

Greenhills Comprehensive Plan

Steering Team Meeting Summary

Date: November 20, 2008

Time: 7:00 pm – 9:00 pm

Place: Molloy's on the green

Participants: Dr. Camille Nasbe, David Moore, David Adams, Jason Covalcine, Christine McDaniel, Terri Treinen, Ann Krebs, Neil White, Glenn Drees, Ashley Corbett, Erin Coddington, Mike Viola, Jane Berry, Catalina Landivar HCRPC staff, Todd Kinskey HCRPC staff

Highlights and Agreements:

- Jane Berry, Village Manager opened the meeting. She welcomed participants and thanked in advance for their commitment and involvement in this planning process that is going to take several months.
- Introductions by every committee member and HCRPC staff followed.
- Todd Kinskey went over the “Guidelines for the Steering Committee” with the group. The committee decided that 11 members would constitute quorum. Although this group will seek consensus throughout the process, in the event that a vote is needed, it was decided that six votes are necessary for an issue to pass. Mike Viola will be the group’s spokesperson. HCRPC is creating a website for this project where all available data and progress will be posted.
- Catalina Landivar reviewed the “Scope of the Project” with the group. It was noted that this is a scope prepared based on the information available when preparing the contract. There is an understanding that, as we move forward, some other issues may surface and the scope may be modified. Regarding how long the horizon of the Comprehensive Plan is, it was noted that this group will have to make that decision. Traditionally these types of plans provide the long-term view of what the community wants to be/achieve. HCRPC always recommends revisions every five years for a plan to be considered current. Revision to a plan should be even earlier if there are enough unforeseen events, or situations not considered when the plan was prepared. The planning committee will assist in the identification of actionable implementation strategies.
- The community meeting scheduled on December 3 will be an opportunity for residents, business owners, and other stakeholders to provide input to this planning process.
- Identification of new issues. The group was asked to list current issues in the Village. See complete list in Attachment No. 1. Common themes emerged. The group was asked to tell, by show of hands, the facilitators which one of these issues was the most important/relevant today. The result was:

- Businesses/Shopping Center (6)
- Schools (achievement/ranking does not help residential real estate) (3)
- Branding, Image/Marketing (2)
- Community Services/Community Building Activities (2)
- Aesthetics & Sense of Place (2)
- Housing (1)
- Demographics (lack of diversity) (1)

HCRPC staff pointed out that in 2000, the Village conducted a Visioning Workshop that identified planning issues. There are many similarities with today's concerns:

Top 5 planning issues – January 19, 2000

1. Shopping center conditions/tenants – gas station – hardware store (113)
 2. Improve public image to attract new residents, i.e., greenbelt (33)
 3. Developing a historic district, Greenhills theme/look (26)
 4. Long term viability of city services – revenue (23)
 5. Aging housing – upgrade & maintain (22); economic development opportunities (22); maintain infrastructure (22); rental housing upkeep (22)
- The next part of the exercise sought to promote conversation among committee members about different areas in the Village, to compare notes and perceptions as of the current situation of selected areas and their potential for redevelopment. Areas perceived as homogeneous were identified in a map. Groups assigned + (plus) or – (minus) and a percentage to signify the general physical condition of the area. Some of the groups made specific notes about the Winton Road Corridor lack of streetscape and gateways into the Village, the bad (-) situation of the shopping center area (in one case it was proposed to extend to retail area the northern border), several residential areas in good (+) situation, while others with potential for improvement, redevelopment potential for the golf course/community area, and even annexations of certain areas. See Attachment No. 2
 - Next meeting dates:
 - Community Meeting on December 3
 - Planning Committee Meeting December 11
 See Attachment No. 3 for schedule of meetings through February 2009
 - Meeting adjourned at 9:05 pm

