

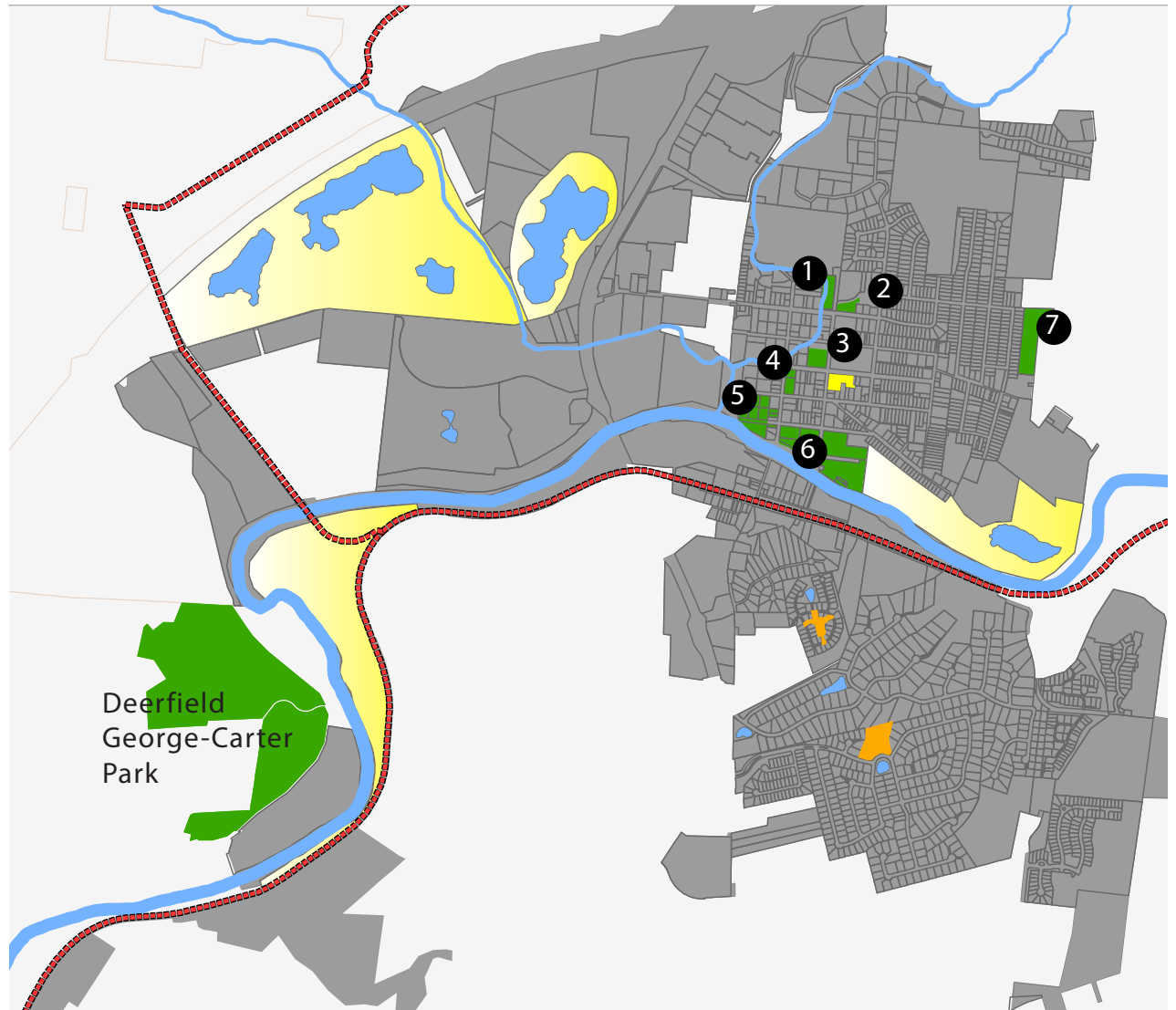
V PARKS & REC

INTRODUCTION & BACKGROUND

The majority of the City's 24.5 acres of park and recreational space is located in the northern half of the City. In fact, two parks (Rogers Park and Oeder Park) account for almost 75% of South Lebanon's public park space.

Other public parks include Spicer Memorial Park, which is located on a hill overlooking the City and offers stunning views of the Little Miami Valley. Smaller parks such as Veterans Memorial Park and Heritage Park offer smaller scale recreational facilities.

South Lebanon residents are also within short driving distance of two regional parks maintained by neighboring Townships. One is Deerfield Township's George Carter Park, an 88 acre park with forest and hiking trails that is also home to the historic King mansion. Hamilton Township's Mount Park, located east of the City on the Little Miami, is currently not open to the public. Long term plans propose the park be used for both passive and active recreational purposes including fishing, hiking, and playing fields.



PARKS: EXISTING & PROPOSED

1. Kash Amburgy Park
2. Union Village Park
3. Veterans Memorial Park
4. Heritage Park
5. Rogers Park
6. Oeder Park
7. Spicer Memorial Park

-  Existing Parks
-  Private Parks
-  Proposed Public Parks

ISSUES AND OPPORTUNITIES

Improving Small Neighborhood Parks

Feedback from the Steering Committee and charrette indicate residents are generally satisfied with the overall amount of park space as well as the parkland's geographic distribution.

Participants did, however, note several issues with existing parks. One is that the City has

an abundance of small parks that often lack park furnishings such as quality benches, shelters, and small scale improvements that are needed to make them more comfortable gathering places. These neighborhood parks are located in Historic South Lebanon and are usually the result of demolition. They include Heritage Park, Union Community Park, and Veterans Memorial Park. A meeting with the Citizens Advisory Committee resulted in a recommendation to improve these parks to make them more attractive and usable for public events and gatherings. In particular, Heritage Park was chosen as being an especially suitable location for



Existing Parkland Distribution

Referencing the Park Map on the previous page illustrates that neighborhoods south of the river lack a public park. Residents who participated in the process recommended new parkland for new residential neighborhoods.

	ACREAGE	AMENITIES
<i>Oeder Park</i>	12.5	Baseball fields, picnic shelter, permanent restrooms
<i>Rogers Park</i>	5	Baseball field, picnic shelter, space for soccer field
<i>Spicer Memorial Park</i>	5	Picnic shelter, playground, scenic views
<i>Kash Amburgey Park</i>	1.75	Monument and open space
<i>Union City Park</i>	1	Short walking path and benches
<i>Veterans Memorial Park</i>	0.5	Basketball court, skate park, picnic shelter, playground
NEARBY COMMUNITY PARKS		
<i>Mounts Park (Hamilton Twp)</i>	230	Planned active and passive recreational uses
<i>Carter Park (Deerfield Twp)</i>	88	Mature forest, hiking trails, King mansion and estate

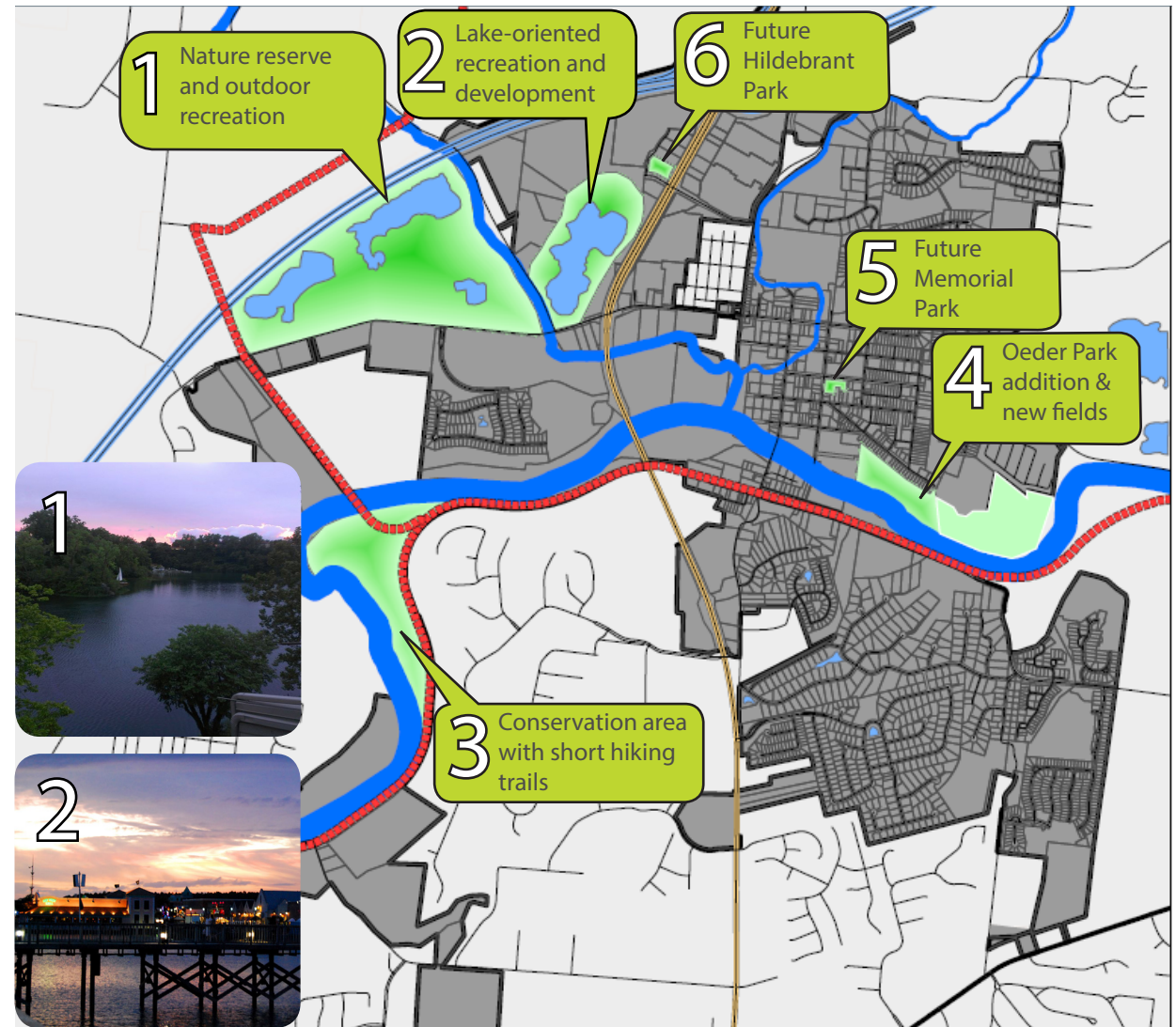
Above: Improving South Lebanon's existing neighborhood parks is an important component of encouraging neighborhood vibrancy and activity. It is also an important tool for community beautification. Heritage Park (top) already features many of these improvements including excellent landscaping and park furnishings. Union City Park (bottom) is an example of a park that can benefit from similar improvements.

Future Parks

Residents recommended that South Lebanon will benefit from additional park space. Current park spaces do not provide adequate opportunities for playing fields such as soccer, football, lacrosse, or other sports requiring a flat playing area. To alleviate this problem, the group recommended creating a future park east of Oeder Park. The 18 acre site is mostly flat and entirely contained in the floodway, making it inappropriate for future development but excellent for a park. Issues to address include the feasibility of acquisition and the need or maintain playing fields after flooding.

In 2019, land was donated to South Lebanon directly south-west of the intersection of 71 and State Route 48. The park will be known as Hildebrant Park and is currently in the planning process. The park will most likely serve as a nature preserve with scenic walking trails and benches. Furthermore, there is a future memorial park being constructed directly southeast of the City Administration Building. The park will serve as a historical veteran's memorial park.

Given the lack of parks south of the river, South Lebanon should also consider park locations that are integrated into future residential development in this part of the Village. These park spaces may be neighborhood parks that facilitate local gatherings, provide recreational



opportunities for young children, and aesthetically complement the neighborhood. The CAC also recommended community parks large enough to accommodate playing fields and a range of recreational opportunities for all ages.



Plans for the future Veterans Memorial Park can be accessed on the following link: <https://www.youtube.com/watch?v=p-dY0BafvJ0>.

creating an iconic gathering space in the City core, similar to the way Fountain Square is identified with Cincinnati, albeit on a much smaller scale.

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Given the lack of parks south of the river, South Lebanon should also consider park locations that are integrated into future residential development in this part of the City. These park spaces may be neighborhood. This building is currently owned by South Lebanon but maintained by the City Church. It is already used by a host of community groups and organizations. Additional collaboration between the City and some of these groups will be instrumental in making improvements to the building as well as scheduling additional activities in its available space.

LYTLE'S MARKET

Lytle's Market is a privately owned property located on Main Street. The property includes a large meeting lawn, picnic shelter, and a historic house dating to the late 18th



Above: Lytle's Market is an ideal location for community events. It is recommended the City work with the owner to explore how this community asset can be used.

Try Often and Try Cheap

Movies in the Park!

Historic Placards!

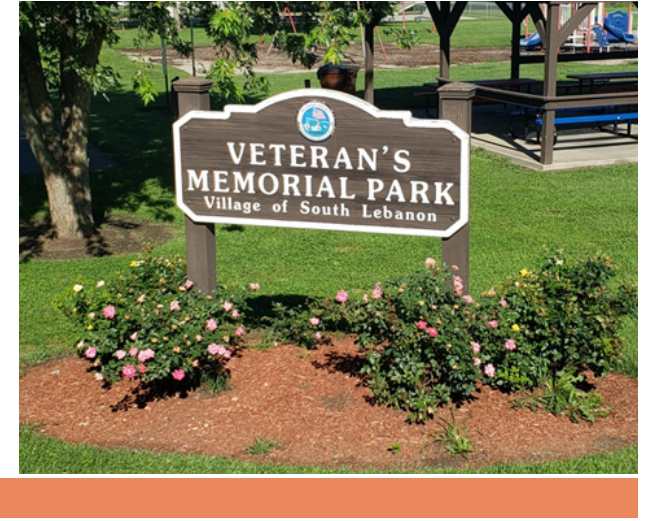
Marathons!

