



Village of Woodlawn Action Plan



Prepared by Hamilton County Planning + Development
August 2017





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Contents

| | |
|--|-----|
| Purpose of the Action Plan• | •1 |
| Building From the Woodlawn Master Plan (2007)• | •2 |
| Demographics • | •8 |
| Beautiful Active Woodlawn• | •11 |
| Woodlawn on the Move• | •12 |
| Creating the “Heart” of activity• | •14 |
| Public Facilities and Spatial Planning• | •16 |
| Spatial Planning Considerations:• | •16 |
| Train Signal Regulations and Community Impact• | •18 |
| Springfield Pike Development Concepts• | •19 |
| Appendix• | •25 |

This report was produced by the Community Planning division of Hamilton County Planning + Development (HCP+D), through an in-kind grant provided by HCP+D at the request of Alan Geans, Village Administrator, Village of Woodlawn, Ohio.

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PURPOSE OF THE ACTION PLAN

The Village of Woodlawn has a rich history, an engaged resident population and a current administration with vision. These ingredients are ideal for community development and successful planning efforts.

Woodlawn is currently making great strides to enhance quality of life in the community; from walking programs for elementary children to the 2017 CiTiRAMA at Woodlawn Meadows, the village has quite the diverse resume of development projects!

In order to ensure current and future development adheres to the needs and desires of the community, the CIC of Woodlawn applied for a \$20,000 CDBG Mini-Planning grant through Hamilton County Planning + Development (HCP+D). These funds are being used to develop an action plan for village administration to streamline planning efforts. With a focus on citizen input and public transparency, Woodlawn officials are collaborating with HCP+D staff to develop a list of prioritized actions that will strengthen Woodlawn's identity and provide guidelines for future growth. "Woodlawn is truly on the move and

we want to spend some time and effort making sure all these moving parts contribute to the overall vision of the community," said Alan Geans, Village Manager.

Involved parties determined three main priority questions to address during this action planning process:

1. What are the greatest assets provided by, or existing in, The Village of Woodlawn?
2. What is lacking in The Village of Woodlawn that would make it better?
3. Where is the heart of Woodlawn?

In the process of exploring these questions, three major focuses shaped this Strategic Plan:

1. South Springfield Pike redevelopment
2. How public facilities planning and coordination could be used to shape Springfield Pike redevelopment,
3. How Woodlawn's branding is reinforced by Springfield Pike redevelopment and streetscaping features.



Village of Woodlawn Master Plan



JE JACOBS
Edwards and Kelcey

November, 2007

BUILDING FROM THE WOODLAWN MASTER PLAN (2007)

The Master Plan was designed to help the Village's officials, administration, residents and businesses create a shared understanding of Woodlawn's future needs and the best strategies for ensuring a successful future. The Master Plan is a comprehensive look at internal and external forces that are shaping the physical, social and economic conditions for residents and businesses. Accordingly, it makes recommendations how Woodlawn can best position itself to improve the well-being of the community.

However, the Master Plan document is a static document that needs frequent evaluation and reprioritization as time changes the dynamics of the community. Therefore, it is necessary from time to time to reassess the community's vision so that the efforts towards implementation have the necessary champions and meet the community's most pressing needs.

The Master Plan contained some sage advice about how best to use it: "A Master Plan is a tool – it helps the community organize its needs and decide on its actions, and it can lay the groundwork for making great things happen. But the Master Plan alone does not create a better community. Woodlawn residents know this because Woodlawn has been the subject of other plans – some grand, some modest. But across those plans, the only proposals that have been achieved have been the ones that people in the community chose to champion." (Woodlawn Master Plan, p2) With this in mind, our goal with this Strategic Plan was not to override or duplicate the importance and effort that was put into the Master Plan, but to update a few of the key issues and goals.



STRATEGIC PLAN COMMUNITY INPUT

For this Strategic Plan a limited set of community engagement was done, but the work within identifies many opportunities for more community engagement if the Village of Woodlawn continues to advance the prerogatives within. This plan was built upon a mixture of stakeholder interviews, leadership directives, and public meetings.

Stakeholder Interviews

The Village of Woodlawn CIC and Hamilton County Planning + Development (HCP+D) identified community engagement as a vital element to conducting a strategic plan for community development. Facilitating input from invested individuals offered HCP+D insight into the level of support for current planning efforts, as well as progress from previous community engagement processes, particularly, those related to the 2007 Woodlawn Comprehensive Plan. HCP+D staff was provided with a list of identified stakeholders to interview. The list included

Table 1: Stakeholders Interviewed

| Name | Company/Title |
|----------------------|--|
| Aaron Tillman | Woodlawn Police Chief |
| Amos Johnson | Woodlawn Fire Chief |
| Susan Upton Farley | Mayor |
| Norman Phillips | Lincoln Heights Missionary Baptist Church |
| Sherry Thompson | Assistant Superintendent Princeton Schools |
| Dave Brown | Dave Brown Commercial Photography |
| Greg Ready | Century Inn |
| Kathy Walters | Administrative Assistant |
| Alan and Neal Weiner | Novner Property |
| Loretta Rokey | Village Administrator, Village of Glendale |
| Michael Trabue | Woodlawn Planning Committee |
| Charles King | President of Woodlawn Chamber of Commerce |
| Paul Lambert | prior President of Woodlawn CIC; Infintech |
| Jackie Connor | MSCE |
| Dan Ferguson | HCDC |



people who were invested in Woodlawn for various reasons; from residency to owning business in the village.

Before initiating stakeholder interviews, HCP+D staff determined an appropriate methodology in order to obtain specified information related to the goals of the strategic plan. Some desired goals described to staff were to understand the perceived assets and challenges of the village, to determine the center, or “heart”, of Woodlawn and to uncover the current perceived identity of the community.

Stakeholders appreciate a range of assets from living or working in Woodlawn. These assets include things such as having a proactive and transparent village administration, dependable public services, a safe and connected resident population, a strong business association, and the upcoming CiTiRAMA site which may bring new families and development to the village. Community efforts such as the morning walking program for children, and collaborations with Hamilton County Public Health’s WeTHRIVE! were much appreciated.

From the perspective of stakeholders, improvements of Woodlawn are challenged by some aesthetic issues, such as incomplete effort to improve the streetscape along Springfield Pike. Another aesthetic issue mentioned was the unsightly nature of bus stops along Springfield Pike. More complex concerns were related to having a lack of young families coming to the village, which results in less age diversity in the churches and a portion of the elementary age children coming from outside neighborhoods and using their grandparents addresses to be able to attend the Woodlawn Elementary School. A lack of affordable housing was noted as a reason for this. The apartment complexes in northern Woodlawn are an asset to the community and many would like to see additional housing options, such as condos or townhomes. Locating them along Springfield Pike would assist with creating a center of Woodlawn.

Speaking with stakeholders about their personal experience living or working in Woodlawn helped HCP+D staff to understand the current use of space. One general trend was made clear during the interviews: most of the people who have a stake in Woodlawn because of employment perceive the center of Woodlawn as where they work. For example, those working in the municipal departments identified the municipal building and fire station as the heart of Woodlawn and those working in the industrial section of the village noted Glendale-Milford

Road as the entrance into Woodlawn. However, residents identified the area around Kroger or on Springfield Pike near the fire station as the heart of their community due to heavy traffic flow and high levels of activity.

Woodlawn’s current perceived identity is positive, but not particularly clear. Suggestions to strengthen the identity of Woodlawn included differentiating geographical boundaries from Wyoming and Glendale, offering better wayfinding from I-75 to Woodlawn, and promoting affordable housing to young families and seniors. These efforts, made in conjunction with creating a “heart” of the community, will allow Woodlawn to strategically implement a plan for future community strength and success.

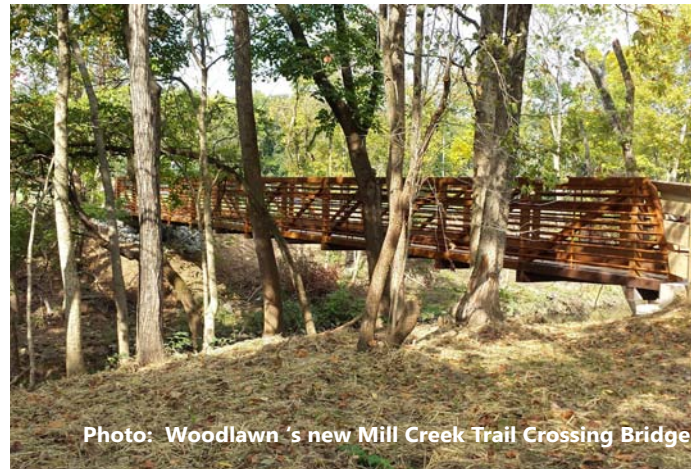


Photo: Woodlawn’s new Mill Creek Trail Crossing Bridge



Photo: Woodlawn Fire Station



Photo: Local Examples of Various Density Mixed-use Buildings and Public Spaces

During the Public Input Session, some of the residents discussed Springfield Pike and how it could be more like the main streets of, or have the pedestrian feel of places like:

- Northside in Cincinnati, Ohio,
- Hamilton Avenue in College Hill, Ohio
- Bellevue, Kentucky
- Ft. Thomas Ave. in Ft. Thomas, Kentucky
- Vine Street in St. Bernard, Ohio
- Ludlow Ave. and Clifton St. around University of Cincinnati



Developer Interview

An interview was initiated by Hamilton County Planning + Development staff on December 1, 2016 at the Woodlawn Administration building with Mr. Jim Cohen from CMC properties, whose company has recent experience (Loveland Station, Riverwalk Flats, etc.) in building mixed use development. The purpose of this meeting was to assess the development potential of Woodlawn from the perspective of an experienced mixed-use developer based on current conditions. This included what type of design and character that a development on this corridor might take and the existing community amenities that it can leverage to make it more attractive.

