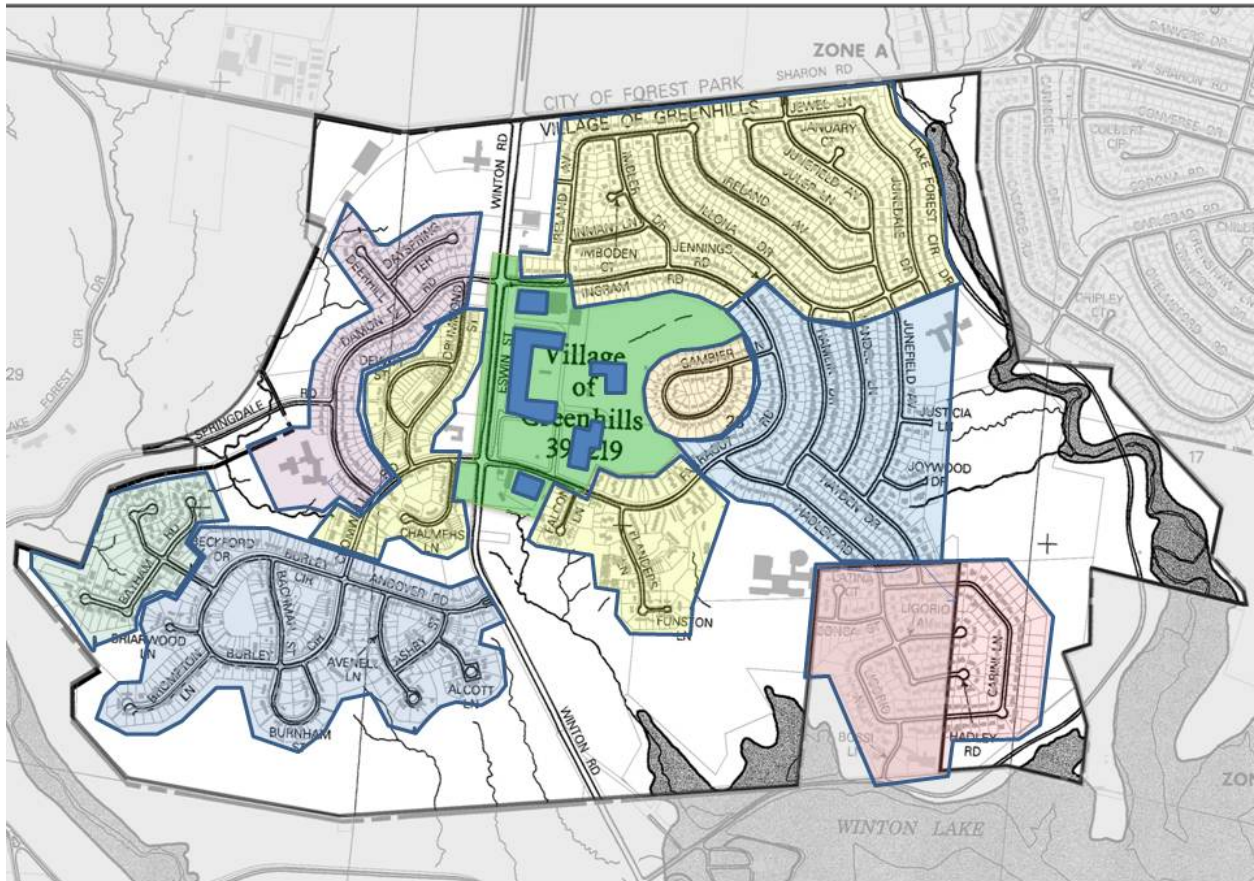
To promote special character of neighborhoods and assist their residents to build and implement civic agendas that contributes to the progress of Greenhills

#### **Objectives**

- Create residential districts
- Utilize districts identity in marketing the community
- Provide opportunities for residents to interact with neighbors in the same district
- Provide residents and investors with guidelines for renovation and preservation of historically significant properties

