

# Western Hamilton County Collaborative Plan

*Adopted by*

*Hamilton County Regional Planning Commission*

*April 1, 1999*

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# Western Hamilton County Collaborative Plan

## Section 1. Introduction, Plan Organization, and Public Involvement

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### *Plan Introduction*

The Western Hamilton County Collaborative Plan (WHCCP) is the culmination of a two-year effort to solicit and incorporate ideas from the ten jurisdictions that comprise Western Hamilton County. It also involved many other interested groups, individuals, and organizations. It is a Plan that seeks to balance the desires of these different groups. It provides a basis for healthy growth and economic development with equal emphasis on preserving the west side's rural legacy.

The planning process sought regional agreement on issues such as utility expansion, land use, transportation improvements, and environmental protection. The process sought to ask and answer a series of questions. Where are we now? Where are we going? What do we value? Where do we want to go? What do we measure?

Part of this process included the development of a series of background papers that dealt with existing conditions (*where are we now?*); the impacts of continuation of current trends (*where are we going?*); the development of alternative land use scenarios and their impacts, the identification of issues, opportunities, and priorities (*what do we value?*); the development and testing of a preferred alternative land use scenario, the development of utility phasing plans, the analysis of current and future traffic congestion, and a review of the fiscal impacts of growth (*where do we want to go?*). The content of these documents is integral to this Plan. A summary listing is included Appendix A entitled "background documents" and copies are available for review at the Hamilton County Regional Planning Commission.

### *How this Plan is Organized*

The Plan is organized around five goals:

- Work Together as a Region
- Balance Growth and Infrastructure
- Preserve Rural Character
- Improve Environmental Quality
- Achieve More Livable Communities

These goals are used as the Plan's framework. Each goal is supplemented by a series of subgoals, action strategy alternatives (with recommended agencies for implementation), key indicators of progress, benchmark targets, and essential data requirements. Since this Plan is a work in progress, the benchmarks and many of the data requirement portions of the tables within the Plan are left blank. As key indicators are selected throughout the approval process over the

next months and years, appropriate benchmark targets will be developed and the data requirements necessary for tracking them will be identified.

### ***Public Involvement***

The planning process for the WHCCP was designed with community involvement as the basis. During the planning phase from 1996 through early 1999, the Plan has evolved through community input and the work of citizen task forces, the Collaborative Planning Committee, the Technical Support Group, and the Steering Committee.

Community workshops in June 1996 asked participants to identify their community's strengths, weaknesses, opportunities, and threats in a series of exercises and surveys. The participants ranked the top ten key issues facing the future of Western Hamilton County. The full results of the workshops are contained within the "Community Workshop Report."

In order to generate more awareness of the planning process, the Collaborative Planning Committee members worked "shifts" at a WHCCP booth at the Cheviot Harvest Home Festival in September 1996. Newsletters were distributed and festival attendees were invited to sign-up to be placed on a mailing list. Additionally, attendees were asked to fill out cards listing what they liked best about western Hamilton County and what they believed needed the most improvement.

Task forces were formed to refine issues, concerns, and impacts in four critical topic areas listed below. The task forces were comprised of volunteers from attendees at the June workshops, at the Harvest Home Festival, and Collaborative Planning Committee members.

- Economic Development
- Environment & Community Character
- Housing & Schools
- Infrastructure & Services

In May 1997, the public was invited to attend a session on the expected growth for western Hamilton County through 2020 if current plans, policies, and regulations were carried into the future. This scenario was identified as the Trend Scenario. In summer 1998, three additional scenarios were developed for consideration and received community input in August 1998 at meetings held in Whitewater and Green Townships.

The Steering Committee reviewed and evaluated the four scenarios (which included the trend scenario). Using recommendations from the Collaborative Planning Committee and citizen input, the Steering Committee directed the consultants, LDR International, to prepare a Preferred Scenario. That scenario was presented to the public at a January 1999 public hearing. The Steering Committee then made final revisions to the Plan on February 3, 1999, which are reflected in this document. The Hamilton County Regional Planning Commission held a public hearing on March 18, 1999. The Plan was adopted on April 1, 1999.

On August 18th, 1999, the Board of County Commissioners endorsed the Goals and Subgoals of the Plan, and adopted Action Strategy 2.1 to allow the HCRPC to review and advise on plans for

sewer and water extension and road improvements for compatibility with the recommendations of the WHCCP.

On November 2nd, 2000, the Hamilton County Regional Planning Commission adopted the Recommended 2020 Land Use Plan Concept Map, in place of Map 2, 2020 Future Land Use Plan, Preferred Scenario. The revised map is based upon recommendations by participating communities in Western Hamilton County, and upon HCRPC recommendations.

On January 3rd, 2002, the Hamilton County Regional Planning Commission concluded a Public Hearing and amended the Western Hamilton County Collaborative Plan, by

- Amendment of Adopted Action Strategy 21, in Goal 1, and
- The addition of seven (7) new strategies in Goals 1, 4 and 5 of the Plan and replacement of Adopted Action Strategy 4.2 with new Action Strategy 4.2.

These amendments are based upon recommendations by participating communities in Western Hamilton County, public comments, and HCRPC Staff recommendations.

Additionally, the HCRPC took action regarding a proposed Action Strategy Alternative to be added into Goal 3 of the WHCCP as follows:

“Proposed New Action Strategy Alternative Referred to the Planning Partnership for inclusion/consideration in Community COMPASS research:

Strategy 3:12: Initiate a study to refine the role of hillsides as community separators, sources of vistas, and community image. (Recommended lead agencies: RPC, LB, HT)

(\*Recommendations and Findings contained in Hillside Trust’s 1991 Report on Hillsides may be considered for this initiative)”

As this Plan evolves through the implementation phase, public input is essential to bring the goals to fruition. It is expected that community involvement will continue at the local levels as well as at a more regional level.

## SUMMARY OF MEETINGS

### 1996

- *March 7*, Steering Committee
- *March 20*, Steering Committee
- *March 30*, Collaborative Planning Committee, Steering Committee Meeting
- *May 15*, Collaborative Planning Committee, Technical Support Group meeting
- ***June 5*, Community Meeting**
- ***June 6*, Community Meeting**
- *August 22*, Collaborative Planning Committee Meeting
- ***September 6-8*, Booth at Harvest Home Festival in Cheviot**
- ***October & November*, Task Force Meetings**

### 1997

- *March 22*, ICMA Workshop for Steering Committee and Collaborative Planning Committee
- *April 2*, Technical Support Group Meeting
- *May 21*, Steering Committee, Collaborative Planning Committee Meeting
- ***May 22*, Community Meeting**

### 1998

- *July 11*, Collaborative Planning Committee, Technical Support Group, Steering Committee Meeting
- ***August 19*, Community Meeting**
- ***August 20*, Community Meeting**
- *September 9*, Collaborative Planning Committee Meeting
- *September 22*, Steering Committee Meeting
- *October 7*, Steering Committee Meeting
- *October 15*, Steering Committee Meeting
- *December 2*, Technical Support Group Meeting
- *December 16*, Steering Committee Meeting

### 1999

- ***January 26*, Community Meeting**
- *February 3*, Steering Committee Meeting
- ***March 18*, Community Meeting (RPC)**

### Media

- Distributed 5 Newsletters
- *August 16*, 1998-Featured on Newsmakers (channel 12)
- Over 80 newspaper articles printed in Cincinnati Enquirer, Cincinnati Post, Cincinnati Business Courier, and local community newspapers.

## **Section 2. Exploring Existing Conditions, Issues, and Values**

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### ***Western Hamilton County – A Community Profile***

For the purposes of the Collaborative Plan, the study area is defined as Western Hamilton County (WHC) and is comprised of ten jurisdictions: the six townships of Colerain, Crosby, Green, Harrison, Miami, and Whitewater; the Villages of Addyston, Cleves, and North Bend; and the City of Harrison. The study area is nearly 160 square miles or approximately 102,000 acres and had a 1996 population of 146,678 persons (U.S. Census estimate). Map 1 shows the study area and its component jurisdictions.

The expansive floodplains of the Whitewater and Great Miami Rivers divide Western Hamilton County into three distinct areas: to the east, the flat plateaus of Colerain and Green Townships crease into steep valleys as they move towards the Great Miami River. Between the rivers, the northern stretches of Harrison and Crosby Townships are relatively flat and have the best farming soils in the area; to the west of the Whitewater River, Whitewater and Harrison Townships are characterized by steep slopes; the City of Harrison occupies the flattest area in the northwest. Given this rugged terrain, roads have taken the path of least resistance; they follow the valley floors, run up along side streams or keep to the high ground.

Not surprisingly, the scenic value of this landscape is viewed by residents as a treasured asset; scenic hillsides are concentrated west of the Great Miami but one very high quality area is also located just east of the river in northern Colerain Township. Large regional parks preserve about 4,500 acres of these lands.