Holiday Decoration Competition!

Street Vendors!

Santa in the Park!

The invitation to plan for the future is an opportunity to think big. Long-range plans inevitably include several large scale and ambitious projects, however many of the most successful and thoroughly implemented plans are ones in which residents and stakeholders proposed many small projects. Projects that fall into these categories include festivals, events, new sports activities, community or neighborhood competitions, branding projects, or new uses for existing civic spaces. Some of these ideas or events endure, and others fall by the wayside. What is important is that some will inevitably last and enrich South Lebanon for years. Those that do not are at no great expense, and are simply a part of the community's effort to determine how to realize the vision in this plan.



century. It is recommended that the City and community organizations discuss with the property owner how the community may use this unique space for public gatherings and activities.

EVENT AND PERFORMANCE SPACE

The lack of outdoor performance space was widely discussed during the charrette as well as during steering committee meetings. Many individuals recommended pursuing an outdoor amphitheater in order to create not only a performance space, but also

Though several competing locations for an amphitheater were proposed, the CAC determined Historic South Lebanon was the most appropriate site. Locations near the river or in Veterans Memorial Park were both suggested as ideal sites.

to generate foot traffic for surrounding business, draw the area's residents into the community, and raise awareness that South Lebanon is an active and vibrant community.

If the City is unsuccessful in attaining an amphitheater, residents may consider affordable projects that fulfill the same goals. For example, a "Movie in the Park" where residents bring their own chairs or blankets, buy food from a local vendor, and watch a movie may fulfill many of the same goals.

GOALS AND OBJECTIVES

1. Recreation and sports facilities.

1. High-demand recreational amenities to enhance existing parks.

2. Collaboration with private organizations and property owners to realize additional recreation opportunities and venues.

2. Additional park space for diverse activities and sports.

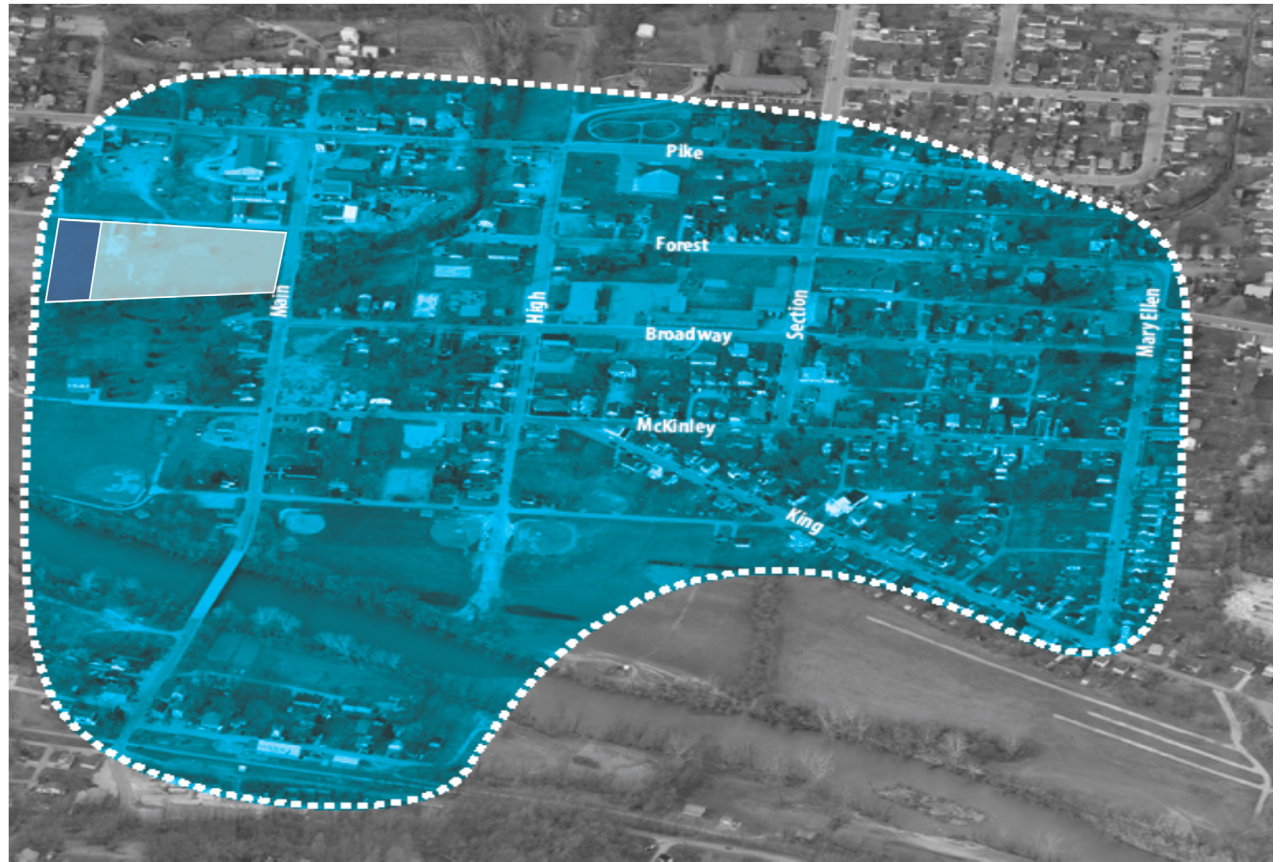
1. Future Park along Little Miami River east of Oeder Park.
2. Exploration of acquisition of other large park spaces, particularly in future development areas.
3. Small, quality open space integrated with development in the Historic Core or new development areas.
4. Nature reserve adjacent to the Little Miami Scenic Trail.

VI HISTORIC SOUTH LEBANON

INTRODUCTION & BACKGROUND

Deerfield was historically a pedestrian-oriented environment, similar to most 19th and early 20th century communities. Small neighborhood businesses, schools, and churches were mixed into compact residential neighborhoods. The result was a community where basic daily needs and homes were located within an approximately 150 acre area. The mix of uses and location was not without its disadvantages, however. Small industrial businesses would have been a nuisance to nearby residences and much of the City was at risk from flooding.

These challenges, combined with changing preferences in shopping and retail development, resulted in decreased investment in the historic core. Although Historic South Lebanon remains home to a number of small businesses and is a viable residential neighborhood, it shows signs of underinvestment. It is also not a major destination for non-South Lebanon residents. Historic South Lebanon's current position clearly has its challenges, but will



Planned Acquisition - Preserve Historic Stone House

Donated Land to South Lebanon (AC#: 6811553)

Above: Residents interviewed during the planning process generally agreed that Historic South Lebanon is the area that 1) contains civic buildings, mixed uses, and park spaces and 2) the area that coincides with the City as it existed before World War II. The graphic above illustrates the area residents collectively described as Historic South Lebanon. There has been a recent donation to South Lebanon in the area shaded in dark blue. The City plans to acquire the additional properties in the areas shaded in light blue. The goal is to preserve the historic stone house on site to retain the rich history in the area.

also be the starting place for new beginnings and revitalization.

ISSUES AND OPPORTUNITIES

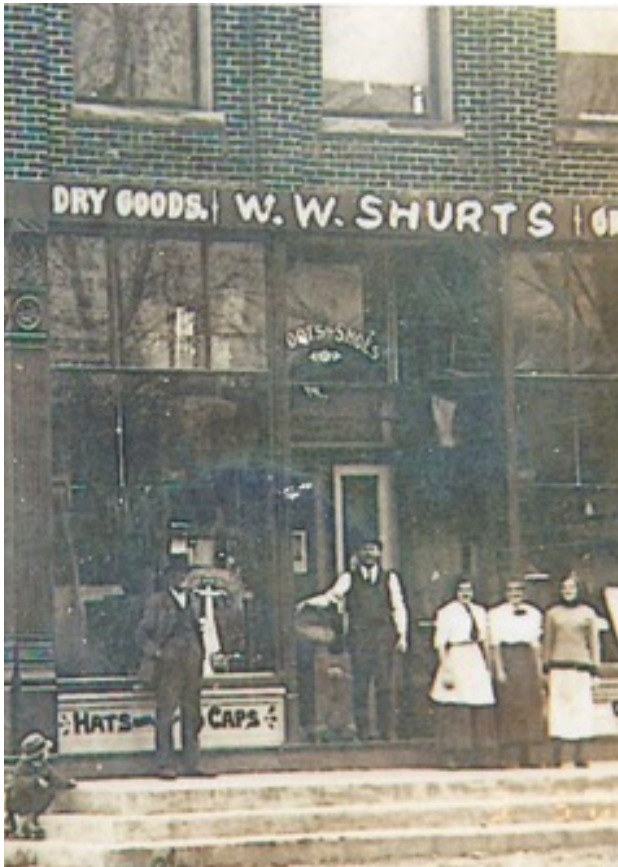
Restoration and Revitalization

The Citizens Advisory Committee and other

residents indicated the most pressing issue facing Historic South Lebanon is also an opportunity: the need for restoration and revitalization. Like many neighborhoods built in the mid 20th Century or earlier, Historic South Lebanon shows disinvestment in many of its structures. Residents advised absentee landlords are the most likely to under-invest in their property. However, many property

owners continue to maintain and show pride in their home or business. The result is that not all properties are treated with the same level of maintenance and investment.

Residents shared a unanimous desire to address this by encouraging reinvestment in Historic South Lebanon. They also wanted to make Historic South Lebanon the quaint, walkable neighborhood that can attract visitors and



Above: Neighborhood-wide revitalization starts at the level of individual buildings, with key buildings playing an especially important role. The building above, once known as the WW Shurts grocery store, can be converted back to a business on the first floor and an apartment above. Once rehabilitated, this is the type of building that makes residents want to be in this neighborhood.

strengthen South Lebanon's sense of identity the way similar historic neighborhoods have contributed to Lebanon, Mason, or Loveland.

Floodplain Hazards

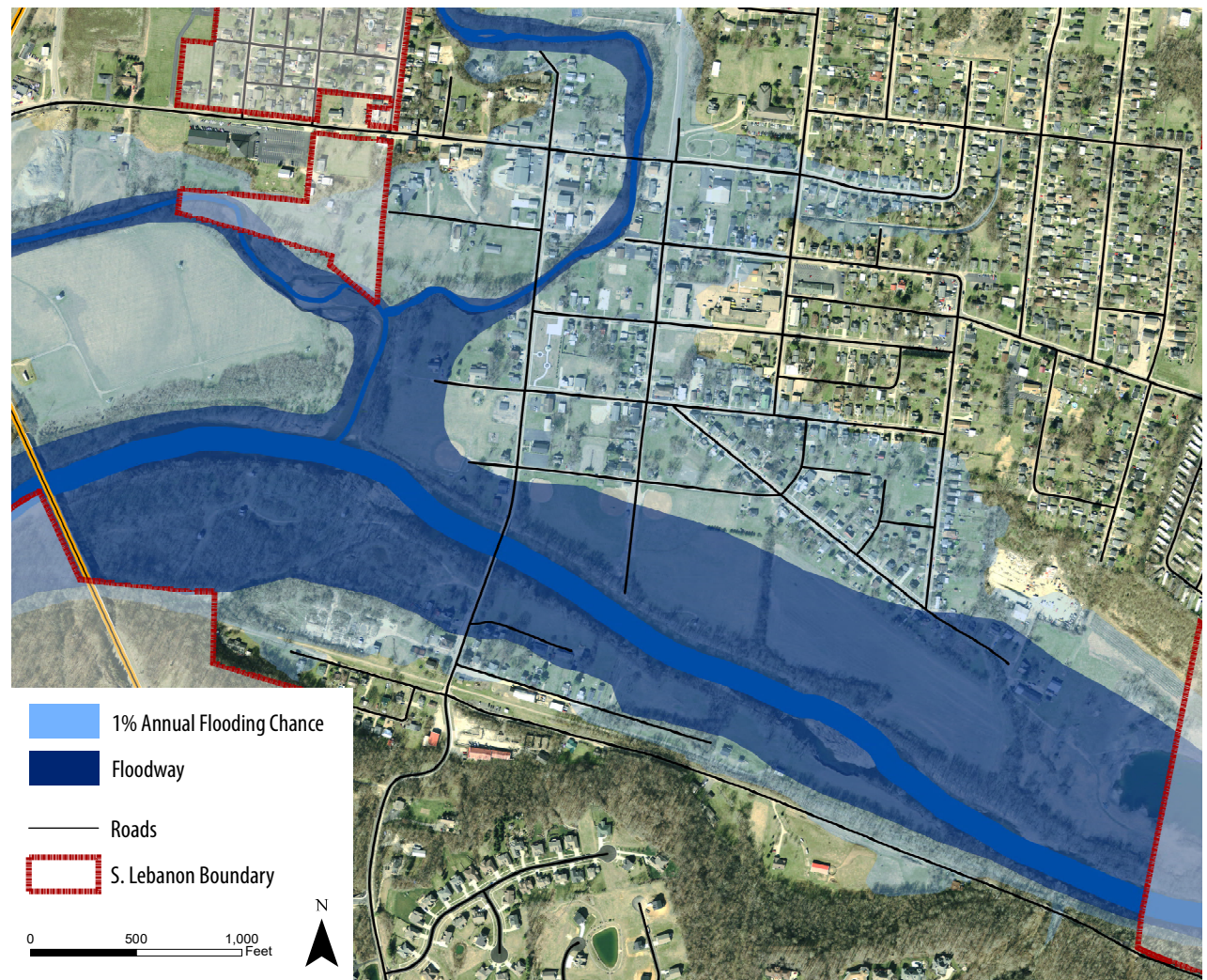
A significant share of the western and southern portions of Historic South Lebanon (HSL) are located in the floodplain. This is a challenge that presents no easy solutions. In consideration of the strong desire to revitalize HSL while also mitigating the most pressing threats associated with flooding, this plan recommends a two-fold approach to floodplain management. One approach addresses property in the floodway and the second approach regards development in the flood fringe.

