



COMPREHENSIVE PLAN 2025

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contents

I INTRODUCTION & BACKGROUND..2	IV TRAILS & PEDESTRIAN CONNECTIONS41
PURPOSE OF A COMPREHENSIVE PLAN.....2	BACKGROUND.....41
THE PLANNING PROCESS.....3	ISSUES AND OPPORTUNITIES.....42
HOW TO READ A COMPREHENSIVE PLAN.....7	GOALS AND OBJECTIVES.....44
SOUTH LEBANON’S REGIONAL CONTEXT.....14	
II COMMUNITY IDENTITY.....16	V PARKS & RECREATION.....16
BACKGROUND.....16	BACKGROUND.....45
ISSUES AND OPPORTUNITIES.....17	ISSUES AND OPPORTUNITIES.....46
GOALS AND OBJECTIVES.....22	GOALS AND OBJECTIVES49
III FUTURE LAND USES.....16	VI HISTORIC SOUTH LEBANON.....50
BACKGROUND.....24	INTRO & BACKGROUND.....50
ISSUES AND OPPORTUNITIES.....25	ISSUES AND OPPORTUNITIES.....51
LAND USE CATEGORIES.....30	RECOMMENDATIONS.....54
GOALS AND OBJECTIVES.....39	GOALS AND OBJECTIVES.....58

VII RIVERS CROSSING.....	61	FUTURE LAND USES.....	78
INTRO & BACKGROUND.....	61	TRAILS AND PEDESTRIAN CONNECTIONS.....	81
ISSUES AND OPPORTUNITIES.....	62	PARKS AND RECREATION.....	84
GOALS AND OBJECTIVES	68	HISTORIC SOUTH LEBANON.....	86
VIII SIEMENS PROPERTY.....	69	RIVERS CROSSING.....	91
INTRO & BACKGROUND.....	69	FORMER SIEMENS PROPERTY.....	93
ISSUES AND OPPORTUNITIES.....	69	APPENDICES	95
DEVELOPMENT STRATEGIES.....	70	APP. A: GATEWAY LOCATIONS.....	95
GOALS AND OBJECTIVES	71	APP. B: COCHRAN RD ALT. ROUTE.....	96
IX IMPLEMENTATION.....	73	APP. C: RIVERS CROSSING WEST.....	97
INTRO & BACKGROUND.....	73	APP. D: MASON-MORROW-MILLGROVE & SR48.....	98
HOW TO READ THIS CHAPTER.....	74	APP. E: JUNE 2014 CHARRETTE RESULTS.....	99
COMMUNITY IDENTITY.....	75		



I INTRODUCTION & BACKGROUND

PURPOSE OF A COMPREHENSIVE PLAN

Comprehensive Plans guide a community's future growth by influencing how projects and development occur. The comprehensive plan achieves this in the following ways:

Plans Guide Zoning

Plans have a unique role in illustrating what kind of community residents want to become. Considering the importance of zoning in determining the character of future development, local officials will rely heavily on the Plan when changing or implementing the zoning code.

Plans Inform Elected Officials and Staff

Local officials and staff change over time. They also may have diverse opinions, so it is important that a document remind community leaders of the results from the Plan's public participation process. By referencing the Plan during future policy discussions, officials and staff will ensure the input from the community is heard over the course of the plan's 10-15 year time horizon.

Plans Guide Project Work Schedules

Time, like money, is a scarce resource. This is true for the Village government but also for various County and State agencies. The Comprehensive Plan will guide the Village as it considers which projects merit the highest priority. This is invaluable to Village staff and Council as they draft work schedules and capital improvement plans.

Plans Guide Grant Writing

Local governments rely increasingly on grants to provide funding for services that range from fire protection to road maintenance and parks. The Village strengthens its position by including projects in the plan because grantors often award extra points when scoring projects if they are recommended in a plan. It is also a reminder to staff and policymakers which grants are most vital to the implementation of projects recommended in the Plan.

THE PLANNING PROCESS

I. Analysis of Existing Conditions

The comprehensive planning process began with an Existing Conditions Analysis that included collection and analysis of demographics, housing stock, parks, floodplain, and natural features. The results of the Existing Conditions Analysis have influenced the Plan's content and are the source for many of the maps and graphics shown in the plan.

II. Visioning Process: Stakeholder Interviews, Visioning Exercises, and the Public Charrette

Whereas the Analysis of Existing Conditions represents the quantitative element of the existing conditions, the visioning exercises and stakeholder interviews represent a more qualitative approach to issue identification. Planning staff conducted over 20 one-on-one interviews with residents, elected officials, developers, Village staff, and business representatives.

The material from the stakeholder interviews was the foundation for visioning exercises with the Citizen Advisory Committee (CAC). The CAC, a steering committee that guided the planning process, used the Existing Conditions Analysis and interview results to create a vision statement (pg 9) and guiding principles (pg 10-11).

COMMUNITY INTERVIEWS

You Said ...

Village Identity:

- > Village needs a more unified identity
- > Historic South Lebanon can be point of pride for all residents
- > Signage and new buildings can make great gateways

Commercial Development:

- > Hold future commercial to a high standard
- > Should be revenue generator
- > High quality and distinctive design
- > Rivers Crossing and Siemens Property can make great mixed-use developments

Future Neighborhoods:

- > Neighborhoods should be high quality
- > New growth is fine, but maintain small town, quiet neighborhood atmosphere
- > The market is moving toward smaller lots

Historic South Lebanon:

- > Post Office, Chubby's, IGA, laundromat are popular destinations
- > Good place to raise a family
- > A strong historic core helps the whole community

Revitalization:

- > Repair sidewalks, streetlamps, and street trees
- > Some out of town landlords do not care for their property
- > Improving one house helps neighboring houses
- > Improving one neighborhood improves all neighborhoods

Little Miami Trail:

- > Important gateway
- > Most trail users don't stop in South Lebanon
- > Encourage shops and businesses by bike trail
- > Reuse portrait studio building

Floodplain:

- > Floodplain is a challenge for much of Historic South Lebanon
- > Discourages investment in affected areas
- > Few practical engineering solutions

Quality of Life:

- > Improve existing parks with amenities
- > Multi-generational and mixed-income character of South Lebanon is a strength
- > Make more attractive riverfront
- > Expand festivals
- > Create more large parks and outdoor recreation opportunities

Pedestrian Connections:

- > Most neighborhoods are pedestrian friendly
- > There is no connection between neighborhoods and Rivers Crossing
- > SR 48 is not pedestrian friendly
- > Parents want to walk their children to South Lebanon Elementary School
- > Residents south of river want to walk to Little Miami Scenic Trail

Transportation:

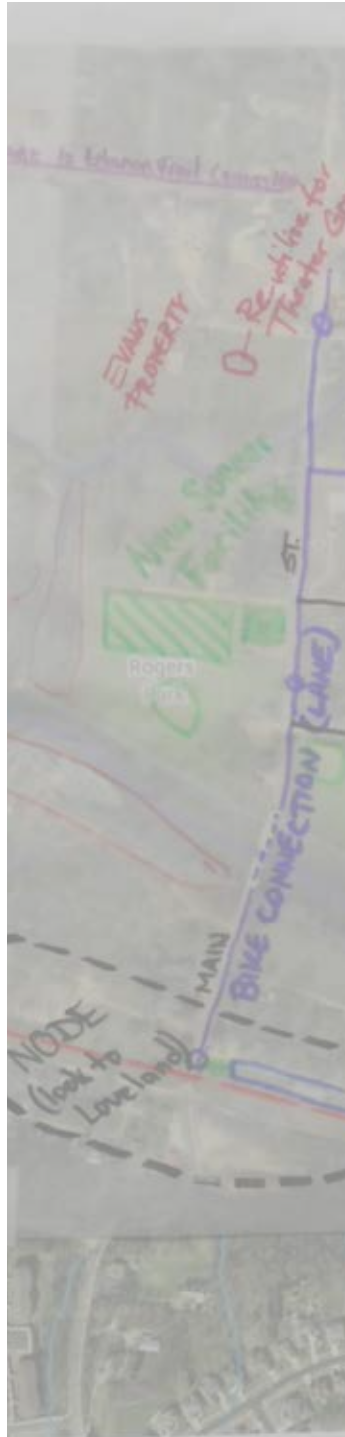
- > Alternative needed to handle increasing traffic on Cochran Road.
- > SR 48 experiences heavy traffic (30,000 vehicle trips/day)
- > Plans are to widen Mason Morrow Millgrove

DESIGN CHARRETTE

A public visioning exercise, called a design charrette, was held on June 12, 2014 in the South Lebanon Community Center (for definition of a design charrette, see box at right). This public event was attended by over fifty people including elected officials, residents representing a broad spectrum of neighborhoods, business owners, and staff from several Village, County, and State agencies, making this the most important public meeting of the planning process. The attendees of the charrette were divided into one of the five following groups of their choice:

- Future Land Use, Village Identity, and Gateways
- Parks and Recreation
- Historic South Lebanon
- Rivers Crossing West
- The Former Siemens Property

