

Participants:

- Jane Berry, Village Administrator
- Glenn Drees, Councilmember & Steering Committee Member
- David Grosser, Greenhills Lanes
- Ross Hamre, Hamilton County Park District
- Pam Holbrook, City of Milford Assistant City Manager
- Kristi Hooper, Winton Woods City School District
- Ann Krebs, Steering Committee Member
- Debbie Mills, resident
- Jeff Palmer, Steering Committee Member
- Ken Riley, Restaurant owner
- David Striker, Back Door Saloon
- Sally Sullivan, resident
- Neil White, Steering Committee Member
- Theirry Winkfield, Riley's owner
- Art Hupp, architect GlaserWorks and former Greenhills resident
- Fritz Kuhlmann

Village Center: What's in a name?

- It makes sense to include the shopping center, the recreation complex, Winton Road, the green space west of Winton Road, and the buildings in the periphery that frame the common spaces as the Village Center
- Needs cohesive image
- Winton Road should look like Montgomery – a stretch of road that sets it apart
- Increase density in center to preserve lower density in residential areas
- Include connectors to other parts of the Village

Village Center: What really matters

- Physical features
 - Density (higher)
 - Mixed uses
 - Flexibility spaces
 - Connectivity with other parts of the Village
 - Niche businesses (perhaps around Winton Woods Park complementary business or services)
 - Textured pavement on Winton Road
 - Raised median on Winton Road
 - Destination or convenience type of businesses?
- Quantitative features
 - Promotes/conducive to spatial interaction
 - Shopping (as an experience)
 - Public restrooms
 - Outdoor living
 - Energy
 - Better access/egress

- It is a place where you come to celebrate the community
- Includes residential uses
- Maintenance (of buildings and grounds)
- Enjoyable – a place where a resident can relax and enjoy the sights, smells, the atmosphere

Lessons from Milford's Historic District

- Overlay zoning district
- Property maintenance ordinances and enforcement
- Streetscape – CDBG grant helped pay for improvements to sidewalks, street furniture, etc. Another grant provided matching funds for property owners for façade improvements (windows, roofs, doors, awnings, painting, etc.)
- CRA – tax incentive (waives taxes on building improvements over certain period of time)
- Trees and signage (planted trees to soften the hardscape, and passed and enforced a signage ordinance)
- Merchants' Association (Very important to the health of the district. Depending on the people who participate it is more or less active, but the City supports the Association's efforts in particular in the coordination of events that bring people to downtown)
- Community events
- Bring bike trail into downtown
- Will promote junction of eight bike trails

Physical Shortcomings of the Village Center

- Trees on Winton Road a blessing to protect the view of neglected shopping center
- Signs announcing the stores
- Walkways exist connecting the center to other parts of the community but they are unmarked
- Signage
- Building and property maintenance neglected
- Lack of accessibility in the building - different levels (e.g.: elevators)
- Not attractive to people driving by
- Near I-275 needs to be reinforced in promotion

Shopping Center

- What amenities can be provided so it can function all day [24-7] ?
- It is a run down strip mall – image has a whole range of physical issues
- No sense of place: how do you know that you have arrived to the heart of Greenhills?

Actions

- Retention of existing businesses and attraction of new businesses
- Cross marketing bowling alley with recreation commission – youth programs
- Bike racks (add)
- Create/Metro park & ride lot
- Store fronts
- Pot holes – Village is the owner of streets and parking lots
- Pavers – to mark pedestrian paths

- Vehicular circulation in the area, in particular in the shopping center area needs to be re-evaluated. Short term solution: Deliveries – north only
- Condo modeling
- Zoning revisions – form based code

Hamilton County Parks, as a partner, wants/needs

- Coffee shop
- Sports related stores, e.g. Bass Pro Shop
- Kayak related services
- Complementary services, not offered by the park, that can enhance the experience of the parks' patrons
- Festivals and events that campers could attend

Village can offer to the Park

- Walking tours
- Historic building
- Art class/exhibit
- Post Office, Library

Actions

- Meet Park District & Village Administration to identify specific areas of collaboration
- Merchants Assoc.
 - Revive the Association and promote personal contact
 - Organize a meeting with guest speaker Hamilton County Parks
- Prepare a packet of information with services, retail, events offered in the Village that can be distributed by the Campground manager