This plan recommends the City not encourage development (or redevelopment) in the floodway. Where private property owners allow buildings to become blighted and are demolished, these areas should be converted to parks or left as open space. It is important to note that the floodway constitutes a minority of the total floodplain area in South Lebanon. This approach was recommended by a majority of stakeholder interviewees and CAC members. Implementing these policies will reduce South Lebanon's exposure to the most significant flooding risks.

In contrast to the floodway, the flood fringe covers a significant portion of Historic South Lebanon (flood fringe is labeled in the map at right as "1% Annual Flooding Chance"). This plan recommends pursuing

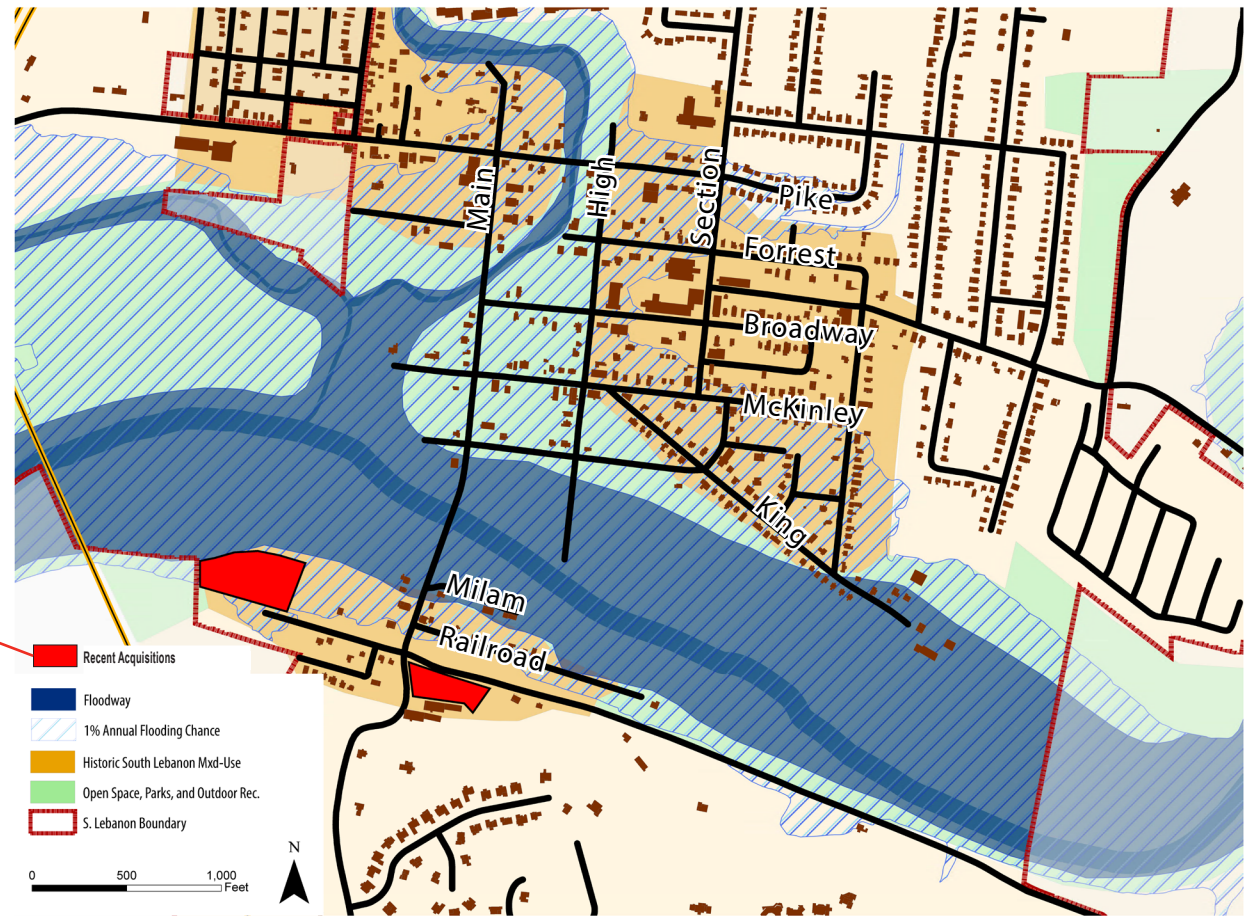
revitalization strategies in the majority of the fringe area with the highest elevation. It also recommends converting areas of the fringe whose elevation is closest to the flood fringe be converted to open space similar to the floodway, allowing the neighborhood fabric to gradually transition to open space. Refer to the Future Land Use Map for South Lebanon found on page 28.

At the same time, it is not realistic to discourage redevelopment on all property affected by the floodplain. While it is true that mortgaged property in the flood fringe is required to carry flood insurance and that new or redeveloped structures are subject to strict building requirements, discouraging redevelopment everywhere would conflict with recommendations from stakeholder interviews, the public charrette, and the



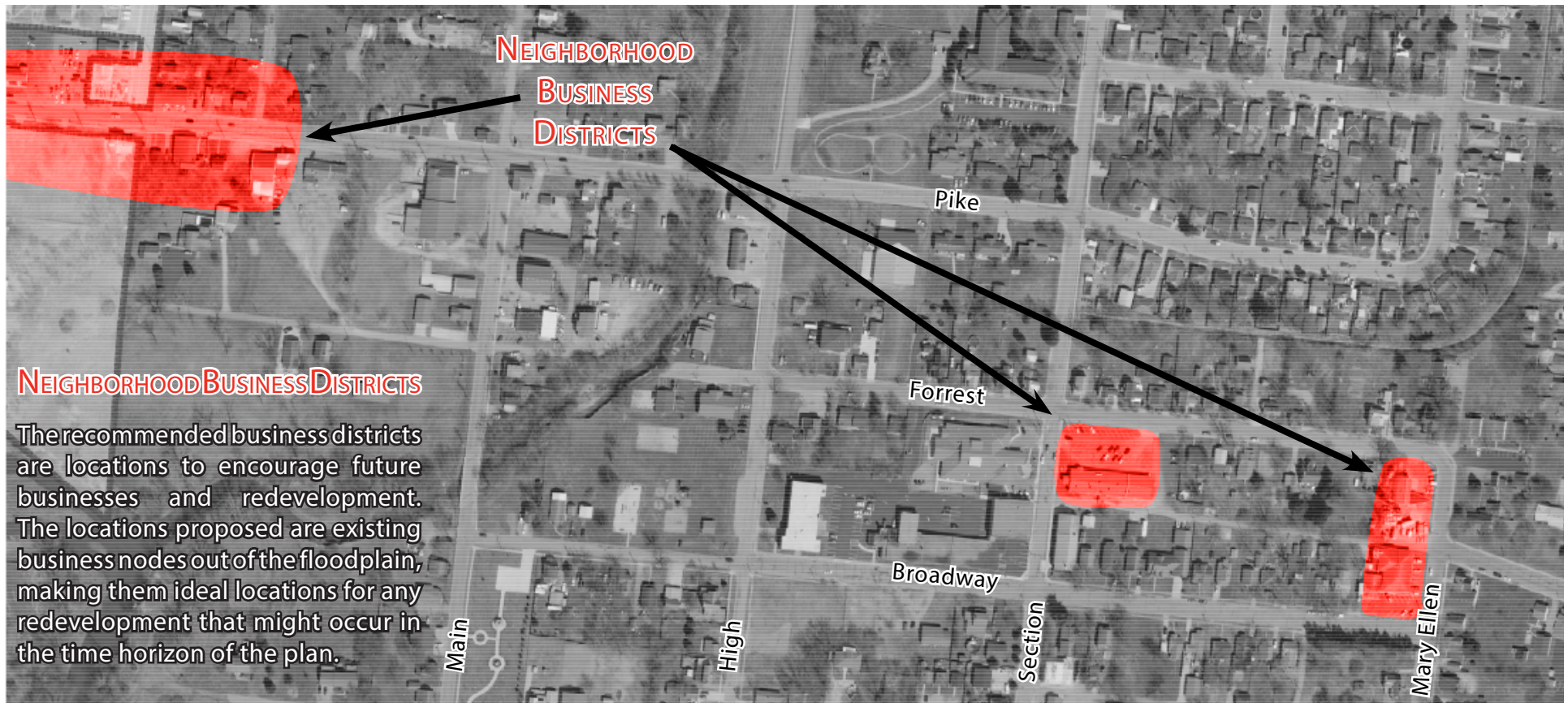


Above Top: Recreational and passive open space such as Heritage Park is the long-term use for land in the floodway and adjacent flood fringe. However many buildings in this area will remain viable (above bottom) for decades to come. This plan does not recommend any demolitions in the floodplain unless the buildings are vacant and blighted.



Above: The majority of Historic South Lebanon, including significant portions that are in the flood fringe, have been included in the Historic South Lebanon Mixed-Use designation. This land use encourages preservation and revitalization of the historic neighborhood. Other areas in the floodway or the flood fringe nearest the floodway are included in the Open Space, Parks, and Outdoor Recreation land use. This does not mean buildings in the Open Space, Parks, and Outdoor Recreation category will be uninhabitable or demolished; on the contrary, most residences will likely remain as viable homes for decades to come. Rather, it recommends the City not permit **new** development or redevelopment in this designation.

The Village purchased property along the bike trail indicated in red. The northwest property will be used for a sanitary sewer lift station. The parcel on the southeast corner of Main street and Zoar Road may be available for future development.



Citizens Advisory Committee to revitalize Historic South Lebanon.

RECOMMENDATIONS:

Neighborhood Commercial Nodes

Commercial nodes consisting of small neighborhood business provide an anchor for many walkable neighborhoods. These small nodes of business and activity may only include a handful of shops and businesses, but have the potential to

punctuate a predominantly residential area with a business destination for pedestrians while adding interest to the neighborhood environment.

Historic South Lebanon already features areas where business have concentrated, including several highlighted in the map above. It is recommended that

the City use tools such as Community Reinvestment Areas (CRA) or Tax Increment Financing (TIF) to encourage investment in the existing structures or make public improvements that benefit these areas including sidewalks, roads, or open spaces.

If Historic South Lebanon attracts redevelopment, it should be compatible

with a walkable historic neighborhood and be designed to meet architectural standards. Any new buildings should be brought close to the sidewalk with parking located in the rear.

Historical and Architectural Significance

Communities that are reinventing and revitalizing themselves often leverage the historic character of their buildings, open spaces, and neighborhoods in general.

One strategy is to create historic districts. These may be either local historic districts, nationally recognized historic districts, or both (see sidebar on far right).

South Lebanon may also consider implementing a Conservation District, which focuses less on historical details, ornamentation, or colors and instead focuses on saving existing buildings,



What is a Historic District?

HISTORIC DISTRICTS

Historic districts are used throughout the country as a strategy to identify and advertise historically significant neighborhoods. These neighborhoods are composed of an aesthetically and architecturally cohesive collection of structures that have historical significance for the community or nation. Standards designed to protect historically significant structures vary widely in their stringency. Some historic preservation ordinances regulate outdoor furniture or fencing, while other historic districts have almost no associated regulations and function primarily as a branding strategy.

Historic Districts can be recognized at the local and/or federal level. Though federal recognition can make contributing structures within a historic district eligible for certain tax incentives, they provide no regulatory protection from alteration or demolition. Local districts can bring considerably greater protection depending on how strictly the local ordinance is written.

CONSERVATION DISTRICTS

Conservation Districts are an alternative for communities that wish to focus less on historic architecture but more on building form, massing, and orientation to the street. They are adopted only at the local level, and are a logical choice for communities that have fewer historically significant structures but still desire a cohesive neighborhood character.

studio) could be rehabilitated as a mixed retail/residential building. Homes in this activity node should be permitted to house bed-and-breakfasts or small cottage businesses, both of which have proven popular in other locations along regional bike trails.

Connecting to the River

Riverfront access near neighborhoods and businesses is an invaluable opportunity that cannot be created. Luckily, South Lebanon was endowed with just such a gift. Today the river is an underutilized amenity, but in time several strategies can allow residents to rediscover this natural resource.

Walking paths and benches were the most common recommendation residents suggested to help South Lebanon reconnect to the river (see text box far right). These strategies will also brand the river as an attractive gathering place and serve as a reminder of role the Little Miami



Engage the Riverfront

RIVERSIDE TRAILS

Simple mulch or gravel trails allow residents to take a relaxing stroll along the river. A disadvantage of mulch or gravel trails is frequent maintenance is required, especially after flooding.

RIVERWALK

Another option is to pursue a riverwalk. This project would involve a higher level of planning and investment, with projects in other communities sometimes including lighting, landscaping, and decorative elements. A riverwalk would likely revolutionize how the public uses the river, but would be contingent on external funding sources.

BENCHES

A handful of well placed, comfortable benches can complement a pedestrian path or be implemented as an independent project.