Attachment No. 1

Group exercise – November 20, 2008

CURRENT ISSUES

- RECOGNITION, PROTECTION & MARKETING OF OUR HISTORIC RESOURCES
- AMOUNT (26%) OF RENTAL
- *[lack/poor]* AESTHETICS OF PUBLIC SPACES
- INABILITY TO RETAIN/ATTRACT NEW CITIZENS
- NEED FOR HOUSING IN \$175-300K RANGE
- REVITALIZATION ISSUES WITH TOWN CENTER- (2)
- INCREASE-NEED MORE COMMERCIAL SPACE FOR LARGER USERS
- SCHOOL DISTRICT-PEOPLE LEAVING BECAUSE OF DISSATISFACTION & DOESN'T HELP ATTRACT FAMILIES
- RECREATION ASSETS UNDERUTILIZED & CONDITION ISSUES
- REDEVELOPMENT OF OLDER HOUSING STOCK-ELIMINATE OBSOLETE UNITS
- TOTAL LACK OF MARKETING & PROMOTION OF VILLAGE
- LACK OF SENIOR HOUSING
- LACK OF DIVERSITY OF POPULATION, ESPECIALLY YOUNG FAMILIES
- NO PLAN OR SYSTEM FOR PARKS
- NO TAKING ADVANTAGE OF INTERNAL OR EXTERNAL AMENITIES
- SUSTAINABILITY OF FIRE DEPARTMENT (100%, UNCOMPENSATED) - SHOULD WE COMBINE?
- FORECLOSURE & VACANT HOMES
- LACK OF COMMUNITY INVOLVEMENT/SERVICE OPPORTUNITIES FOR CHILDREN
- NEED FOR SHOPPING CENTER REVITALIZATION
- LACK OF DEMOGRAPHICS NEEDED TO REALIZE VISION
- LACK OF SKATE PARK
- LANDLOCKED & BUILT OUT-NO ROOM TO GROW/DIVERSIFY LAND USES
- LACK OF UNDERSTANDING OF ASSETS OF HISTORIC DISTRICT

- LACK OF EXCITEMENT / LACK VISION FOR IMPROVING
- ROOM FOR IMPROVEMENT OF USE & CONDITION OF ATHLETIC FACILITIES/FIELDS

COMMON THEMES

HOUSING (1)

- AMOUNT (26%) OF RENTAL
- NEED FOR HOUSING IN \$175-300K RANGE
- REDEVELOPMENT OF OLDER HOUSING STOCK-ELIMINATE OBSOLETE UNITS
- LACK OF SENIOR HOUSING
- FORECLOSURE & VACANT HOMES

BUSINESSES-SHOPPING CENTER (6)

- REVITALIZATION ISSUES WITH TOWN CENTER- (2)
- INCREASE-NEED MORE COMMERCIAL SPACE FOR LARGER USERS
- NEED FOR SHOPPING CENTER REVITALIZATION

SCHOOLS (3)

- SCHOOL DISTRICT-PEOPLE LEAVING BECAUSE OF DISSATISFACTION & DOESN'T HELP ATTRACT FAMILIES

DEMOGRAPHICS (1)

- LACK OF DIVERSITY OF POPULATION, ESPECIALLY YOUNG FAMILIES
- LACK OF DEMOGRAPHICS NEEDED TO REALIZE VISION

BRANDING, IMAGE/MARKETING (2)

- RECOGNITION, PROTECTION & MARKETING OF OUR HISTORIC RESOURCES
- INABILITY TO RETAIN/ATTRACT NEW CITIZENS
- TOTAL LACK OF MARKETING & PROMOTION OF VILLAGE
- LACK OF UNDERSTANDING OF ASSETS OF HISTORIC DISTRICT
- LACK OF EXCITEMENT / LACK VISION FOR IMPROVING