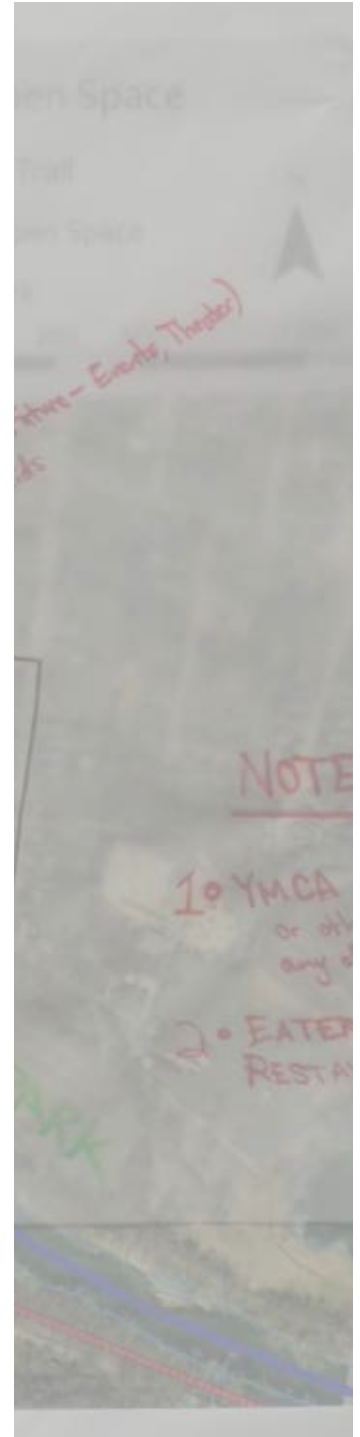
The concepts generated by each group was vetted by the Citizens Advisory Committee at its next meeting to reconcile differences between group plans and to resolve details that needed clarity. The results of the design charrette are included in Appendix F. The information produced during the charrette provided the foundation for the majority of this plan's content and recommendations.



Planning Terms: *Charrette*

A design charrette, also known simply as a charrette, is a uniquely hands-on visioning exercise designed to quickly and efficiently provide a large amount of public input for the planning process. A charrette usually involves a large group breaking into smaller focus groups that each dissect a specific topic or study area.

Each group draws maps and graphics to communicate their plans. This technique illustrates their ideas clearly and in great detail. Design professionals and facilitators usually lend their assistance to all of the groups.



III. Formulation of Goals, Objectives, and Strategies

Following the visioning exercises and public charrette, the CAC drafted goals and objectives to carefully reflect as much of the input received during the planning process as possible. The Citizen Advisory Committee reviewed and refined several iterations of the goals and objectives before settling on the language found in this plan.

IV. Drafting the Plan

The writing of the comprehensive plan commenced in the summer of 2014. Staff and the CAC made every effort during the writing of the plan to incorporate input gathered from the public participation process before the plan was moved forward to the next phase in the process.

V. Adoption of the Comprehensive Plan

After the final product was drafted, edited, and vetted by the Citizens Advisory Committee, the document was ready to be presented to the Planning Commission in Spring 2015. After receiving a favorable recommendation from Planning Commission, the Plan was adopted by the Village Council in Summer 2015.

Using the comprehensive plan effectively requires an understanding of how plans are implemented and amended, described in the following section.



Presentation of the Plan at the April 2015 Open House

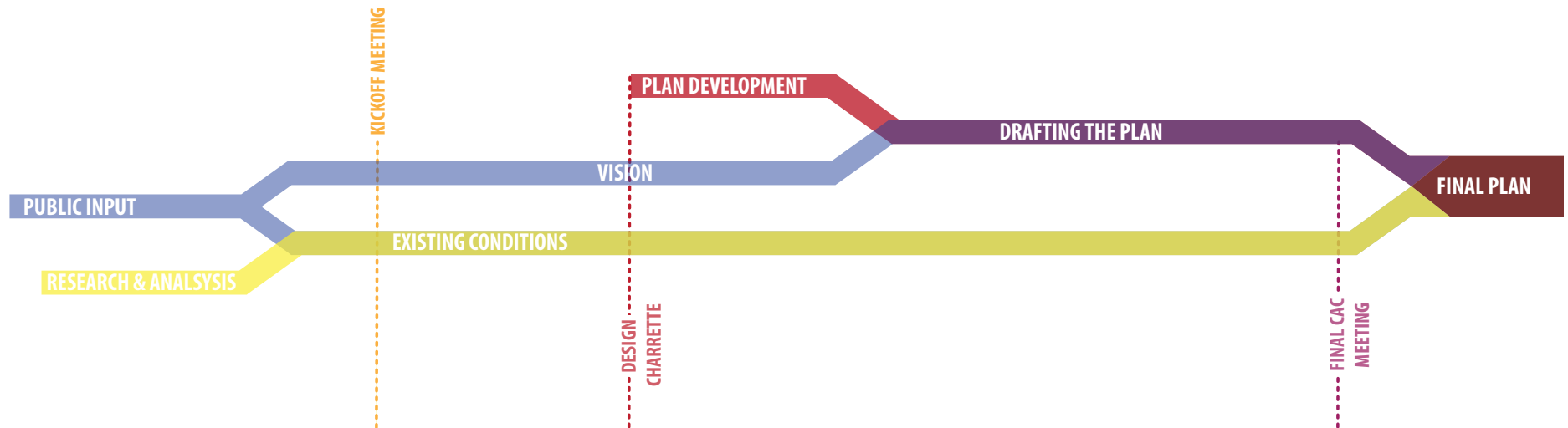
Picture of ordinance adopting plan

VI. Implementing and Amending the Comprehensive Plan

Once adopted, the comprehensive plan should be used as a reference when considering future development and long range projects. This requires completing the action steps found in the implementation chapter.

The comprehensive plan will not only guide decisions on land uses and development but also on a variety of other topics including infrastructure, social or recreational programming, and management of natural resources. Though comprehensive plans are not the only guide to decision making on these subjects, they are the ideal starting place.

Occasional amendments to the comprehensive plan will ensure the document remains viable over its 10-20 year time horizon. Proposed changes are usually reviewed by a committee, discussed by planning commission, and finally approved by Council. Although amending the comprehensive plan can be useful to maintain the plan as a workable and relevant document, it should not be modified lightly or arbitrarily. Amendments should not conflict with the overall direction and intent of the plan.



HOW TO READ THE COMPREHENSIVE PLAN

The comprehensive plan is organized into a seven interrelated chapters. Three of these focus on specific subareas (Rivers Crossing West, the Siemens Property, and Historic South Lebanon). These are area plans that show considerable detail in their respective study area and are intended to guide development and public improvements by influencing:

- land use
- the character of development
- public improvements
- events and social activities.

The remaining chapters focus on themes that are relevant throughout the Village. These include topics such as recreation, community identity, and a village-wide future land use map.

Together these seven chapters communicate what it is that South Lebanon residents want to achieve, enabling policymakers to refer to the relevant topics when making their decisions.

USING THE IMPLEMENTATION CHAPTER

The Implementation Chapter is the last but also arguably the most important chapter in the document. Tables outline the goals and objectives for each chapter topic as well as the actions needed to implement them. The tables also outline the organizations that will contribute to each project and the expected project time frame.

Planning Terms

The implementation chapter provides the Village 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.

Strategy: a specific action, program, project, or policy necessary to advance or complete an objective.

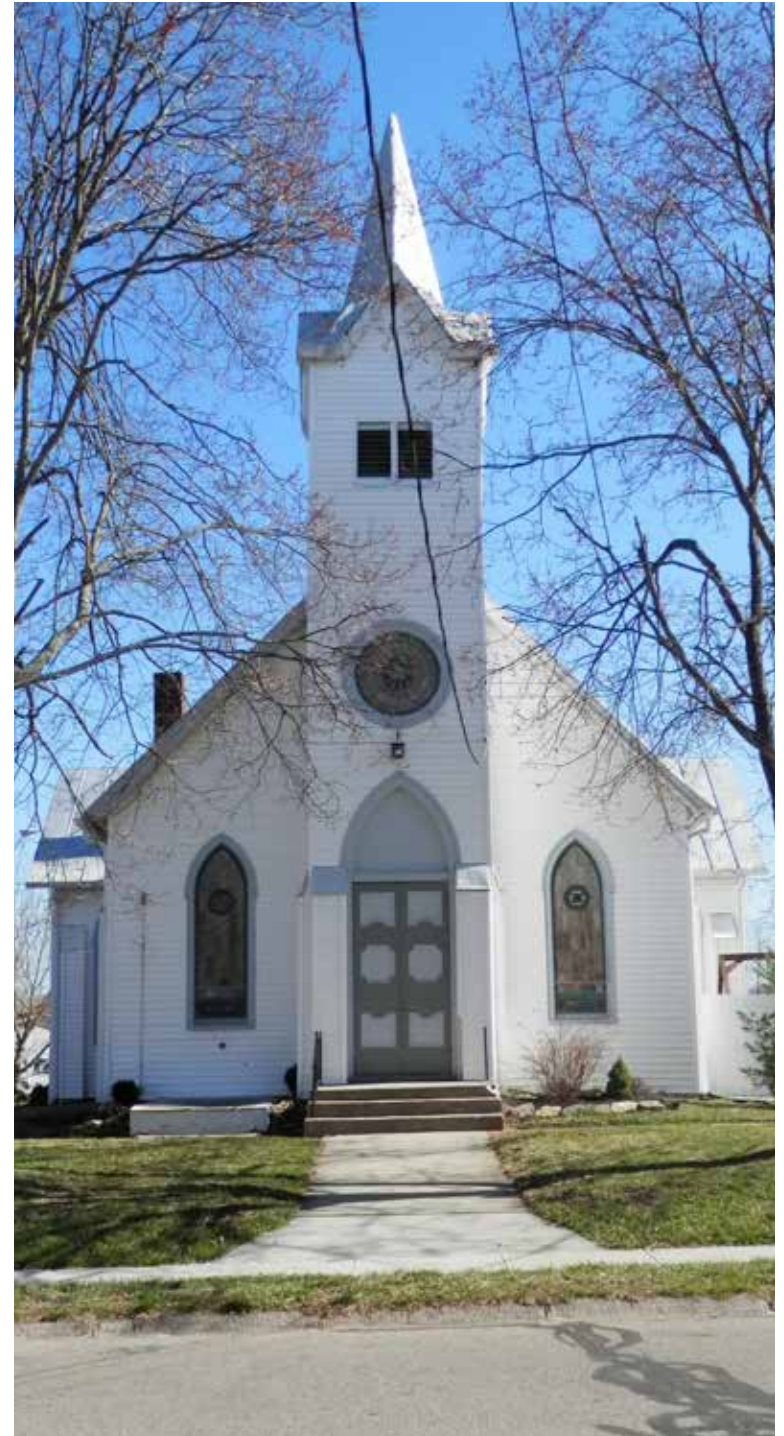
Right: The Implementation Chapter sets a course for enacting the plan by describing the lead agencies, priority levels and timeframes. This example is an excerpt from the implementation table for Chapter 2 "Future Land Uses".