River plays in South Lebanon's identity. A specialized area plan that addresses the finer points of riverfront amenities will be useful to execute proposed riverfront amenities.

GOALS AND OBJECTIVES

1. Compatible mix of neighborhood residential and complementary commercial uses in the historic core

1. Balance residential and nonresidential land uses to generate foot traffic and maintain a socially engaging neighborhood.
2. Area plan specific to Historic South Lebanon (HSL)

2. Preservation and maintenance of existing residential neighborhood

1. Historic South Lebanon (HSL) organization that speaks for business owners and residents.
2. Incentives for property owners to adequately maintain and invest in their property.
3. Creation of a Historic District or Conservation District.

3. Future development compatible with floodplain

1. Reduction of buildings and infrastructure in the floodway.
2. Preserve structures in the flood fringe unless the structure is derelict and blighted
3. Concentrate commercial and residential revitalization in areas least subject to flooding risks according to the Future Land Use Map (page 29)

4. Complete bicycle and pedestrian network in the historic core area.

1. Sidewalk repairs in the historic core.
2. Walking trails or river-walk along the Little Miami based on the "Connecting to the River" Concept" on page 57.



5. Cultural and social amenities in the Historic Core

1. Activities and events encouraged in Parks.
2. Events encouraged in the Community Center and other community facilities.



6. Public infrastructure improvements that encourage private investment and revitalization.

1. Streetscaping and other improvements to the public realm.



VII RIVERS CROSSING

INTRODUCTION & BACKGROUND

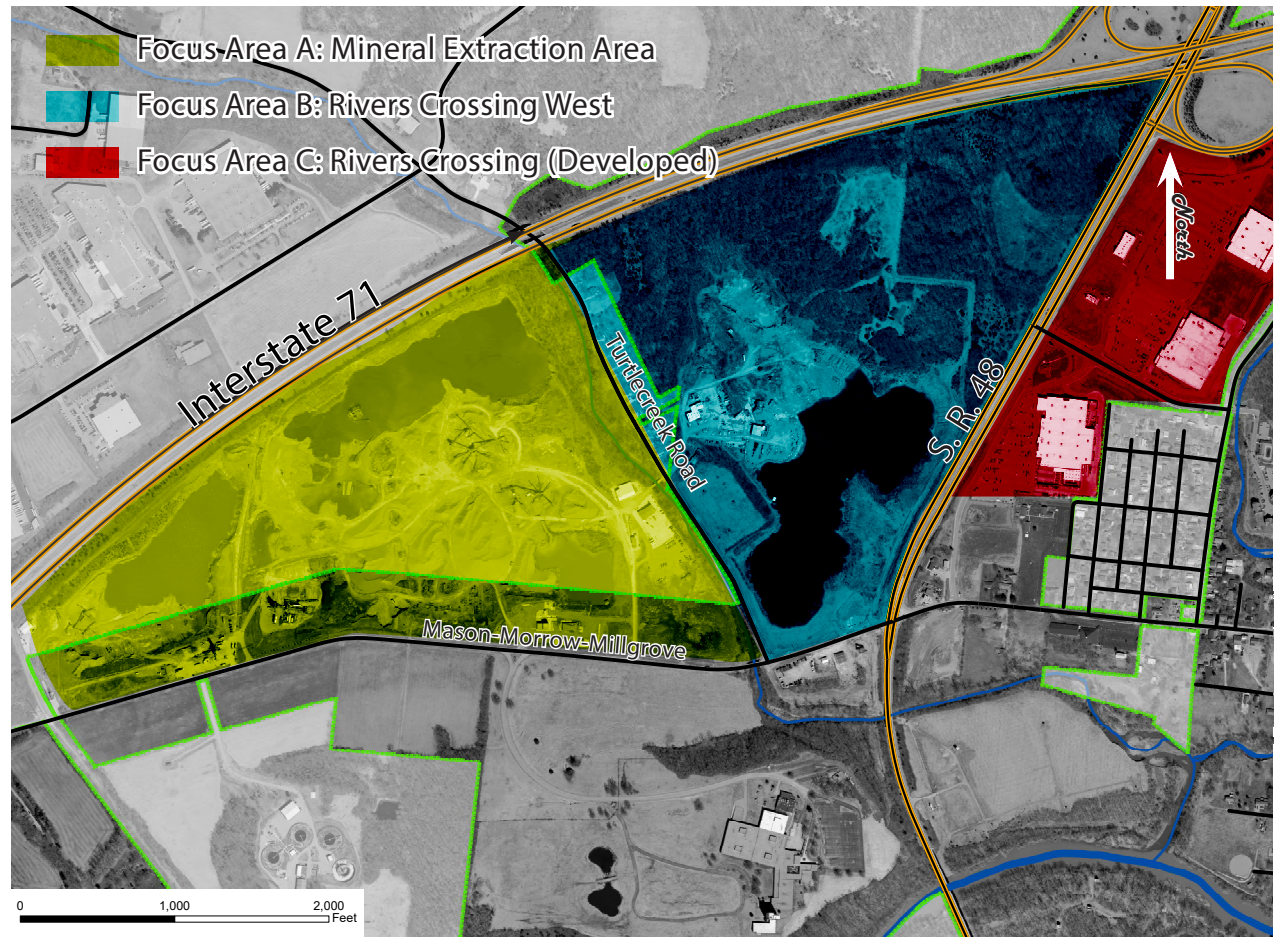
The Rivers Crossing West Study Area is characterized by three distinct subareas which ideally will complement each other when built out in the future. The three subareas are:

FOCUS AREA A “MINERAL EXTRACTION AREA”

The mineral extraction area is only partly in the City, but due to its proximity to the City, it was included in this study area.

FOCUS AREA B “RIVERS CROSSING WEST”

This subarea holds by far the most development potential in the 10-15 year time horizon of this plan, and therefore will be given the largest share of attention in this chapter. Presently it is mostly owned by two property owners, Industrial Realty Group (IRG) and members of the Oeder Family. The majority of the site is wooded or scrubland. A 20 acre lake is a notable feature that will enhance the value of future development. An important consideration for developing this focus area is mitigating the effects of any development on existing single family



homes located between the Rivers Crossing West property and Turtlecreek Road.

to surrounding areas are addressed in this chapter.

FOCUS AREA C “RIVERS CROSSING”

Subarea C includes the existing retail development east of SR 48. It will receive less attention given that it is already developed, however several recommendations concerning redevelopment and connections

ISSUES AND OPPORTUNITIES

Transportation

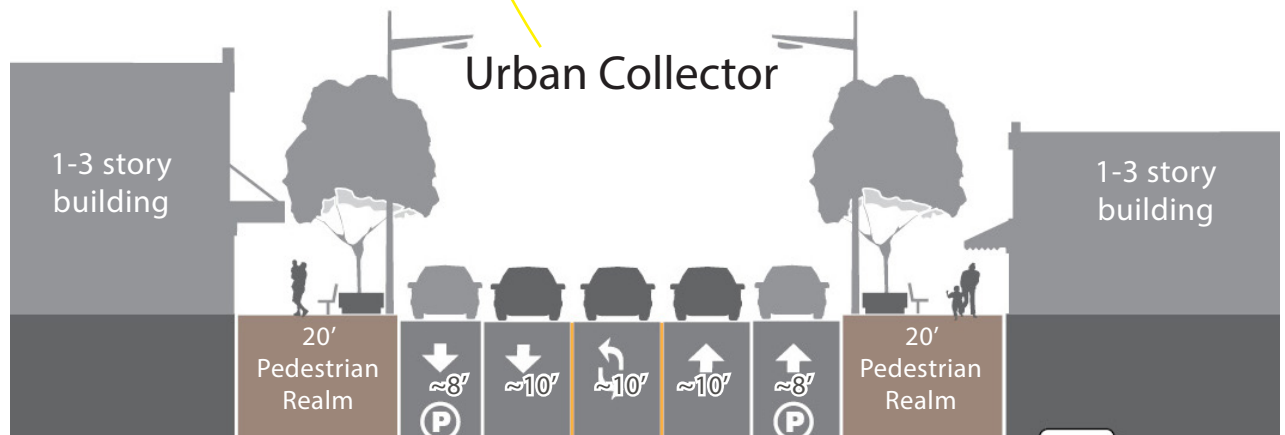
ROAD ACCESS IN RIVER CROSSING WEST

River Crossing West will likely access SR 48 at a limited number of locations (probably one) to limit the number of intersections that impact traffic flow. On the west side of the property, homes on Turtlecreek Road reduce the number of viable locations for a future intersection.

The plan recommends an internal collector road that extends across the site, providing access to local streets and parking lots. The road would be constructed in phases as development proceeded from east to west across the site.

Top Right: A well-organized hierarchy of streets facilitates both efficient traffic flow and pedestrian safety and comfort. This plan recommends a major road linking SR 48 to Turtlecreek Road be required as part of any development.

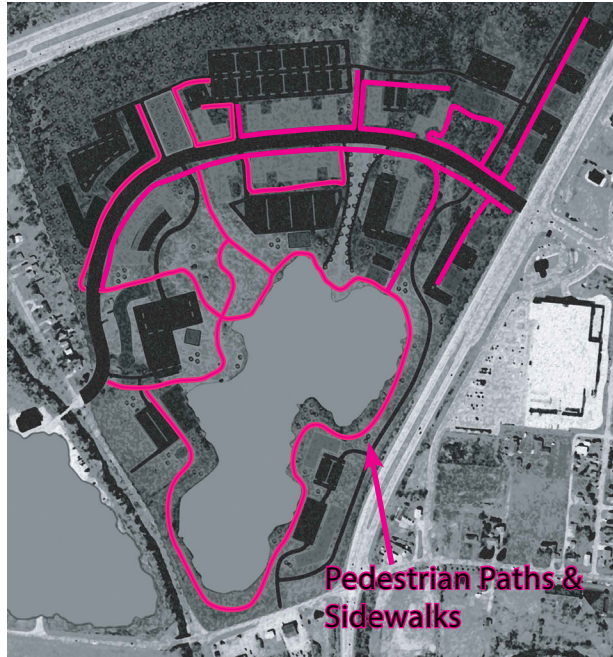
Right: This graphic illustrates a high-traffic road integrated into a pedestrian-oriented mixed-use development. Wide sidewalks and low vehicle speeds will not only enhance safety, but also contribute to a pleasant experience for visitors.



PEDESTRIAN CONNECTIONS

Comprehensive pedestrian connections are imperative to achieving the mixed-use vision recommended for this area. Pedestrian sidewalks and trails should be included along all street sections to accommodate the new-urbanist model prescribed for the site (to learn about the term new urbanism, see text box on opposite page). Trails and sidewalks should provide access to the lake and open space from the rest of the development.

Although this plan stresses the importance of pedestrian connections, it is a daunting engineering task to safely move pedestrians across SR 48. While the most logical location to provide pedestrian connectivity from a planning standpoint is at SR 48 and Corwin Nixon Boulevard, both roads are sufficiently wide that a pedestrian signal would increase the timing of the traffic light cycle. An alternative is to allow pedestrians to cross only at Mason-Morrow-Millgrove and SR 48, though this intersection will likely be widened as well in the long term. A compromise may be necessary, allowing pedestrians to cross only one side of SR 48 to reduce the impact on the traffic signal cycle. Installing improvements to enhance pedestrian safety such as pedestrian refuge islands (see bottom right photograph) will also help both motorists and pedestrians safely cross.



Top Left: Lifestyle centers such as “The Greene” in Dayton are to be experienced by pedestrians rather than motorists, and visitors are able to access the entire site comfortably by walking. Pedestrian access should be stressed throughout River Crossing West.

Bottom Left: The plan recommends a crosswalk at SR 48 and Corwin Nixon Boulevard on one side of the street to minimize the impact to vehicular traffic. A pedestrian refuge island in the middle of SR 48 will provide a safe place for individuals crossing the street (see below.)



Below: Pedestrian islands such as this one provide a safe place for individuals who could not cross the street in a single light cycle. This pedestrian improvement is strongly recommended for a crosswalk at SR 48.



Character of Future Development

FORM & MASSING

It is expected that future developers of this site will have considerable freedom to design a plan that suits their unique needs. Several important qualities are nonetheless recommended for any approval granted to developers relating to the character of buildings, parking lots, and open spaces.

This chapter recommends the Rivers Crossing West area be developed as a “life-style center”, (see text box “Key Terms: Lifestyle Center” on opposite page). Although these developments require significant amounts of parking, the parking is located on the periphery of the site and is usually hidden behind buildings. Plazas and pedestrian areas framed by stores, restaurants, apartments, and offices are hallmarks of a lifestyle center.

Key Terms: *New Urbanism*

New Urbanism is development style that has received national and international attention in the last two decades. New Urbanist development focuses on the creation of walkable, mixed-use neighborhoods with a strong sense of place and identity. Parking lots are heavily screened and usually located behind buildings. The new urbanist model can be applied at varying intensities, ranging from rural to urban, depending on the neighborhood context.



ARCHITECTURE

It is outside the scope of this comprehensive plan to recommend specific architectural styles for any development that occurs on this site. There are, however, several architectural qualities that future development should include.

- **Materials:** Building materials should be of a high quality and may include brick, stone, stucco, architectural precast, or EIFS.
- **Windows:** Facades facing public spaces should include numerous windows, particularly first floors to connect the street environment to activity in the buildings.
- **Entryways:** Prominent building entrances should be oriented toward pedestrian areas rather than parking lots.
- **Landscaping & Street Furniture:** Street trees, landscaping, street lamps, benches, fountains, and other decorative or functional elements are critical to fully activating the pedestrian environment.