### **Strategies (partial list in no particular order)**

- Sponsor a Leadership Academy for residents (educate residents and groom volunteers to take on community projects/responsibilities)
- Use different pavement treatment on Winton Road at Ingram and at Farragut (similar to Winton Road retrofit occurring in Springfield Township)
- Improve sidewalks and add water fountains along major pedestrian corridors
- Develop design guidelines for the shopping center
- Offer on-site education opportunities for those interested in rain gardens
- Organize recycling program similar to the city of Montgomery, OH
- Provide city-wide broadband access modeled after the city of Lebanon, OH
- Utilize pervious pavement technologies for surface parking lots
- Provide bike racks in parks and other public facilities



**Suggested Residential and Village Center Districts**

## **The Village Center**

Commerce within the Village is a key component to the community's quality of life and ongoing financial stability. At the heart of Greenhills is a vibrant, welcoming, mixed-use Village Center where citizens have access to a variety of shopping and cultural opportunities. Eco-friendly, sustainable buildings populate the Village Center providing a broad range of employment opportunities.

### **Goal**

To redevelop the shopping center and adjacent properties as a mixed-use project reinforcing the "new urbanism" environment of the community

#### **Objectives**

- Consider the segment of Winton road between Ingram and Farragut as integral parts of the Village Center (shopping center) redevelopment
- Develop a strategy for the Village to assist and guide development/redevelopment
- Identify the best uses for the site by conducting a market study
- Create a form-based zoning overlay district
- Create building design guidelines
- Create guidelines to regulate appearance and operational style of mixed-uses including businesses and residences
- Develop a conceptual site plan
- Promote sustainable development and retrofitting
- Prepare a "development ready" marketing package for sites within the Village Center
- Identify partners that could assist in redevelopment
- Get community involvement and support for redevelopment
- Create tax incentives and other incentives to attract new development and businesses

### **Goal**

In the short-term, upgrade the building and surrounding property to make it more efficient to attract more businesses

#### **Objectives**

- Identify and address code violations
- Improve facade and surrounding grounds
- Improve signage: work with businesses and property owners to coordinate signage
- Improve accessibility for pedestrians and bicyclists
- Redesign the streets and parking areas and improve access/egress from Winton Road
- Advertise the shopping center and its businesses on one freestanding sign located on Winton Road designed by the municipality
- Maintain the grounds surrounding the stores (snow, leaf and garbage removal, mud floods during heavy rains)
- Coordinate joint advertisements and events that bring customers to the shopping area
- Recruit new businesses and retain existing ones
- Create tax incentives

## **Goal**

To become a catalyst for mixed-use development in The Village Center

### **Objectives**

- Assist businesses obtain professional guidance to perfect business model, improve operations, gain market share, etc.
- Assist businesses with marketing
- Organize networking events for business owners
- Assist businesses with funding sources to improve signage and other physical improvements

## **Goal**

To identify desirable uses for the Village Center

### **Objectives**

- Use a professional to promote economic development
- Develop a list of desirable tenants for the Village Center to meet the needs of residents e.g. gas station, real estate office

## **Goal**

To develop opportunities to use the Commons to complement retail objective

### **Objectives**

- Hold a quarterly festival
- Move Mayfest and Farmers Market to Commons

## **Goal**

To develop a plan to improve the ‘look’ of the Village Center

### **Objectives**

- Improve and standardize business signage
- Make the shopping spaces ADA accessible
- Provide public restrooms and water fountains
- Enforce building codes
- Improve preventive maintenance and trash clean up of the shopping center
- To create a unified streetscape plan that links and reinforces distinctive areas and uses in the Village Center (e.g. shopping center, Commons, Community Building, Recreation Complex, parking, residences)

## **Strategies (partial list in no particular order)**

- Add or repair sidewalks, curbs, make them ADA compliant
- Add street furniture in accordance with a streetscape plan. Examples: bike racks, benches, planters, street lamps
- Create a CRA –Community Reinvestment Area to give tax abatements to building improvements in designated areas.
- Coordinate information sessions with SCORE, the Small Business Center at the College of Business at UC, HCDC Business Incubator to assist local businesses
- Create a zoning overlay district for the Village Center district to guide improvements
- Create a “Welcome/Information Center”
- Attract Farmer’s Market, gas station, and grocery store
- Keep the Library, make ADA compliant
- Advertise and enhance Metro pPark and Ride lot
- Enforce no loitering at the shopping center