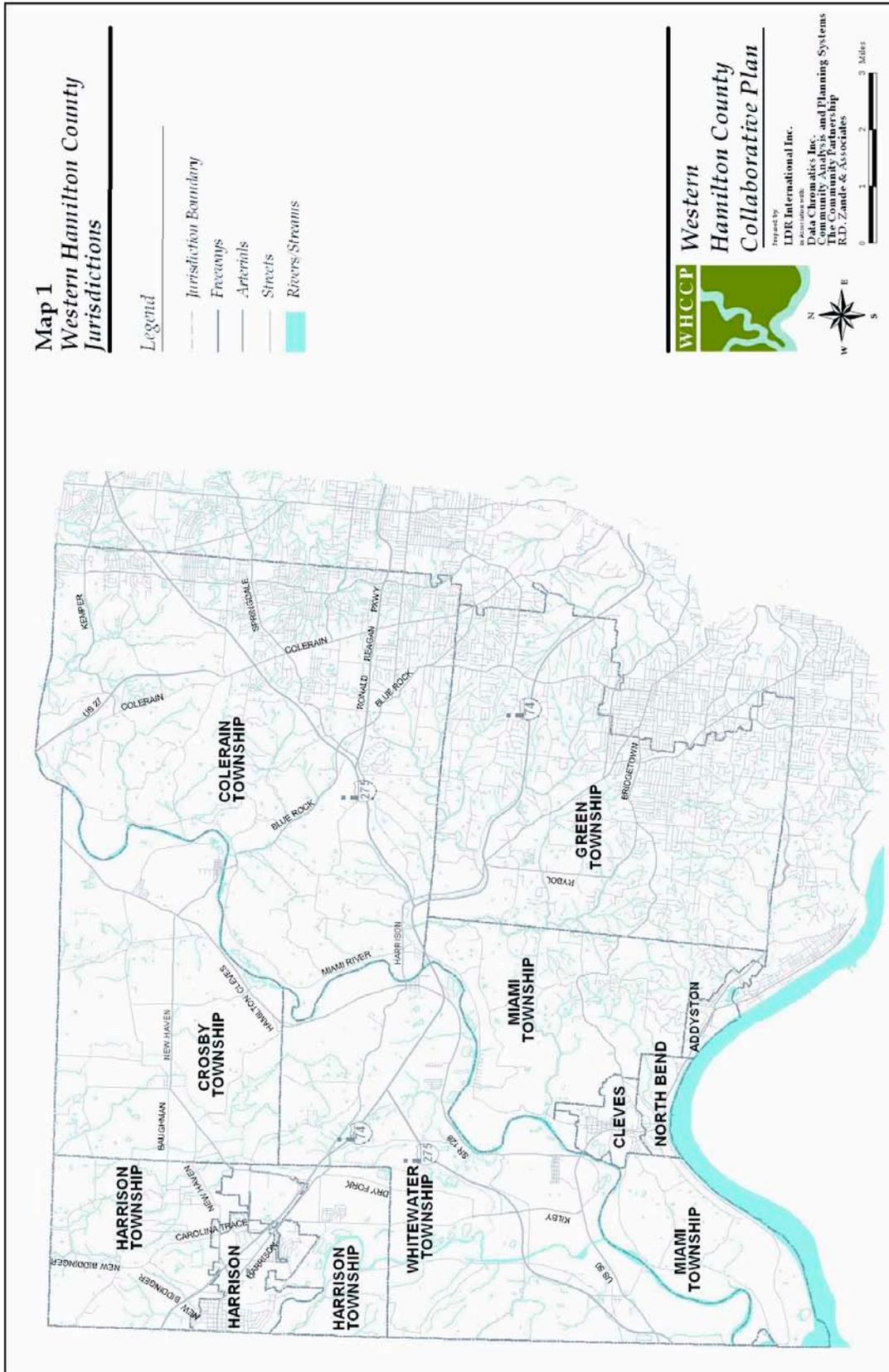
The Buried Valley Aquifer System, one of North America's most extensive, underlies WHC. The area's hydrogeology makes this aquifer very vulnerable to pollution.

About one-quarter of Western Hamilton County's 160 square miles is being used for agriculture; single family homes make up almost a third, and the remainder is split between commercial/industrial and public/semi-public uses; slightly more than a tenth is vacant. Most development in the County is regulated by zoning ordinances, with the exceptions of all of Whitewater Township and one precinct of Miami Township.

A limited network of roads mirrors the sparsely developed landscape for WHC. Compared to the developed portions of Colerain and Green Townships, there is relatively little congestion on rural WHC roads today, even though residents perceive recent increases in traffic as significant. The low density of WHC cannot support any significant transit service or usage. Eighty-four percent of WHC's workers, therefore, drive to work alone.

Western Hamilton County is largely undeveloped, of course, because it does not have extensive public sewer and water service. Since the soils, for the most part, do not support septic systems and since well water yields and quality are uneven, there has been significant pressure to bring public sewer and water to the west.

# Study Area



Selected characteristics for Western Hamilton County townships are summarized in Figure 1 using 1990 census data. Each township was plotted on the chart using a relative scale that has different values within the scale's vertical line but whose lowest and highest values are set at the same points across the characteristics. The graphic thus allows a visual comparison between the various townships across a number of community characteristics. An individual township can also be compared with the Hamilton County average (which includes the City of Cincinnati). The characteristics used to create the chart include German ancestry, housing tenure and type, household income, high school graduation, employment, year moved into current housing unit, and median age.

The graphic shows the relative position of each township on all of these scales. This array makes it easy to group together those townships that share characteristics (for example, wealthy, stayers, less formally educated, etc.). The differences between townships east and west of the Great Miami River are apparent. For instance, Miami and Green rate very high on the home ownership, proportion of single-family units, and household income scales. Whitewater, Harrison Township and Crosby all share common traits as well—they have substantially lower than county average high school graduation rates, fewer professional workers, and a more transient population. Colerain shares some characteristics with Miami and Green such as having mainly owner-occupied, single-family units but has an older population, more like Crosby and Whitewater.

A background study for Western Hamilton County is compiled in the separately bound Community Profile document.

### ***Underlying Issues and Values***

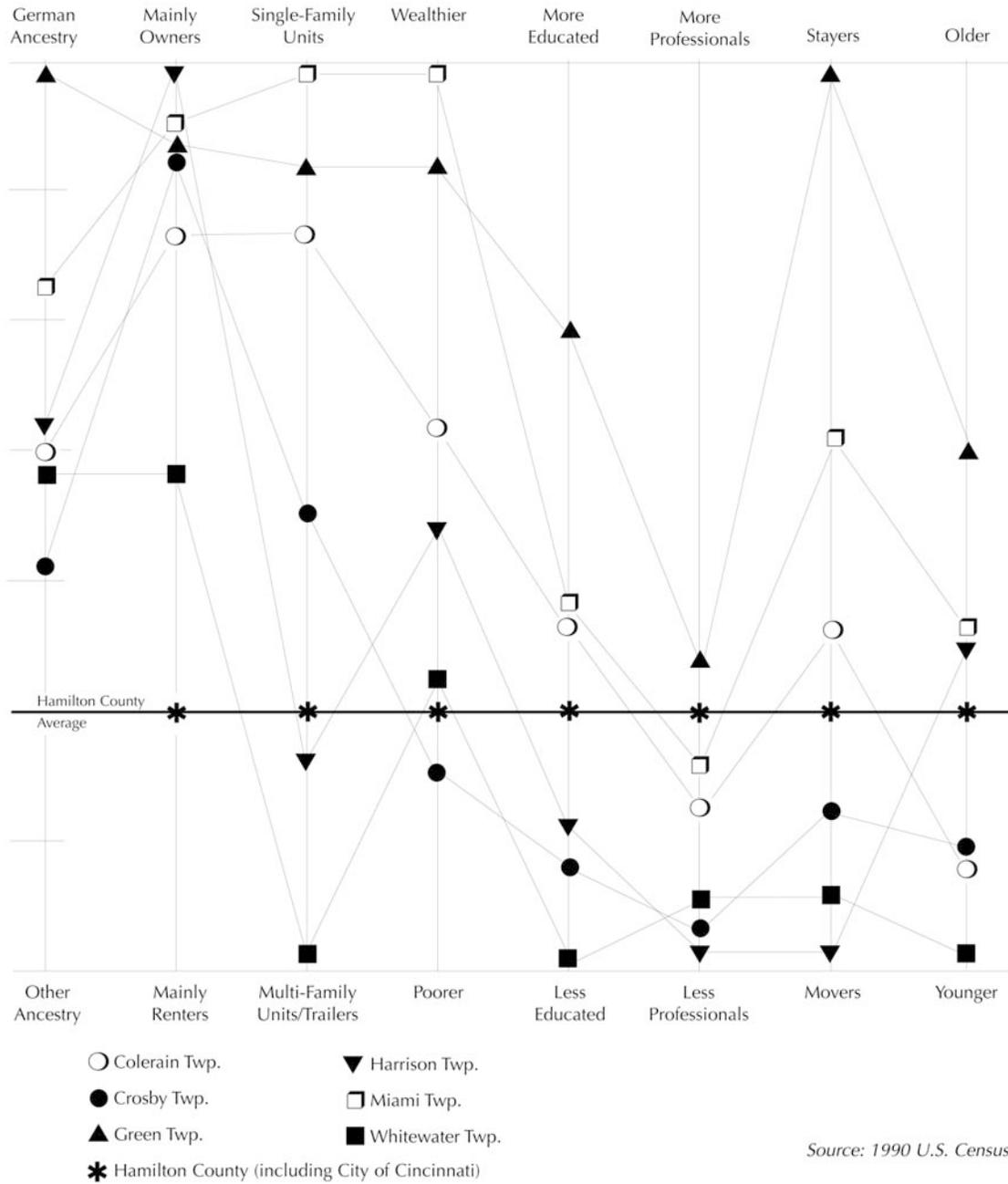
During the early phases of the planning process, WHC residents were asked to identify community issues and express community values. Some of the basic issues or challenges identified by residents of Western Hamilton County as part of this planning process are summarized as follows:

- Having local control over land use and annexation issues
- Beautification
- Planning and growth management
- Preservation of small town or rural character
- Importance of expanding water and sewer service
- Expansion of employment
- Development of more parks and recreational opportunities

Clearly inherent in the above list is the tension between a desire for local control and the expressed need for area-wide planning to implement growth management. It also highlights the tension between the desire for expansion of sewer and water service in some areas and the desire to manage growth and preserve rural character in others. These issues and values were used to create a vision for the future of Western Hamilton County.

FIGURE 1

*Figure 1:  
Summary of Selected Community Characteristics*



## **Section 3. Where do we want to go?**

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In answer to the question “Where do we want to go?” the planning process included the development of a vision of Western Hamilton County in the year 2020. In addition, preliminary goals for the plan were developed and honed during the process. This section reviews these visioning elements and the alternative land use scenarios process.

### ***Vision Statement***

*Western Hamilton County in 2020 will be a place that:*

- Retains its rural character and protects its environmental features.
- Preserves its historic landmarks.
- Expands water and sewer service to areas planned for public sewer and water and in support of the WHCCP future Land Use Plan.
- Has mostly low density, single-family residential detached homes with a mixture of other housing types.
- Phases growth with planned infrastructure improvements.
- Maximizes economic development opportunities.
- Manages the appearance of the built environment.

*It will also be a place where:*

- The various jurisdictions within Western Hamilton County work together to encourage responsible development for the benefit of the area as a whole, using the WHCCP as a guide to decision making.
- Job growth occurs in tandem with residential development.
- Existing roads/intersections are improved and new roads are built to serve the growing residential and non-residential populations.
- Rural roads and views from them are preserved.
- Political leadership on growth management is evident.

### ***Preliminary Goals***

The preliminary goals listed below were developed during the planning process. The categories reflect the topical structure of the Citizen Task Forces that assisted the Collaborative Plan Committee develop the preliminary goals.