The other main focus was a discussion on tools and resources it might take to put together a viable mixed-use development. The developer was helpful in assessing the risk that it would take to create a project in this area and what particular things could be done to increase the development community's interest in a hypothetical RFP if a site can be assembled.

Mr. Cohen noted how public investments in infrastructure such as streetscaping, road improvements, and other infrastructure can spur developers to take a look at this area again. Other suggestions included looking at moving the municipal building location to a more central location on Springfield Pike and using it as the signature feature of a new development. These buildings can signal to developers and the community where to focus development activity. Likewise, fire stations can also be used as the signature feature of new development if it had architectural features that added interest to the experience. New commercial space would seem to be

a great opportunity for this area. Some of the risks that were mentioned included proximity to the railroad, and the limited demand for office space in this current market.

An assessment of potential rents for residential space could be estimated from the nearby apartment community called "The Commons", which is new and upscale quality.

Public Meeting

The Village of Woodlawn hosted a Town Hall Meeting on December 6, 2016 at 6:30 p.m. at the Woodlawn Community Center to begin the public participation process for the development of the Village's new Action Plan. The event also included a Village Services Fair and introductory comments by Vice-Mayor Mike Donohue and Village Manager Alan Geans. There were approximately 50 Village residents who attended and participated in small group discussions on topics including the upcoming 2017 CiTiRAMA Project and the enabling CRA tax abatements. More general topics discussed included: What places in Woodlawn were important to the attendees? Where is the center of activity located in the Village? What the residents liked or disliked about it? And what they would like to see and how could the Village be made better.

On the 2017 CiTiRAMA Project/CRA tax abatements, the residents noted that the new houses in the CiTiRAMA Project would get gas and sewers and asked whether gas and sewer would be extended to nearby streets (ie, Mayview Forest Drive, Woodstock Road and Tanager Lane).

Residents also voiced concerns that the rebate on property taxes for CiTiRAMA homes was unfair to existing homeowners, as well as the possible effect the new development would have on the existing property values and potential related increases in their property taxes.

The residents also voiced concerns about the new housing development increasing existing problems with storm water flooding (ie. Woodstock Road). They were afraid the flooding would spread to portions of Riddle Road due to the topography.

Residents voiced concerns about the loss of trees from the new development site and asked if trees will be replanted and whether there are grants for such programs.

The residents inquired whether there were programs, grants and other forms of financing for upgrades to existing properties in order to stay competitive in the



Photo: Loveland Station, CMC Properties



improving housing market. Energy efficiency programs offered by the Greater Cincinnati Energy Alliance were discussed. Residents asked about the possibilities of community development grants to help senior citizens or other people who cannot afford to fully fund home improvements. They were interested in knowing more about tax abatements and low interest loans for existing home owners. Dan Ferguson from Hamilton County Development Corporation (HCDC) talked with the groups about possible tax incentives, abatement and the Hamilton County Home Improvement Program (HIP).

When asked about what places in Woodlawn are important to them; where is the center of activity and what they liked and disliked about it, the area between Grove and Riddle Roads west of Springfield Pike was seen by many as the center of the community. However, there was concern from some about sidewalks only going half-way up Riddle Road. When asked what should replace the municipal building if it was relocated to Springfield Pike, the responses included volleyball and tennis courts, more parkland and a spa with an indoor pool. Many of the groups voiced a desire for a senior center with a whirlpool, sauna, etc. However, many voiced their concern that seniors are moving out of their homes because they can no longer maintain them. How can Woodlawn help the seniors maintain their homes so they can stay in the Village?

What the residents said they liked about Woodlawn included: summer concerts, parties at the shelter, Goodwill, DQ, Woodlawn Elementary, Glenwood Gardens, affordable homes, proximity to the highway, grocery store, accessibility to the bus line and that there is industry in the Village as well as residential areas. Residents on Woodstock Road disliked the construction noise and others were concerned that the housing on Marion Road had been neglected. Others noted the need for a senior center had been voiced a few years ago and nothing has happened about it.

When asked about what residents would like to see in Woodlawn and/or what would make it better, there was a strong desire to see redevelopment on Springfield Pike between Grove and Riddle that included higher density, improved walkability, enhanced public spaces, a senior center and/or senior housing and more restaurants especially sit down, family style restaurants. The “community needs a gathering place” and “mixed-use development with two stories.”

Again, the need for more trees was brought up, as well as the replacement of lost trees and assistance with the maintenance of existing trees.

Other priorities included maintaining existing services, street fixes, sewer/stormwater infrastructure improvements, building design standards and communication improvements.

Some other miscellaneous comments from the community included:

- Ditch trench on Riddle Road for stormwater runoff
- Repairing/replacing the bridge by the school
- Trees planted by the Village on the boulevard between the sidewalk and street on Joliet Avenue.
- Website improvements
- Code Red social network
- Social Media usage and enhancements
- Direct Mailings
- Establishing a “Council of Elders”



Photo: Woodlawn Municipal Building



DEMOGRAPHICS

Population

According to the 2010 Census, there are 3,294 people living in Woodlawn. Of them, 26.1% are White, 67.2% are Black, and 2.3% are Hispanic. The median age is 39.6 years. The median household income for houses/condos with a mortgage is \$43,177 (\$42,108 for those without a mortgage).

Looking at [Figure 1: Generational Subsets](#), Woodlawn's population is fairly even spread across generations. These generation subsets look at the world differently, communicate with each other in different ways, and require different services from the community in general.

The generations follow these fluid definitions:

- Gen Z or Centennials: Born 1996 and later.
- Millennials or Gen Y: Born 1977 to 1995.
- Generation X: Born 1965 to 1976.
- Baby Boomers: Born 1946 to 1964.
- Matures, Traditionalists or Silent Generation: Born 1945 and before.

Housing

There are 1,342 houses in Woodlawn. 1,256 of them are occupied (610 are owner occupied and 883 are renter occupied). Homes presently for sale in Woodlawn are older and built between 57 to 105 years ago. They are predominately red brick, 3 bedroom, and 1 bathroom structures ranging in cost from \$35,000 up to \$189,900. The square footage of these homes runs from 1,100 to 1,660 square feet. The median price asked for a vacant for-sale home or condo in Woodlawn in 2013 was \$90,379.

Comparing [Figure 2: Median Household Income](#) and [Figure 3: Median Home Value](#) reveals an interesting dynamic; Woodlawn's household income is on par with the median for the County, but Woodlawn's housing stock appears to be valued below the County. The reason for this could be the older housing stock, but it might also mean that higher quality housing is needed.

A Note about Race

Prior to the 1960s, Woodlawn was segregated by the railroad tracks. Woodlawn's transition to primarily an African-American community can be traced to the Fair Housing Act of 1968. Woodlawn's modest homes were more affordable relative to the surrounding jurisdictions even 40-50 years ago, when equal housing laws grew teeth; the logical place to go became Woodlawn. Bond Hill is brought up most of the time as an example of Cincinnati "panic selling" and "white flight," but Woodlawn was not far behind in the late 1960s. The Riddle Road part, especially, went through almost 100% racial turnover in those years. Some White homeowners are still in the community, mostly in the "intentionally integrated" Mayview Forest section between Grove and Riddle. This is a "hidden gem" of the neighborhood with some vintage "contemporary & modern" architecture tucked in among brick Cape Cods. And two big new apartment, townhouse, condo complexes on the Glendale side of town along "the Pike" have been a hit across color lines. Source: City-data.com/forum/cincinnati/woodlawn



