

Strengths

Ref # Group # Input

Theme: Green space, greenbelt and parks (37 DOTS)

- 26 2 Greenbelt (9 dots)
- 25 7 Greenbelt (7 dots)
- 27 1 GREENBELT COMMUNITY (4)
- 32 6 Park surrounds community (4 dots)
- 23 4 Definable boundaries-surrounded by greenbelt (3 dots)
- 38 5 Winton Woods County Park (3 dots)
- 22 8 Beauty (surrounding, wooded) (2 dots)
- 28 4 Greenspace, greenbelt (2 dots)
- 31 7 Mature trees (1 dot)
- 35 4 Trees (1 dot)
- 37 7 Winton Woods (1 dot)

Theme: Greenhills defined (36 DOTS)

- 15 4 Small town community feel (6 dots)
- 8 1 PEOPLE, HERITAGE, SPIRIT (6)
- 4 6 Community feel (4 dots)
- 16 8 Small town feel (4 dots)
- 19 8 Volunteerism (4 dots)
- 2 8 Community Spirit (3 dots)
- 14 3 Small close knit community (3 dots)
- 3 7 Camaraderie (1 dot)
- 7 3 Friendly (1 dot)
- 11 3 Quiet Community (1 dot)
- 12 6 Self contained (1 dot)
- 17 2 Small town feeling (1 dot)
- 20 8 Continuity (1 dot)

Theme: Government and community services (30 DOTS)

- 50 8 Public services (5 dots)
- 43 1 OWN FIRE, TRASH, POLICE (3)
- 55 4 Golf course (3 dots)
- 57 4 Volunteer Fire Dept. (3 dots)
- 58 7 Volunteer fire dept. (3 dots)
- 40 7 Community service (2 dots)
- 41 6 Community / government services (2 dots)
- 44 2 Good Police & Fire Dept. (2 dots)
- 45 3 Great Police and Fire Dept.(2)
- 39 8 Community services (1 dot)
- 42 8 Infrastructure (1 dot)
- 46 4 Parks (1 dot)
- 52 4 Swimming Pool (1 dot)
- 53 7 The GH pool (1 dot)

Theme: Historic planned community (20 DOTS)

- 91 2 History (7 dots)
- 88 5 A unique history- one of 3 greenbelt communities (5 dots)
- 89 5 Historic District (4 dots)
- 90 6 Historic layout of village (2 dots)
- 93 3 Planned greenbelt community w/ affordable homes with well built structures & historic (1 dot)
- 150 7 GH historical society (1 dot)

Theme: Location and accessibility (18 DOTS)

- 65 1 EASY ACCESS TO THE PARK/LAKE, PARKY'S FARM, FRISBEE GOLF, WATER PARK, FISHING) (6)
- 74 6 Location/access (4 dots)
- 75 1 PROXIMITY TO OTHER COMMUNITIES/275/DOWNTOWN (3)
- 70 5 Accessibility to Community needs (2 dots)
- 66 6 Close to work (1 dot)
- 69 3 Access to buses (1 dot)
- 78 5 Uncluttered main thorough fare (1 dot)

Theme: Public safety (16 DOTS)

- 59 6 Low crime (5 dots)
- 64 7 Safety (4 dots)
- 63 8 Safety (3 dots)
- 60 2 Safe (2 dots)
- 62 4 Safety (2 dots)

Theme: Pedestrian friendly (16 DOTS)

- 80 1 WALK WAYS/EASY ACCESS EVERYWHERE (5)
- 84 2 Walkability (3 dots)
- 85 4 Walkability (3 dots)
- 83 5 Walkability (2 dots)
- 86 6 Walkable (2 dots)
- 87 3 Walkable-close to jobs (1 dot)

Theme: Distinguishing physical characteristics (10 DOTS)

- 95 8 Physical layout (compact) (3 dots)
- 101 3 Pocket parks with walkway connection & access to Winton Woods (3 dots)
- 99 7 Back yards (woods) (2 dots)
- 96 3 Lots of cul-de-sacs (1 dot)
- 100 4 Pocket Parks (1 dot)

Theme: Destination retail and services (10 DOTS)

- 128 1 LIBRARY/POST OFFICE SELF CONTAINED (4)
- 151 7 GH journal (2 dots)
- 126 3 Library (1 dot)
- 127 4 Library (1 dot)
- 134 5 Town center <Pool, Post Office, Commons, Library (1 dot)
- 136 3 Johnny's –Landmark (1 dot)

Theme: Housing (9 DOTS)

- 106 6 Housing for all stages of life (5 dots)
- 102 2 Affordability (2 dots)
- 104 2 Diverse housing (2 dots)