## **Community Character and Environment**

- Promote significant historic properties and resources
- Ensure adequate recreational facilities for all residents
- Promote preservation of environmentally sensitive areas
- Promote air quality
- Promote protection of the drinking water supply
- Promote protection of scenic hillsides
- Promote rural character
- Maintain/improve the quality of neighborhoods

## **Infrastructure and Services**

- Ensure an adequate supply of drinking water
- Work to reduce or eliminate combined sewer overflows
- Ensure proper disposal of wastewater
- Minimize traffic congestion
- Improve roadway safety

## **Economic Development**

- Achieve sustained economic growth
- Increase the positive impact of tourism
- Expand the non-residential tax base
- Use the Collaborative Plan as a guideline in the selection of employment areas
- Improve the appearance of large-scale shopping centers

## **Housing and Schools**

- Promote residential growth in areas served by public water and sewer
- Encourage a mix of residential housing types while maintaining relatively low overall development density
- Promote high quality education
- Coordinate growth patterns with school districts to protect against school overcrowding
- Increase access and participation in cultural activities and the arts

Some of these preliminary goals are too narrowly focused to serve as goals for the region and have been restated. Others are addressed through action strategies under the appropriate overarching theme. These preliminary goals were used to identify the main thrusts of the Plan, which are expressed in five overarching themes (discussed in detail below in Sections 4 through 8) and the associated subgoals, and action strategy alternatives. This thematic approach highlights the key policy elements of the Plan and provides a structure for integrating the intertwined concepts of the Plan.

### ***Alternative Development Scenarios***

Four alternative scenarios were identified and defined as a result of several public workshops and numerous discussions among the Regional Planning Commission staff and their consultants. The idea was to portray four contrasting versions of the Western Hamilton County area in the year 2020 and at buildout.

The obvious differences in the scenarios were in the locations of new growth (its spatial arrangement) as well as in the types and rates of growth. Less obvious were the policy decisions and implementation strategies that would be required to facilitate each alternative. The analysis of these alternatives explored the advantages and disadvantages of each alternative by focusing on distinctions among land uses, demands for services, and other public policy decisions that would be required. The four alternatives analyzed were developed as a tool to help the Collaborative Planning Committee, Steering Committee, and the community-at-large determine the most desirable future for the Western Hamilton County area. For more on the alternatives, the reader is referred to the *Alternative Scenarios Report* dated “Revised September 1998”.

## *Preferred Alternative*

After the review of the alternative scenarios and following input from community meetings held in August 1998, the Collaborative Planning Committee, Steering Committee, staff, and consultants developed a Preferred Alternative. It combined several facets of the previously defined alternatives into a “balanced” scenario that was acceptable to the component jurisdictions. The Plan is based on that preferred “balanced” alternative. It strives to balance development with the desire to preserve rural character.

The Plan was presented to the community in January 1999. The Steering Committee then held a meeting in early February and unanimously approved the Plan with modifications as contained within this report. The Steering Committee approved Plan was subsequently submitted to the Hamilton County Regional Planning Commission. A public hearing was held on March 18, 1999 to receive further community comments. On April 1, 1999 the Hamilton County Regional Planning Commission adopted the plan.

## **Section 4. Work Together as a Region**

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### ***Introduction***

This Plan for the western portion of Hamilton County, Ohio is based on the premise of regionalism. That is, the importance of cooperation among neighboring jurisdictions to work to improve the coordination of land use, transportation, infrastructure and growth management for the benefit of the region. The ten jurisdictions that comprise Western Hamilton County have agreed to work together to implement this Plan because of the regional benefits but also for the more parochial payback including preserving the quality of life, ensuring adequate school facilities, and preserving local cultural assets and natural resources. This section includes the Future Land Use Plan Concept (see Map 2). Of the 100,000 acres within WHC, 60 percent is already developed.

### ***Issues***

Around the nation's urban regions, development has been occurring at high rates at the urban edge and has in some cases leapfrogged over vacant lands closer into to urban cores and first suburbs (the inner ring of suburban areas). These growth trends are aided in part by lower land costs and liberal utility extension policies. However, the down side of this is substantial expenditures on duplicating infrastructure and services that may have available capacity closer in, the resulting loss of rural character and long commutes to work as the location of houses becomes more distant from employment centers.

While all politics is said to "be local," planning efforts have their most impact when implemented regionally. While individual communities can and do compete for prized large employers, they cannot insulate themselves from issues that know no boundaries -- transportation congestion, drinking water threats, natural open space corridors and associated wildlife, loss of community character and rural heritage.

## ***Recommended Future Land Use***

Map 2 shows the recommended future land uses for WHC. Table 1 shows the planned land use categories and associated densities and assumptions.

***Table 1: Future Land Use Categories***

<b>Land Use</b>	<b>Density/Intensity</b>	<b>Description</b>
Rural Residential	Less than 1 unit/acre	Large lot residential uses in rural setting; typically not served by public water/sewer; assumes 1% of lands will be developed in employment and local service uses.
Residential Low	Single Family with average density 1-2 units/acre	Single-family residential typically served by public water and sewer; assumes 1% of lands will be developed in employment and local service uses.
Residential Infill	Single Family/Multi-Family with average density 2-3 units/acre	Public Sewer Assumed. Predominantly single-family lots; however some other dwelling types such as duplexes, townhouses, and apartments permitted; assumes 75/25% split between SF & MF units; assumes 1%- 6% of lands will be developed in employment and local services uses.
Residential Moderate	Average density greater than 3 units/acre	Public Sewer Assumed. Mix of single family, multi-family and mobile home dwelling unit types; assumes 1% of lands will be developed in employment and local services uses.
Employment Area	0.3 FAR	Wide range of employment development (e.g., office, retail service, and industrial)
Employment Holding Area	□	These were identified during the planning process as prime employment site but are outside planned water and sewer service areas. They are identified to preserve long-term economic development opportunities.
Major Parklands		Existing and Community-Identified Future Major Parklands
Mineral Extraction and Reclamation Uses		Existing Gravel Pits with Reclamation Plans
Major Landfill		Existing Major Landfill areas

## **Land Use Justification**

The Plan's Future Land Use categories and the location of these recommended land uses are based on an analysis of the carrying capacity of the land, the projected growth for this portion of the County, the fiscal and transportation impacts of various levels of development, and the desire to balance future development with the preservation of the area's rural character.

The Plan thus recommends more development be concentrated in areas planned to be serviced by public water and sewer. The Plan seeks to provide a vision for the future development of Western Hamilton County that will in turn guide decisions about infrastructure investment and road improvements rather than to allow the decisions about infrastructure to guide where development occurs as is currently the case.

The land use categories in this Plan are somewhat more general than those that may be currently used in other area plans or development ordinances. The intent is to provide a general framework that is flexible enough to be implemented at the local level but that provides enough guidance to present a cohesive vision for the region as a whole. Detailed parcel-by-parcel planning is an activity that is anticipated will be guided by the Plan and that will occur as part of the implementation of this Plan.

An explanation of the land use categories identified in Table 1 above, their geographical locations, and their associated densities/intensities are explained below.

**Rural Residential:** These are areas of WHC that are outside the planned 2020 water and sewer service area and are recommended to develop with densities commensurate with a rural setting. While the Plan recommends a density of less than one unit per acre, the development in these areas may in fact be at much lower densities based on market demand for large estate lots or farmettes.

**Residential Low Density:** These are areas that are typically within the areas planned for public sewer and water and which are in locations that are somewhat removed from current population concentrations and centers. Maximum average densities of one-two dwelling units per acre are projected in these areas because of the availability of utilities and their more remote location from existing development and their adjacency to more rural areas.

**Residential Infill:** This broad category includes residential development at up to an average of 2-3 dwelling units per acre and employment and service uses not to exceed 0.30 FAR. These infill areas are those that are adjacent to areas that are currently developed and which are planned to be served by public water and sewer by 2020. This infill development land use category is meant to encourage contiguous development. The intensity of 0.30 FAR for the non-residential development and the residential development density of an average 2-3 dwelling units per acre provide a level of development that is compatible with existing development. It allows WHC to continue to grow and attract new residents and jobs while protecting other areas in a more rural development pattern. It is assumed that the residential development in this area will be predominantly single family with the split between single-family and multi-family units to be 75%-25% by the year 2020.

**Residential Moderate Density:** This land use is recommended in the Harrison City/Township area. It is based on the planned availability of public sewer and water service and the current trend of higher density housing that is occurring in this growing portion of WHC. The average density of greater than three dwelling units per acre allows for a wide range of housing types to be defined by the market and the preferences of the individual jurisdictions.

**Employment:** This classification seeks to identify the lands most suitable for employment development. They were selected based on a number of factors including their roadway accessibility, their adjacent development and the planned availability of public sewer and water. The recommended 0.30 FAR is commensurate with the levels of development that has been recently developing and is appropriate for newly developing suburban areas.

**Employment Holding Areas:** These are the areas that were identified through the planning process and which the individual jurisdictions identified as potential employment areas but are outside the areas planned for public sewer and water service. The intent of this category is to provide guidance to the public decision-makers and the private sector that these lands may be most appropriate for long-term employment uses. Interim uses that are appropriate may be quarries, nurseries, and low intensity employment uses that do not require public water and sewer and which can be redeveloped to more intensive uses in the future should water and sewer be available in the long-term. While no specific intensity has been established, an FAR of 0.10 would be appropriate. The identification of these areas allows the decision to develop these areas in residential use, for example, to be made in a conscious manner with the knowledge that such a decision would foreclose a future economic development opportunity.

It is recommended that an overlay zone be adopted to require review of sites within this classification. Since these areas are most predominantly located in Whitewater Township, it is recommended that zoning be adopted to allow full implementation of the intent of this classification and the long-term ability of WHC to sustain economic growth. However, growth will be controlled in these areas even without zoning or any additional regulation, because they lack public sewer and water. It is recommended that public water and sewer not be provided in these areas within the planning horizon of this Plan. Thus market forces will direct the more intensive development to other areas.

Projected 2020 population, households and jobs based on this Plan are shown in Table 2. Buildout – the year when all developable land is consumed – projections are also included. The employment buildout represents a substantial oversupply of employment. However, only a small fraction of these employment lands will actually develop. It is important to note that only a portion of the land planned for employment is in the area recommended for sewer and water service. Those areas represent the potential for a total of approximately 61,500 jobs as compared to the maximum potential buildout of 110,500 jobs. The generous supply of employment lands will encourage the location of business in WHC by strengthening competition, reducing land prices, and making WHC more attractive for business formation.

**Table 2: Projections Based on WHCCP**

	1990	2020	Buildout
Households	51,000	73,000	90,600
Jobs	36,000	61,500	110,500
Population	141,000	196,000	240,000

Source: LDR International, Inc.