Figure 1: Generational Subsets

Generations

Census Tracts Visible Within Woodlawn

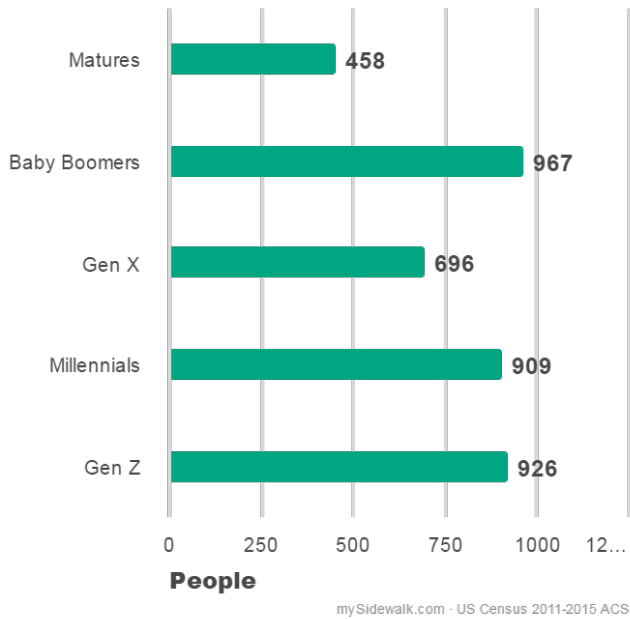


Figure 2: Median Household Income

Time Series: Median Household Income

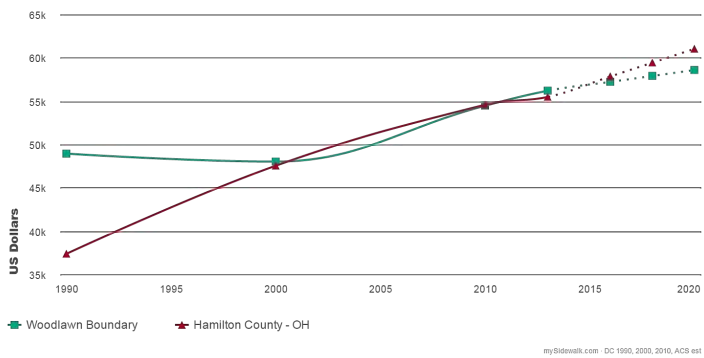
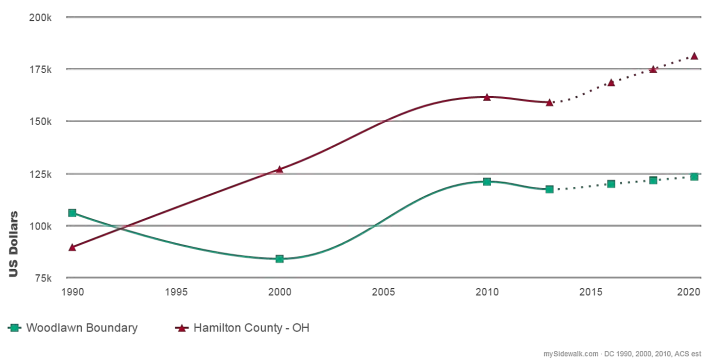


Figure 3: Median Home Value

Time Series: Median Home Value





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BEAUTIFUL ACTIVE WOODLAWN

Housing and Architecture

Woodlawn is home to some beautiful houses that date from the late 19th century and remnants of the “main street” of Springfield Pike date from the 1940s. This history adds to the charm of living here. In another way, Woodlawn has benefitted from high quality multifamily development while nearby neighborhoods have been generally opposed to higher densities. Woodlawn should look for development opportunities to add to this underserved market segment.

Environmental Beauty

Woodlawn’s environmental beauty, as highlighted by its abundant full growth trees and grassed open spaces, is particularly noticeable from the street, as a visitor would see it, along the frontage of Glenwood Gardens and along Woodlawn Boulevard. This same environmental beauty can also be associated with the open spaces and large lot developments on the west side of the Village (e.g. Mayview Forest). But there is plenty more opportunity to incorporate beauty into the built environment through good design.

Land Use

Woodlawn is a relatively small community, with distinctive separation of residential, park, retail and industrial uses. This mix of land uses provides the Village with a measure of protection against the volatility of real estate.

Walkable Lifestyle

Woodlawn has an ever expanding trail system with more planned expansions on the way. This amenity is a clear attraction for existing and potential residents. Access to the walking/biking trail is highly visible from Springfield Pike and can be used to get to Kroger and other retail, but it also leads to some quiet and serene places in Glenwood Gardens for those looking just to relax.

Glenwood Gardens

This beautifully landscaped 335 acre park includes a 1.0-mile paved trail and the 1.6-mile Wetland Loop nature trail and formal gardens, prairies, forests and wetlands. Plans are to connect the existing trail to Winton Woods.



WOODLAWN ON THE MOVE

In the early 2000s, Woodlawn had a flurry of development activity, most notably the Glenwood Farm estate was developed, and the Village seemed ready to take the next step to bigger things for Springfield Pike. Unfortunately, the Great Recession starting 2008-09 nearly erased any investment from the private market, and so local governments including Woodlawn, hunkered down to focus on the provision of basic services.

With the current economy in better shape, leadership in the Village is shifting to an proactive mindset to implement some of the most ambitious goals of the Master Plan. Village staff and elected leaders are doing all the right things leveraging their financial resources with outside partners, asking for help from agencies with outside expertise, and now are looking to better understand the few critical next steps that can help them achieve their vision for the community. There are many indicators of progress including recently won grants, new developments, and capital improvements.

Grants

Woodlawn has received several grants that will protect and enhance the quality of life of its residents.

The grants include:

- The Woodlawn Walkers - \$25,000 Safe Routes to School Grant for a before and after school care program and “walking school bus” program;
- Restoration of the West Fork of Mill Creek – A \$400,000, Clean Ohio Grant is being used to clear honeysuckle, a highly invasive species that can take over other vegetation in the area. Removal of this invasive species and re-vegetation with native plants will improve water quality and improve aesthetics;
- New pedestrian bridge - \$200,000, Community Development Block Grant (CDBG). This bridge replaces an older bridge that had been closed since 2011. The new bridge connects the Woodlawn business district to community facilities including the recreation center, swimming pool, and municipal building;
- \$22,000 for demolition of vacant, obsolete properties along Springfield Pike;
- Great Parks Foundation Glenwood Gardens to Winton Woods (GG2WW) Trail – Interact for Health grant.

With these grants, Woodlawn hopes to increase community and citizen involvement while providing opportunities for future development. Future grants include a \$400,000 Safe Routes to School grant from the Ohio Department of Transportation (ODOT) that will rebuild the sidewalk from Panola Street to Woodlawn Elementary School so children can walk safely to and from school.

New Development

The Village of Woodlawn has seen tremendous development since 2000. Two large apartment complexes, The Commons and Fieldstone of Glenwood Crossing have filled market demand for luxury multifamily living. The Glenwood Crossing Shopping Center as well as the Hamilton County Parks Glenwood Gardens has complimented the existing single family subdivisions. The Glenwood Crossing development is anchored by a Kroger and was recently refurbished. The Fieldstone at Glenwood Crossing has one bedroom apartments starting at \$760/month to 3 bedroom apartments starting at \$1285/month. The Commons Apartments range from 1 bedroom at \$838/month to 2 bedrooms for \$1016/month. The Village is also home to a modern Army National Guard facility.

The Village is on the brink of hosting the 2017 Home Builders Association’s “ CiTiRAMA Home Show” where 43 new single family homes will be constructed.



Developed by:
stierjohan Building Group
513-662-3111

WOODLAWN MEADOWS
VILLAGE OF WOODLAWN
1041 WOODLAWN BOULEVARD
WOODLAWN, OHIO 45111



Photo: Woodlawn Meadows (CiTiRAMA site)



CHANGING THE NARRATIVE

Through community engagement interactions, HCP+D has heard the Village of Woodlawn is a place in search of more “identity”. Members of the Woodlawn Community made comparisons of the two wealthy communities directly to the north (Glendale) and to the south (Wyoming) to point out perceived deficiencies in their visions for the community. The comparisons made to those two communities pointed to physical elements such as street-scaping or social-economic elements such as the school district and historical buildings and their architecture. However, the residents also recognized what Woodlawn has, a strong industrial base, a burgeoning multi-user trail system, and many other assets to work with.

Perhaps some of these issues are due to how the village is palpably cut into quadrants based on land use. This makes identifying the center of Woodlawn less reliant on geographical center, and more on the center of activity or the core of the community’s identity.

A major goal of this action plan is to identify the key steps for developing a highly favorable identity for the Village. The plan’s primary recommendation is physical – to fully establish the heart of Woodlawn around the area where the fire station and park are currently located. This is where the world drives through Woodlawn and it is also where Woodlawn’s brand seems most apparent.

Other parts of the plan try to reinforce what is going well and also emphasize that the Village needs to tell its story better and then backup this story with actions that reinforce the narrative. The West Fork Mill Creek, the brand new pedestrian bridge, the civic campus, the hike/bike trail reinforce that Woodlawn is beautiful.

MAINTAINING THE GOLDEN GOOSE

Metaphorically speaking, Woodlawn’s “golden goose” is the industrial quarter that provides the majority of tax revenues for the community. The Village should not gamble with the finances for a “catalytic” project on Springfield Pike if it would jeopardize the ability to provide

the basic services like fire, police and public works that keep the businesses in the industrial quarter happy.

Furthermore, the partnerships and efforts made with external agencies, including the Port Authority, Evendale, Glendale, REDI and HCDC on business retention and attraction cannot be ignored while implementing steps to improve Springfield Pike. Exploring economic development concepts, like the Aerohub program, should be advanced or these opportunities might be lost.

COMMUNITY BRANDING

Community branding can refer to many things that together make up an identity:

- culture (food, music, arts and entertainment)
- recreational assets
- assets that draw residents to live there
- assets that draw businesses to live there
- and much more.