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.						
01. 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
	1.2					
02. 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	2.2	Medium	Council, Planning	None Needed	Incorporate the amendment into a	1-2 years

The Vision

While detailed policies are vital, creating a vision statement was an important first step to creating the content in the Plan. The vision statement broadly states what a community wants to become by anchoring the present to a vision of the future - all goals and objectives should implement this future vision. The Citizen Advisory Committee members worked cooperatively to draft the vision statement found on the opposite page.





Vision FOR SOUTH LEBANON

The Village of South Lebanon will cultivate a vibrant social, cultural, and business environment by capitalizing on the small-town atmosphere, excellent interstate access, the river, and the regional bike trail by completing the following actions:

- Build a unified identity for the Village as a whole by using appropriately placed, strategically designed gateways and by encouraging harmonious architectural themes throughout the Village.
- Create an ideal investment environment by creating quality, market appropriate development plans that build on each area's assets.
- Ensure that future development and parks are tailored to transportation arteries including major roads and trails.
- Program outdoor events and family-friendly festivals in parks and open spaces.
- Capitalize on outdoor recreation and the bike trail as economic development tools.
- Preserve and strengthen South Lebanon's historical heritage.
- Develop well-planned, quality mixed-use centers near the interstate.
- Ensure future residential areas are high quality.

Guiding Principles

Guiding Principles express residents' core values, and may touch on issues such as neighborhoods, parks, revitalization, and business. Guiding principles and the vision statement are used as a starting point when creating specific goals and objectives. One guiding principle may broadly address the subject matter of many different goals; for this reason it is appropriate to craft guiding principles that are broad in nature. The CAC decided upon the following guiding principles to inform the creation of this plan.

STRONG, UNIFIED IDENTITY

1. Encourage unified community design through strategically located and designed gateways, harmonious architectural themes, and cohesive community design. Neighborhoods and business districts will retain their unique character while contributing to a unified Village identity.

NEIGHBORHOODS

1. Future residential development will respect the quiet small town charm and character of South Lebanon.
2. Ensure South Lebanon remains a community that is welcome to families of all sizes and backgrounds by allowing housing options accessible to a wide spectrum of residents.

HISTORIC SOUTH LEBANON

1. Encourage business activity in downtown by welcoming small, niche businesses that are suited to this unique downtown environment.
2. Revitalize the historic core of the Village with streetscaping improvements, encouraging small business activity, and leveraging the unique environment of a historic community.



QUALITY OF LIFE, PARKS, AND RECREATION

1. Capitalize on the riverfront as an area for outdoor recreation that will draw local and regional visitors. Improvements should be appropriate for the floodway.
2. Program open spaces and public areas with events and activities that are family friendly and improve the quality of life for residents.
3. Make physical improvements to existing parks and explore acquiring new parks.
4. Preserve structures deemed by a large number of residents to be historically significant in consideration of not only financial but also the social/cultural return on investment.

ECONOMIC DEVELOPMENT

1. Plans for future growth areas that take into account infrastructure, design, and character.
2. Encourage a relatively intense mix of uses for commercial areas near the interstate.
3. Plan for increased dining, retail, and other business amenities in major commercial areas.
4. Events, festivals, and outdoor recreation will be leveraged as an economic development tool.
5. Attract and plan for manufacturing

employment opportunities through inter-agency collaboration.

6. Restore and reuse significant structures in consideration of financial resources, topography, and neighborhood context.

INFRASTRUCTURE

1. Address key intersections, roads, and gateways to improve safety, traffic flow, and community image.

FLOODPLAIN MANAGEMENT

1. Gradually transition those areas most vulnerable to flooding to land uses that are suitable for the floodway including open space, outdoor recreation, and structures that are safe and practical for use in the floodway.
2. Investments in the private and public realm should be made in consideration of flood hazards.



History

South Lebanon was first settled under the name “Deerfield” around 1795. It was the first major settlement in Warren County, inhabited by some of the earliest waves of pioneers crossing over the Appalachians into the Northwest Territories. The Little Miami Railroad reached Deerfield in the summer of 1844, solidifying the permanency of the settlement and leading to additional population and commercial growth. An interurban railroad (a long distance electric streetcar common in the early 20th century) also connected Deerfield to surrounding cities from the late 1800’s to the early 1900’s. Deerfield’s interurban station south of the Little Miami River was named “South Lebanon” because of its southerly relation to the City of Lebanon. Once the community became identified with the name of the train station, the Village later adopted the same name.

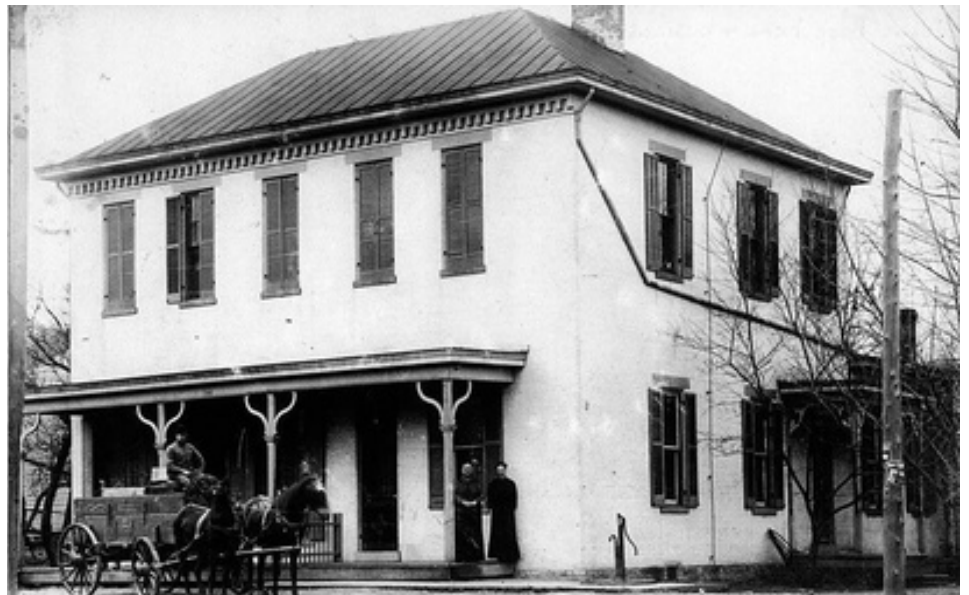
Commercial blocks of buildings associated with the archetypal “Main Street” never developed in Deerfield. Instead, businesses were interspersed throughout residential neighborhoods in the historic part of the Village.

Like many rural Midwest communities, South Lebanon’s economic conditions did not fully resuscitate after the Depression and World War II. Passenger train service ceased in 1948 and an especially devastating flood in 1959 were both additional obstacles to developing or redeveloping the historic core as a traditional market center.

Above: This train station, once located on Railroad Street, was the impetus for changing the name “Deerfield” to “South Lebanon”.