Note: The action strategies and key indicators of progress for each goal comprise a range of potential alternatives to reach the goals and subgoals. It is anticipated that additional strategies and indicators will be developed as the Plan moves through the consideration process at county and local levels.

<b>GOAL 1: Work together as a region</b>	
<b>Subgoals</b>	
<ul style="list-style-type: none"> <li>• To promote regional coordination of public and private land use and development decisions</li> <li>• To encourage land use patterns that promote contiguous development</li> <li>• To create equitable assessments for desired utility expansion</li> <li>• To avoid the high cost of infrastructure for low density development</li> <li>• To promote redevelopment of brownfield sites (previously used or contaminated) for employment areas</li> <li>• To increase tax base and job accessibility for sustainable economic growth and fiscal health of communities and schools.</li> <li>• To protect key employment sites from being preempted by other growth</li> <li>• To avoid excessive commuting to jobs</li> </ul>	
<b>Action Strategy Alternatives</b>	<b>Lead Agency (Recommended)</b>
<p>1. Pursue new ways of reducing the cost to pre-existing homeowners of water and sewer assessment projects, and publicize/expand existing programs that do so:</p> <p>(a) Encourage the Board of County Commissioners to increase the current \$5,000 credit towards sewer assessment costs for homeowners converting to sewer from aerobic/septic systems; and that such credit should be inflation-indexed or more preferably a formula based on the higher of the inflation indexed \$5,000 credit or a fixed percentage (perhaps 50%) of the total cost of sewer assessment;</p> <p>(b) Encourage the Board of County Commissioners to reconfirm their policy that sewer and water petition projects should not be approved without the consent of 50% or more of the properties to be assessed; and that such subsidies for sewer costs should be extended to also subsidize water extension costs in a similar manner.</p> <p>(c) Encourage the Board of County Commissioners to defer or absorb sewer and water assessments, possibly through CDBG funds, for homeowners who are either indigent or would be indigent if their owned undeveloped acreage that would be served by the proposed extension, was excluded from the financial need calculation. To guard against abuse of this subsidy, recipients of this aid should be required to repay the subsidy if the property is sold within five years.</p> <p>(d) Encourage the board of County Commissioners to apply the foregoing action strategies to homes constructed on or before January 1, 1999.</p>	<p>BCC MSD CWW</p>

2. Increase public awareness and understanding of the goals and strategies in the WHCCP: <ul style="list-style-type: none"> <li>• by publishing annual reports on progress</li> <li>• by holding annual meetings with political jurisdictions and implementation partners.</li> <li>• By documenting trends related to critical issues</li> </ul>	RPC LB
3. Initiate cooperation agreements between WHC jurisdictions, RPC and other stakeholder organizations to assist in implementing the action strategies of the WHCCP.	RPC LB
4. Encourage review of adopted land use plans to reflect the recommended future land uses, goals, and strategies of this WHCCP. Promote initiation of land use plans where no plans have been adopted.	RPC LB
5. Revise zoning codes to include provisions that enable implementation of WHCCP goals and action strategies (e.g., Special Public Interest Overlay Districts).	RPC LB
6. Amend land use plans and zoning codes to channel non-residential and multi-family development to areas of current and future maximum accessibility.	RPC LB
7. Rezone areas outside the planned public water and sewer service area to achieve very low density (e.g., minimum lot size of 3+ acres).	RPC LB
8. Rezone areas to be served by public water and sewer but somewhat removed from planned population centers to achieve low density (with minimum lot size of 1 acre).	RPC LB
9. Amend zoning codes to encourage a wide range of housing types and densities on developable land in and near the City of Harrison.	RPC LB
10. Provide zoning amendments and other growth management tools to accommodate a housing increase of approximately 20,000 new households by the year 2020. .	RPC LB
11. Amend MSD and Water Works plans to establish sewer and water service areas and related extension policies that conform to areas of desired growth and natural sewersheds – resulting in large portions of Whitewater and Crosby Townships remaining unsewered.	MSD CWW
12. Prioritize potential employment sites for active marketing to the most promising industries.	WEC
13. Commission a Target Industry Study to identify those industries with substantial potential to add employment within western Hamilton County.	WEC
14. Evaluate potential for land banking of top employment sites by the County through a Community Investment Corporation.	HCDC
15. Increase the use of and areas designated for enterprise zones.	HCDC
16. Encourage adoption of zoning in Whitewater Township to enable preservation of Employment Holding Areas as well as protection and enhancement of other desirable characteristics of the community.	TT
17. Amend existing zoning codes to identify and reserve key sites for employment uses (pre 2020) based on roadway accessibility, availability of utilities and environmental suitability (at moderate intensity – with buildings covering less than 30% of the site).	RPC LB
18. Amend zoning codes to identify employment holding areas (post 2020) outside the planned utility service area where appropriate for long-term employment uses (with interim uses such as nurseries and quarries having buildings covering less than 10% of the site).	RPC LB
19. Identify and rank potential sites for hotels and hotel/conference center sites.	WEC,

		HCDC
20. Develop a Marketing Plan to promote the region.		WEC
21. <u>Initiate</u> a detailed study of a new bridge connecting Northern Kentucky (and airport) with western Hamilton County, entering at some point within the study area, and with consideration of environmental and noise impacts as well as transportation and economic development impacts. <b>(Adopted by HCRPC on January 3<sup>rd</sup>, 2002)</b>		BCC OKI HCE
23. Organize implementation groups to review subgoals and make recommendations on action strategies. (Recommended lead agencies: RPC, LB; participation encouraged by all) <b>(Adopted by HCRPC on January 3<sup>rd</sup>, 2002)</b>		
24. Form an Implementation group to look into the feasibility and economic/conservation benefits of designating (at local, State or Federal levels) a Heritage Tourism park, connecting historic and scenic features with the Ohio River and a scenic road designation for Route 50 West (Recommended Lead Agencies: WEC, CPA, HCPD, 3-Rivers District) <b>(Adopted by HCRPC on January 3<sup>rd</sup>, 2002)</b>		
25. Develop principles for site design and development to maintain and assure distinct identity and economic vitality of communities in Western Hamilton County ((Recommended Lead Agencies: WEC, HBA, LB, HCRPC) <b>(Adopted by HCRPC on January 3<sup>rd</sup>, 2002)</b>		
<b>KEY INDICATORS OF PROGRESS</b> (MEASUREMENT ALTERNATIVES)	<b>BENCHMARK TARGET</b>	<b>ESSENTIAL DATA REQUIREMENTS</b>
1. % of new residential lots with densities of one dwelling unit per acre or higher in areas planned for sewer and water as recommended in the WHCCP		Location and density of new dwelling units; digitized sewer and water service areas
2. % of sewer and water extensions approved within the WHCCP recommended 2020 sewer and water service areas and served directly by public sewer (not temporary systems)		Location and length of sewer and water extensions
3. % of new residential dwelling units where occupants are within 1 mile of services		Digitized existing service areas, new service areas and new dwelling units
4. Ratio of jobs to housing		Number of jobs and number of housing units
5. Tax base increase per capita and per pupil		Assessed valuation per jurisdiction and per school district; and population per jurisdiction and pupils per school district
6. % of planned employment areas developed as recommended in WHCCP		Digitized planned employment areas; recommended uses in employment areas categorized for GIS analysis
7. Annual increase of new and existing homes in the		Building permits; sewer and

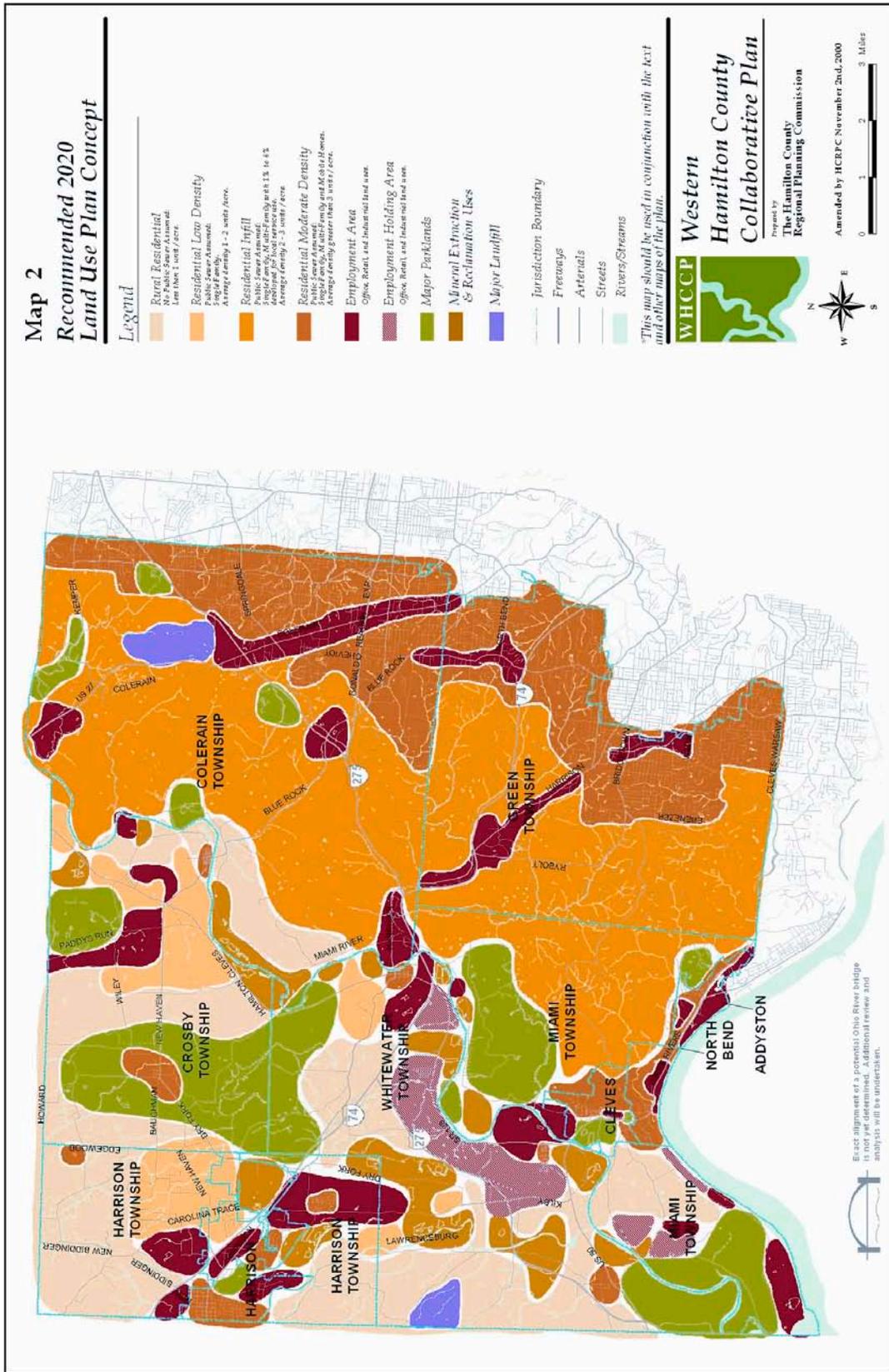
2020 service area hooked up to public sewer and water systems		water permits
8. Cost for water and sewer assessment projects for pre-existing homeowners		Water and Sewer permits and assessments
9. Age structure – number of people in different age groups		
10. Population density in recommended rural areas		
11. Population density in recommended sewer service area		
12. Population flux (changes in births, deaths and migration)		
13. % of population commuting into and out of community		
14. Number of parcels with zoning in conflict with the WHCCP		Digitized existing zoning and proposed land uses.