This action plan primarily focuses on the aspects that will drive redevelopment of Springfield Pike. For this, the “Beautiful Woodlawn” brand still works. However, Glendale Milford and Springfield Pike don’t reinforce the brand. These streets seem to have a noticeable decline in “pedestrian walkability” than their counterparts in adjacent neighborhoods. Streetscaping is important for reconciling the aesthetic differences between neighborhoods. Building setbacks, street sections, sidewalks, and trees are needed.

However, branding is still needed in the traditional sense. What does Beautiful Woodlawn stand for? Why should visitors come? Even the Master Plan noted that Glenwood Gardens was one of the lesser used County Parks, with no remarkable reason why other than lack of familiarity.

Perhaps what is needed is to find a community press reporter that will cover Woodlawn. Or perhaps reaching out to Business Courier, Soapbox, and other community news outlets to get the narrative of “Beautiful Woodlawn” out there.



CREATING THE "HEART" OF ACTIVITY

Hamilton County Regional Planning Staff completed stakeholder Interviews to build interest in the plan, understand the question of identity and locate the metaphorical "heart" of the community

Transportation has always lead to the heart of the community be it the proverbial crossroads of two trails to a railroad stop or a highway interchange. History has shown transportation hubs can often demark the center of a community. This still applies to Woodlawn today but in a truly 21st Century fashion. It is the intersection of the bike trail with the pedestrian bridge that has become the community's new heart. Here is where there is natural beauty and with renewed emphasis on healthy living; the natural gathering spot and community attractor.

The bike trail is being invested in by other entities including Great Parks of Hamilton County and jurisdictions like the City of Wyoming. It contributes greatly to the Beautiful Woodlawn goal of healthy people.

Flexibility in Design

Hamilton County Planning + Development has outlined several development scenarios for the proposed

redevelopment of Springfield Pike. There are key elements that exist in all the scenarios – mixed uses (particularly ground floor commercial and upper floor residential) pedestrian orientation and amenities, multi-story buildings and building treatments and designs that are compatible with the Beautiful Woodlawn brand.

HCP+D also recommends other elements of design including the incorporation of a high space such as a steeple or fire tower which will help reinforce the development as the heart of Woodlawn. Attention to other urban design elements such as on-street parking and view corridors should also be incorporated into final design. Building a street network of blocks by extending Warren Avenue, Chatsworth Avenue and Marion Road to the west side of Springfield Pike will strengthen walkability across Springfield Pike. This street network would lend itself to a "four corner strategy" that builds off the traditional design of the intersection of two primary streets (the "crossroads") that becomes the identifiable center of a community. HCP+D conceptual designs often designate one of the corners as public open space to incorporate landscaped beauty and to be a public gathering space.





Also, HCP+D's development scenarios are meant to show a spectrum of possibilities from the high density, high public investment scenario of the Large Office with Parking Garage scenario to the lower density more suburban style of the Traditional Ground Floor concept. Variables such as land acquisition, budget and negotiations with private developers will determine the actual design constructed.

Other Public Benefits

Besides creating a center for the Village, the Springfield Pike redevelopment projects offer other opportunities to do public good. Woodlawn could consider owning a couple of the new storefronts along Springfield Pike and subsidize rents for new businesses. This "mini business incubator" could potentially help any displaced businesses and serve emerging entrepreneurs in the community. The redevelopment projects also would be a good time to fix the infrastructure (roads, stormwater and sewer) on Warren and Chatsworth Avenues.

Other Springfield Pike Actions

HCP+D is also recommending that the Village of Woodlawn look for other ways to reduce the retail strip along Springfield Pike to help remove underutilized spaces, direct retail toward the new center, and beautify the corridor. Three immediate opportunities are the emerging southern gateway at the Wyoming Recreation Center, the vacant Champion site and the northwest corner of Novner and Springfield Pike. The Port Authority controls property south of the entrance to the Wyoming Recreation Center. The City of Wyoming plans to acquire these properties and incorporate them into the rec center. Wyoming has preliminary plans to use these properties as a soccer field. Wyoming envisions using the existing slope down from Springfield Pike for tiered seating. The City indicated a willingness to work with Woodlawn on moving the sidewalk along the Springfield Pike frontage to the east to create a tree lawn for streetscaping.

To complement these plans, Woodlawn should address the poorly landscaped uses across from the Wyoming Recreation Center – specifically the Weickerts Flooring and Techworld strip center sites. Woodlawn has several options to make these sites a part of the Beautiful Woodlawn brand. The first option is to communicate with the property owners that these sites have been identified as not contributing to the image the Village would like to present and encourage changes to their sites. If the property owners do not act to improve their sites, Woodlawn should heavily landscape the Springfield Pike right-of-way and then consider rezoning the properties to

the industrial park classification (I-P) encouraging them to be oriented to the other light industrial uses on Novner Drive.

The improvements to the Rec Center and Novner Drive Springfield Pike frontages could lead to a beautifully landscaped corridor from Bonham Drive to McLean Street.

The third recommendation for reducing the retail strip along Springfield Pike is to promote the redevelopment of the former Champion site to apartments. This site has limited desirability for retail as it is hidden from view by the West Fork of the Mill Creek and has a small amount of frontage on Springfield Pike. The site is well suited to residential use with the potential of bucolic views of the creek and immediate access to the West Fork Mill Creek bike trail. Ideally the Village should acquire the site and prepare it for redevelopment by using available resources to protect and beautify the creek as well as demolish the existing structure. If the Village cannot acquire the site, it should consider rezoning the site to RM Multi-Family Residence.



PUBLIC FACILITIES AND SPATIAL PLANNING

For the purposes of this strategic plan, HCP+D was asked to consider the possibility that some public facilities might be upgraded/centralized in the near future. Public facilities are often associated with the image of the community. Newly built fire stations and police stations across Hamilton County seem to be getting better materials (brick and stone) with nice architectural details. Public facilities can also be used to set the character (e.g. setback, materials, aesthetic treatments, etc.) of development on the street they inhabit for future development. And recently, the City of Cincinnati completed the District 3 Police Station, which serves 14 neighborhoods, and used it as an opportunity to engage the community. This resulted in unique community art and a great public familiarity/ rapport with the new department from the start.

Existing Facilities for Consideration

Public Administration Building and Police Station
Fire Station
Public Works

Spatial Planning Considerations:

Police Stations – Suburban Areas and Small Municipalities

Suburban area/small town police stations may function as the police headquarters and the district station, housing both the administrative and patrol functions. In areas where planned growth is imminent, the location of the station is critical to serve the existing and future needs of the community.

Fire Stations – Infrastructure and Technology

Local infrastructure and services require review prior to planning a fire and rescue station. Determine whether services such as water, power, and gas are available in adequate capacity to support the needs of the station and training functions, including emergency generators. A communications tower and associated control room may be installed. Consider fiber-optic and other cabling types, points of entry to the site, and connection to the local emergency call center (911). If possible, anticipate



Photo: Existing Public Administration & Police Headquarters Building



Photo: Existing Fire Station



Photo: Existing Public Works



future technology trends in regard to the site impact for future needs.

Colocation with Municipal Functions

For purposes of administrative and municipality service, and potential economy of scale, fire and rescue station might be collocated with a town hall, police station, and city services facility to form a municipal campus. Consideration should be given as to whether the fire and rescue facility should be integrated into these other structures. The location should be central to the area served, based on response time for potential emergencies.

Station Types and Site Issues

- Watch tower/alarm center
- Officer and staff quarters
- Dayroom and physical training area
- Firefighting apparatus and rescue vehicle bays
- Storage and maintenance areas
- Hose drying facilities



Photo: Fire Training Tower can also serve as a community wayfinding marker



Photo: Fire Station in Mt. Laurel, Alabama features high quality materials and design