Theme: Green design (4 DOTS)

- 142 5 Adaptability to new urbanism or “Green Design” (4 dots)

Theme: Community Events (3 DOTS)

- 143 3 Best kept secret for retiring-Senior Club (2 dots)
- 120 1 COMMONS/ACTIVITIES OLR FESTIVAL, CONCERTS (1)

Theme: Diversity (1 DOTS)

- 117 6 Moderate white neighborhood (1 dot)

Theme: Churches - Places of worship (1 DOT)

- 139 3 Churches (1 dot)

Theme: Education (0 DOTS)

(no dots)

Weaknesses / Liabilities

Ref # Group # Input

Theme: Business district (60 DOTS)

- 62 8 Shopping center (7 dots)
- 60 4 Shopping Center (6 dots)
- 61 6 Shopping center (6 dots)
- 41 2 Condition of shopping center (5 dots)
- 65 1 SHOPPING CENTER/LOITERING (5)
- 48 2 Lack of business in shopping center (4 dots)
- 50 5 Lack of cooperation with government & shopping center (4 dots)
- 54 6 No gas station (4 dots)
- 63 3 Shopping Center- Condition, Selection (4 dots)
- 42 1 CONDITION/NOT ATTRACTIVE (3)
- 59 8 Perceived poor demographics for businesses (3 dots)
- 49 1 LACK OF COMMERCIAL SPACES (2)
- 52 6 Loss of prime retail (2 dots)
- 55 2 No grocery store, used to be able to get everything there (2 dots)
- 44 6 Empty Johnny's Toys (1 dot)
- 66 1 TYPES OF SHOPS (1)
- 68 8 High cost of retail space (1 dot)

Theme: Property maintenance (23 DOTS)

- 24 5 Enforcing codes & ordinances (9 dots)
- 19 6 Property codes not enforced (3 dots)
- 23 5 Government & landlord owned rentals-unable to maintain (2 dots)
- 25 3 Failure to enforce building codes (2 dots)
- 26 8 Condition of some of the housing stock (disrepair) (2dots)
- 28 1 CONDITION OF HOUSING (2)
- 20 1 ORDINANCE VIOLATIONS (1)
- 22 2 Housing Ordinance (enforcement) (1 dot)
- 27 8 Code enforcement (1 dot)

Theme: Housing (20 DOTS)

- 1 1 26% RENTALS-CHEAP RENTALS (4)
- 8 6 Lack of houses greater than 200k (4 dots)
- 14 4 Poor housing Stock (Historic Homes)- age of houses (can't be modernized, may not be financially feasible, lack of square footage) (3 dots)
- 3 6 Dewitt Landing (2 dots)
- 111 3 Debt and mismanagement of Housing Purchase Program (2 dots)
- 4 5 Disjointed additions to original designs (1 dot)
- 10 4 Low income housing (1 dot)
- 11 4 No curb appeal (1 dot)
- 13 1 POTTERHILL HOUSING (1)
- 113 5 Hodgepodge planning (1 dot)

Theme: Education / Schools (17 DOTS)

- 102 2 Quality of school (6 dots)
- 104 1 SCHOOL DISTRICT STRENGTH (5)
- 107 3 Schools-Quality (5 dots)
- 101 4 Public schools rating continuous improvement (1 dot)

Theme: Public facilities and services (16 DOTS)

- 86 5 Upkeep of parks/public place (5 dots)
- 78 3 Lack of support of seniors by/from the city (4 dots)
- 83 5 Physical accessibility to village government (4 dots)
- 81 2 Maintenance of Village & buildings, and grounds (2 dots)
- 80 4 Lack of upkeep in Pocket Parks (1 dot)

Theme: Sources of Revenues (12 DOTS)

- 34 8 Tax base (4 dots)
- 32 8 No entrepreneurial investments (3 dots)
- 35 2 Taxed to death-too high (3 dots)
- 30 5 Commercial tax base (1 dot)
- 37 6 High taxes (1 dot)

Theme: Public Image / Branding (12 DOTS)

- 120 2 Weak village government-not representative of the people (5 dots)
- 75 8 Poor public image-perception vs. other communities (2 dots)
- 114 1 LOW LOYALTY (2)
- 69 8 Lack of public profile (outside of village) (1 dot)
- 71 5 No beautification plan for the Common areas (1 dot)
- 115 3 Nepotism in government/lack of turnover (1 dot)

Theme: Population trend (9 DOTS)

- 40 3 Few young people (5 dots)
- 38 6 Declining population (County issue as well) (3 dots)
- 39 1 DECLINING STUDENT POPULATION & AGING COMMUNITY (1)