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 HCE = County Engineer  
 HCDC = Hamilton Co. Development Company  
 HCHD = Hamilton Co. Health District  
 HCPW = Hamilton Co. Public Works  
 PA = Port Authority

OEPA = Ohio Environmental Protection Agency  
 SWCD = Soil & Water Conservation District  
 HCPD = Hamilton County Park District  
 HT = Hillside Trust  
 CPA = Cincinnati Preservation Assoc.  
 WEC = Western Economic Council

# 2020 Future Land Use Plan



## Section 5. Balance Growth and Infrastructure

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### *Introduction*

This Plan seeks to balance the desire for long-delayed economic development and household growth in WHC with the equally strong desire to preserve areas of lower density and rural character. To achieve this balance, the policies expressed in the Plan focus on managing growth by only providing public sewer and water to certain portions of the WHC area. These areas are generally contiguous to areas already developed at urban/suburban densities and which are served by public utilities. This policy will require a substantial change in the way infrastructure improvements are now implemented. It will require that the Metropolitan Sewer District consult this Plan prior to expanding sewer service and the same for the various public water providers. The recommended 2020 sewer and water service areas are shown on Map 3.

### *Issues*

Table 3 shows the various planned land use designations and the acreage of these areas. It also shows what portion of the lands are planned to be served by public water and sewer. It is clear that many more areas are planned for employment than can be developed by 2020. These areas are shown as employment holding areas to promote their ultimate use for employment.

**Table 3: Future Land Use by Category**

Land Use Categories	Acres	Acres in Sewer and Water Service Area
Rural Residential	14,516	0
Low residential	2,574	2,574
Infill Residential	19,851	19,851
Moderate Residential	1,746	1,746
Employment	6,391	2,523
<b>Total</b>	<b>45,078</b>	<b>26,694</b>

### **Transportation Improvements**

As part of the alternatives testing portion of the planning process, a rough traffic capacity test was done. This exercise was performed to establish order-of-magnitude impacts and not designed to be a detailed and comprehensive traffic analysis or impact study. This “quick look” focused on the relative impacts of the different land use scenarios and roadway improvements combinations.

OKI performed the test runs using the regional travel demand model. For each of the scenarios, changes were made to the jobs and households for the Western Hamilton County traffic analysis zones (TAZs) only. Similarly, changes to the roadway network were made solely in WHC. For the alternative scenarios and for the preferred scenario, these changes and augmentations were tested within the OKI regional context. Running a sub-regional model to focus more specifically

on WHC was beyond the scope of this modeling effort. As part of the WHCCP implementation process, the County should work closely with OKI to test the impact of the traffic improvements in a much more detailed and iterative fashion.

For the preferred scenario, which is the basis for this WHCCP, the projected 2020 jobs and households were tested against the OKI Existing plus Committed (E+C) network and against an enhanced network which included a number of intersection improvements (turning lane improvements, for instance), additional lanes to Blue Rock and New Haven Roads as an enhanced east-west connector, and a new Ohio River bridge crossing. (See Appendix B for a full description of these improvements).

The results show that overall, several intersections and roadway links are less congested with the enhanced network than with the E+C network. The testing shows that the proposed new bridge will draw approximately 20,000 average daily trips, a rather modest amount. The Recommended Transportation Improvements are shown on Map 4. Additional testing should be undertaken to develop a refined network and model adjustments to traffic assignments and associated trip tables within the regional context, tasks not undertaken as part of this planning process.

### **Fiscal Testing**

An important part of the planning process was the fiscal testing done on the impacts of new growth on Western Hamilton County as a whole and the component jurisdictions. The fiscal impact model helps illuminate the ramifications of each alternative development scenario from a public finance perspective. It highlights the extent to which future local government revenues associated with growth can be expected to offset the costs of providing public sector services to the residents, employees and visitors using the new development. **All results are expressed as those accruing from new growth only, and do not include costs and revenues from the existing population and employment base.** The impacts are depicted in current dollars so that the effects of inflation do not camouflage the findings during the later years addressed by the analysis.

It is important to note that this fiscal impact model is intended to *provide order-of-magnitude results*, as opposed to a more finely tuned quantitative and analytical approach. As such, the model reflects a number of key assumptions about how the Western Hamilton County jurisdictions will function as growth occurs. The overarching principle governing the model, simply stated, is that the past is the best predictor of the future.

The fiscal impact testing showed impacts by the following categories:

- Addresses revenues and expenditures accruing to eight jurisdictions-- the portion of Hamilton County included in the study area, the City of Harrison and the six townships encompassed by the planning area (Colerain, Crosby, Green, Harrison, Miami, and Whitewater).
- Fiscal testing was undertaken for the four school districts within the Western Hamilton County area: Three Rivers, Southwest, Northwest and Oak Hills. It is important to note that

only a portion of the Oak Hills district is within Western Hamilton County and that the fiscal analysis is solely for the portion of the school district that falls within the study area, not the entire district.

- Shows cumulative effects associated with the pace of growth, again during the years 2000, 2005, 2010, 2015, and 2020. However, for this study, the reader should place more emphasis on the 2020 cumulative effects;

### ***Jurisdictions and Schools***

The fiscal impact model addresses the costs local government entities incur providing a wide range of public services as well as revenues from a variety of direct and indirect sources. Public service costs reflected in the model correspond to Hamilton County's functional units and include:

- Safety (e.g., law enforcement, fire protection, emergency medical services, courts)
- Libraries
- Parks and Recreation
- Public Works (e.g., parks and recreation, road maintenance, bridge maintenance, trees, traffic signals and signs, etc.)
- General Administrative
- Development Services (planning, inspections, etc.)

On the revenue side of the analysis, the model reflects monies received by the County on a direct and indirect basis. Direct revenues include proceeds from property and other taxes, fees, and grants. Indirect revenues include funds collected locally by other government entities and then transferred to Hamilton County, such as gasoline and sales taxes as well as other funds transferred to Hamilton County in the course of normal revenue sharing activities, regardless of original source, such as income taxes and cigarette taxes.

A parallel process was undertaken for the schools testing. Current cost and revenue data and factors were used based on the latest available information by school district from the Education Information Management System (EMIS). These include property, income, and utility taxes, state/federal assistance and expenditures per pupil.

### ***Fiscal Results***

Over the entire analysis period to 2020, the WHCCP generates positive cumulative net revenues for WHC. For the jurisdictions, Colerain, Crosby, Green, and Harrison Townships and Harrison City show positive fiscal results. Miami and Whitewater are projected to have modest deficits.

The results of the schools district analysis show surpluses by 2020 for Northwest, Oak Hills and Southwest but substantial deficits for Three Rivers throughout the testing period. This is because today, Three Rivers gets very little state aid because it has a substantial tax base based on existing non-residential uses. However, *the new growth projected* for this area is much more residential-rich than job-rich. Thus in this fiscal analysis of *new growth*, the projected revenues

fall short of existing ratios. However, this assumes that the state contribution will remain rather small, which, in fact will probably not be the case, as tax revenues are projected to be not as healthy as they are today and thus the district will receive more state assistance. If this relationship were to change, the fiscal results would improve. However, additional millage increases will probably be necessary to augment revenues. The summary of fiscal impact results is contained in Appendix C.

## GOAL 2: Balance growth and infrastructure.

### Subgoals

- To provide public water for all areas recommended for sewer service
- To encourage optimal use of existing infrastructure through development of infill and brownfield sites
- To improve traffic safety, minimize congestion, and facilitate economic development
- To ensure that adequate school sites are available when needed
- To avoid random growth patterns requiring costly infrastructure extensions and maintenance
- To reduce water pollution from private sewage systems
- To maintain rural character in areas not planned for public water and sewer
- To conserve large rural areas in Crosby, Harrison and Whitewater townships

Action Strategy Alternatives	Lead Agency (Recommended)
1. Initiate routing of plans for sewer and water extension and road improvements to include an advisory recommendation from RPC to the County Commissioners regarding compliance with WCP for all capital improvements (water transmission lines, sewer interceptors and roads)	BCC
2. Develop and coordinate more detailed sub-sewershed phasing in 3 year increments of water and sewer plans and related policies	MSD
3. Identify zone amendments that independent jurisdictions could consider to enable a land use pattern that generates positive cumulative net revenues from new development for all political jurisdictions and school districts.	RPC
4. Develop an incentive program (e.g., ISR bonus, tax reduction, worker training program, etc.) for brownfield redevelopment sites in areas served by existing sewer and water systems.	PA
5. Market infill development in areas served by existing sewer and water systems.	LB
6. Identify sources for funding brownfields redevelopment.	PA
7. Downzone areas planned for very low density uses beyond the recommended sewer service area.	RPC
8. Identify and reserve school sites needed for projected population.	SD
9. Encourage adherence and creative interpretation of Planned Unit Development regulations to ensure adequacy of standards and incentives related to school site reservations and/or dedications.	RPC
10. Seek grants, demonstration project status, and TEA-21 funds at the local, county (engineer), and state (ODOT) levels to pay for additional recommended road improvements.	RPC
11. Initiate access management through subdivision regulations and zoning resolution (corridor overlay zones).	HCE
12. Reduce accidents at high accident intersections with turning lane or signalization improvements.	HCE
13. Develop a master list of prioritized road improvements and estimated costs for	HCE