- Coordinate signage along Winton Road corridor – common style and theme for business and community signage
- To develop a streetscape and shop window program
- Explore “Main Street USA” program for possible funding for Village Center redevelopment



**Proposed Village Center Area and Municipal Recreation Complex**

## **Community Life**

The Village is a friendly, well-maintained and accessible community where neighbors are active, caring and informed. Families and residents of all ages enjoy parks, public spaces, tree-lined streets, neighborhood events, and places of worship, volunteer opportunities, safe neighborhoods, recreational, art and cultural amenities. The Village supports, recognizes and utilizes the time and talents of its residents and organizations, and helps shape and form the community now, and in the future.

### **Goal**

To provide opportunities to local groups to volunteer in community projects that enhance the image of Greenhills

#### **Objectives**

- Reestablish a farmers' market
- Build a rain garden in a neighborhood park
- Evaluate potential location of a skateboarding park
- Coordinate programs with the School District to sponsor teen events
- Build a community playground
- Promote fairs and festivals

### **Goal**

To provide opportunities to churches, clubs and other local organizations to address collaboratively the needs of population in different age groups

#### **Objectives**

- Develop after school programs for children in school age
- Identify projects where teens are welcome and can volunteer
- Identify and promote projects where seniors can volunteer

### **Goal**

To create a relaxed welcoming space for teens

#### **Objectives**

- Work with the public library to create a "teens" lounge
- Work with the Shopping Center Administrator and/or the School District to find an appropriate space for teens to meet

**Goal** To preserve Greenhills as a family oriented community

#### **Objectives**

- Create family oriented events
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### **Goal**

To provide opportunities for residents to become familiar with environmentally friendly practices of gardening and landscaping

#### **Objectives**

- Promote rain gardens in private properties
- Promote organic gardens in private properties

**Goal**

To provide incentives to neighborhoods to become communities

**Objectives**

- Offer a mini-grant to block/streets for a community project (with matching funds required to make it competitive)
- Distribute awards annually to different streets to celebrate accomplishments

**Goal**

To improve communications

**Objectives**

- Create a newsletter that highlights the positive improvements on each street
- Sponsor meet your neighbor events
- Use the “welcome center” to regularly post news, volunteer opportunities, programs, and events

**Goal** Greenhills is a community where its citizens can age in place.

**Objectives**

- Create a senior center
- Continue to support programs for active older adults

**Goal**

To raise funds to pay for community events and programs

**Objectives**

- Offer annual grants to selected programs
- Fund a volunteer coordinator position

**Goal**

To collaborate with the School District to improve the education conditions and opportunities of our residents

**Objectives**

- Create a Community-Parents-Teacher Association (so people who do not have children in the school district can still play an active role in improving the education system)
- Create a mentor program so every Greenhills student is set to excel

**Strategies (partial list in no particular order)**

- Sponsor a Leadership Academy for residents (educate residents and groom volunteers to take on community projects/responsibilities)
- Create a “clearing house” of volunteer opportunities for teens and other Greenhills residents
- Create a fair and events committee
- Create a volunteer coordinator position
- Build a community park using the Thousand Hands method
- Promote block/street parties
- Have block/street groups to compete at an annual festival
- Utilize the Commons more
- Identify activities appropriate for every age bracket

## Schools/Education

The Village works in unison with public and private entities to foster a commitment to high quality education. Volunteers and citizens work to provide exceptional educational opportunities for all ages. Innovative school facilities and programs play an integral part in the cultural and civic life of the community.

### Goal

To support our schools so they are desirable to existing and future residents and provide the highest quality of education to our students.

#### Objectives:

- Create/support a Greenhills school committee ( residents to collaborate with the school district on strategies that lead to an “Excellent” rating)
- Preserve the identity of Greenhills within the Winton Woods School District.
- Work to ensure the children of Greenhills are provided the best educational options and opportunities (perhaps this a function of the “Greenhills School Committee”?)