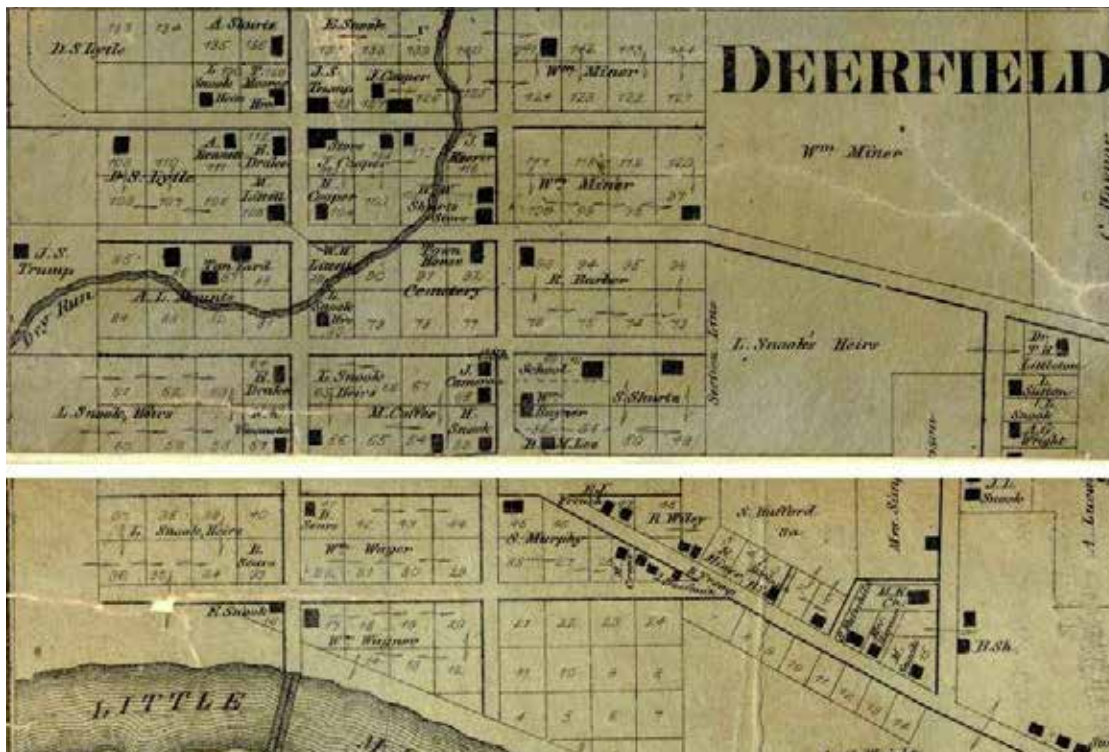
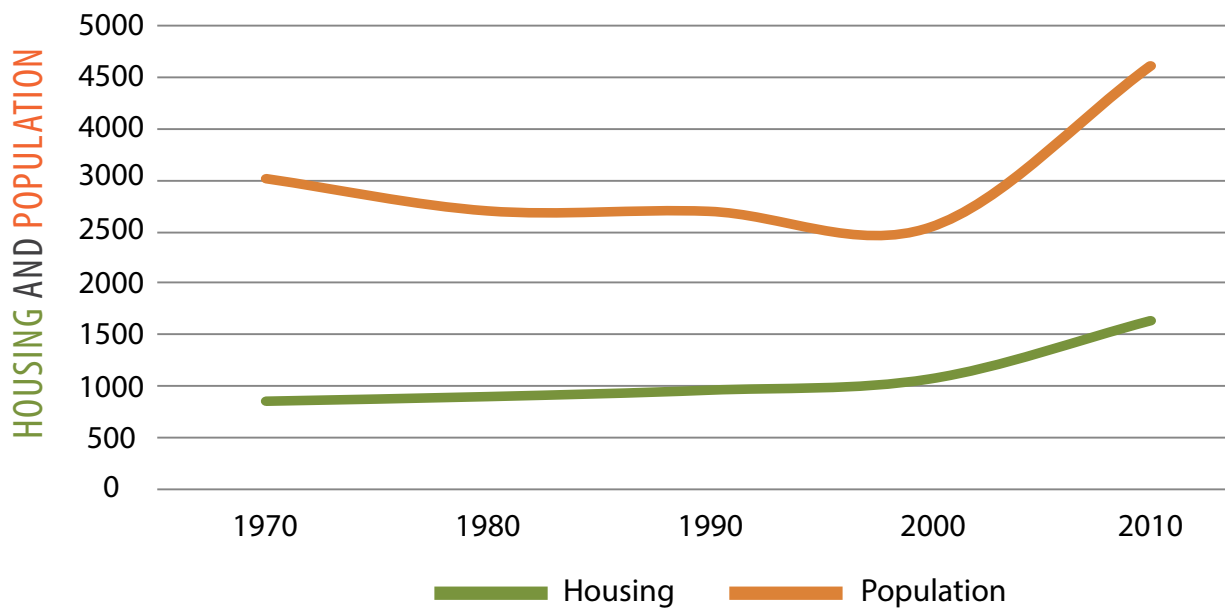


Bottom: 383 South Main Street in an undated photo. The building is now vacant but was used most recently as a photographic studio.



Despite these economic headwinds, South Lebanon was home to many small business during the postwar era and the following decades. Businesses such as Fred's Mushroom Plant and Cannery, Kash Amburgey's numerous business enterprises, and a Milacron (later Siemens) manufacturing facility all came and went over the following decades.

Additional residential growth in the 1950's through the 1980's was limited to the area immediately north and east of the historic village core.



South Lebanon remained a small community during this time. The Village actually shrank slightly from 3,014 people in 1970 to 2,696 in 1990 even as the housing stock increased from 851 to 959 units over the same period, indicating a decreasing household size, consistent with a nationwide trend.

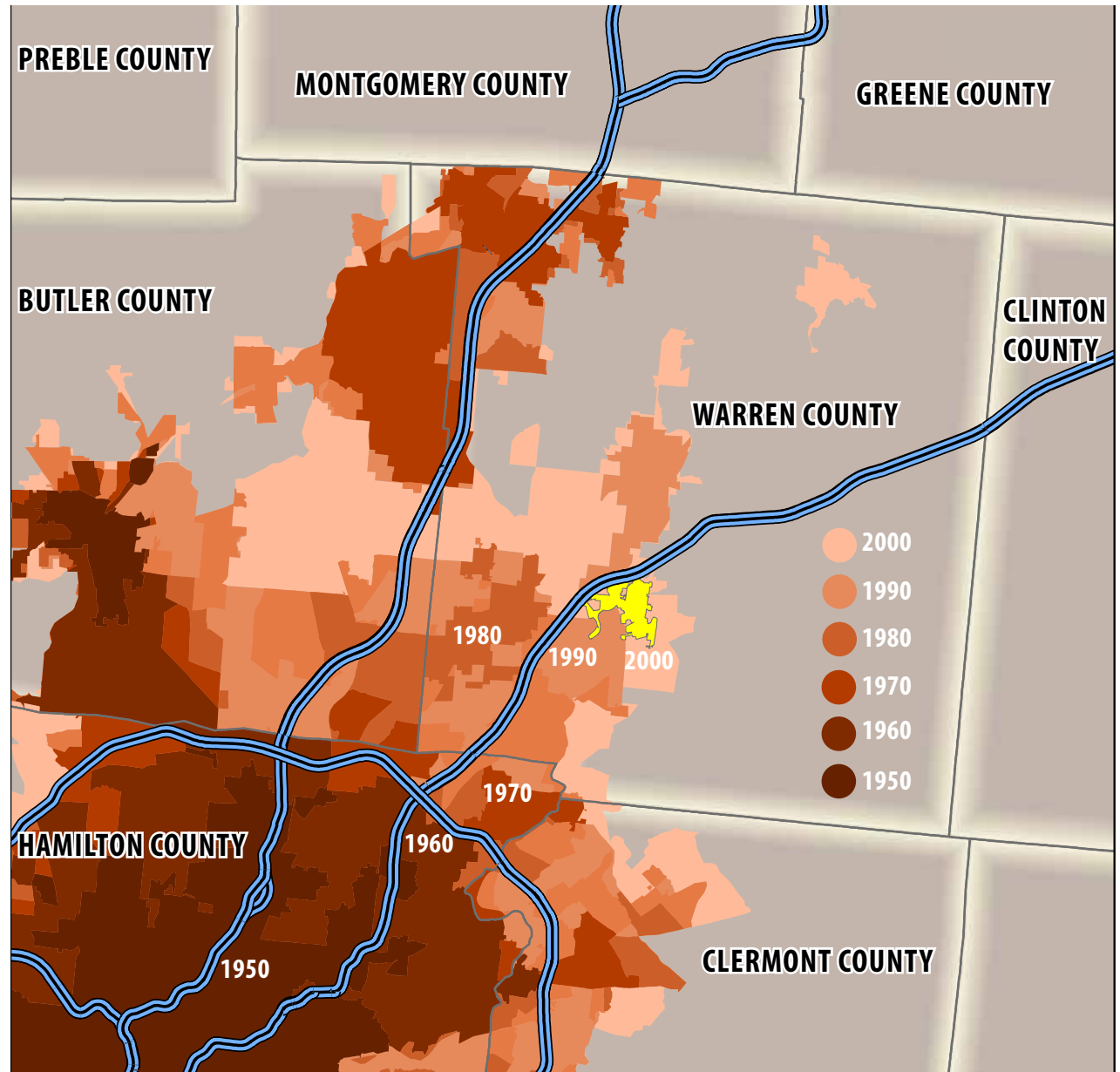
The trickle of migrants to South Lebanon became a torrent between 2000 and 2010; population growth surged 62% from 2,538 to 4,115. The growing population is both a challenge for South Lebanon as well as an opportunity to grow responsibly into a well planned and unified community.