funding at the local, county, state, and federal levels to enable collaborative support.		
14. Improve Blue Rock Road and New Haven Road by adding appropriate turn lanes, intersection improvements, and alignment upgrades through 2020. These roadways, with the noted improvements, are intended to function as controlled access roadways with at-grade intersections and are not intended to evolve into an expressway facility like the Ronald Reagan Highway.		HCE
15. Identify traffic calming techniques to create more pedestrian-friendly streets		LB, RPC, HCE
16. Provide more flexibility in local street standards (public and private) by utilizing natural drainage in areas designated as very-low density (RPC).		HCE
17. Modify subdivision regulations to discourage frontage subdivisions on county or state streets (RPC).		RPC
18. Conduct a collector street system study that maps appropriate connections along with policies for incorporation into the Hamilton County Thoroughfare Plan.		RPC
<b>KEY INDICATORS OF PROGRESS</b> (MEASUREMENT ALTERNATIVES)	<b>BENCHMARK TARGET</b>	<b>ESSENTIAL DATA REQUIREMENTS</b>
1. % of areas planned for very low residential density use developed with public sewer		Develop tracking system
2. % of high priority road improvement projects within the WHCCP approved for federal funding in the OKI 2002 – 2005 TIP and the County CIP		
3. Accident rate at high accident intersections per million vehicles per year.		
4. % of private sewage systems within 1,000 feet of the public sewer interceptor hooked up to the public system.		
5. % of school sites project to be needed within 10 years are actually acquired		Develop criteria for school site selection & identify through CAGIS analysis; prepare student pop. projections by 5 year increments
6. % of brownfield acres redeveloped for employment uses		Inventory brownfields. Create development/priority index based on severity/attractiveness for redevelopment
7. % of new construction in “infill” areas		Develop criteria for infill sites & map such sites
8. % of new construction within areas designated for phased sewer & water areas of the WHCCP		
9. Number and dollars of funding for road improvements on an annual basis		Use prioritized list of projects at local, county, state, and federal levels
10. Increase in residential tax base per capita		

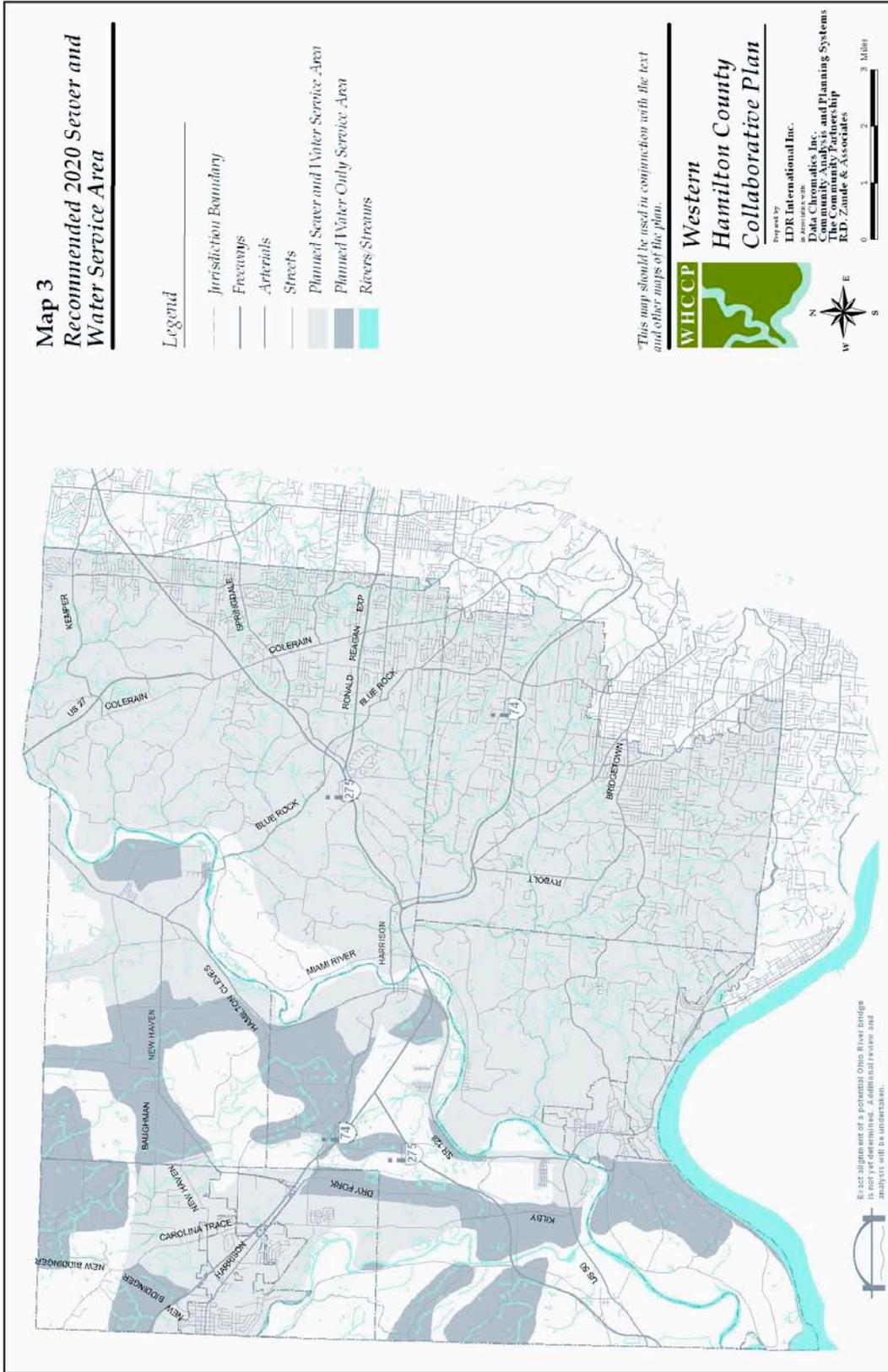
11. Increase in commercial tax base per capita		
12. Increase in industrial tax base per capita		
13. Employment by top five employers		
14. New development within five minutes of stores, transit, etc.		
15. % of land acreage used for streets		

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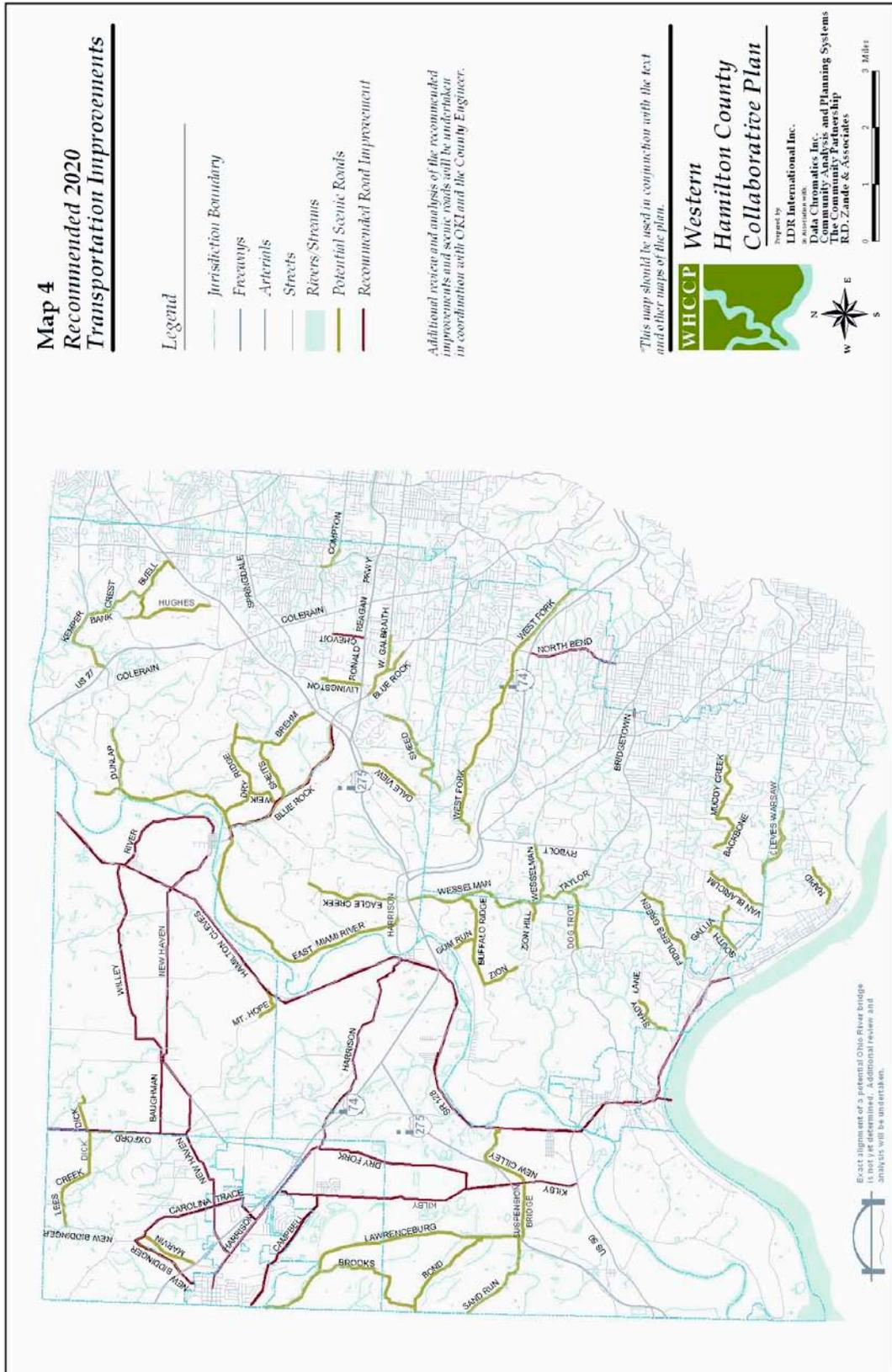
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# 2020 Sewer and Water Service Areas



# Recommended Transportation Improvements Map



## **Preserve Rural Character**

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### ***Introduction***

The maintenance of the existing rural character is important for the protection of agricultural land, preservation of open space and passive recreation opportunities, and the protection of habitat and natural features. Without preservation of rural character in WHC middle and western sections, the future development will grow together into a continuous mass. This will erode the unique identity of each separate jurisdiction. This section seeks to articulate the policies and action necessary to preserve the area's rural legacy. The Transportation Improvement Map (see Map 4 in Section 5) depicts the recommended scenic roads.

### ***Issues***

The rural character of areas such as WHC is what attracts many newcomers. They value the open space, forested areas, working farms, scenic views, and lack of congestion. However, after a few short years, this character can be lost to additional development if not actively preserved. That is, many of the features that contribute to rural character are on privately owned land. Without appropriate standards and controls, these lands can be developed in a manner that substantially degrades the nature of the landscape.