Above: The Greene, a lifestyle center located near Dayton.

Key Terms: *Lifestyle Center*

A lifestyle center is a type of comprehensively planned, outdoor, mixed-use shopping center. Lifestyle centers invariably include retail as their key component, but may also include considerable space for residential or office uses. “The Greene”, a shopping center near Dayton, is an example of a lifestyle center. They are designed for pedestrians, allowing visitors to park once and walk to multiple destinations.

Topographical Issues and Opportunities

LAKE

The 20 acre lake in River Crossing West is possibly the most exciting opportunity on the site. As an aesthetic asset that can enhance the economic value of a life-style center, future development should carefully capitalize on this natural resource.

Earlier development plans included an outdoor recreation shopping store that would have offered patrons an opportunity to use boats and fishing gear on the lake. While this specific project did not materialize, similar ideas such as were this popular during the planning process and should be encouraged.

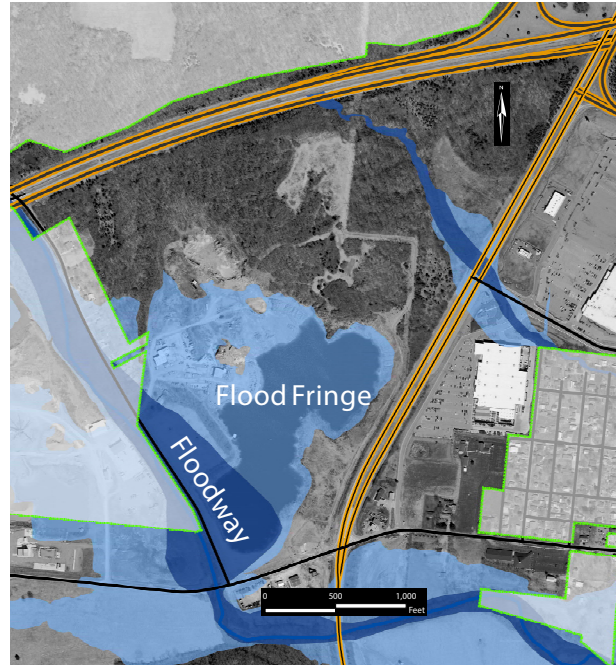


Above: The existing lake on this site was proposed to be integrated into a mixed-use development. Though the original RCW plan was canceled due to the 2008 recession, future development proposals should similarly be encouraged to make the lake a centerpiece.



STREAMS

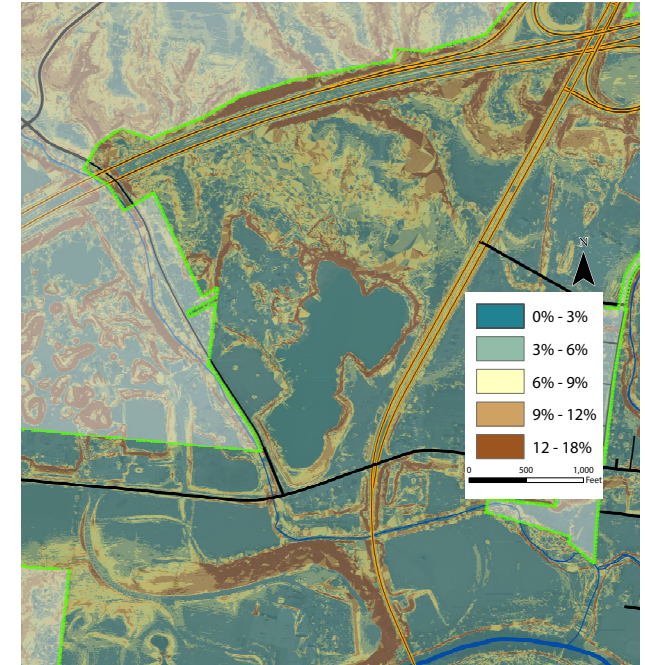
Two streams traverse the site. These are small streams and are not designated as “blue line” streams by the United States Geological Survey, though one stream crossing the NE corner of the site does have associated floodplain. However, Army Corps of Engineer requirements will be a significant obstacle to roads and development. To avoid this, roads should be designed to encroach on the streams as little as possible. This will streamline the development process as well as preserve the streams as natural resources.



FLOODPLAIN

Floodplain appears in two locations in Rivers Crossing West. Floodplain appears most significantly on the southwest part of the property. Some of this area is also floodway, a designation which brings significant additional engineering and regulatory challenges to any development.

The second area with a floodplain designation is the stream that crosses the northeast corner of the site; it should be possible to develop the area surrounding this stream, however development should avoid the floodplain or the wooded slopes around the stream.



SLOPE

The River Crossing West subarea is a gradually sloping site that rises 130 feet from lake at the south end of the site to the I-71/SR 48 interchange at the north end of the site. Several places within Rivers Crossing West are flat enough that significant earthmoving is not required. Other areas within the site would likely require significant grading to accommodate development, constraining development in certain locations. The need for regrading would be greatest for structures located near the freeway or near the lake; for this reason, the concept on page 64 avoids placing buildings in these areas.

GOALS AND OBJECTIVES

1. Flexible Development Standards that encourage mixed use and high quality

1. Zoning regulations that allow for multiple development plans
2. Zoning designations that encourage quality architectural and landscape design
3. Mixed use development that is visually and cohesively integrated with the lake, streams, and steep slopes
4. Safely engineered pedestrian connections to off-site locations
5. Signage, branding, and design that integrates development with the rest of the City

2. Economic development incentives that realize the vision for the site

1. Developer-ready policy toolbox

*Rivers
Crossing
West*

*South
Lebanon*

VIII

IMPLEMENTATION

INTRODUCTION & BACKGROUND

THE IMPLEMENTATION CHAPTER IS AN ACTION-ORIENTED POLICY GUIDE FOR THE SOUTH LEBANON COMPREHENSIVE PLAN.

It should guide City officials, staff, and residents when they are deciding which projects to pursue. It includes detailed policies, potential partners, and time-frames that will need to be followed in order to implement the bulk of this Comprehensive Plan.



HOW TO READ THIS CHAPTER

Readers will notice that many strategies will require initiation by City staff and officials. But staff alone cannot complete the majority of the actions in this chapter. Instead, Council and staff will need to reach out to passionate residents and civic organizations to take ownership of many of these actions.

Other actions can be completed by outside agencies, including County agencies. The list of all the organizations that may contribute to this plan's implementation is not exhaustive. Many of the names of contributing agencies and organizations



Planning Terms

The implementation chapter provides the City with an action plan by organizing policies and projects using the following terms:

Goal: a goal is a broad policy statement worded as a desired outcome.

Objective: a refinement of the goal that gives a more detailed policy direction. Unlike the strategies, it is expressed as a desired outcome and not as an action.

Action: a specific strategy, program, project, or policy necessary to advance or complete an objective.

Acronyms

ARB - Architectural Review Board

CDBG - Community Development Block Grant

CMAQ - Congestion Mitigation and Air Quality (grant)

HBA - Home Builders Association

HDLI - Historic Downtown Lebanon, Incorporated

HSL - Historic South Lebanon (neighborhood)

HSL Board - Historic South Lebanon Board

IRG - Industrial Realty Group

MMM - Mason Morrow Millgrove Road

ODNR - Ohio Department of Natural Resources

ODOT - Ohio Department of Transportation

OPWC - Ohio Public Works Commission (grant)

OVDC - Ohio Valley Development Council

PC - (South Lebanon) Planning Commission

RPC - (Warren County) Regional Planning Commission

RCW - Rivers Crossing West

SWCD - Soil and Water Conservation District

TAP - Transportation Alternative Program (grant)

TIF - Tax Increment Financing

WCCVB - Warren County Convention and Visitors Bureau

WCEO - Warren County Engineers Office

WCGA - Warren County Grants Administration

WCOED - Warren County Office of Economic Development

I COMMUNITY IDENTITY

Recommendation	Action	Priority	Potential Partners	Funding Opportunities	Next Steps	Time Frame (1-15 years)
G1. Effective branding using gateways at strategic entryways into the City or neighborhoods and subareas.						
O1. Gateways unique to South Lebanon.						
Form citizen group to identify designs with unique elements (material or design)	1.1	High	Interested residents, PC, Council, students	None required	Select citizens to serve on the committee	1-2 years
Select locations for gateway signage ¹	1.2	High		None required	Implement highest priority gateways	1-2 years
Create Comprehensive Gateway & Streetscaping Plan	1.3	Medium	RPC, PC, Council, residents, consultant	RPC or City resources	Contact potential partner to initiate gateway and streetscaping plan	2-5 years
Install gateway signage on the I-71 overpass over SR 48	1.4	Low	ODOT, RCW developers, Local Chamber Alliance	TIF district, voluntary developer contributions, City funds	Discuss steps for implementation with ODOT and the developer of RCW	Early stage of development review
O2. Gateway features on trails as well as roadways.						
Design unique gateways for trail users	2.1	Medium	Students, PC, interested residents Council	None required	Meet with committee discussed in "Community Identity" Goal 1, Objective 1, Action 1	1-2 years
Use signage to connect South Lebanon Station to South Lebanon's Identity	2.2	High	Local students, interested residents, Miami Valley Trails.org	Business sponsors, private donors, HSL Board	Meet with committee discussed in "Community Identity" Goal 1, Objective 1, Action 1	1-2 years
O3. Development that serves as neighborhood or commercial district gateways.						
Integrate gateway design into future development at MMM and SR 48 ²	3.1	High	Future developers, ODOT, WCEO	Developer Contributions, TIF District, City funds	See "Community Identity" Goal 1, Objective 1, Action 3	Early stage of development review
Integrate gateway design into future RCW development	3.2	High	Future developers, property owners	TAP, TIF, developer contributions	Discuss steps for implementation with ODOT and future RCW developer	Early stage of development review

¹ See Appendix A "South Lebanon Gateways", derived from the summer 2014 charrette.

² See Appendix D "Mason Morrow Millgrove & SR 48 Gateway Development"

Recommendation	Action	Priority	Potential Partners	Funding Opportunities	Next Steps	Time Frame (1-15 years)
O4. Wayfinding signage that promotes identity, branding, and business activity.						
Signage directing motorists/pedestrians to HSL	4.1	Medium	HSL Board, WCEO, ODOT, RPC	Local business sponsors, HSL Board, City funds	Meet with potential partners to determine ideal locations and content for signage	1-3 years
Unique sign design for use throughout the City	4.2	Low	HSL Board, students, local residents	None needed	Consult with local schools for ideas, choose a design from a competition process. May consult citizen group identified in "Community Identity" Goal 1, Objective 1, Action 1	1-3 years

G2. Quality future development that retains a small town character, potentially using traditional neighborhood design.

O1. Unified architectural themes and branding strategies.

Enhance ARB standards and guidelines for new commercial areas and new neighborhoods	1.1	Medium	OVD, RPC, residents, existing business owners	None needed	Revise existing commercial design guidelines, create new design guidelines for residential areas	2-3 years
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O2. Excellent pedestrian and motorist connections between the historic core and the rest of the City.

Upgrade sidewalks and roads connecting HSL to surrounding areas	2.1	Medium	WCEO, RPC, property owners	CDBG, OPWC, local match		4-10 years
Wayfinding and branding signage on major corridors directing traffic to HSL	2.2	High	Council, downtown review board	CDBG, OPWC, local match, downtown property owners	Use citizen group cited in Goal 1, Objective 1 to establish design and location	1-3 years

Recommendation	Number	Priority	Potential Partners	Funding Opportunities	Next Steps	Time Frame (1-15 years)
O3. Strong historic and attractive neighborhood character.						
Organize public meetings to discuss conservation or historic district and possible scope with area business owners and residents	3.1	High	Council, Historical Society, HSL property owners/residents, City Church	None Needed	Organize public meeting event to share info/receive feedback; invite key stakeholders.	1-2 years
Adopt ordinance for a conservation district or historic district. This may take the form of an architectural review board, historic commission, and/or some kind of local advisory board	3.2	Medium	Council, Historical Society, HSL property owners/residents, RPC	None Needed	Establish scope of the review board; determine boundaries of a review overlay	1-4 years
Form a local review board for Historic South Lebanon ³	3.3	Low	HSL business owners, property owners, interested City residents	None needed	Select a committee to select board members	1-4 years
Historic placards, districts, and designations for historically and/or architecturally significant structures	3.4	Medium	South Lebanon Historical Society, WC Historical Society, HSL Board	Local businesses, organizations, or individuals sponsors	Prioritize key structures or places that most warrant a placard or designation; advise property owners of the availability to a designation	Ongoing

³Contingent on if a historic district or conservation district being created for the Historic South Lebanon neighborhood

II FUTURE LAND USES

Recommendation	Number	Priority	Potential Partners	Funding Opportunities	Next Steps	Time Frame (1-15 years)
G1. Employment and revenue generating land uses.						
O1. Commercial areas that encourage office uses in addition to retail.						
Create a zoning district (i.e., a unique zone or PUD overlay) specific to the SW corner of the I-71/SR 48 interchange to permit a flexible mix of uses	1.1	Medium	IRG, RPC, PC, Council	None needed	Consult with IRG, RPC, Council, and Planning Commission to craft new zone	1-3 years
Create shovel ready sites (large commercial sites where major permitting processes are completed, for example, permits for the EPA)	1.2	Low	WCOED, RPC, WCEO	None needed	Select major sites where this strategy will have the greatest benefit	1-3 years
O2. Business Park land uses where road access and topography are suitable.						
Update Zoning Map to conform to FLUM on pg. 29	2.1	High	Council, Planning Commission, landowners	None Needed	Incorporate the amendment into a comprehensive update of the Zoning Code	1-2 years
Amend Zoning Resolution to permit research, office, and low impact industrial park uses to areas designated Office/Business Park land use category	2.2	Medium	Council, Planning Commission, landowners	None Needed	Incorporate the amendment into a comprehensive update of the Zoning Code	1-2 years
Do not allow manufacturing uses in the area Office/Business Park area on US 22	2.3	High	Council, Planning Commission, landowners	None Needed	Incorporate the amendment into a comprehensive update of the Zoning Code	1-2 years

Recommendation	Number	Priority	Potential Partners	Funding Opportunities	Next Steps	Time Frame (1-15 years)
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G2. Business Centers with a strong identity

O1. High quality development or redevelopment of commercial land near interchanges and major highways.