Bottom Left: An undated Sanborn insurance map showing South Lebanon, then named Deerfield.

SOUTH LEBANON'S REGIONAL CONTEXT

South Lebanon finds itself at the confluence of its small town past and a future in which the Village is only a part of a much larger metropolis. This juxtaposition owes itself to the fact that South Lebanon is located on the I-71 growth corridor approximately 28 miles from downtown Cincinnati. Until quite recently, this distance was more than sufficient to insulate South Lebanon from the Cincinnati region's growth. However, the last 40 years (and last 15 years in particular) have seen an explosion of homebuilding, commercial construction, and population growth as the most recent wave of suburbanization carries the Cincinnati urbanized area into South Lebanon and the surrounding townships.

This sudden burst of population growth and development, though not wholly unwelcome, brings with it challenges. Stakeholder interviews and attendees of the public charrette indicated that South Lebanon's growth has created a need for a stronger and more unified Village identity to which new and old residents alike can relate. It has lead residents and the Citizens Advisory Committee to ask important questions such as "what is the cultural center of South Lebanon?" and "How does the rest of southwest Ohio see South Lebanon?"



Above: The map above indicates the extent of the "Urbanized Area" according to the Ohio-Kentucky-Indiana Regional Council of Governments, a regional planning organization. Land on the metropolitan area's urban fringe is subject to the most intense population growth and development as the Cincinnati Metro continues to expand.

South Lebanon Today

South Lebanon now consists of a diverse collection of parts, all of which have their own strengths and unique identities. South Lebanon's composition of distinct subareas became evident after interviewing dozens of residents and community stakeholders. The areas of South Lebanon that have the strongest and clearest delineations include new commercial areas, Historic South Lebanon, and new residential areas. Each of these three groupings may contain numerous neighborhoods or subdistricts.

NEW COMMERCIAL AREAS

Undeveloped, mostly flat land near the SR 48/I-71 interchange invited significant commercial investment in the late 1990's and 2000's. A large shopping complex called "Rivers Crossing" was developed at this time and, according to stakeholder interviews, redefined how the region perceives South Lebanon. To date the commercial development has been confined exclusively to the east side of SR 48, however future development west of SR 48 is all but inevitable and is a major focus of this plan.

HISTORIC SOUTH LEBANON

Historic South Lebanon consists of a walkable mixed-use neighborhood that includes development that mostly predates 1940. Although this is the historic core and traditional market center, it does not have

a traditional "Main Street". Nonetheless Historic South Lebanon features several buildings that have been identified as historically significant by members of the public including meeting halls, commercial buildings, churches, and schools. It also continues to feature an unusually broad and healthy array of business services for a town of its size including a small grocery store, post office, dry cleaners, thrift store, pizzeria, several diners, and a number of other business services. The result is a mixed-use neighborhood where a number of amenities are within comfortable walking distance for the hundreds of residents in this neighborhood area.

NEW RESIDENTIAL AREAS

It is no hyperbole to state that South Lebanon's population exploded from 2000 to 2010, surging from 2,538 residents to 4,115 (62 percent) according to the US Census Bureau. Essentially all population growth occurred in newly annexed land south the Little Miami River. The new residential neighborhoods take a variety of forms including very large homes on spacious, wooded lots to single family homes on smaller lots or patio homes and duplexes. A characteristic these new houses share is their high quality and integration with wooded ravines and steep slopes which are common in this part of the Little Miami River Valley. The result is that these neighborhoods successfully bring housing and nature close together and each subdivision has a strong sense of identity.



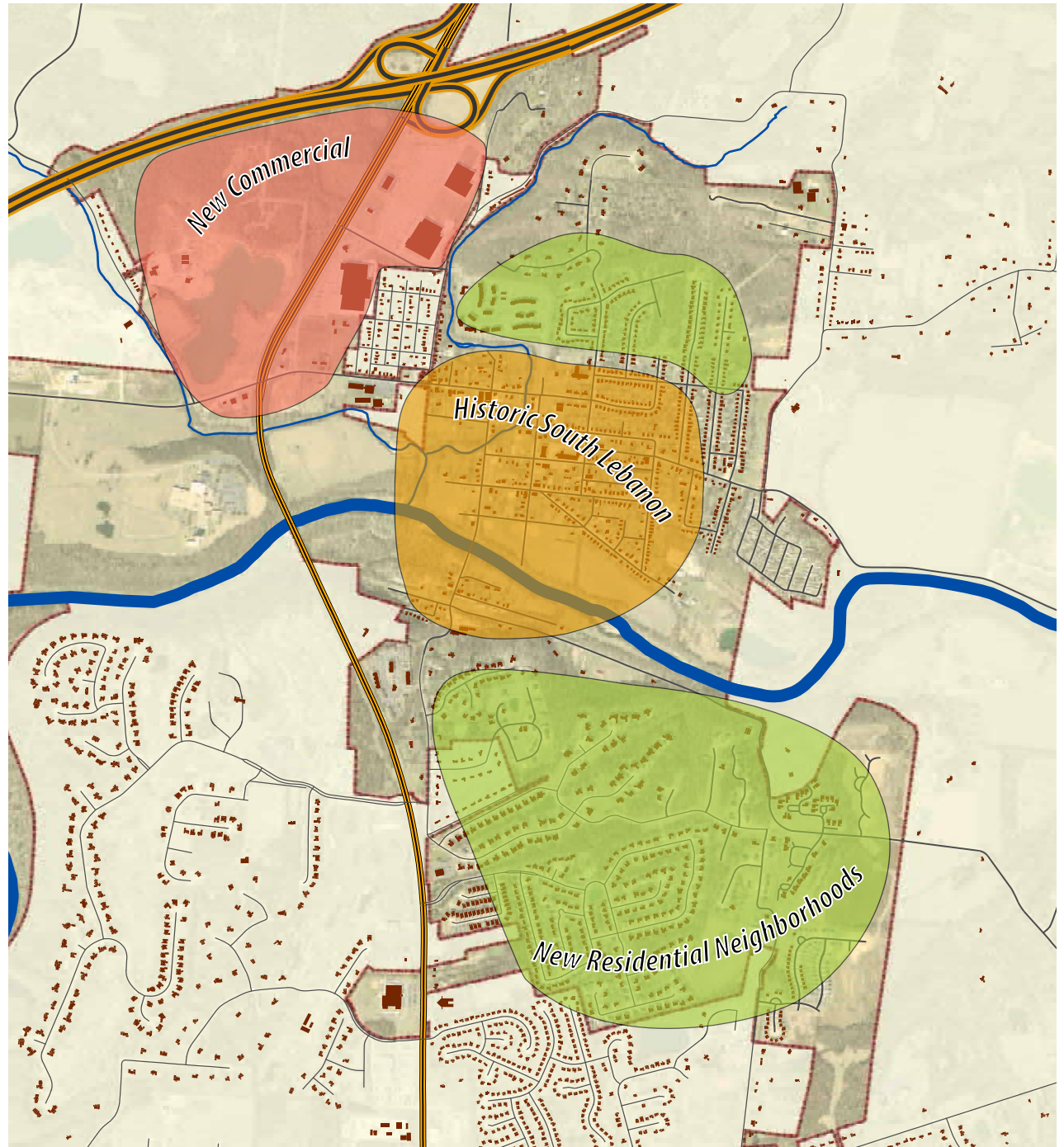
II COMMUNITY IDENTITY

BACKGROUND

Community identity was a recurring theme of many stakeholder interviews. The recommendation from residents was a multi-pronged effort to unify the Village's identity while continuing to respect the uniqueness of individual subareas. South Lebanon can be grouped into the following three subareas that contribute to the Village's identity:

1. **New commercial development** on SR 48 that has become the new face of the Village. To date this development does not have a strong physical or aesthetic connection to the rest of South Lebanon.
2. **Historic South Lebanon** is recognized as the iconic Village center by most South Lebanon residents but is not widely visited by nonresidents.
3. **New neighborhoods** south of the Little Miami, home to an enormous influx of new residents.

One of the primary purposes of this plan is to organize a multi-pronged approach to building a unified community identity. A strong and positive identity will in turn be an asset the Village can use to its advantage when attracting future industry, businesses, residents, and events.



ISSUES AND OPPORTUNITIES

Gateways and Signage

South Lebanon's boundaries are not easily recognized by motorists entering or leaving the Village. Considering that newly annexed areas resemble new neighborhoods outside the Village, it is difficult to differentiate between what is inside or outside South Lebanon.

Effective gateway signage at strategic locations is a simple but successful strategy that increases awareness of community boundaries. Different roads and trails will require different sizes or types of gateways. Examples may include signage, a landmark, landscaping, or a sculpture that plays on ideas of the Village's identity. An example of an innovative gateway proposed in another community was to use a landmark of contemporary design made of canoes to recognize the importance of a local river and outdoor recreation in the community.

Interviews and public participation exercises indicated the building blocks of South Lebanon's identity currently consist of the Historic South Lebanon, the Little Miami River, the bike trail, and the nearby quarries. These or other local features should be incorporated into a Village branding initiative. For example, one suggestion proposed during the charrette was to use stone in gateway signage or landmarks in recognition of the local quarries.