Agricultural preservation is a key topic throughout Ohio and the recent focus on farm preservation by the statewide Farmland Preservation Task Force is one indication of its importance. Preservation of agriculture in the west is important because some of the best agricultural soils in the region are located in this area. However, according to the Soil and Water Conservation District, it is unlikely that any of the future State funds to reimburse farmers for development right will go to any farm owner in Hamilton County. The County is not in an NRCS designated priority watershed and currently no farmers are participating in any USDA cost-share programs due to the time commitment required.

## GOAL 3: Preserve rural character

<b>Subgoals</b>	
<ul style="list-style-type: none"> <li>• To promote rural character enhancement and preservation</li> <li>• To promote preservation of prime agricultural areas</li> <li>• To promote preservation of local scenic roads</li> <li>• To promote preservation of critical viewsheds and scenic hillsides</li> </ul>	
<b>Action Strategy Alternatives</b>	<b>Lead Agency (Recommended)</b>
1. Establish clustering incentives through zoning or purchase of development techniques to achieve perpetual open space.	RPC, LB
2. Authorize use of alternative sewer technologies for low density development.	HCHD, OEPA
3. Acquire environmentally sensitive lands in large contiguous sections through park acquisition, direct purchase, PUDs, or purchase of development rights.	RPC, LB, HCPD, local park boards
4. Establish Special Public Interest Natural Resources District to provide protection for priority viewsheds.	RPC, HT, LB
5. Develop incentives for preserving land with prime agricultural soils that are poor for on-site septic systems.	RPC, SWCD
6. Create a Farm Preservation Committee chaired by the Soil and Water Conservation District to provide information about Ohio's Farmland Preservation legislation; investigate agricultural easements.	SWCD
7. Initiate review procedure for assessment of visual impact when proposing widening and realignment improvements to local scenic roads.	RPC, LB
8. Create Special Public Interest Corridor Districts along local scenic roads that prohibit additional billboards as well as minimize vegetation removal, grading, and curb cuts	RPC, LB
9. Research funding opportunities such as TEA-21 to protect local scenic roads.	RPC, OKI, LB
10. Celebrate local scenic roads with an annual (example) West Fork Road Festival featuring art festivals, barbecues, house tours, etc.	LB, community groups
11. Construct bicycle lanes along local scenic roads.	HCE, LB

KEY INDICATORS OF PROGRESS (MEASUREMENT ALTERNATIVES)	BENCHMARK TARGET	ESSENTIAL DATA REQUIREMENTS
1. % of new development containing land preserved in perpetual open space through the use of clustering or purchase of development rights		Track open space generated by PUDs or PDRs
2. % of priority agricultural areas still in active agricultural production.		Identify active farms & soils poor for septic; monitor building permits
3. # of lane miles of scenic road corridor contained with a Special Public Interest Overlay District		Develop criteria & identify scenic roads by jurisdiction
4. % of acres of critical viewsheds and scenic hillsides preserved through easement, public purchase, or as open space in new development		Develop criteria & identify scenic hillsides by jurisdiction; track preservation

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## **Section 6. Improve Environmental Quality**

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### ***Introduction***

This section provides guidance for achieving a balance between the need to protect the environment while permitting development in WHC. The policies and actions included below are designed to help decision makers implement standards and regulations regarding the use of land that will conserve and restore a legacy of natural resources and contribute to the quality of life. Map 5 shows environmentally sensitive areas within WHC.

### ***Issues***

Approximately one quarter of WHC is constrained by steep slopes above 25%. Fourteen percent of the land is within the 100-year floodplain. Soils throughout the area are generally poor for septic tank function and, as a result, numerous system failures and the resulting polluting impacts on water quality have plagued the area. Tree cover is also an important environmental and amenity feature of the area and its protection and enhancement is an important facet of this plan.

Development on steep slopes is, in general, to be avoided particularly when the slopes are unstable or potentially unstable. In addition, the disturbance of stable slopes can result in accelerated erosion and sedimentation and stream degradation. Preservation of environmentally sensitive areas can be achieved through the transfer of some of the density that would otherwise have been permitted on the sensitive lands to the non-sensitive portion of the property.

## GOAL 4: Improve environmental quality

<b>Subgoals</b>	
<ul style="list-style-type: none"> <li>• To promote preservation of environmentally sensitive areas</li> </ul>	
<ul style="list-style-type: none"> <li>• To ensure that on-site sewage disposal systems function properly for health and environmental purposes</li> </ul>	
<ul style="list-style-type: none"> <li>• To protect drinking water sources</li> </ul>	
<ul style="list-style-type: none"> <li>• To improve stormwater management</li> </ul>	
<b>Action Strategy Alternatives</b>	<b>Lead Agency (Recommended)</b>
1. Adopt a sustainable growth component for each jurisdiction's land use plan that includes location of environmentally sensitive areas, ranks their importance, and identifies viable options and funding sources for their protection	RPC, LB
2. Establish SPI Natural Resource Overlay Districts to enable appropriate development and conservation of hillsides, floodplains, wetlands, the aquifer and other important natural resources. <b>(Adopted by HCRPC on January 3rd, 2002)</b>	LB, RPC, SWCD, HT
3. Develop a best management practices guide for new uses over the aquifer and also to monitor business operations and development over the aquifer	RPC
4. Explore alternative sewer technologies used in other jurisdictions and national state-of-the-art standards and practices such as constructed wetlands technology, Wisconsin mounds, etc. for difficult to sewer areas	HD, MSD, OEPA
5. Develop funding sources for private sewer retrofit where soil conditions are inadequate and no public sewer service is planned within five years	HCHD
6. Establish incentives for protection of riparian corridors	RPC, SWCD, OKI
7. Develop a Special Public Interest Overlay District to establish a connected network of streams and buffers that protects sensitive areas and wildlife habitat	RPC, SWCD, OKI
8. Initiate stormwater studies by watershed to plan for retention and detention facilities; explore alternative ways to reduce imperviousness and incorporate more natural landscapes that absorb rainfall at a higher rate	HCPW, SWCD
9.	
10. Develop an environmental program for schools utilizing the Greater Cincinnati Environmental Education Coalition (provides calendar of events along with a list of resource persons to provide in-class presentations)	SWCD, schools
11.	
12. Provide model SPI Natural Resource Overlay District documents (hillsides, aquifer, wetlands etc) for distribution to jurisdictions that are considering the use of this planning tool. <b>(Adopted by HCRPC on January 3rd, 2002)</b>	RPC, SWCD

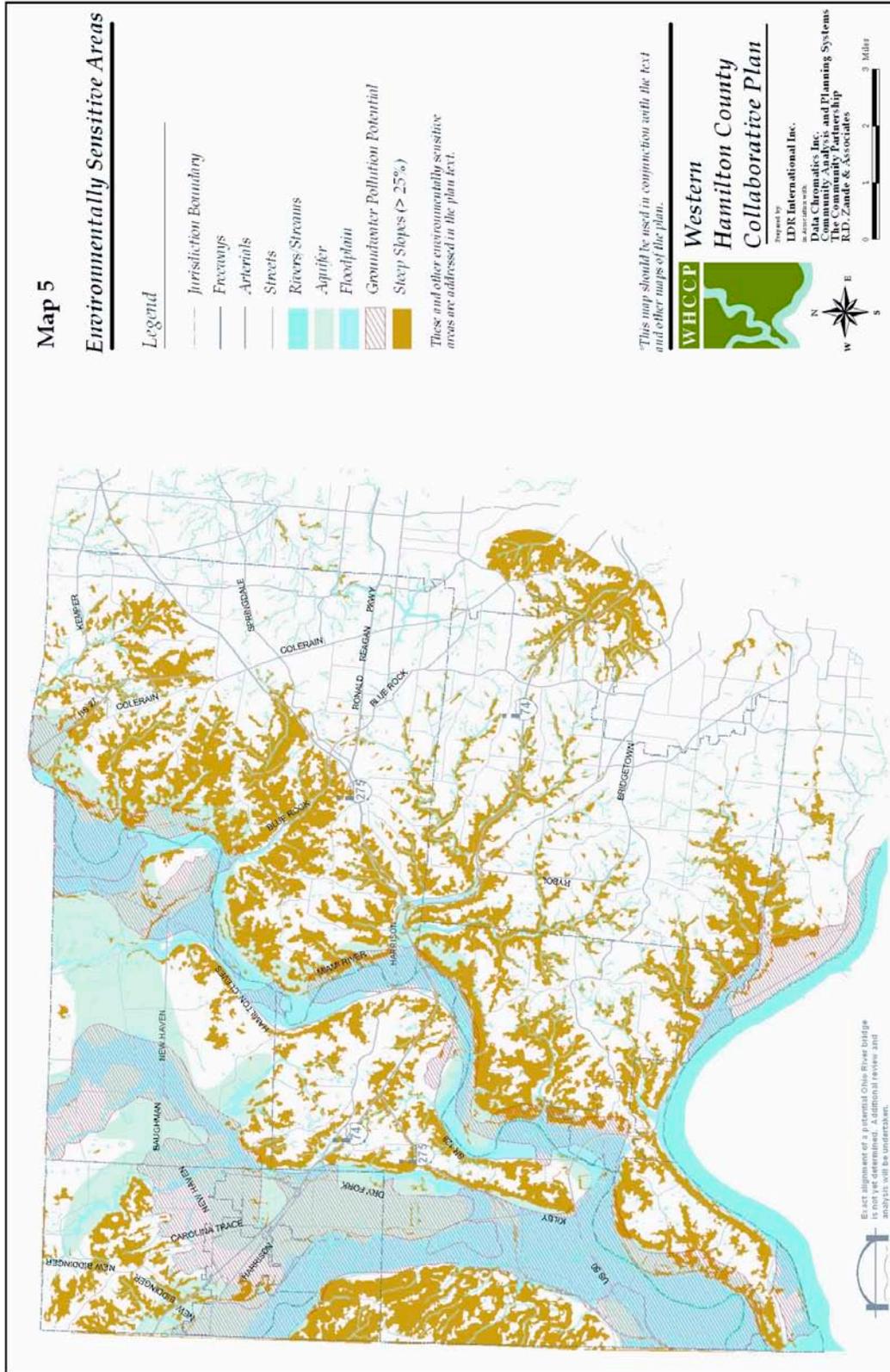
<b>KEY INDICATORS OF PROGRESS</b> (MEASUREMENT ALTERNATIVES)	<b>BENCHMARK TARGET</b>	<b>ESSENTIAL DATA REQUIREMENTS</b>
1. % reduction of point source water pollution in the buried valley aquifer basin		Determine current water quality; map existing wellfields, identify land uses with pollution potential
2. Average ISR of new business developments over the aquifer		
3. Number of stream miles protected with an overlay district regulating development along stream bank		Identify streams with year round water; determine number of stream miles
4. % of failing private sewage systems (classified by cause) that are remediated within 30 days		Number & location of existing systems; log of violations
5. Number of private sewage system upgrades		Private sewer permit log
6. Number of private sewage systems approved for new construction		Private sewer permit log
7. % of impervious cover within watersheds to monitor impact of developments		