Theme: Greenhills defined (5 DOTS)

- 95 8 Small mindedness (3 dots)
- 97 3 Not a good welcome to new residents (1 dot)
- 98 1 DIVISION & COMPLACENCY TOO BUSY TO GET INVOLVED (1)

Theme: Residential Parking (0 DOTS)

(no dots)

Theme: Youth activities (0 DOTS)

(no dots)

Theme: Diversity (0 DOTS)

(no dots)

Opportunities / Future development or redevelopment opportunities

Ref # Group # Input

Theme: Business District Redevelopment (83 DOTS)

- 76 3 Shopping Center-need to be open and inviting to attract new residents (i.e. use “for rent” signs) (11 dots)
- 75 8 Shopping center district (9 dots)
- 74 1 SHOPPING CENTER (8)
- 61 7 Grocery store (7 dots)
- 57 6 Bulldoze Johnny’s-medical center (6 dots)
- 72 2 Revitalize shopping center (6 dots)
- 67 6 Johnny’s/golf course/develop into retail/resd (4 dots)
- 70 6 Outdoor entertainment district (4 dots)
- 73 4 Shopping Center (4 dots)
- 59 8 Destination venue (3 dots)
- 68 4 Lower fields-behind middle school (3 dots)
- 78 5 Small cafes (3 dots)
- 58 5 Create shopping center with niche-style-destination businesses (2 dots)
- 60 7 Gas station (2 dots)
- 64 7 Johnny’s Toys as a business catering to seniors (2 dots)
- 65 7 Johnny’s Toys as a site for grocery (2 dots)
- 71 7 Pharmacy (2 dots)
- 77 1 SMALL “SPOT” BUSINESS SPRINKLED THROUGHOUT GREENHILLS (2)
- 62 6 Johnny’s to senior center/Rec center/Maint. (1 dot)
- 63 4 Johnny’s Toy’s (1 dot)
- 66 3 Johnny’s Toys building (1 dot)

Theme: Public image/ Branding (42 DOTS)

- 2 2 Apply for landmark status utilize this to market community (8 dots)
- 9 5 Reinvent as a “new urbanist Green Community” (6 dots)
- 87 5 Obtain landmark status (5 dots)
- 3 8 Develop/sell as a “Green Community” (4 dots)
- 11 7 Streetscape on Winton Road (4 dots)
- 91 2 Voice of the people to be heard more (4 dots)
- 12 8 Take advantage of location within Park (3 dots)
- 1 8 Better marketing village image (2 dots)
- 13 5 Use of Winton Woods (2 dots)
- 4 2 Capitalize on our history (1 dot)
- 8 5 Redo sidewalks on existing pathways from original design (1 dot)
- 81 3 have a more diverse government[Opportunity to] (1 dot)
- 92 5 To create a unified master plan with original design & historical preservation at forefront (1 dot)

Theme: Infrastructure (33 DOTS)

- 20 4 Beautiful Town Square-open (7 dots)
- 19 5 Beautification of Commons & pocket parks & corridor (4 dots)
- 29 1 YOUTH ACTIVITY CENTER (4)
- 15 4 Bike Path/Walking Trail (3 dots)
- 18 6 Addition to Comm. Bldg. Library, meeting room (3 dots)
- 26 8 Renewal of recreational facilities (3 dots)
- 17 2 Capitalize on Winton Woods (2 dots)
- 89 2 Return community Building to it’s original intention (2 dots)
- 90 6 Wireless internet (2 dots)
- 16 3 Build new/better playgrounds (1 dot)
- 23 1 POCKET PARKS (1)
- 79 4 Commons (1 dot)

Theme: Housing (28 DOTS)

44 7 More townhouses individually owned (7 dots)

43 4 Golf Cart Community (6 dots)

41 8 (re)develop more housing (4 dots)

49 1 REDEVELOP OLDER HOUSING STOCK (4)

88 3 Place Historic Village owned homes into a professional property management company (3 dots)

50 4 Updated housing (2 dots)

46 7 OLR school building potential site for housing (1 dot)

48 3 raise rents to attract better tenants [Opportunity to] (1 dot)

Theme: Activities / events (10 DOTS)

35 1 SENIOR CENTER/COMMUNITY CENTER/BLDG ACTIVITIES (5)

34 6 Identifiable “Greenhill’s” event (3 dots)

32 1 FARMERS MARKET (2)

Theme: Education / Schools (6 DOTS)

39 1 EDUCATION OPPORTUNITIES TO RESIDENT ADULT EDUCATION (4)

38 1 DEVELOP CHARTER SCHOOL (1)

40 3 improve schools [Opportunity to] (1 dot)