### Goal

To encourage private and public entities to study the possibility of locating “community schools” or private schools (charter or other alternatives) in Greenhills

#### Objectives:

- Review options for private education within the community borders
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### Goal

To improve the image of our public school system

#### Objective:

- Support the development and implementation of the school district’s marketing plan
- Support the school district’s plan to improve its State Report Card rating.
- Encourage school district to continue to reach out to all communities.
- Develop a communication mechanism between Greenhills police and school district to facilitate police enforcement to ensure safety of the community (early dismissal, discipline issues, patrolling teen populated areas)
- Support development of a plan that encourages higher academics and opportunities (perhaps this a function of the “Greenhills School Committee”?)
- Request the WWCS D maintain all of their property in the Village of Greenhills
- Increase communication between school district and the community to inform of the existing disciplinary policy (perhaps this a function of the “Greenhills School Committee”?)

### Goal:

To collaborate with the school district to develop an enrichment program for the benefit of the community

#### Objectives

- Develop a continuing education plan for the community (perhaps this a function of the “Greenhills Committee”?)
- Develop after school programs for children and adults (perhaps this a function of the “Greenhills School Committee”?)
- Develop a “Communiversities” type of program which addresses professional and basic adult education as well as recreation and enrichment (perhaps this a function of the “Greenhills School Committee”?)

- Revitalize movie theatre in community building (Perhaps this one could be reworded to become a goal and moved to “Community Life. For example: Goal: To diversify recreation and performing arts opportunities within the Village. Objective: Retrofit movie theatre in Community Building, etc.
- Develop programs for all ages (in particular seniors), taking into consideration the strength of multi generations (perhaps this a function of the “Greenhills School Committee”?)

**Goal:**

To collaborate with the school district, Forest Park and Springfield Township to improve walkability to school buildings and other school district facilities

**Objectives**

- Develop a proposal and jointly apply for Safe-Routes-To-Schools (SRS) grants to create new and/or improve existing paths that will allow students to safely walk to school

## Housing/Neighborhoods

The Village of Greenhills is an inviting residential community that offers a wide variety of sustainable housing choices that meets the needs of residents of all ages. A system of pedestrian paths and walkways link historic and new neighborhoods. The Village offers a small town feel and strong sense of community.

### Goal

To encourage a mixture of housing densities, ownership patterns, and building types to serve diverse household types

#### Objectives

- Explore diverse types of housing development within the business district, the greenbelt, and targeted neighborhoods (considering types of development currently not available in these areas, such as student housing, senior housing, and complementary retail and service facilities)
- Development special standards/guidelines that result in a trade-off/benefit for any developments within the greenbelt
- Determine the most appropriate mix and location of new/infill housing development

### Goal

To increase the ratio of owner-occupied housing units in the Village

#### Objectives

- **Create (?)** Incentivize a mechanism for conversion of rental units into owner occupied units
- Market the Village to potential home-buyers
- Market Village home-ownership opportunities to current renters

### Goal

To maintain and rehabilitate existing housing stock

#### Objectives

- Encourage residents and property owners to maintain properties
- Make resources available to residents and property owners to maintain and rehabilitate properties
- Periodic review of maintenance and land development codes

### Goal

To promote preservation and restoration of historic housing within the Historic District

#### Objectives

- Establish policies and guidelines to promote and protect the National Historic Landmark status of the Village.
- **Adopt a recognized Historic District (what does this want to say? Pass a resolution adopting Historic District Designation?)** and develop zoning, building, and maintenance codes specific to the properties of the district.
- Establish a code review and compliance process specific to the properties in the historic district.
- Provide assistance to residents in appropriate maintenance, rehabilitation, and upgrade solutions for properties in the historic district.
- Promote and protect the unique amenities of the historic district **(such as x, y, z)**

## **Goal**

To create opportunities for infill housing development.