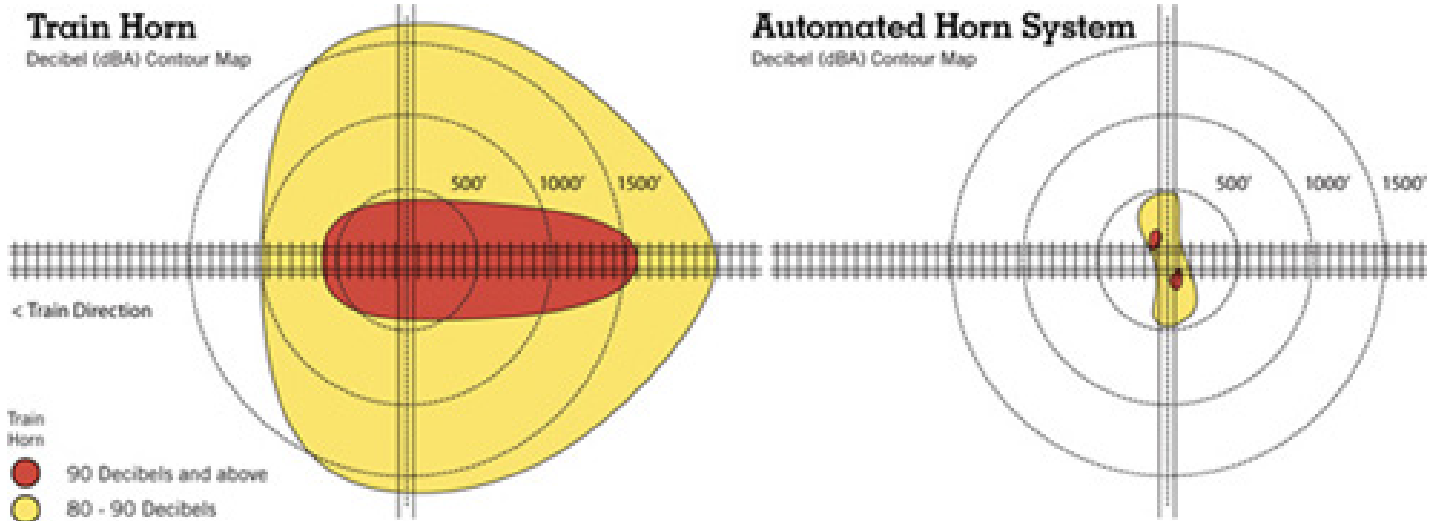
TRAIN SIGNAL REGULATIONS AND COMMUNITY IMPACT

Federal regulations require that train engineers sound their horn when they are a ¼ mile from crossings, to ensure that a horn at least 92 decibels may be heard at a point on the roadway 100 feet from the center of the closest track. So train engineers blast their horns much louder from a distance to comply with the regulation.

Using a traditional horn, meeting these requirements creates a significant noise nuisance to residential development. At the Marion Road crossing, two directional / wayside horns could be installed to greatly reduce the noise nuisance to residential development

along the east side of Springfield Pike as well as benefit the existing residences in this area.

The two noise footprints below depict the area impacted by the sound of the train horn and AHS™ respectively. The comparison of the train horn and AHS™ shows a dramatic difference between the areas that are impacted at specific decibel levels. By examining the 80 decibel contour on the two footprints it can be seen that the area impacted by the AHS™ is a fraction of the size of the 80 decibel contour produced by the train horn.





SPRINGFIELD PIKE DEVELOPMENT CONCEPTS

Existing Conditions

Springfield Pike is physically characterized by a four lane road approximately 60 feet in width, and building developments on mostly shallow parcels but with deep set-backs (approx. 60-120 feet), which creates the image of an auto-oriented and pedestrian unfriendly corridor. There are a couple of vacant buildings along Springfield Pike, including an older retail strip center. Due to distance, there is limited view of the West Fork Mill Creek. There are also many places where there are broken sidewalks and/or missing connections thereby offering low walkability.

Main Street with Open Space Layout

To develop a traditional “main street” in Woodlawn, this design constructs “four corners” at Springfield Pike and Chatsworth Avenue. A “four corners” model creates a sense of density and activity by developing each of the four corners as anchors around one intersection. In this model, it is vital that each corner’s development, preferably as mixed-use, come right to the street and has sidewalks. This will create a “streetwall”, which will provide a sense of density or activity center and encourage walkability. In this particular model, having one corner comprised of an open green space will draw that activity to the pedestrian bridge over the West Fork Mill Creek.

This proposal suggests the extension of Chatsworth Avenue to the west towards the West Fork Mill Creek to provide a grid street network for the four corners to build on. Between Warren Avenue and Marion Road, Springfield Pike would offer on-street parking and shallow set-backs to produce a traffic calming effect. Parking would be provided behind the developments. Pedestrians would gain the perception of safety walking near the street and accessibility to the green space near the pedestrian bridge. Prioritizing walkability in this way allows the Village to make close range, noticeable street beautification efforts, which stakeholders and residents have voiced desire for.

Large Office With Parking Garage Concept

Based on the previous four corner’s model, this proposal increases capacity for density in a larger development

west of Springfield Pike, north of Chatsworth Avenue. By extending the streetwall to the creek, the green space across the street appears larger and draws the pedestrian to the West Fork Mill Creek. This allows for the creation of a walkable, vibrant streetscape while accentuating the existing amenities of the park, bridge and creek.

Mixed-Use With Viewshed Concept

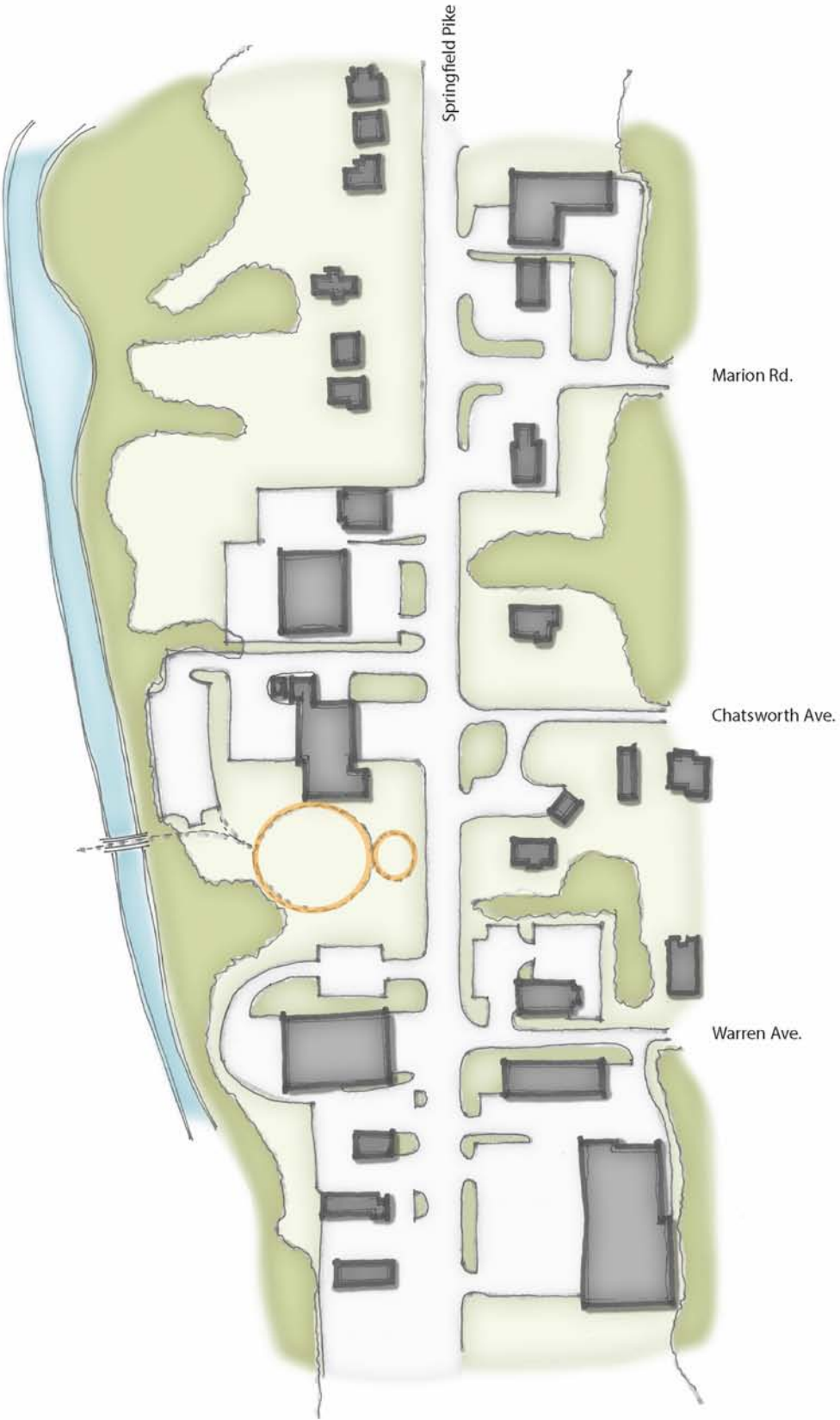
This proposal creates density and a “main street” while highlighting the view of the West Fork Mill Creek. By developing along Springfield Pike with awareness of existing green space and the West Fork Mill Creek, this concept creates a center of activity without the traditional four corners model. The Village would not need to extend Chatsworth Avenue to create a grid, but would need to redevelop the southeast corner of Springfield Pike and Chatsworth Avenue from a parking lot to green space in order to create a cohesive line of green space to the park across the street and over to the pedestrian bridge.

Similar to previously defined concepts, this proposal focuses on a several block area along Springfield Pike from Warren Avenue to Marion Road. The green space remains in the center of the developed area in order to ensure the space is closed on both sides and therefore, controls flow of activity towards the existing amenity of the creek. Parking spaces are located behind the new developments so as to not distract from focused efforts to design a walkable, aesthetically pleasing streetscape.