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 MSD = Metropolitan Sewer District

CWW = Cincinnati Water Works  
 HCE = County Engineer  
 HCDC = Hamilton Co. Development Company  
 HCHD = Hamilton Co. Health District  
 HCPW = Hamilton Co. Public Works  
 PA = Port Authority

OEPA = Ohio Environmental Protection Agency  
 SWCD = Soil & Water Conservation District  
 HCPD = Hamilton County Park District  
 HT = Hillside Trust  
 CPA = Cincinnati Preservation Assoc.  
 WEC = Western Economic Council

# Environmentally Sensitive Areas



## **Section 7. Achieve More Livable Communities**

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### ***Introduction***

A community's character or image is shaped by both physical and intangible elements. It is the essence of a place and what one remembers long after leaving. The image is not static and will change as the community grows and matures. This section seeks to identify the ways to preserve and enhanced the important features of community character that lead towards a high quality of life.

### ***Issues***

Many of the issues related to community character have to do with enhancing livability. These include enhancing existing neighborhoods, improving the image of existing commercial areas that may have deteriorated appearances, ensuring new developments have adequate landscaping and are developed with a sense of place and adequate focal points, and preserving historic resources.

## GOAL 5: Achieve more livable communities

### Subgoals

- To preserve open space through residential clustering
- To provide public recreational and open space facilities linked to areas of growth on a local and regional basis
- To promote preservation of historic and archaeological resources and sites
- To encourage a variety of cultural activities
- To improve the quality of existing and new commercial areas
- To promote opportunities for enhanced pedestrian mobility

Action Strategy Alternatives	Lead Agency (Recommended)
1. Develop criteria for requiring park dedication, permanent green space, or provision of recreational facilities as part of the zoning and subdivision processes.	RPC, LB
2. Pursue public acquisition of exhausted resource extraction sites to provide open space/recreation facilities	HCPD
3. Develop a park plan that includes regional and local parks to determine linkages, future recreational needs, and park locations	HCPD, local park districts, RPC
4. Provide neighborhood and community level parks within convenient access for new subdivisions	RPC, LB, local park districts
5. Develop standards for streetscape along through streets in subdivisions	RPC
6. Locate public facilities to provide a community focal point for enhancement of community character	LB
7. Nominate properties to the National Register of Historic Places	CPA
8. Include historic preservation element in land use plans	RPC, CPA
9. Acquire and redevelop the historic canal tunnel in Cleves as part of a heritage tourism program	CPA, Cleves
10. Encourage voluntary preservation easements for structures and open space to the Cincinnati Preservation Association	CPA
11. Restore and redevelop the county-owned Whitewater Shaker Village as a public educational resource	HCPD, CPA
12. Enhance and expand the historic attributes at the William Henry Harrison Tomb	LB, CPA
13. Establish partnerships (e.g., with Fine Arts Fund) for enhancing support for cultural activities	LB, WEC
14. Develop programs and techniques to preserve small “downtown” historical areas such as Harrison, Miamitown, etc.	RPC, LB, CPA
15. Establish a revolving loan program for support of façade, sign, and streetscape improvements	HCDC, RPC

16. Adopt sidewalk plans by jurisdiction and support sidewalks in subdivisions with densities exceeding one unit per acre	RPC, LB	
17. Develop design guidelines and standards to increase the connectivity of neighborhoods to each other and to community attractions such as parks, public facilities, and employment	RPC, HCE, LB	
18. Establish a region-wide trail system that includes a bikeway corridor along the Whitewater River connecting Shawnee Lookout to Miami Whitewater Forest	HCPD, local park districts, OKI, RPC	
19. Enhance pedestrian mobility on local streets by reviewing standards for street widths, over generous horizontal curvature and curve radii that can promote high speed traffic in residential areas.	HCE, RPC	
20. Initiate study to identify desirable characteristics of villages and hamlets along with potential for expansion. <b>(Adopted by HCRPC on January 3rd, 2002)</b>	RPC, LB)	
21. Establish SPI Suburban Village Districts to create a sense of place in expanded village areas and to protect existing village ambiance through proper balance of concentration, complexity, and continuity. <b>(Adopted by HCRPC on January 3rd, 2002)</b>	LB	
<b>KEY INDICATORS OF PROGRESS</b> (MEASUREMENT ALTERNATIVES)	<b>BENCHMARK TARGET</b>	<b>ESSENTIAL DATA REQUIREMENTS</b>
1. Ratio of local parkland acres per capita		Identify current park acreage & locations at regional & local levels
2. Acreage of exhausted resource extraction sites reclaimed for open space/recreation facilities		Identify life of current extraction sites
3. % of new subdivisions within one mile of recreation		Determine distance of proposed subdivisions from park areas
4. % of new facilities (e.g. schools, libraries, etc.) developed as community focal points		
5. % of new subdivisions developed at densities exceeding one unit per acre that have sidewalks		Prepare sidewalk map for each jurisdiction
6. Number of communities completing an historic preservation element in their land use plan		Develop guidelines for historic preservation element
7. Number of structures achieving National Register status on an annual basis		Map location of properties currently on National Register; work with local historical societies to identify potential nominees
8. Number and value of building permits taken out for improvements of shopping centers		Develop a list of permits & type of improvements on an annual basis
9. % of commercial corridor frontage with street trees at intervals closer than 50 feet		Use aerial photos of commercial areas to identify streetscape

10. % of lane miles that facilitate shared use with bicycles		Identify “best” bicycle routes based on TBD criteria
11. % of local streets that encourage pedestrian mobility		Determine criteria for pedestrian mobility & identify streets that promote such mobility

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## **Appendix A: WHCCP Background Documents**

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The WHCCP was preceded by a number of background analysis studies – the most relevant of which are listed here and are available from the Regional Planning Commission.

Western Hamilton County Collaborative Plan: Steering Committee and Collaborative Plan Summary (Issues, Needs, Assets and Liabilities) (Summer/Fall 1996)

Western Hamilton County Collaborative Plan: Community Workshop Report – Community Issue Survey (Summer/Fall 1996)

Future Growth in Western Hamilton County: Testing the Land Use/Transportation Connection (June 1996)

Trend Projections: Technical Report (January 1997)

Community Profile (March 1997)

Alternative Scenarios Analysis Report (July 1998; Revised September 1998)

Preferred Scenario Analysis (December 1998)

## **Appendix B: Traffic Improvements Assumed in the WHCCP**

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### *New River Crossing*

- New River Crossing connecting Northern Kentucky (and airport) with Western Hamilton County through Miami near North Bend.

### *Add a Lane in Each Direction*

- New Haven Road between Blue Rock Road and Harrison Road
- Blue Rock Road between I-275 and New Haven Road
- Harrison Road between New Biddinger Road and Dry Fork Road
- Baughman Road between Oxford Road and Edgewood Road
- Carolina Trace Road between New Biddinger Road and West Road

### *Upgrade Roads/Improve Intersections*

- West Road between Carolina Trace Road and Harrison Road
- Kilby Road between Harrison Road and Three Rivers Parkway
- Dry Fork Road between New Haven Road and Harrison Road
- Hamilton Cleves Road between County Line and Three Rivers Parkway
- Campbell Road between Harrison Limits and I-74
- Dry Fork Road between Harrison Road and Kilby Road
- Edgewood Road between County Line and New Haven Road
- New Biddinger Road between Carolina Trace Road and Harrison Road
- Harrison Road between Dry Fork Road and Hamilton Cleves Road
- Three Rivers Parkway between Hamilton Cleves Road and Hillside
- River Road between Hillside (Fiddlers Green) and Hillside (Rapid Run Road)
- Cheviot Road between Poole Road and I-74
- North Bend Road between I-74 and Westwood Northern Blvd.
- Bridgetown Road between Meadowview Drive and Cleves Line

## Appendix C: Fiscal Impact By Communities and Schools

<b>Figure 1: Western Hamilton County Fiscal Impact Analysis</b>					
	<b>Preferred Scenario</b>				
<b>Cumulative Fiscal Impacts of Growth in Period</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>
Western Hamilton County	\$ 3,258,841	\$ 4,312,057	\$ 5,381,921	\$ 6,478,222	\$ 7,624,531
Colerain	\$ 731,742	\$ 1,222,862	\$ 1,777,071	\$ 2,793,151	\$ 3,997,259
Crosby	\$ 118,238	\$ 192,862	\$ 275,109	\$ 412,998	\$ 573,757
Green*	\$ 455,663	\$ 738,406	\$ 1,055,158	\$ 1,615,014	\$ 2,275,316
Harrison Township	\$ 201,680	\$ 326,782	\$ 464,039	\$ 688,447	\$ 949,322
Miami	\$ (243,298)	\$ (362,298)	\$ (480,050)	\$ (581,102)	\$ (678,312)
Whitewater	\$ (71,842)	\$ (103,677)	\$ (133,574)	\$ (145,607)	\$ (151,684)
Harrison City	\$ 386,969	\$ 617,187	\$ 865,772	\$ 1,244,542	\$ 1,678,412

\*Green Township results include both the General Fund and the TIF Fund

<b>Figure 2: Western Hamilton County Fiscal Impact Analysis – School Districts</b>					
	<b>Preferred Scenario</b>				
<b>Cumulative Fiscal Impacts of Growth in Period</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>
Northwest	\$ 3,833,605	\$ 5,800,243	\$ 7,766,881	\$ 9,638,355	\$ 11,509,829
Oak Hills	\$ 1,897,751	\$ 3,056,744	\$ 4,320,795	\$ 6,338,597	\$ 8,671,576
Southwest	\$ (529,655)	\$ (631,292)	\$ (651,334)	\$ (27,035)	\$ 842,050
Three Rivers	\$ (1,009,331)	\$ (1,440,802)	\$ (1,835,675)	\$ (1,918,846)	\$ (1,892,224)

Source: LDR International and Economics Research Associates