Above - Gateway Example: Gateways can take the form of many innovative ideas - the example above is from another comprehensive plan, and was suggested due to the importance of a local river and canoe recreation business. The key to a successful gateway is emphasizing a quality that is unique to the community.

Recognizing Significant Sites

Celebrating significant structures or sites is an excellent strategy that anchors a community to its past. A number of structures were cited as having historical significance to the community during the planning process, though none of the structures are currently listed on the National Register of Historic Places. Buildings or landmarks with either historical or community significance are shown in the graphic at right.

Increasing awareness of the presence and history of these sites with placards, markers, or informational signage reminds residents of their history. Although this in itself is not enough to revitalize the neighborhood, it is an important strategy that reminds residents what it is about Historic South Lebanon that makes it a place worth celebrating.



Other sites outside of mapped area:

- Kash Amburgey's house
- 19th Cent. Farmhouse on Cochran Road

Future Commercial Districts

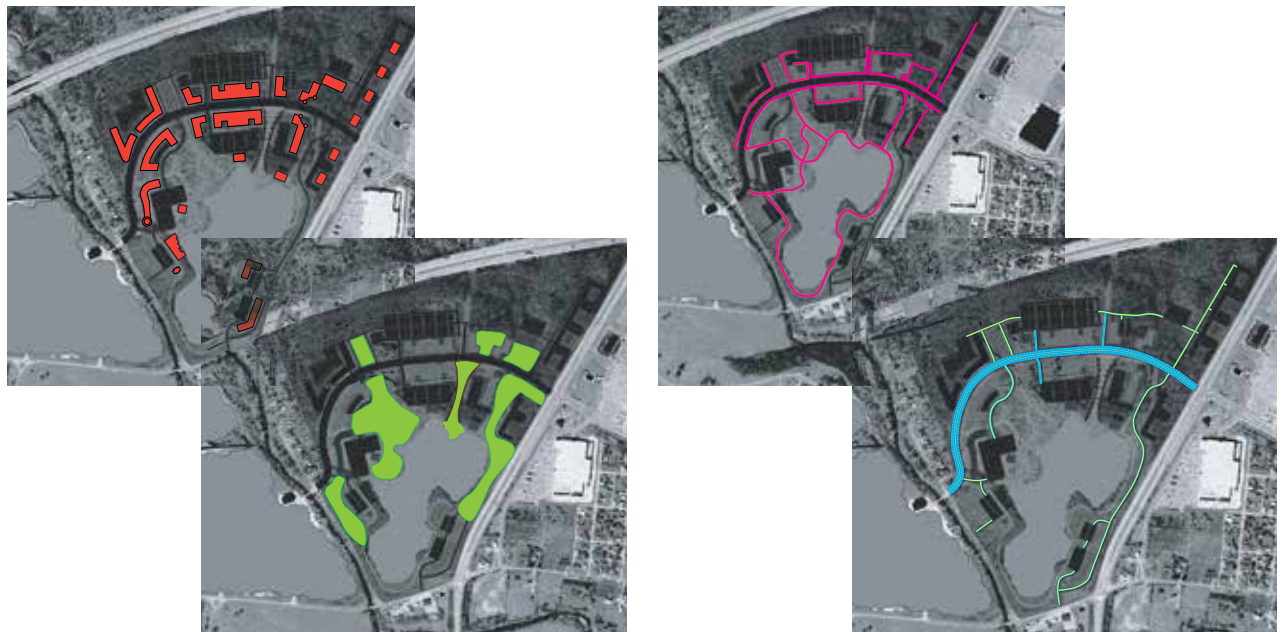
Aesthetically attractive commercial districts are vital to building an identity that communicates a positive message. Commercial destinations such as the SR 48 corridor are often the only areas outsiders visit, making these areas important ambassadors for the rest of the Village.

South Lebanon's commercial growth is concentrated in or near Rivers Crossing, a regional shopping destination on SR 48 with several large department stores and numerous smaller stores. While Rivers Crossing successfully communicates that South Lebanon welcomes new business, its physical appearance only loosely ties it to the rest of the Village. Future commercial areas should be developed in a manner that suits the needs of the developer while also creating a product that is iconic, high quality, attractive, and likely to stand the test of time. Rivers Crossing West (an undeveloped commercial area on the opposite side of SR 48) is discussed in Chapter 5 where some of these concepts are explored in greater detail.

Light industrial or business park development should follow similar cues to contribute to a modern Village identity. This kind of development, recommended for property south of Mason Morrow Millgrove Road, should include generous landscaping, quality building design, and unified design themes. District gateways and streetscaping are additional strategies that can brand this district as an attractive place for business.



Left: The Greene is an example of a lifestyle shopping center located near Dayton. It is not sufficient to require expensive materials and provide green space; aesthetically successful centers demand architectural integration of buildings and open spaces throughout the project, even if completed by multiple developers.



Above: Architecture, Open Spaces, Trails, and Roads need to be properly designed and integrated in order to develop a product with a quality identity that will last longer than the 20-30 year life span characteristic of most retail developments. The Rivers Crossing West area represents South Lebanon's best opportunity to attract development that contributes to both the Village's coffers and its identity for decades to come.

Existing and Future Residential Neighborhoods

Input collected during the planning process produced a diversity of recommendations on the desired character of future residential neighborhoods. Some participants focused on a need for buildings and neighborhoods where the quality of the street layout, open space design, amenities, and residential architecture were paramount. Several residents desired neighborhoods characteristic of a small town, with charming and quiet streets that enabled pedestrian activity. Some suggested a mix of uses in these neighborhoods. Other residents stressed a desire for homes on large lots.

Residents shared a desire for neighborhoods that would evoke the image of a small American town consistent with South Lebanon's history. Quiet streets, quality buildings, and neighborhood design were other important commonalities. Diverse resident opinions on other issues (like lot size) can be resolved by accommodating a mix of different housing types and lot sizes so long as neighborhood and architectural design is held to a high standard.

Enhancing neighborhood identity should also take the form of small gateway features that indicate neighborhood boundaries or entrances. Encouraging neighborhood events and activities also strengthen the neighborhood's social bonds. While this may strike some as superfluous to the Plan, strong

neighborhood bonds and identities lead to a sense of "belonging" to the neighborhood, encourages neighbors to watch over each other's property, and thereby improves safety.

Top Right: There are many important elements besides housing that contribute to the physical environment including trees, tree lawns, fencing, and landscaping. The Village has some ability to monitor and encourage elements of an attractive streetscape.

Center Right: The psychology of residents and visitors are both influenced by clear markers of neighborhood boundaries and personal property. Neighborhood gateways can be installed during neighborhood development or constructed in an existing neighborhood to bolster its identity.

Bottom Right: Identity is made not only through the physical environment, but also through social gatherings and neighborhood activities.



Historic South Lebanon

Historic South Lebanon is discussed in greater detail in Chapter 6; however, a complete discussion of Village identity requires reference to this area. Historic South Lebanon includes the overwhelming majority of parks, public meeting spaces, and structures that have historical or community significance, and is the part of the Village that anchors residents to the community's past. Although Historic South Lebanon lacks the quintessential downtown commercial street, it still offers a pedestrian-oriented, mixed-use environment that is uniquely associated with historic neighborhoods across the country. As the only neighborhood in Union Township that demonstrates these elements, Historic South Lebanon has potential to attract area residents to enjoy this experience.

Effectively leveraging Historic South Lebanon's assets requires renewed energy to revitalize South Lebanon, market it to the outside world, and improve connections to the SR48 commercial corridor and to the Little Miami Scenic Bike Trail. Components of this undertaking may include a comprehensive wayfinding program, improvements in the public realm, and increased programming of events in this area's abundant park space. Some of these actions are most easily taken by the Village; however, neighborhood organizations or outside agencies are better suited to some of these tasks.



Left: Signage that welcomes people to Historic South Lebanon can bolster the neighborhood's identity as well as direct people to destinations or businesses.

Below: Historic South Lebanon offers residents a unique, pedestrian-friendly experience that is found no where else in the Township. Reinforcing its unique place in the community can attract more visitors and events.