Traditional Ground Floor Retail Concept

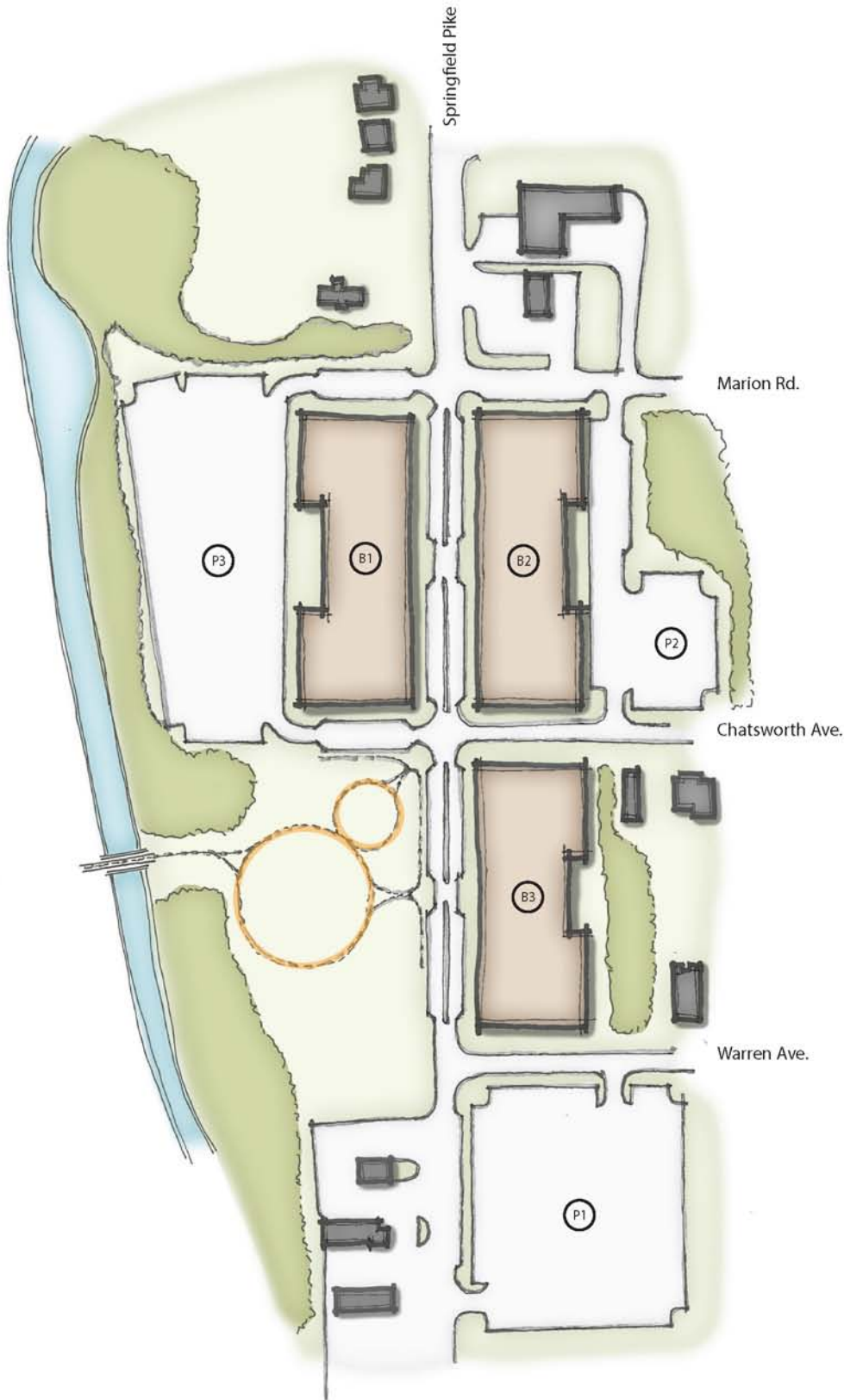
This concept favors proximity to the West Fork Mill Creek over creation of a walkable streetscape. The development in this scenario is designed to embrace the creek as an amenity worth experiencing, using windows and outdoor seating. Parking lots are visible from the street and easily accessible. A small green space is preserved to allow access to the pedestrian bridge. New developments on the east side of Springfield Pike are built close to the street and a green barrier exists on the west edge of the street to buffer between the street and parking space.

Existing Conditions



Main Street with Open Space Concept

This proposal suggests a "four corners" concept. The plan presents 3 mixed use buildings with accompanying surface lots. The existing community greenspace remains circular in nature with the aim to bring focus to the other three corners by suggesting a smaller "ring" or area of visual interest.



Estimates

B1 Total Single Floor Square Footage: 34,800 sf

1st Floor: Retail
Required Parking: 46 spaces

2nd & 3rd Floors:
Residential
Required Parking: 38 spaces
-or-
Office
Required Parking: 101 spaces

Approximate Parking Need:
84 - 147 spaces

B2 Total Single Floor Square Footage: 34,800 sf

1st Floor: Retail
Required Parking: 46 spaces

2nd & 3rd Floors:
Residential
Required Parking: 38 spaces
-or-
Office
Required Parking: 101 spaces

Approximate Parking Need:
84 - 147 spaces

B3 Total Single Floor Square Footage: 31,650 sf

1st Floor: Retail
Required Parking: 41 spaces

2nd & 3rd Floors:
Residential
Required Parking: 34 spaces
-or-
Office
Required Parking: 91 spaces

Approximate Parking Need:
75 - 132 spaces

P1 Total Square Footage of Parking Lot: 51,000 sf

Approximate Number of Spaces:
229 Spaces

P2 Total Square Footage of Parking Lot: 30,750 sf

Approximate Number of Spaces:
111 Spaces

P3 Total Square Footage of Parking Lot: 63,600 sf

Approximate Number of Spaces:
184 Spaces

Total Parking Need:
243 - 426 spaces

Total Parking Offered:
524 spaces

Large Office with Parking Garage Concept

This proposal aims to create density while maximizing community amenities. The existing greenspace is expanded with a desire for programmable space in mind. This fit boosts the number of potential residential units fronting either the creek, greenspace, or vibrant street life. All parts aim to work together to create an active community core.



Estimates

B1 Total Single Floor Square Footage: 69,650 sf

1st Floor: Retail
Required Parking: 130 spaces

2nd & 3rd Floors:
Residential
Required Parking: 75 spaces
-or-
Office
Required Parking: 213 spaces

Approximate Parking Need:
205 - 343 spaces

B2 Total Single Floor Square Footage: 34,800 sf

1st Floor: Retail
Required Parking: 46 spaces

2nd & 3rd Floors:
Residential
Required Parking: 38 spaces
-or-
Office
Required Parking: 101 spaces

Approximate Parking Need:
84 - 147 spaces

B3 Total Single Floor Square Footage: 31,650 sf

1st Floor: Retail
Required Parking: 41 spaces

2nd & 3rd Floors:
Residential
Required Parking: 34 spaces
-or-
Office
Required Parking: 91 spaces

Approximate Parking Need:
75 - 132 spaces

P1 Total Square Footage of Parking Lot: 51,000 sf

Approximate Number of Spaces:
229 Spaces

P2 Total Square Footage of Parking Lot: 30,750 sf

Approximate Number of Spaces:
111 Spaces

P3 Total Square Footage of Parking Lot: 33,750 sf

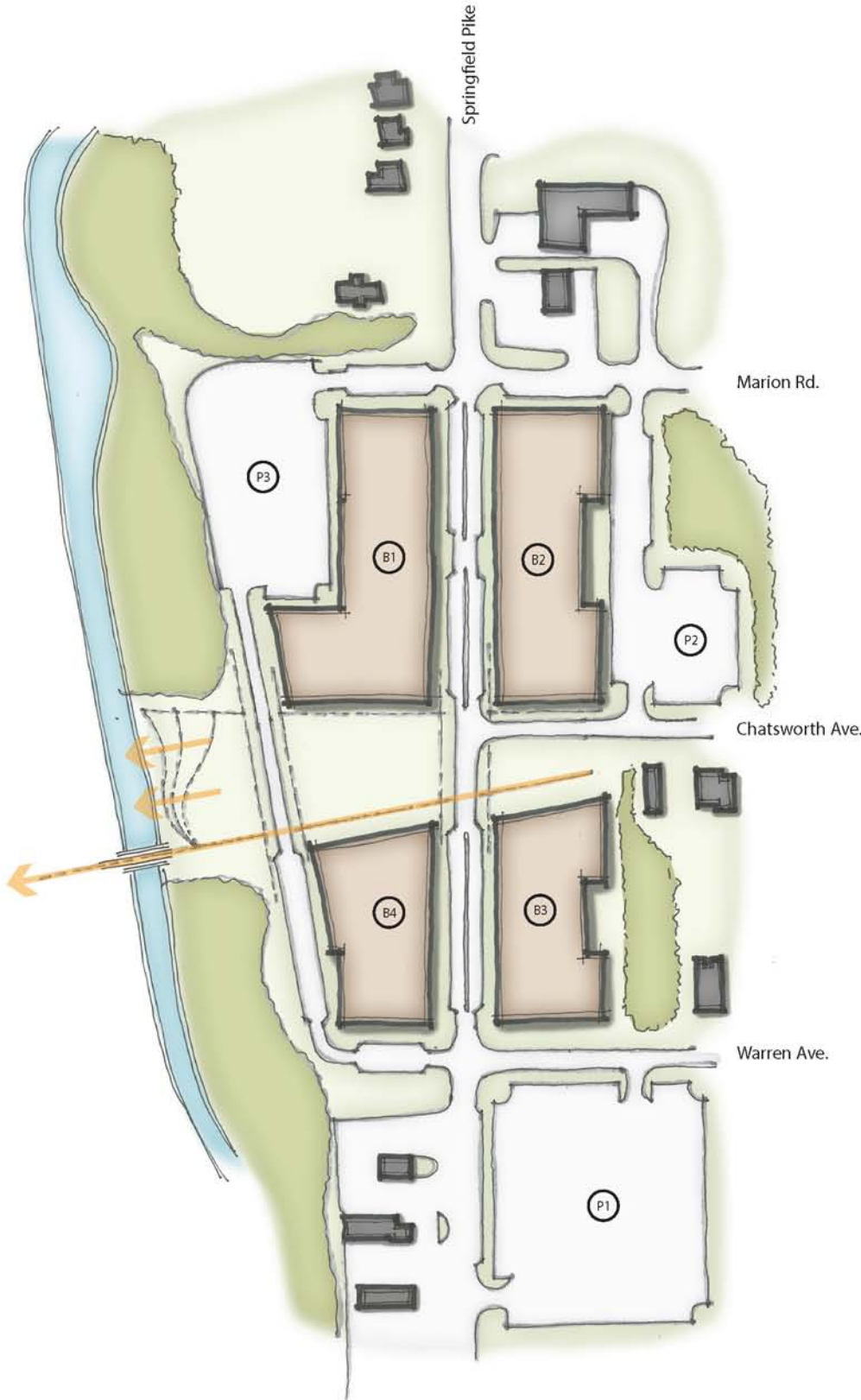
Approximate Number of Spaces:
121 Spaces/level