Theme: Redevelopment Sites (5 DOTS)

51 6 Develop Damon/Winton corner (2 dots)

53 6 OLR into docs offices (2 dots)

56 4 Unused Greenspace- could be developed (1 dot)

Theme: Public safety (0 DOTS)

(no dots)

Threats

Ref # Group # Input

Theme: Image and Branding (81 DOTS)

- 57 2 Deterioration of Greenhill's (10 dots)
- 52 6 Declining surrounding communities (7 dots)
- 92 2 Village governments attitude toward our history (7 dots)
- 86 2 No communication between government and people (6 dots)
- 59 5 Fear of losing historic district (5 dots)
- 60 2 Financial condition of government (5 dots)
- 84 2 Nepotism in government (5 dots)
- 65 8 Negativity in community (4 dots)
- 89 8 Small thinking-leading to self-realization (self fulfilling behavior) (4 dots)
- 56 5 Character (3 dots)
- 68 8 Resistance to change (3 dots)
- 72 7 Good ole boy network (3 dots)
- 81 5 Lack of vision (3 dots)
- 85 6 Loss of village charm (3 dots)
- 51 1 CRIME-INNER CITY DRIFT (RENTALS) (2)
- 55 8 Spread of inner city crime (2 dots)
- 69 2 Too many immediate problems & needs (2 dots)
- 75 5 Knee jerk solutions (2 dots)
- 91 2 Unqualified government employees (2 dots)
- 58 4 Fanatic Historical Preservationists (1 dot)
- 62 4 Losing Fire Dept, lack of volunteers (1 dot)
- 76 7 Lack of citizen input (1 dot)

Theme: Housing (66 DOTS)

- 95 3 Parking RV's, Boats, etc in driveways or yards (13 dots)
- 10 1 LACK OF OWNER UPKEEP (PROPERTY) (7)
- 9 5 Lack of enforcement of codes & laws (trash containers) (6 dots)
- 93 3 Village caused devaluation by HC Auditor of 219 historic properties (6 dots)
- 6 1 HOUSING VALUES (5)
- 11 7 Lack of property maintenance (5 dots)
- 1 6 # of village owned rental units (4 dots)
- 5 1 FUNCTIONALITY OF HOUSING (4)
- 74 2 Government as landlords (4 dots)
- 2 6 % of rental properties (2 dots)
- 13 1 NOT FOLLOWING ORDINANCES (2)
- 15 3 Redevelopment plans of existing historic homes (2 dots)
- 16 4 Too many rentals-slumlords (2 dots)
- 3 7 Absentee landlords (1 dot)
- 4 4 Continued Housing Decline (1 dot)
- 7 7 Lack of background checks on renters (1 dot)
- 17 7 Undesirable tenants (1 dot)

Theme: Revenues sources (30 DOTS)

- 32 1 TAXES (6)
- 27 5 Not developing economic base (5 dots)
- 28 7 Not retaining retail industries (4 dots)
- 29 8 Not taking any action with retail district (3 dots)
- 31 7 Paying for municipal services (3 dots)
- 23 7 Lack of revenue (2 dots)
- 26 6 No salt (2 dots)
- 30 8 Passed on government mandated costs, cuts in state funding (2 dots)
- 20 6 Declining revenue for government services/schools (1 dot)
- 25 4 Loss of tax base (1 dot)
- 33 3 Village finances (1 dot)

Theme: Population trends (22 DOTS)

- 38 3 Not enough young people to carry on Greenhill's Tradition (9 dots)
- 73 4 Good people leaving Village (4 dots)
- 36 6 Aging population (3 dots)
- 39 8 Lack of new families moving in (2 dots)
- 44 4 Changing demographics-desirable trends going down (2 dots)
- 45 1 DECREASING MEDIUM INCOME (2)

Theme: Education / Schools (22 DOTS)

- 49 4 School District (9 dots)
- 47 2 Deterioration of schools- threat to property value (7 dots)
- 48 8 Perception of school-district becoming reality (4 dots)
- 50 7 Status of school ranking (2 dots)

Theme: Business district unattractive as a destination (13 DOTS)

- 43 6 Shopping center (7 dots)
- 41 4 Decline of Shopping Center (5 dots)
- 42 3 Shopping Center (1 dot)

Theme: Infrastructure (6 DOTS)

- 18 7 Aging infrastructure (3 dots)
- 77 1 LACK OF COMMUNITY TRANSPORTATION (3)

Theme: National Trends (5 DOTS)

- 94 8 Potential state (library) cuts (3 dots)
- 71 6 Eminent domain (1 dot)
- 88 8 Regionalization metro government (1 dot)