GOALS AND OBJECTIVES

1. Effective branding using gateways at strategic entryways into the Village or neighborhoods and subareas.

1. Gateways unique to South Lebanon.
2. Gateway features on trails as well as roadways.
3. Development that serves as neighborhood or commercial district gateways.
4. Wayfinding signage that promotes identity, branding, and business activity

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

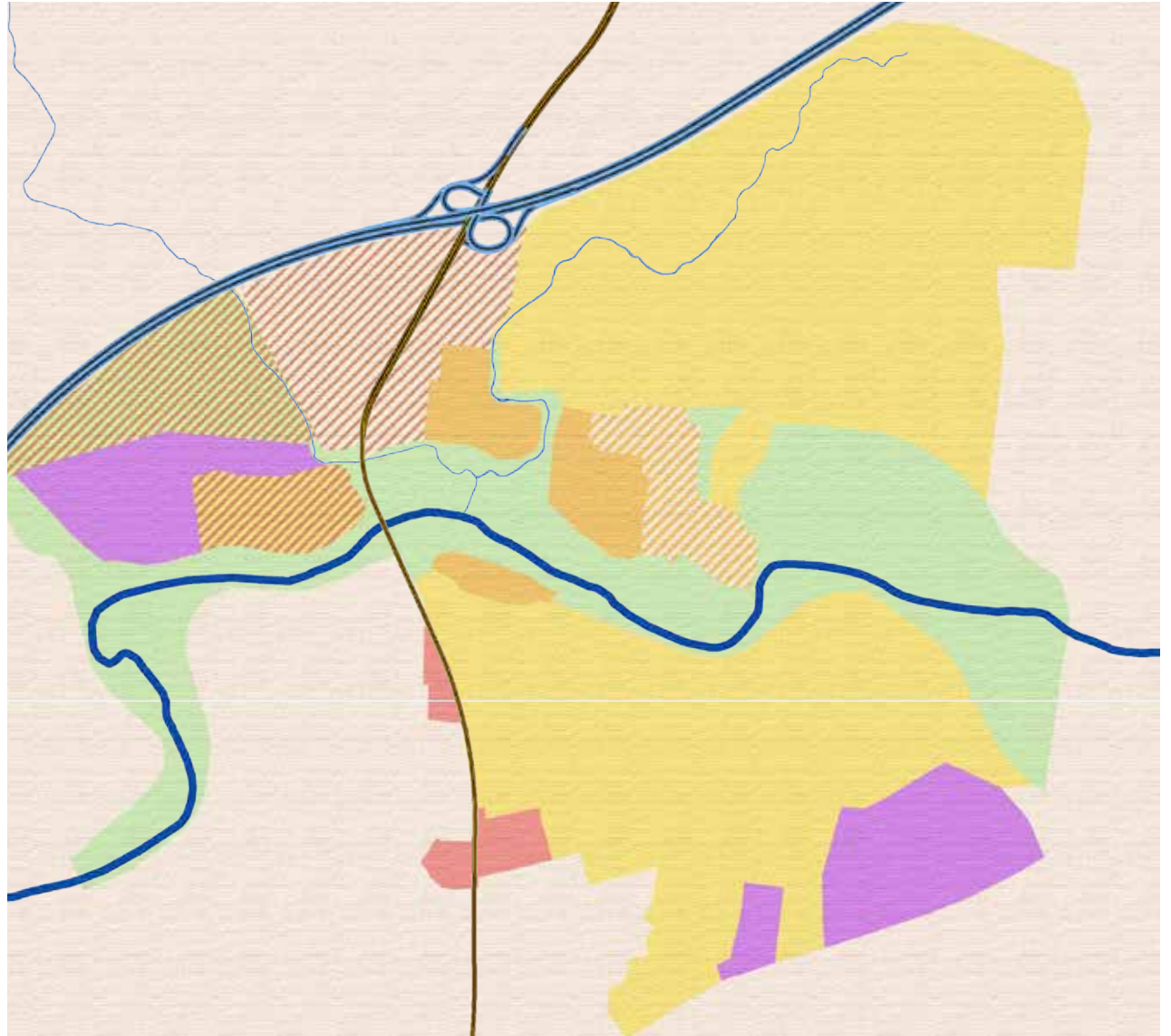
1. Unified architectural themes and branding strategies.
2. Excellent pedestrian and motorist connections between the historic core and the rest of the Village.
3. Strong historic and attractive neighborhood character.



III FUTURE LAND USES

BACKGROUND

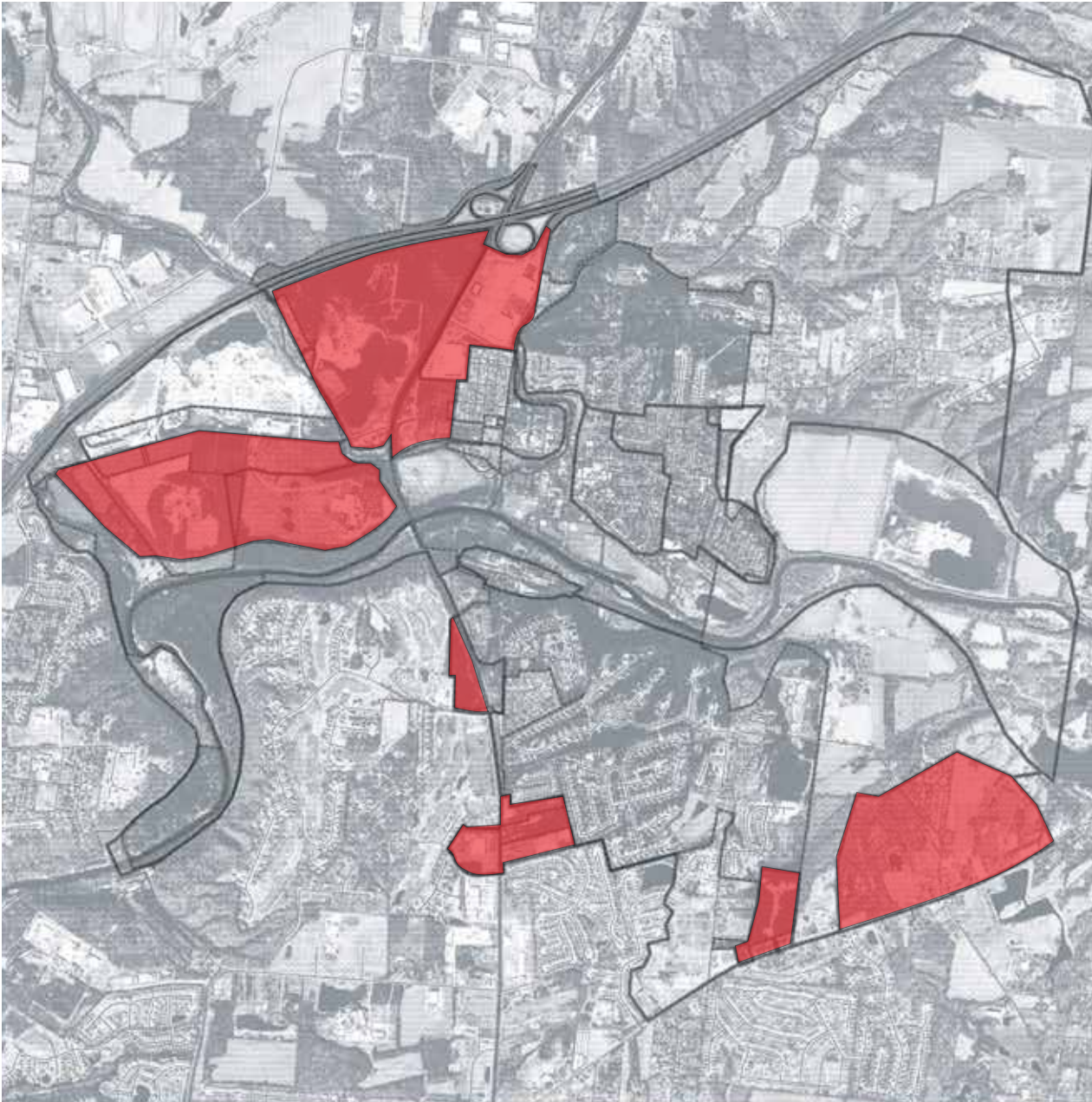
Many of the recommendations and ideas expounded in other sections of this plan have a significant component that relates to existing and future land uses. To date, most development of South Lebanon's existing land uses have evolved in a manner that is primarily developer driven. Fortunately, much of this development is of sound quality. However, a higher level of land use management is necessary to safeguard a future Village characterized by a cohesive, complementary ensemble of land uses that together satisfy the Village's social and economic needs.



ISSUES AND OPPORTUNITIES

Generating Village Revenue

The public participation process produced a number of valid concerns about the mix of existing land uses but also produced a number of excellent strategies to address these problems. Most frequently discussed was a need to balance residential and nonresidential land uses to balance the Village's tax base. This is a challenge faced by many municipalities which are reliant on income tax for revenue, however the case seems especially poignant in South Lebanon. Residents addressed this by recommending employment and revenue generating land uses in locations that offer flat topography, sufficient space for large building pads, and excellent road access for business parks.