Use Tax Increment Financing districts to fund public streetscaping and street design along SR 48	1.1	High	Township,school district,developers, ODOT, WCRPC	TIF district, TAP	MeetwithWCEO,WCRPC,developers andWCEDtodiscussoptionsearlyin the development process	At time of future development
Explore tax incentives that would make high quality public space, outdoor furnishings, and amenities possible	1.2	Medium	Township,school district,developers, projectdesigners	Taxabatements,tax incrementfinancing	Discussprosandconswithpotential partners	Ongoing discussion
Collaborate with the Port Authority to discuss favorable financing options	1.3	Medium	Port Authority, WCOED,developers	Port Authority, developercontributions	MeetwithPortAuthoritystaffduring initialtalkswithdeveloperstodiscuss options	At time of future development
Incorporate public art into proposed development	1.4	Medium	local/regionalartists, students,developers	Noneneeded,sponsors as necessary	Reachouttolocalschools,post-secondaryinstitutions,residents,and local organizations.	At time of future development

G3. Historic Core Land Uses

O1. Healthy neighborhood business districts in appropriate areas in the core.

Work with existing and potential business owners to retain existing businesses	3.1	High	HSL Board, local chambers of commerce	CRA,taxincentives	Determineacceptableincentive programs;adviseDowntownBoard, localchamberofcommerce,and propertyownersoftheiravailability	Ongoing
Work with existing or potential property owners to maintain their buildings and property	3.2	High	HSLBoard,property owners	CRA	Determineacceptableincentive programs;adviseandproperty owners of their availability	Ongoing
Work with potential developers so that rehabilitations and new development conform to the plan's recommendations for downtown form and character	3.3	High	HSLBoard,property owners	CRA,private sector contributions, tax incentives	Discusscoderequirementsinadvance of initiating projects.	Ongoing
Expand existing Community Reinvestment Area (CRA) to encourage investment	3.4	Medium	Council,Property Owners	CRA	Determineacceptableboundariesfor an enlarged CRA.	2-4 years

Recommendation	Number	Priority	Potential Partners	Funding Opportunities	Next Steps	Time Frame (1-15 years)
G4. New Residential Areas that create strong neighborhood identities and contribute to South Lebanon's small town image.						
O1. Permit a diversity of housing types in future residential areas similar to existing residential south of the river.						
Partner with developers during the review process to provide attractive entryway monumentation	1.1	Medium	Developers	None Needed	Incorporate the amendment into a comprehensive update of the Zoning Code	1-2 years
Establish minimum architectural standards to address the design of general architectural elements, garages, and exterior materials	1.2	Medium	Cincinnati HBA, WCRPC, residents	None Needed	Incorporate the amendment into a comprehensive update of the Zoning Code	1-2 years
Amend Zoning Resolution to permit development that follows the new urbanism development model	1.3	High	Cincinnati HBA, WCRPC, residents	None Needed	Incorporate the amendment into a comprehensive update of the Zoning Code	1-2 years

TRAILS AND PEDESTRIAN CONNECTIONS

Recommendation	Number	Priority	Potential Partners	Funding Opportunities	Next Steps	Time Frame (1-15 years)
G1. Trail Connector through Downtown linking Lebanon and Little Miami Scenic Trails						
O1. Determination on future bike route creating a loop through Historic South Lebanon						
Create a comprehensive bike route plan	1.1	High	Residents, officials, RPC	RPC and City resources	Council contacts potential partner to select committee, initiate project	2-4 years
Incorporate recommended trail connections as part of ongoing street maintenance	1.2	High	WCEO, City Staff WCRPC, downtown stakeholders	TIF, CDBG, OPWC, TAP, CMAQ, County	Incorporate strategies of comprehensive bike route program into capital maintenance program	Upon adoption of bike route plan; ongoing thereafter
O2. Furnish bike route with wayfinding signage						
Install signs along the bike trail directing riders to businesses and points of interest	1.1	High	HSL Board, local business sponsors	City funds, local business sponsors CDBG, OPWC, TAP, CMAQ	Rely on the committee mentioned in "Community Identity" Goal 1, Objective 1, Action 1	3-6 years
G2. Comprehensive Local Pedestrian Connections						
O1. Sidewalk connections where pedestrian system is incomplete						
Construct sidewalks along Lebanon Road from MMM Road to Corwin Nixon Blvd.	1.1	High	WCEO, property owners	CDBG, OPWC, TAP	See "Trails and Pedestrian Connections" Goal 1, Obj. 1, Action 1	2-5 years
Construct sidewalks along MMM Road at time of future development; where development exists, construct new sidewalks	1.2	High	WCEO, City Staff, property owners	CDBG, OPWC, TAP, TIF district		2-10 years/as needed
Construct sidewalks on neighborhood streets Huddleson Ave. and Pleasant Dr	1.3	Low	Property owners	CDBG, OPWC		2-10 years
Construct sidewalks along both sides of SR 48	1.4	High	ODOT, Hamilton Township, WCEO, RPC	CDBG, OPWC, OKI funding, developer contributions local matches		3-15 years

Recommendation	Number	Priority	Potential Partners	Funding Opportunities	Next Steps	Time Frame (1-15 years)
O2. Long term Sidewalk maintenance program						
Draft a sidewalk maintenance program to incorporate into a Capital Improvement Program	2.1	High	City staff	None needed	Meeting between City staff and appropriate Council subcommittee	1-2 years
Install improvements to the public realm such as improved lighting, landscaping, banners, or benches during sidewalk maintenance	2.2	High	City Staff, Council, HSL Board	CDBG, OPWC, TIF district	Consult with WCGA and WCRPC for assistance linking possible improvements to County grants	Case by case basis

G3. Complete bicycle and pedestrian network in the historic core area.

O1. Bike route through downtown connecting the Little Miami River Multiuse Trail to the Lebanon Trail.

Determine route best route based on business impact and engineering considerations (May be done with or separately from the City bike route plan)	1.1	High	HSL business owners and organizations, trail users, HSL Board	None needed	Form City committee to consult with potential partners to determine ideal route.	2-3 years
Work with County agencies to determine the bike route and road design	1.2	Medium	WCEO, WCRPC, HSL Board	None Needed	Meet with County agencies	3-6 years

G4. Business Node at South Lebanon Station

O1. Mix of residential and neighborhood-compatible commercial uses.

Amend Zoning Map and text to permit a mix of residences and low impact businesses	1.1	High	Property owners and stakeholders, WCRPC	None Needed	Incorporate the amendment into a comprehensive update of the Zoning Code	1-2 years
Create an area plan specifically for South Lebanon Station or incorporate it into the area plan for Historic South Lebanon referenced in "Historic South Lebanon Goal 1, Objective 2, Action 1"	1.2	Medium	HSL Board, property owners, RPC	RPC or City resources	Contact potential partners to select steering committee; initiate planning process	2-5 years

O2. Redevelop the City property between the trail and Railroad Street

Find alternative location for City facilities	2.1	Medium	City Staff	City funds	Determine best alternative with Council and staff	4-15 years
Issue a Request for Proposals for the area based on a specific concept plan	2.2	Low	WCRPC	None needed	Draft the RFP	2-5 years

Recommendation	Number	Priority	Potential Partners	Funding Opportunities	Next Steps	Time Frame (1-15 years)
O3. Welcome kiosk for trail users						
Install an informational map with business locations and nearby attractions	3.1	Medium	HSL Board, local chamber,potential sponsors, RPC (to draftmap/graphics)	Donations from individuals,business sponsors,Cityfunds	Workwithlocalbusinessesand organizationstodraftmap/graphics	2-5 years
Consider a welcome area that is also a landmark; for example, a caboose that recognizes South Lebanon's railroad history	3.2	Medium	HSLBoard,Historical Society,potential sponsors	Donations,business sponsorships	Contactpotentialpartnerstoinitiate installation of welcome area	5-15 years
O4. Business uses that capitalize on pedestrian and bicycle traffic.						
Amend the Zoning Map and Code to allow neighborhood businesses recommended in Chapter VI	4.1	Medium	Property owners, WCRPC	None needed	Incorporatetheamendmentintoa comprehensiveupdateoftheZoning Code	1-2 years
Collaborate with the HSL Board and local business chambers to market existing buildings in South Lebanon Station	4.2	Low	HSL Board, Local businesschambers	None needed	MeetwithHSLBoardandlocal chambers of business	Ongoing
O5. Regional destination for trail users similar to Loveland, Xenia, or Yellow Springs.						
Add both car and bike parking for trail users	5.1	High	Nearby property owners, WCEO, engineering consultant	CDBG,OPWC,CityFunds	Contactpotentialpartnerstoidentify needs,issues,andtoobtainfirstdraft of drawings	4-10 years
Contact ODNR and Miami Valley Trails.org to add South Lebanon businesses and attractions to their brochures and websites	5.2	Medium	ODNR,MiamiValley Trails.org	None needed	Prepare a list of activities and businesslocationstopresentto potential partners	1-3 years

³See Appendix D "Proposed Nature Reserve Area"

IV PARKS AND RECREATION

Recommendation	Number	Priority	Potential Partners	Funding Opportunities	Next Steps	Time Frame (1-15 years)
G1. Recreation and sports facilities.						
O1. High-demand recreational amenities to enhance existing parks						
Install a sand volleyball court in Veterans Memorial Park	1.1	Medium	HSL Board, sports organizations, and/or school that desire a field	ODNR grants, fund raisers, donations, sponsorships, City funds	Discuss project with organizations listed in "funding opportunities" and/or apply for ODNR funds	2-10 years
Install a soccer or lacrosse field in Rogers Park	1.2	Medium				
Consider installation of other recreation amenities if desired (tennis court, football field, etc.)	1.3	Low				
O2. Collaboration with private organizations and property owners to realize additional recreation opportunities and venues						
Coordinate with the City Church to maximize use of the City's community center	2.1	High	City Church, existing users	User fees, CDBG	Connect non-profit organizations and events with available spaces and times in the community center	Ongoing
Discuss possibility of public event and activities at Lytle's Market	2.2	Medium	Evans or succeeding owners	User fees	Contact property owner to discuss arrangements	1-2 years
Contact and work with private sports and civic organizations to start sports teams and activities	2.3	Medium	Sports organizations, HSL Board, City Church, engaged residents	Membership fees, minimal funding needed	Contact potential partner to discuss arrangements	1-2 years

Recommendation	Number	Priority	Potential Partners	Funding Opportunities	Next Steps	Time Frame (1-15 years)
G2. Additional park space for diverse activities and sports.						
O1. Future Park along Little Miami River east of Oeder Park.						
Inform property owner that the City is interested in acquisition	1.1	Low	Current property owner	City funds, donation,	Inform property owner that the City has a long term interest in acquisition	1 year with follow-up ongoing
Ensure the future park is furnished with amenities that meet community demand	1.2	Medium	Youth, general public, HSL Board	None needed	Establish desired future uses, their design requirements, and funding sources	5-10 years
O2. Exploration of acquisition of other large park spaces, particularly in future development areas.						
Inform residential developers that City wishes to explore options for parkland acquisition or dedication	2.1	Medium	Developers	None needed	Prepare a list of possible incentives	Case by case basis
Adopt development bonuses or incentives to that encourage voluntary parkland dedication and amenities	2.2	Low	Cincinnati HBA, developers, WCRPC	Developer contribution	Contact the Cincinnati HBA and/or WCRPC	2-5 years
Explore opportunities for park acquisition	2.3	Low	Developers, property owners	Developer contributions,	Evaluate the suitability and need of undeveloped land in/adjacent to City	2-5 years
O3. Small, quality open space integrated with development in the Historic Core or new development areas.						
Include comprehensive Historic South Lebanon park improvements into the HSL area plan recommended in Goal 1, Objective 1, Action 2 in the HSL implementation table	3.1	High	HSL Board, WCRPC	None Needed	Evaluate possible projects as part of the comprehensive HSL Area Plan recommended in Historic South Lebanon Goal 1, Objective 1, Action 2	Simultaneous with drafting an HSL Plan (2-5 years)
Make improvements that are likely to be used, help revitalize the area, and have good pedestrian access	3.2	Medium	Local organizations, HSL Board	CDBG	Consult local organizations and HSL residents to determine what affordable improvements they desire	1-15 years
O4. Nature reserve adjacent to the Little Miami Scenic Trail³.						
Add hiking trails to this property	4.1	Low	Warren County (owner)	County or ODNR funds, City funds	Contact County to collaborate on possible trail project	5-15 years
Recommend County dedicate the property as a permanent natural park	4.2	Medium	Warren County (owner)	None needed	Discuss Parkland dedication with Warren County	5-15 years

³See future park #3 on page 47"