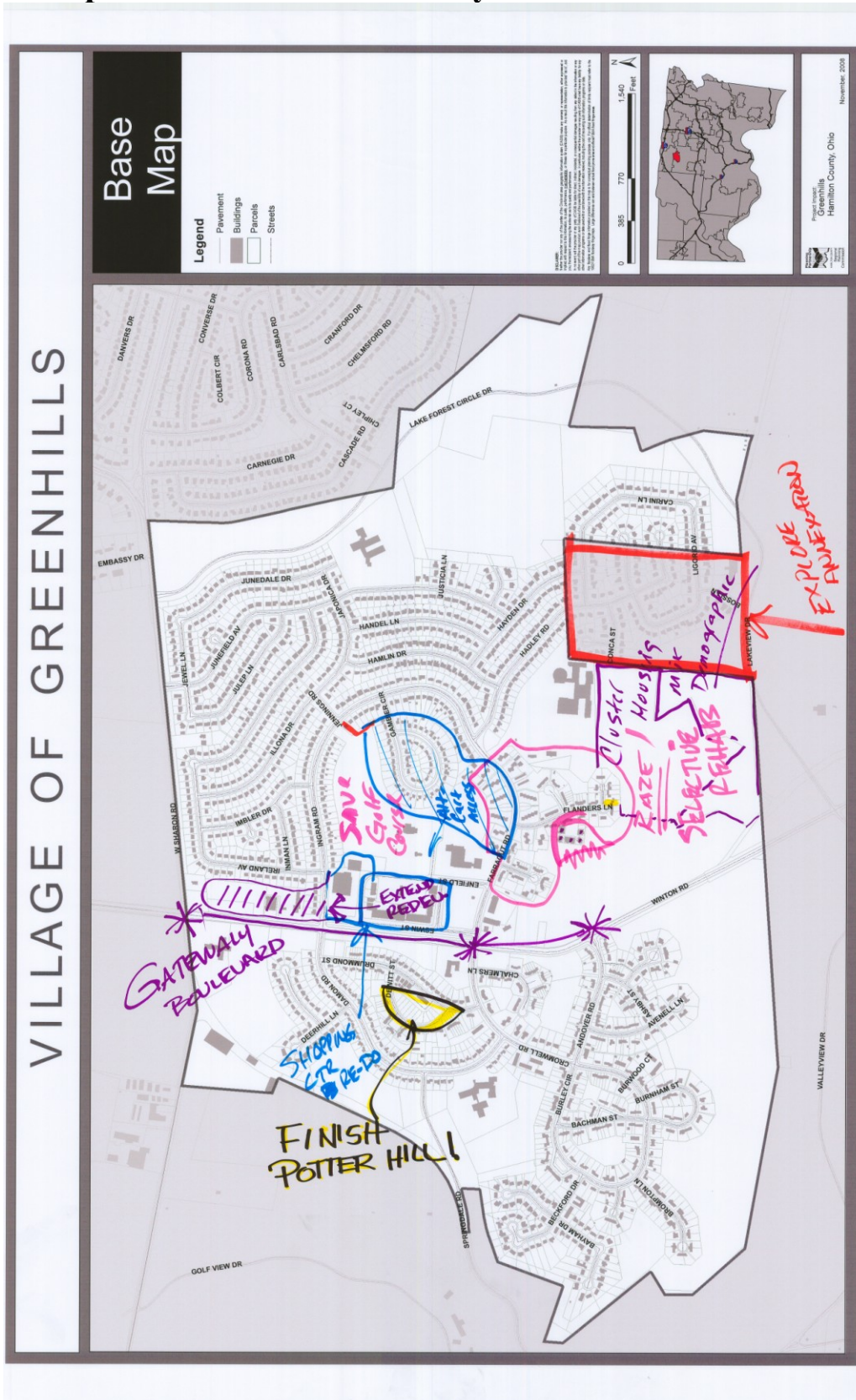
COMMUNITY [FACILITIES/SERVICES] (3)

- RECREATION ASSETS UNDERUTILIZED & CONDITION ISSUES
- NO PLAN OR SYSTEM FOR PARKS
- NO TAKING ADVANTAGE OF INTERNAL OR EXTERNAL AMENITIES
- SUSTAINABILITY OF FIRE DEPARTMENT (100%, UNCOMPENSATED) - SHOULD WE COMBINE?
- LACK OF COMMUNITY INVOLVEMENT/SERVICE OPPORTUNITIES FOR CHILDREN
- LACK OF SKATE PARK
- ROOM FOR IMPROVEMENT OF USE & CONDITION OF ATHLETIC FACILITIES/FIELDS

GENERAL AESTHETICS & SENSE OF PLACE (2)

- *[lack/poor]* AESTHETICS OF PUBLIC SPACES
- LANDLOCKED & BUILT OUT-NO ROOM TO GROW/DIVERSIFY LAND USES

Attachment No. 2 Group Exercise: Areas of Study



Attachment No. 3

Village of Greenhills

Comprehensive Plan Process 2008-2009

Meetings Outline

	Purpose	Proposed Week	Confirmed Date
Meeting 1	Introduction; building a common language; identification of new issues; administrative issues; schedule of meetings; scope of the project; spokesperson – votes, other; planning for community meeting		20-Nov
Meeting 2	Public Meeting Planning exercise (Strengths, Weaknesses, Opportunities, Threats [SWOT]); identify main issues, goals and objectives; identify areas with redevelopment/development potential; a vision for the village's future		3-Dec
Meeting 3	Review results of SWOT exercise; prioritize main issues; prioritize/reformulate goals and objectives; preliminary list of strategies; develop a vision statement	December 8 - 12	11-Dec
Meeting 4	Roundtable with experts and presentations on special topics	January 5-9	15-Jan
Meeting 5	Summary of previous meetings; review -expand main issues; create a shared vision for the future; clarify goals, objectives, strategies	January 12-16	5-Feb
Meeting 6		February 2-6	12-Feb
Meeting 7	Public Meeting Presentation to the community of the vision, goals, objectives and strategies; Feedback and preliminary prioritization	February 9-13	26-Feb
Meeting 8	Consider public input, revise recommendations	February 23-27	
Meeting 9	Revision of the draft plan	March 16-20	
Meeting 10	Public Meeting Presentation of the draft plan	April 6-10	
Meeting 11	Committee will consider public comments, revise recommendations as needed	April 13 - May 1	
Meeting 12	Public Hearing		

Revised: Planning Committee November 20