### **Objectives**

- Identify vacant or underutilized lots with potential for infill housing development
- Identify appropriate architectural styles for new structures and additions
- Clean up sites occupied by vacant and blighted properties
- Eliminate slum and blight by removing identified structures that detract from a healthy image of the area
- Streamline the development process to make it clear and predictable
- Prepare a “Developer’s packet”: include key economic development materials (demographics, development and service costs, policies, tax incentives, regulations, procedures, amenities)
- Work with realtors, developers, and non-profit housing groups to determine market for various housing types

## **Goal**

To inform and educate residents of housing policies, strategies and resources so they become partners in creating strong neighborhoods

### **Objectives**

- Develop effective housing codes and Rental Permit requirements through periodic code review and strong enforcement policies.
- Inform residents and property owners of the Village’s property maintenance ordinances, guidelines, and enforcement processes
- Promote “maintenance know-how” by conducting regular “building/property maintenance” trainings
- Promote better relations between tenants & landlords and the Village by offering “tenants and landlords” rights and duties training

## **Goal**

To create effective solutions for the parking and storage of transportation and recreational vehicles within the community.

### **Objectives**

- Develop and promote alternative transportation modes as a way to reduce automobile parking and storage loads
- Develop effective parking and storage codes through periodic code review and strong enforcement policies.
- Provide assistance to residents in developing appropriate onsite parking and storage solutions.
- Develop and promote alternative recreation vehicle storage facilities outside residential areas.

## **Goal**

To create support mechanisms to assist property owners with maintenance, ownership, and promotion objectives

### **Objectives**

- Identify sources of funds for rehabilitation of residential dwellings
  - Promote Energy Efficient improvements For Low Income (HEOP – Home Energy Assistance Program and HWAP- Home Weatherization Assistance Program)

- Create awareness of Energy Efficient improvements – programs available (State of Ohio, Duke Energy, others)
- Promote County’s Home Improvement Program (HIP) – reduced rate loan
- Create a home improvement matching grant program (using CDBG funds-low income- or other funds-market rate)
- **Appearances:**
  - Consider creating a “Citizens Housing Committee” (Example: City of Milford)
  - Consider establishing a “Certificate of Compliance” Program for all residential properties to be sold (Example: Village of Shorewood a suburb of the city of Milwaukee, Wisconsin)
- **Marketing**
  - Develop Realtors’ information packet, listing-share web link, and open house events to introduce them to the Village resources (amenities and services that help sell a property)
  - Create a portfolio of amenities, services, and other benefits available to Greenhills residents
- **Homeownership**
  - Form partnerships with local employers to market the community to their employees.
  - Create cash incentives for employees of local organizations, including the School District, to relocate in Greenhills (Example: Columbus’ Nationwide Children’s Hospital \$5K per employee)
  - Create a Good Neighbor Next Door type of program

## **Open Spaces, Recreation and Community Services**

The Village of Greenhills invests in its open spaces, parks, recreation programs, tree-lined streets, walkways and community services. Greenhills leads by example and is widely recognized for its distinguished police, volunteer fire department and administrative services. The Village is responsive to the needs of its citizens and encourages active public involvement. Bicyclists and pedestrians can easily reach adjacent communities and Winton Woods-Hamilton County Park.

### **Goal**

To reinforce the value of Greenhills parks and recreation facilities

#### **Objectives**

- Market the Greenhills parks and recreation facilities as a network/district
- Promote the parks and services offered at each one of the locations
- Highlight connectivity and encourage walking/biking
- Develop a more active recreation commission
- Continue to improve baseball fields and improve play areas (eg. add play sets)
- Develop dog friendly parks
- Promote more use of school district recreation facilities.

### **Goal**

To improve the appearance of neighborhood parks and fields

#### **Objectives**

- Involve neighbors in identifying what major uses/improvement are needed in the neighborhood parks
- Consider creating a rain garden or a community garden in neighborhood parks
- Upgrade sports fields to include concessions and permanent bathrooms
- Upgrade lighting, way-finding signage, and site furniture
- Include park improvements in annual Capital Improvement programming
- Improve maintenance of tennis courts
- Maintain/keep pocket parks clean, keep sidewalks in good condition
- Increase amount of parking at recreation fields (eg. Palma Park)
- Have a theme for each park (eg. Butterfly garden, meadows, etc.)