V HISTORIC SOUTH LEBANON

Recommendation	Number	Priority	Potential Partners	Funding Opportunities	Next Steps	Time Frame (1-15 years)
G1. Compatible mix of neighborhood residential and complementary commercial uses in the historic core.						
O1. Balance residential and nonresidential land uses to generate foot traffic and maintain a socially engaging neighborhood						
Amend zoning code to permit a mix of uses necessary to sustain a healthy mixed-use neighborhood	1.1	High	WCRPC, property owners, HSL Board	RPCorCityresources	ConsultHSLpropertyowners;select membersofasteeringcommittee	2-5 years
Amend zoning code to create a form-based code for Historic South Lebanon	1.2	Medium	WCRPC, property owners, HSL Board	RPCorCityresources	ConsultHSLpropertyowners;select membersofasteeringcommittee	2-5 years
O2. Area plan specific to Historic South Lebanon						
Create plan that focuses on downtown activities, reuse of strategic properties, HSL streetscaping, park amenities, and branding	2.1	Medium	WCRPC, HSL Board, business owners and residents	RPCorCityresources	Contactpotentialpartnerstoinitiate area plan	2-5 years
G2. Preservation and maintenance of existing residential neighborhood.						
O1. Historic South Lebanon (HSL) Organization that speaks for business owners and residents						
Contact HSL stakeholders who may be interested in joining the organization	1.1	High	Interestedbusiness owners, residents, and organization representativesfrom acrossSouthLebanon	None needed	Schedule meeting between SouthLebanonstakeholdersand representatives from Historic Downtown Lebanon, Inc.	1-2 years
Meet with the Historic Downtown Lebanon, Inc. Organization to learn how a similar organization can help South Lebanon	1.2	High	HDLI, WCRPC	None needed	Schedule meeting between SouthLebanonstakeholdersand representatives from Historic Downtown Lebanon, Inc.	<1 year
Appoint a “champion”, a committed person willing to push for the project’s completion	1.3	Medium	Council, downtown board	None needed	Askpassionate,possiblecandidatesif theyarewillingtoleadtheinitiative	<1 year

Recommendation	Number	Priority	Potential Partners	Funding Opportunities	Next Steps	Time Frame (1-15 years)
O2. Incentives for property owners to adequately maintain and invest in their property						
Organize neighborhood competitions for best holiday decorations or best landscaping to encourage pride in property	2.1	Low	HSL Board	None needed	Initiate first incentive	1-3 years
Encourage local churches or other organizations to assist seniors or other residents with exterior maintenance	2.2	Medium	Local churches and other organizations	Local churches, youth organizations, and schools	Speak to local organizations and churches about opportunities to assist seniors and residents in need	1-2 years
Provide a revolving loan for home winterization	2.3	Medium	WCGA	City, donors, CDBG, local churches	Discuss this action step at appropriate Council subcommittee; contact WCGA and WCRPC to connect this action to available grants	2-4 years
Initiate a paint program	2.4	Medium	Local hardware stores	Collaborative effort with local hardware stores; City funds	Local hardware stores and/or allocate City funding	2-4 years
Offer a new or rehabilitated porch program	2.5	Medium	WCGA	CDBG funds	Establish criteria for eligibility and work with County to secure funding	2-4 years
Advertise utility assistance programs to residents	2.6	Medium	Local churches and organizations, City Staff	Utility companies	Brief staff on advising potentially eligible residents of opportunities	1-3 years
Direct residents to explore County home rehab and lead based paint remediation programs	2.7	Medium	WCGA	CDBG	Discuss eligible improvements with WCGA; brief staff on advising eligible residents of opportunities	Ongoing
O3. Creation of a Conservation District						
Discuss with property owners the desirability and preferred type of district that can maintain the character of HSL	3.1	Medium	Property owners, HSL Board, Historical Society	None needed	Consult with property owner to educate them of benefits, determine if the community desires it.	2-4 years
Determine boundaries of a conservation district using input from property owners and stakeholders	3.2	Medium	Property owners, HSL Board, Historical Society	None needed	Notify all potentially affected property owner to assess their input	2-4 years
Adopt building and form standards specific to the district	3.3	Low	Property Owners, HSL Board, WCRPC	None needed	Review standards from other communities to assess what will work best for South Lebanon	4-10 years

Recommendation	Number	Priority	Potential Partners	Funding Opportunities	Next Steps	Time Frame (1-15 years)
Historic placards or markers for historically and/or architecturally significant structures	3.4	Medium	South Lebanon Historical Society, Warren County Historical Society	Business sponsors, local donations, South Lebanon Historical Society	Contact South Lebanon Historical Society to find someone willing to champion this action.	2-5 years

G3. Future development compatible with floodplain.

O1. Recreation and open space uses in floodway.

Explore opportunities to consolidate open space parcels, particularly in the floodway, that may be used for active or passive recreational purposes	1.1	Medium	Property owners, future county land bank (if created)	Land bank properties acquired through foreclosure, forfeiture, or donation; City or County funds	Support creation of a Warren County land bank; encourage the organization to include HSL as a priority	5-15 years
Prohibit new structures in the floodway	1.2	High	Property owners	None needed	Maintain zoning and floodplain management regulations that prohibit new structures	ongoing

O2. Preserve structures in the flood fringe unless the structure is derelict and blighted.

Preserve the built environment in the flood fringe to maintain a livable neighborhood	2.1	High	Property owners, future county land bank (if created)	See "Historic South Lebanon" strategies under Goal 2, Objective 2"	Apply funding opportunities on case by case basis	ongoing
Remove structures that are blighted and unlikely to be rehabilitated	2.2	High	Property owners, future county land bank (if created)	City funds, CDBG	Apply funding opportunities on case by case basis	ongoing

O3. Concentrate commercial and residential revitalization in areas least subject to flooding risks according to the Future Land Use Map (page 29)

Recommendation	Number	Priority	Potential Partners	Funding Opportunities	Next Steps	Time Frame (1-15 years)
Target public funds and programs (City, County, or otherwise) for housing and commercial revitalization that is least subject to flooding risks	3.1	High	All community partners contributing to neighborhood revitalization	See "Historic South Lebanon" strategies under Goal 2, Objective 2 and "Future Land Uses" strategies under Goal 3, Objective 1	Consult Future Land Use Map (page 29 or 53) when using public funds or programs	ongoing
Concentrate neighborhood commercial centers in areas least subject to flooding	3.2	High	Planning Commission, HSL Board, property owners		Consult Future Land Use Map (29 or 53) and Neighborhood Business District (54)	ongoing

G4. Complete bicycle and pedestrian network in the historic core area

O1. Sidewalk repairs in the historic core

Consult County agencies for funding available for sidewalk repairs	1.1	Low	WCGA, WCRPC, WCEO	OPWC, CDBG, TIF district	Discuss City infrastructure needs with County agencies	1-2 years
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O2. Walking trails or river-walk along the Little Miami River based on "Connect to the River" concepts on page 57

Form local committee to determine the size and design of a riverside walking trail	2.1	Medium	HSL Board, residents and business owners	None needed	Organize local committee, contact potential partners	1-2 years
Construct riverside walking trail	2.2	Medium	HSL Board, SWCD, ODNR	ODNR programs, CDBG, City funds, business sponsors	Contact outside or in-house assistance to install trail	2-5 years

G5. Cultural and social amenities in the Historic Core

O1. Activities and events encouraged in Parks

Delegate key responsibilities for organizing and coordinating events to the HSL Board	1.1	High	HSL Board	None needed	Implement "Historic South Lebanon" Goal 1, Objective 1 (creation of HSL Board)	1-2 years (at creation of HSL Board)
Organize new festival/event or expand existing one e.g., Quilt Festival that can be associated with City	1.2	High	HSL Board, passionate residents, community organizations or churches	Fundraisers, tickets, vendors	City contacts potential organizers to determine best opportunity to expand/create an event	2-5 years

Recommendation	Number	Priority	Potential Partners	Funding Opportunities	Next Steps	Time Frame (1-15 years)
Start a weekly farmers market, potentially as a joint project with Union Township.	1.3	Medium	HSL Board, Union Twp., OSU Ag. Extension Office	None needed	Contact the Twp. and OSU Ag. Extension Office; select location most likely to help surrounding businesses	1-3 years
O2. Events encouraged in the Community Center and other community facilities						
Maximize available space in the community center for use by community organizations and youth activities	2.1	Medium	City Church, existing users	Public funds not needed	Coordinate with City Church, notify other community organizations that may benefit from the space	Ongoing

G6. Public infrastructure improvements that encourage private investment and revitalization

O2. Streetscaping and other improvements to the public realm

Adopt a streetscaping and public investment plan for the Historic South Lebanon neighborhood. May be done in conjunction with HSL Area Plan (see Historic South Lebanon Goal, 1 Objective 2)	2.1	Medium	HSL Board, RPC	RPC or City resources, business sponsors	Select committee (possibly consisting of HSL Board), initiate process.	2-5 years
Assist private investors by providing complementary public investments funded with TIF	2.2	Medium	Council, Township, School District	TIF	Explain to Township and School District the rationale for applying TIF to this area; offer the tool on a project by project basis	Ongoing
Determine appropriate treatment for different streets (widened sidewalks, banners, improved lighting or fixtures)	2.2	High	HSL Board, property owners, RPC	TIF, CDBG, OPWC	Address items during the streetscape planning process	2-5 years
Target key streets for improved streetscaping according to streetscaping plan referenced in "Community Identity, Goal I, Objective 1, Action 3	2.3	High	HSL Board, property owners	TIF, CDBG, OPWC	Refer to capital improvement program which has incorporated the streetscaping plan	3-15 years

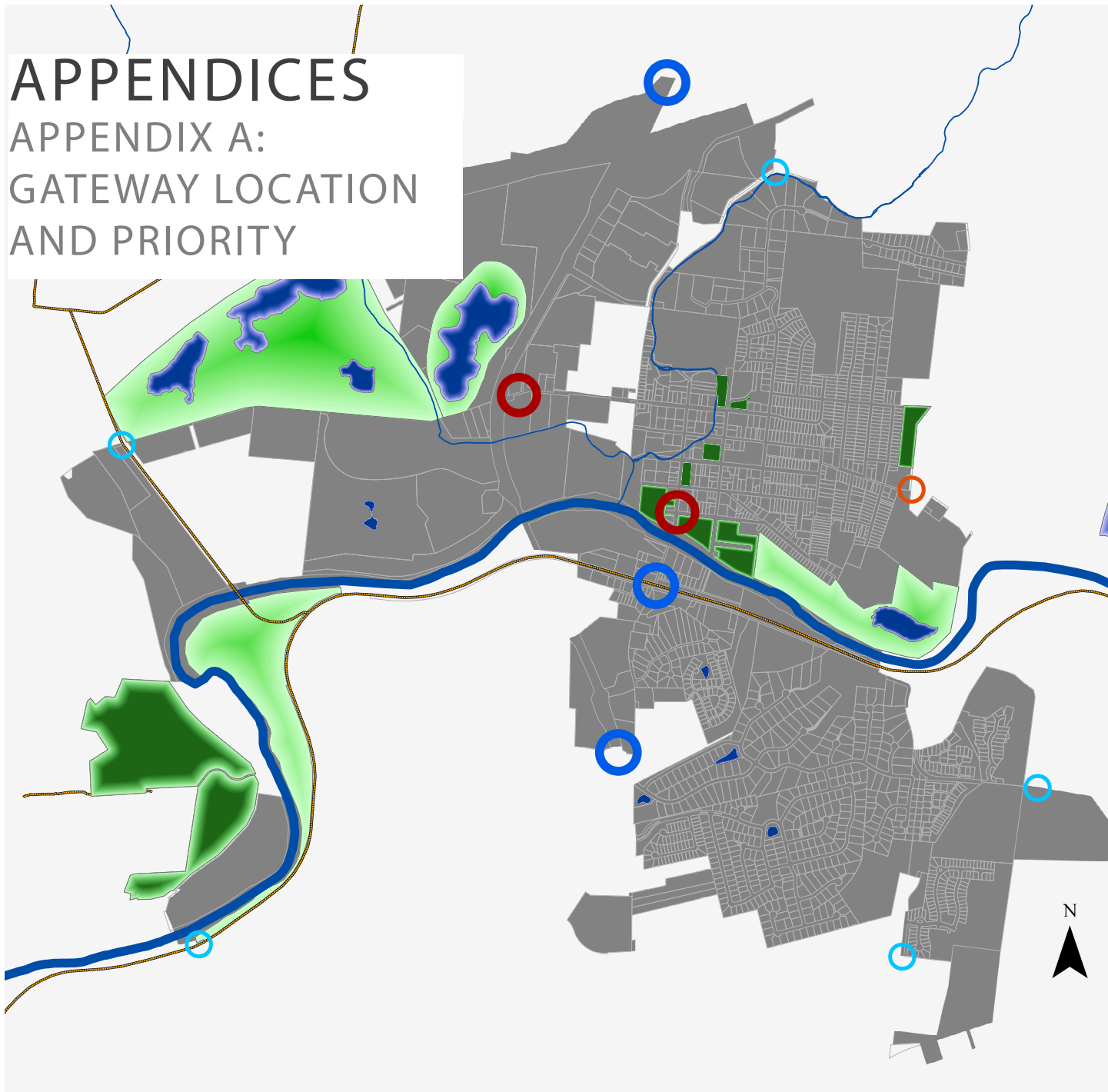
VI RIVERS CROSSING WEST

Recommendation	Number	Priority	Potential Partners	Funding Opportunities	Next Steps	Time Frame (1-15 years)
G1. Flexible development standards that encourage mixed use and high quality.						
O1. Zoning regulations that allow for multiple development plans						
Recommend development follow the concept plan found in Appendix "C" on page 97 and the concepts described in Chapter VI "Rivers Crossing West"	1.1	High	Developers, City, property owners, RPC	None needed	Discuss Chapter VI recommendations with City officials and developers before/during development proposals	At time of development, public improvements
Create a PUD overlay or new zoning district specifically designed for this site	1.2	Medium	RPC, property owner	None needed	Contact potential partner to design zoning requirements	1-3 years
Require minimum percentages of the completed development be reserved for various land uses (retail, residential, and office) to ensure a mix of uses	1.3	Medium	WCRPC, property owner	None needed	Contact potential partner to design zoning requirements; use successful similar projects for reference	In conjunction with new zoning
Allow the Mineral Extraction Area to be developed into either a mixed use area compatible with Rivers Crossing West, or be converted to a passive park with lake	1.4	High	Oeder family or successors; or future developers	Private sources (quarry reclamation or, if developed, developer contributions)	Ensure long range plans and zoning reflect dual possibilities	In conjunction with new zoning
O2. Zoning designations that encourage quality architectural and landscape design						
Revise the existing Commercial Design Guidelines to ensure it meets the unique needs of the RCW site.	2.1	Low	McKenna & Associates (Design Guidelines author) or WCRPC.	City funds or none needed	Contact potential partner to amend design guidelines	1-3 years
Require that a significant percentage of the site remain open space, including a percentage of open space that is integrated into the development area	2.2	Medium	City, developer, RPC	None needed	Incorporate this concept before/during a development proposal is submitted	At time of development
Avoid designs where parking aesthetically dominates the development	2.3	High	City, developer, RPC	None needed	Incorporate this concept before/during a development proposal is submitted	At time of development