Total Parking Need:
364 - 622 spaces

Total Parking Offered:
340 spaces (without P3)
Approximately 24 to 252 spaces need to be created

Mixed-Use with Viewshed Concept

In this proposal, natural amenities take precedence. The goal is to bring attention to the existing natural context by expanding the greenspace towards the creek, capped by a hardscape feature along the bank. Creating a clear line of sight from east to west would further emphasize the natural beauty on the western side of West Fork Mill Creek.



Estimates

B1 Total Single Floor Square Footage: 36,000 sf

1st Floor: Retail
Required Parking: 48 spaces

2nd & 3rd Floors:
Residential
Required Parking: 39 spaces

-or-
Office
Required Parking: 96 spaces

Approximate Parking Need:
87 - 144 spaces

B2 Total Single Floor Square Footage: 34,800 sf

1st Floor: Retail
Required Parking: 46 spaces

2nd & 3rd Floors:
Residential
Required Parking: 38 spaces

-or-
Office
Required Parking: 101 spaces

Approximate Parking Need:
84 - 147 spaces

B3 Total Single Floor Square Footage: 27,000 sf

1st Floor: Retail
Required Parking: 34 spaces

2nd & 3rd Floors:
Residential
Required Parking: 29 spaces

-or-
Office
Required Parking: 77 spaces

Approximate Parking Need:
63 - 111 spaces

B4 Total Single Floor Square Footage: 22,750 sf

1st Floor: Retail
Required Parking: 27 spaces

2nd & 3rd Floors:
Residential
Required Parking: 25 spaces

-or-
Office
Required Parking: 63 spaces

Approximate Parking Need:
52 - 90 spaces

P1 Total Square Footage of Parking Lot: 51,000 sf

Approximate Number of Spaces:
229 Spaces

P2 Total Square Footage of Parking Lot: 30,750 sf

Approximate Number of Spaces:
111 Spaces

P3 Total Square Footage of Parking Lot: 33,750 sf

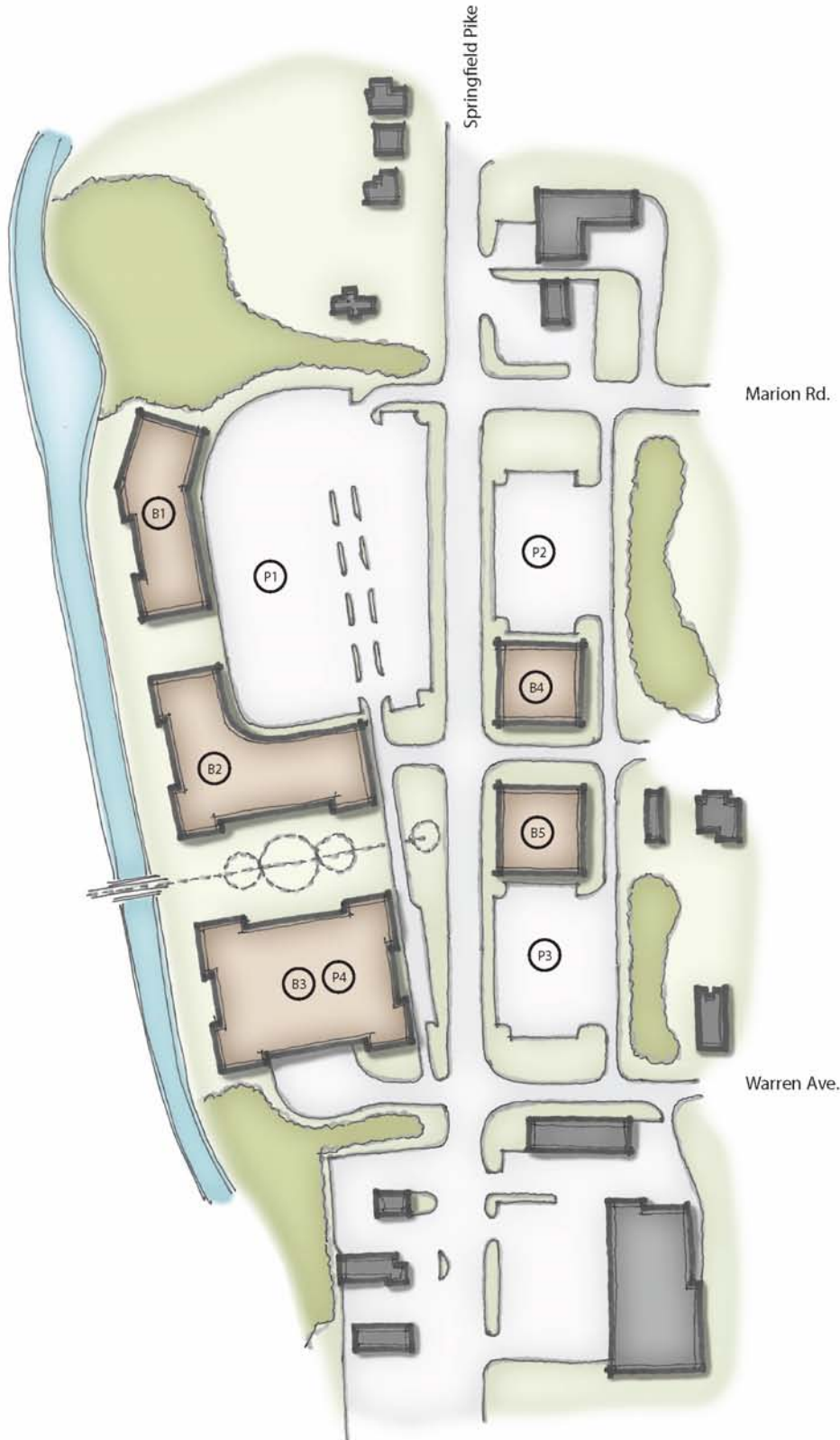
Approximate Number of Spaces:
121 Spaces

Total Parking Need:
286 - 492 spaces

Total Parking Offered:
461 spaces

Traditional Ground Floor Retail Concept

This concept favors proximity to the West Fork Mill Creek over creation of a walkable streetscape. The development in this scenario is designed to embrace the stream as an amenity worth experiencing, using windows and outdoor seating. Parking lots are visible from the street.



- B1** Retail
- 1 story
- B2** Retail, Restaurant
- 1 story
- B3** Flex Space Retail/Office/Residential
- 2-3 stories
- B4** Retail, Restaurant
- 1 story
- B5** Retail, Restaurant
- 1 story
- P1** Parking
- P2** Parking
- P3** Parking
- P4** Garage Parking (optional)



APPENDIX

Town Hall (April 6, 2017) Summary by Hamilton County Planning + Development

Audience Location

The audience was fairly scattered across Woodlawn's residential areas, but mostly along the southern half on both sides of Springfield Pike. There also appeared to be some from the business community in attendance.

What do you like about Woodlawn?

The answers mostly focused on the people, the environment, and the government services. The residents like the close knit community atmosphere that is also welcoming to outsiders. The residents like the beautiful environment with forested lands and abundant trees. Other answers stated that they liked the current services provided by the administration, police, fire, etc.

The center or "heart" of Woodlawn?

Nearly all the answers here focused on Springfield Pike, either by the Krogers and Glenwood Gardens, or farther south by the Recreation Center, Village Greenspace, and Fire Department. But clearly, Springfield Pike, acts as the "spine" of this Village, connecting people with places to go.