### **Goal**

To maintain tree-lined streets throughout the Village that enhances the park-like setting of the community

#### **Objectives**

- Conserve and protect the tree canopy in Greenhills
- Avoid any unnecessary disturbance of existing vegetation within Greenhills rights-of-way
- Maintain Tree City USA designation
- Expand community participation in environment programs
- Create a committee to develop/modify a tree planting model for ROW and other public spaces

## Goal

To make open spaces and recreation facilities accessible for pedestrian and cyclists

### Objectives

- Create and implement a comprehensive connectivity plan
- Make trails and parks and recreation facilities ADA compliant
- Create designated trails in areas where multi-modal transportation modes share the space (for example parking lots)
- Provide adequate illumination to increase safety feel (add more street lights, for example)

## Goal

To make the Village Recreation Complex a state of the art facility

### Objectives

- Develop new indoor facilities for year round leisure activities
- Address future use of the golf course/pool/Molloy's area for future recreation uses
- Create a skateboard park
- Expand concessions
- Redevelop Community center/Banquet Hall to house a coffee shop, flexible banquet hall space, a B&B, offices
- Retrofit and promote use of shelter/picnic area
- Offer Wi-Fi connection
- Add more workout facilities
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## Goal

To connect to Winton Woods Park

### Objective

- Coordinate with Hamilton County Park District the use, maintenance, future development and marketing of facilities and properties in the common borders
- Share and leverage resources
- Improve visibility and marketability of the community
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### Strategies

- Connect Village network of trails to the park district trails
- Create and properly mark head trails in Greenhills that lead into Winton Woods Park
- Create a trail/path from the youth camp to the Greenhills Shopping Center
- Partner in joint marketing material and promotion (Winton Woods Park and Village of Greenhills Businesses)
- Coordinate the implementation of a multi-purpose paved trail along Winton Road from the Village to Winton Woods
- Create a standing coordination mechanism with the Park District staff (for example one meeting every quarter the Recreation Commission and other designated individuals to meet with Park District)

**Strategies (partial list in no particular order)**

- Have markers/way finding signs that identify location of parks
- Continue the shade tree program
- Meet ADA accessible requirements
- Build a barrier free playground
- Repair sidewalks and trails
- Have pedestrian and/or cyclist crossing signs
- Clearly mark street crossings (pavement treatments)
- Improve Winton Road pedestrian crossings
- Provide appropriate lighting
- Improve and/or extend sidewalks and trails
- Place bike racks and benches along the trails

## **Redevelopment**

Redevelopment in Greenhills is characterized by its practice of mixing retail, housing and office that maximizes the use of available land resulting in a stable and diverse local economy. Best practices have streamlined the development process fostering increased interest in the overall redevelopment effort. Innovative developments and alternative modes of mobility have renewed interest in inherent benefits of community focal points.

### **Goal**

To promote housing redevelopment

#### **Objectives**

- Address building obsolescence and ownership issues
- Make decisions based on professionally prepared market analysis
- Note: refer to objectives for “Housing”

### **Goal**

To redevelop the Village Center as the vibrant, identifiable center of the community

#### **Objectives**

- Note: refer to objectives for “Village Center”

### **Goal**

To facilitate growth of local businesses

#### **Objectives**

- Consider expansion possibilities of Alois Alzheimer Center
- Consider expansion possibilities of Mobilcomm
- Identify financial incentives appropriate to encourage business expansion and attraction

### **Goal**

To identify acceptable revenue generating uses of lands that are in the greenbelt district

#### **Objectives**

- Greenbelt district to be reviewed for potential development opportunities
- Promote infill development that increases density and revenues to support the Village, the School District and local businesses

### **Goal**

To incorporate the Bastion Tract into the Village

#### **Objectives**

- Create awareness of the benefits of incorporation
- Engage Bastion Tract property owners in conversation about annexation
- Provide services to the area

### **Goal**

To redevelop the Winton Woods corridor (Johnny’s Toys and shopping center) as a mixed retail, housing & office space that is architecturally cohesive and enhances the image of Greenhills.

#### **Objectives**

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**Goal**

To identify specific areas for new housing development to include housing for single professionals, families, empty nesters, and seniors.

**Objectives**

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**Goal**

Create a strategic plan to increase the village's tax base .

**Objectives**

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**Preliminary Identification of Sites with Potential for Redevelopment and Area with Potential for Incorporation**