Recommendation	Number	Priority	Potential Partners	Funding Opportunities	Next Steps	Time Frame (1-15 years)
O3. Mixed use development that is visually and cohesively integrated with the lake, streams, and steep slopes						
Encourage boat docks for recreation on the lake as separate amenities or in conjunction with a business	3.1	Low	Developers, future businesses	Developer contributions	Recommend to a developer early in the project design process	At time of development
Avoid disturbing steep slopes and streams	3.2	Medium	SWCD	None needed	Recommend to a developer early in project design process	At time of development
O4. Safely engineered pedestrian connections to off-site locations						
Construct at least one crosswalk when Corwin Nixon Blvd. is extended across SR 48	4.1	High	ODOT, WCEO	TIF, OPWC	Discuss at time of intersection design for new development	At reconstruction of intersection
Include pedestrian refuge islands in the median of SR 48 when reconstructing the intersection.	4.2	Medium	ODOT, WCEO	TIF, OPWC	Discuss at time of intersection design for new development	At reconstruction of intersection
O5. Signage, branding, and design that integrates development with the rest of the City						
Require wayfinding signage inside Rivers Crossing West that refers to other destinations in the City	5.1	Medium	Developers, Planning Commission	Developer contributions	Implement during the development review process	At time of development
Use design or architectural themes found elsewhere in the City, possibly including a City logo.	5.2	Low	Developers, Planning Commission	Developer contributions	Implement during the development review process	At time of development
Incorporate iconic, recognizable design features from Rivers Crossing West into development elsewhere in the City.	5.3	Low	Developers, Planning Commission	Developer contributions	Implement during the development review process	At time of development
G2. Economic development incentives that realize vision for site						
O1. Developer-ready policy toolbox						
Use Tax Increment Financing to fund major public infrastructure improvements to the site.	1.1	High	Developers, ODOT, WCEO, Warren County, School District	City and/or County TIFs	Consult potential partners at the beginning of the project	At time of development
Seek unique debt serving arrangements and sales tax rebate through the Port Authority	1.2	High	Warren County Port Authority	Debt serving, sales tax rebate	Consult potential partners at the beginning of the project	At time of development

APPENDICES

APPENDIX A: GATEWAY LOCATION AND PRIORITY



GATEWAY TYPE

High Priority Gateways

- Major City Gateway
- Major Neighborhood Gateway

Low Priority Gateways

- Minor City Gateway
- Minor Neighborhood Gateway

- Proposed Parks
- Existing Parks

Gateways may include signage, landmarks, or development and are one of the most straightforward strategies to strengthen community identity. Some gateways will be provided by developers as part of new development. Other examples can be funded by sponsors or by the City. Their size and cost will vary in response to location and resources available.

0 1,000 2,000 4,000 Feet

APPENDIX B: RIVERS CROSSING WEST



Park (water recreation and passive open space)

CONCEPTS

As stressed in Chapter VII, this large undeveloped site has great potential to be developed as an integrated retail, office, and residential center serving a large market area. Development along SR 48 will be the most auto-oriented and likely include restaurants, gas stations, and similar uses. The development should transition to a more walkable new urbanist design toward the center; this will comprise the majority of the River Crossing West development. Residential uses along the east side of the property, though still dense and walkable, will provide a good transition to residential uses along Turtlecreek Road.



Quality multifamily options

Retail with upper story residential or office

Outlot Commercial

Streetscaping and Gateway

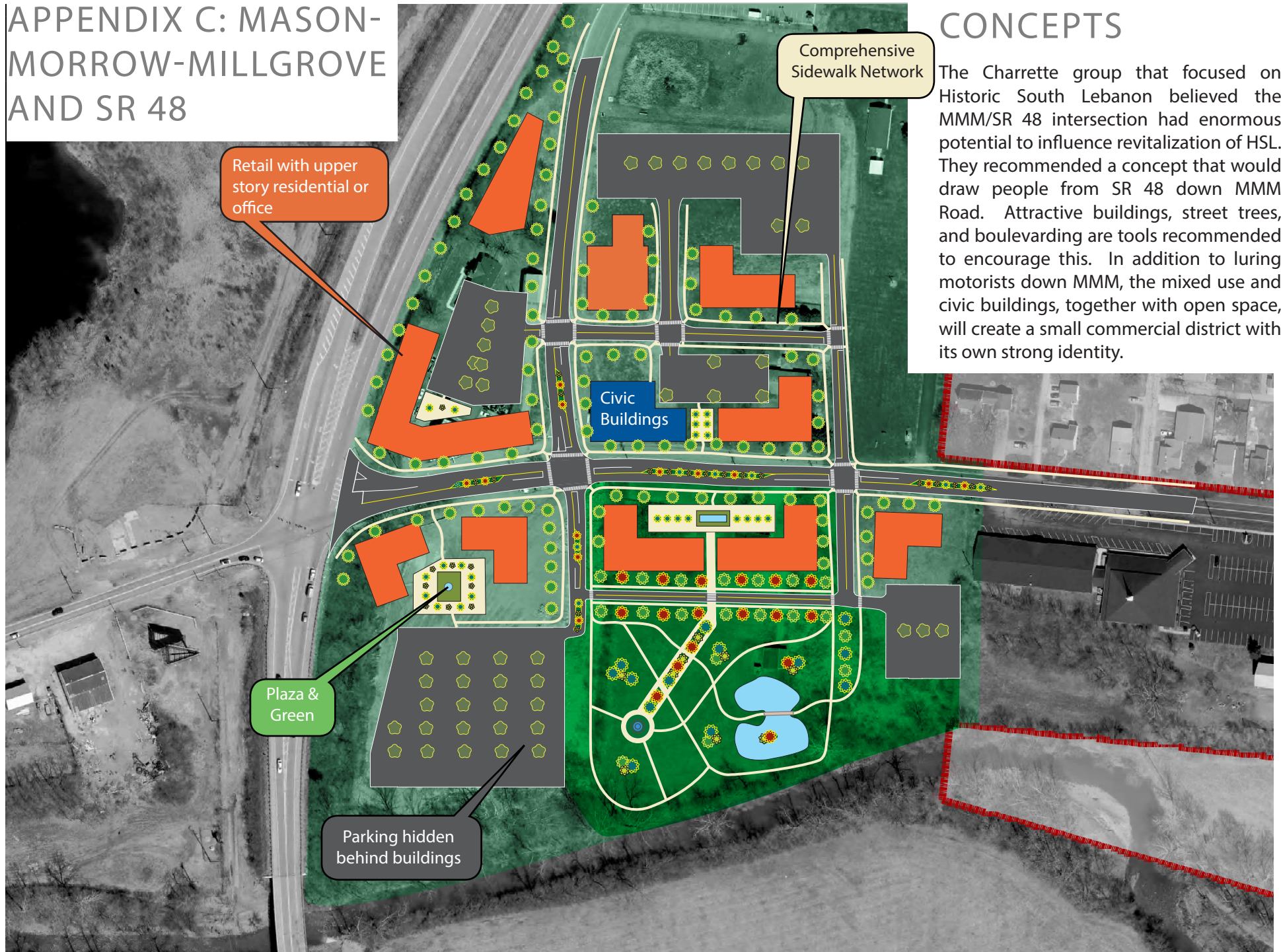
Pedestrian friendly road network

Lake and boating recreation

Park, event space, and walking trails

Hotel or other commercial

APPENDIX C: MASON-MORROW-MILLGROVE AND SR 48



CONCEPTS

The Charrette group that focused on Historic South Lebanon believed the MMM/SR 48 intersection had enormous potential to influence revitalization of HSL. They recommended a concept that would draw people from SR 48 down MMM Road. Attractive buildings, street trees, and boulevarding are tools recommended to encourage this. In addition to luring motorists down MMM, the mixed use and civic buildings, together with open space, will create a small commercial district with its own strong identity.

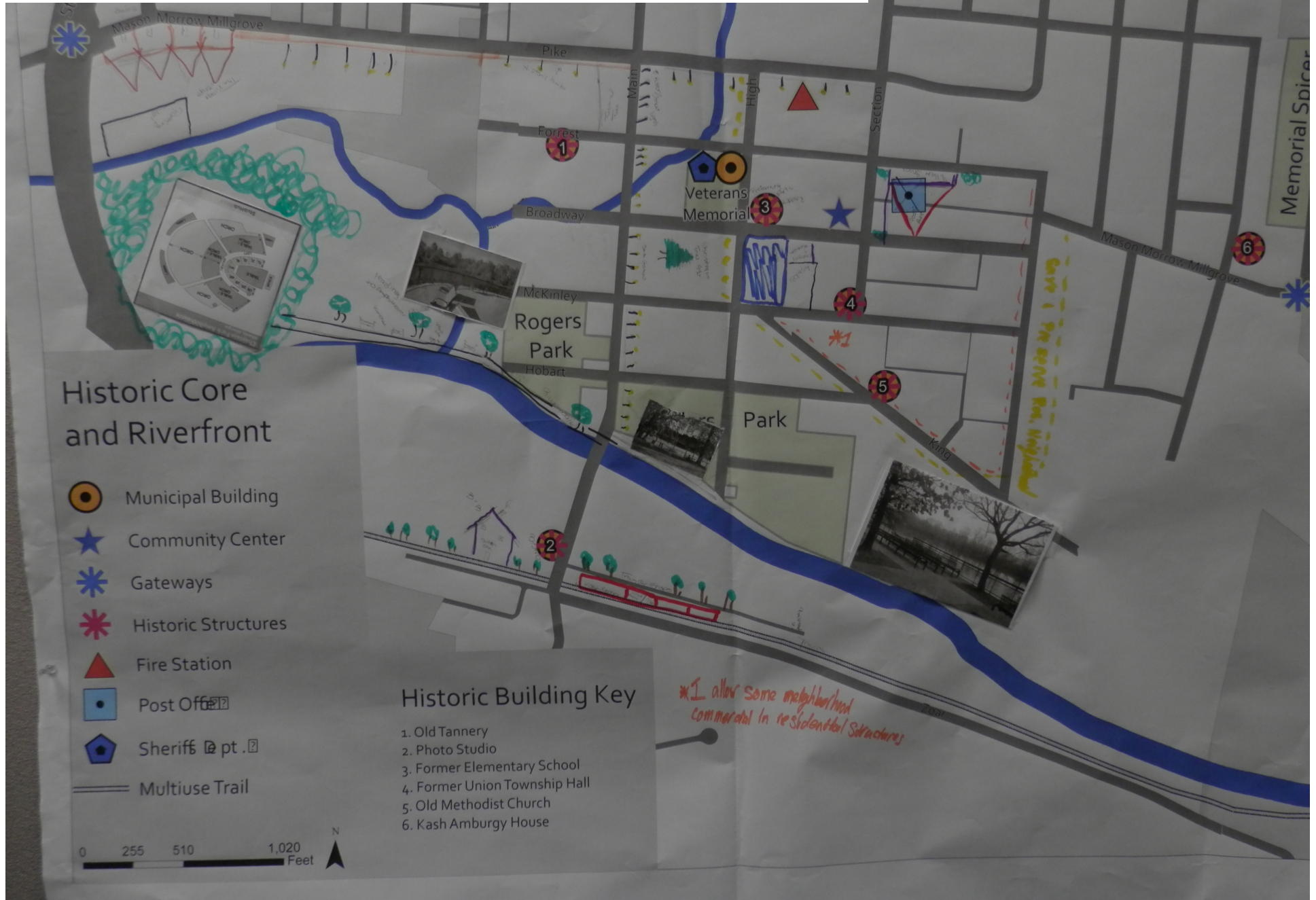
APPENDIX D (CONTINUED): CHARRETTE RESULTS

Parks & Recreation



APPENDIX F (CONTINUED): CHARRETTE RESULTS

Historic South Lebanon



APPENDIX F (CONTINUED): CHARRETTE RESULTS

The Former Siemens Property



APPENDIX F (CONTINUED): CHARRETTE RESULTS

Rivers Crossing West