What could be better about Springfield Pike?

Answers indicated that the residents would like to see something more along Springfield Pike than its current state. The most common answers stated that Woodlawn needs more businesses, better landscaping (trees and flowers), and better pedestrian amenities (sidewalks and crosswalks).

What types of businesses or amenities?

Woodlawn residents are interested in a wide variety of businesses from a number of retail segments; convenience (e.g. UDF, Walgreens, coffee shop, laundromat), upscale (e.g. Cooper Hawk, Jeff Ruby's), unique/local (e.g. Alabama Fish Bar, Dewey's Pizza), national brands (e.g. Applebee's, Olive Garden, Longhorns), and lifestyle types of businesses (e.g. comedy club, gym and active recreation, natural health food store, medical offices, etc.). Perhaps targeting some of these businesses could be a productive endeavor of the Community Improvement Corporation. Some answers also indicated a desire for more social or educational activities like a library, dog park, art gallery,

historical society, and more. The next time Woodlawn does any major capital improvements, like perhaps a new admin/fire/police station, it should consider some of these ideas for space sharing and work with the community to find out other ideas.

Building Height preference?

Residents of Woodlawn seemed comfortable with a building around 3 stories tall. This might be taller than the current zoning codes allow. If it is, perhaps the Village should consider if raising the zoning density would benefit the Village while considering the impacts (traffic, pedestrian character, etc.).

Which amenities would most improve Springfield Pike?

The highest priority was indicated to be sidewalk improvements. HCP+D interprets this answer to extend beyond Springfield Pike and to be part of a bigger desire across the Village. It was indicated during this meeting by residents, that the sidewalk was only on one side, and during rush hours, it was perceived to be too difficult or unsafe for pedestrians to cross. The least priority was for the Village to be adding more parking for local businesses.

Which of these development concepts has the most appeal to you for Woodlawn?

The leading response at 60% was "mixed-use development (3 story) with public plaza". HCP+D heard from some residents at the small table discussion that they are interested in senior housing which would fit within this building type. Others commented that they wanted to see a plaza where social activities could take place (farmer's market, music performances, art markets, etc.). The least popular development type was "Mixed-use 3-stories featuring office space". Some residents mentioned traffic concerns with this development type. It also seemed that the community would be happy with "traditional stand-alone developments" like restaurants.



Woodlawn Town Hall 4-6-2017

Table #1: (Brian's notes)

Vision for Springfield Pike

- Condos for young and senior housing
- Don't mess with DQ
- Look at land (next to?) Plumbing King, also the vacant Pony Keg
- Woodlawn needs a "hook" – something unique
- If putting more trees on the street – don't obstruct views of traffic – keep safety in mind
- Use pots
- Tree selection – use more dogwoods and blooming trees
- Perhaps south of Grove, you could look at that site for a new development
- The Pike is hard to cross already, development could make it worse
- Land on Glendale Milford – lots of frontage available (fill in station?)
- Transportation bypass for Springfield Pike coming off of Marion possible? Crossing train tracks
- Townhouses back on Grove Rd – "using existing vacant land"

Redevelopment a priority: What are other priorities?

- Woodlawn needs an overhead pedestrian bridge
- Senior housing needs to be on Springfield Pike
- Senior housing better on west side (overlooking creek)
- Woodlawn residents should get first choice preference if affordable housing gets built
- Upgrades to school are more important than Admin. Bldg.
- Need to bring in new families too.

Table #2: (Justin 1)

Vision for Springfield Pike

- Get rid of old telephone poles
- Put underground when fiopics comes to the area
- More trees and nature walking, more pedestrian interest
- Village to buy the property for development
- Restaurants (that pass inspection)
- Shopping – boutique, gallery, clothes, furniture, flowers

- Art, culture music, historical
- Landscaping/Trees
- Themed sculptures – trees, pots, "turkeys"
- Water fountains
- Open Space, creek, more views
- Lighting and cameras

Redevelopment a priority: What are other priorities?

- Veterans memorial
- Safety
- Maintaining residential properties
- Developing infrastructure
- Paved sidewalks
- Increasing tax base
- Senior housing
- Beautification
- Clean Streets
- Communication

Table #3: (Justin 2)

Vision for Springfield Pike

- Cleaner, more trees, a lot of vacant houses/buildings, more street furniture, more business, slower speed limit,
- Green space - pocket park for farmers market, entertainment
- Senior Housing
- 3-Story – bring in revenue

Redevelopment a priority: What are other priorities?

- Clean things up! Plant more trees, park and ride for Metro
- Clean up vacant houses & buildings
- Some houses full of mold
- Mayview Forest Drive
- Leecrest - what's going to happen with it?

Table #4: (Stacey's notes)

Vision for Springfield Pike

- Sidewalks – continuous so can access restaurants
- More trees/lights on them around holidays – ex. Springdale and Lockland
- More decorative light post
- Public transit/bus shelter (meet sidewalk)
- More frequent
- Working fountain near firehouse
- Professional Office Space/park on main road (Springfield)
- Family sitdown restuarants
- Design continuity, set backs
- Pocket parks, gathering spaces



Redevelopment a priority: What are other priorities?

- Small business assistance from Village (partner with County or State)
- Encouraging inclusive community (resources for deaf, blind, etc.)
- Tax abatements or incentives to bring business/development
- Need to ensure local businesses are invested before design
- Grant writing assistance for small businesses

Table #5: (Dean's Notes)

What is your vision for Springfield Pike?

- Less traffic
- In the morning
- 4:30-6:00pm it is backed-up
- Going to Kroger's is an adventure
- Newer look to the buildings
- Better landscaping
- New, distinctive street lighting
- Want our own "Times Square"¹
- Expand programming for Glen Wood Gardens
- Plays in the Park
- Dog shows
- Tennis matches
- Label Kroger's as the Woodlawn Kroger's
- Develop condos and apartments for seniors
- Need a place for crafting
- More coffee shops
- Communicating with residents
- Like robo calls for meetings
- Read newsletters



Table #6: (Steve's notes)

Vision of Springfield Pike

- Updated Buildings
- Better Lighting
- Create an unmistakable center (the fountain at the fire station is not enough)
- Sit down restaurant
- More like downtown Blue Ash
- Updated and maintained planters and banners



Is this a Priority?

- Yes, to help sell the new homes – If \$300k homes are coming, need to improve Springfield Pike
- But a concern that new commercial development may be targeted with nuisance crime/vandalism. Chief Tillman says that vandalism is more of an isolated/spotty problem



- Make Springfield Pike attractive to developers
- Don't make same mistake as turning down Home Depot at Glendale Milford and Springfield Pike

Other Priorities

- Roads – need to be placed on a five-year repavement schedule
- Business Development
- Code Enforcement
- Community Services
- Rec Center
- Senior programs
- Hold people accountable
- Senior Housing
- What was going at McLean and Springfield Pike
- Move to action – Stop turning down deals
- Alerts for next steps in Village Council. Create a process for knowing when big decisions are before council. Not just internet but in person. All call.
- Van for seniors.
- Executive summary of Action Plan

Table #7: (Ashley's notes)

- Improve bus stops
- Lamp posts with hanging plants
- Integrate with Wyoming's streetscape design
- Keep same feel traveling from community to community
- Interest in a community garden
- Use crops in Farmer's Market
- Centralized Village Administration
- Refurbish Caboose
- Public Plaza
- Location for community activity
- Concerts
- Farmer's Market
- Eatery
- Buffet-style after church services
- Variety of eating options
- Improve relationship between residents and police

- Introduction to community and residents (more personal)
- High turnover of leadership
- People want to know who's who in the police department

Table #8 (Addie's Table)

Vision of Springfield Pike

- Wants development unique to their neighborhood and demographics (small businesses)
- More lighting, emphasis on safety
- More programs/activities/outreach to senior citizens, particularly individuals who are not able to leave their homes and/or are not as mobile
- Collaborations with neighboring jurisdictions for different projects and concerns in the area, i.e. working with Lincoln Heights and Lockland on different initiatives
- Buying land, particularly properties that are unkempt and/or vacant and starting a land trust
- Better communication, minutes posted to website
- More citizen involvement

Addie's Remarks:

- My table had a mix of all ages; from a child who was around 10, to senior citizens. They all put a lot of emphasis on safety and the want for the citizens to have a say in how the community changes and develops. Some of their suggestions ranged from focusing on bringing in businesses that reflect their culture and unique ethnic/demographic make to the village buying up vacant lots and blighted properties in order for them to have more influence in regards to what is done with them. Lastly, it seems as if the community wants the ability to be more involved, whether that's more community recreational programming, like events, or interacting with some of the isolated residents, seniors who are not able to get out very often.



Woodlawn, Ohio

Building Use

Source: Auditor Feb. 2017

- Single Family
- Two Family
- Commercial
- Multi-family
- Congregate Housing
- Educational
- Institutional
- Heavy Industrial
- Light Industrial
- MU
- Open Space
- PR
- Public Service
- Public Utility
- Vacant