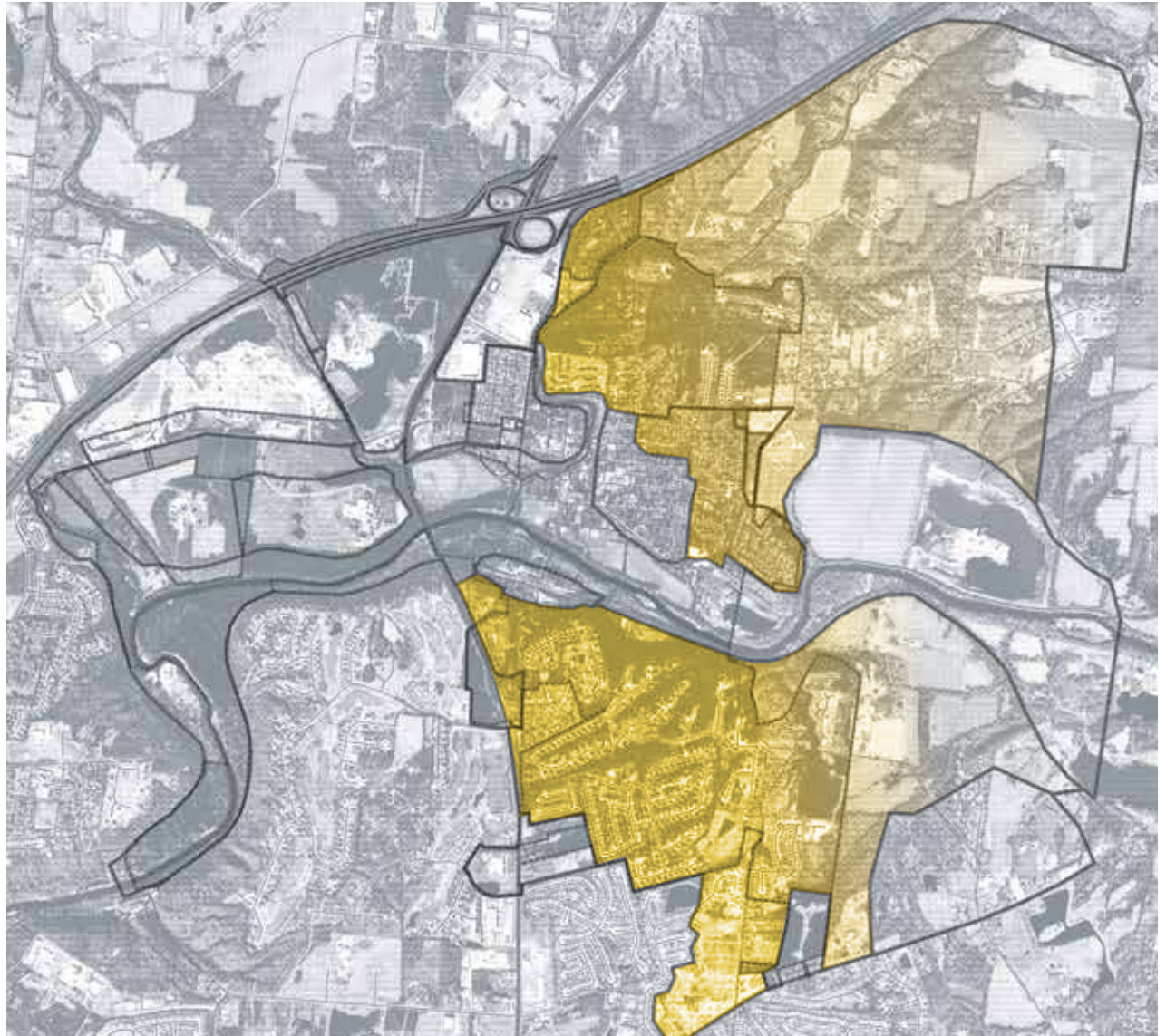
Above - Generating Village Revenue: Employment generating uses such as industrial, commercial, or office are collectively shown in red. These land uses not only provide employment opportunities but are crucial to providing revenue for municipal operations (through income taxes) and to support schools and emergency services (through property taxes).

Quality Neighborhood

A number of stakeholders, residents and charrette attendees were interested in the character of future residential areas. While the pace of future annexations will likely slow compared to the recent past, this is still a vital issue to address so the Plan can be used as a reference during future rezonings or annexations. The dominant desires expressed regarding future residential is that the buildings and neighborhood fabric must be of high quality. This may relate to architectural design, amenities, and the design of roadways or open space. Residents also wished to preserve the small town charm of South Lebanon's neighborhoods by providing quiet streets, slow traffic, and sidewalks.

Other strategies that will help South Lebanon maintain the housing diversity inherent to a small Village is to provide homes with different lot sizes. It may surprise some that recently constructed subdivisions such as Fredericks Stand, Grants Settlement, Wynstand, Stonebrook, and Vista Ridge already exemplify this desired housing diversity.

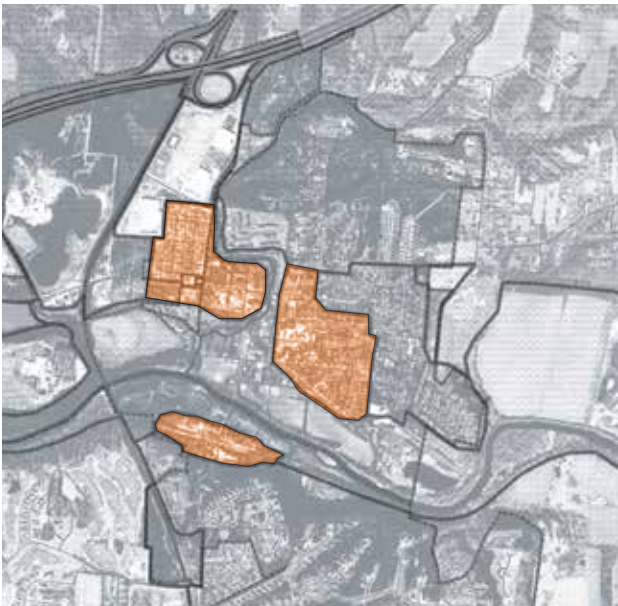
A strong recommendation of this plan is to ensure future residential subdivisions are designed in such a way that they complement and connect to the Village as a whole while creating an intimate neighborhood identity. Land use recommendations for neighborhoods is found under "Village Neighborhood Residential" on pages 35-36.



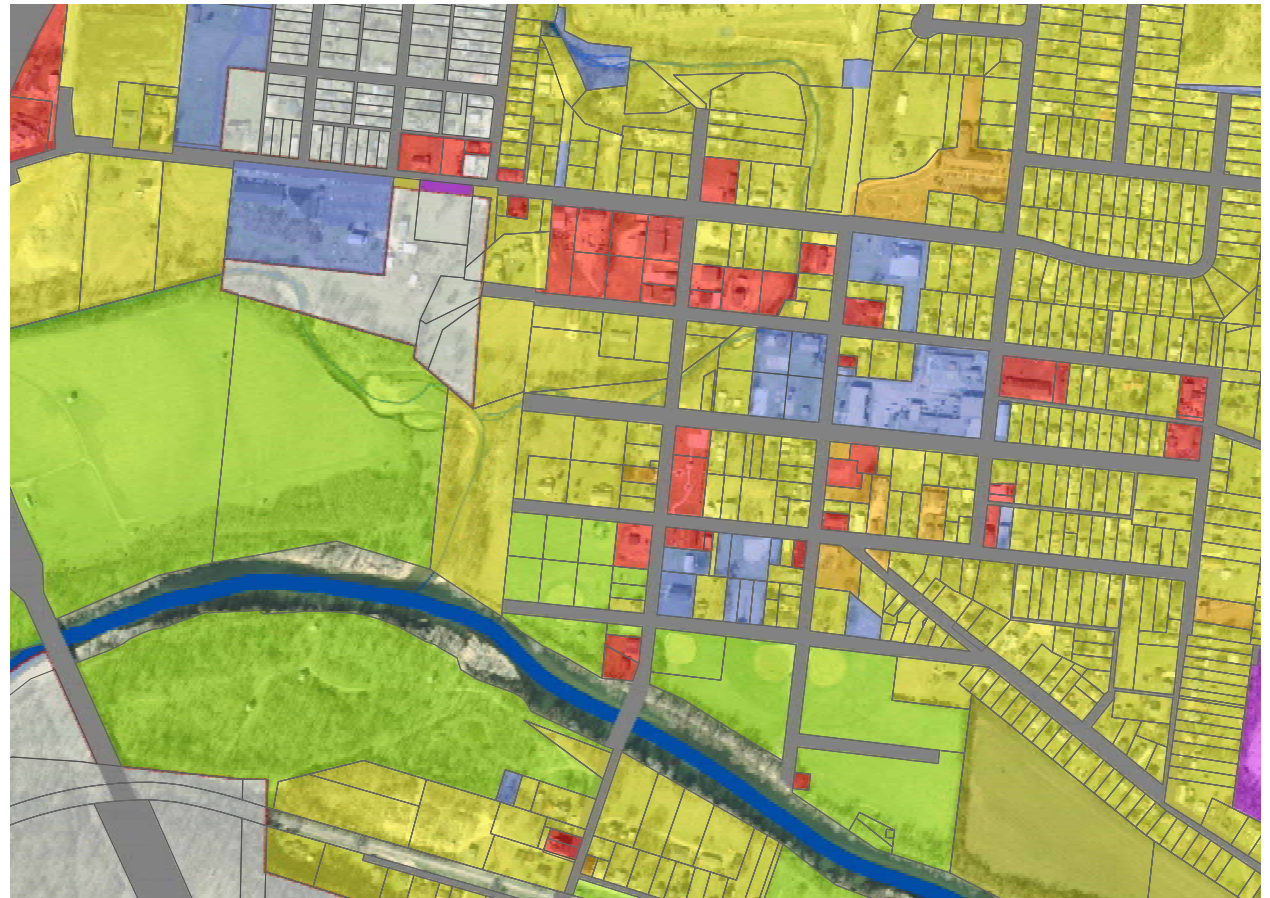
Above - Quality Neighborhoods: The existing and proposed neighborhoods in South Lebanon are diverse in density and character. The graphic fades outside the Village boundary, indicating the decreasing probability that the Village will grow this large. If it does, residential is the most likely form of development and should follow the recommendations found in "Village Neighborhood Residential" on pages 35-36.

Land Use in the Historic Core

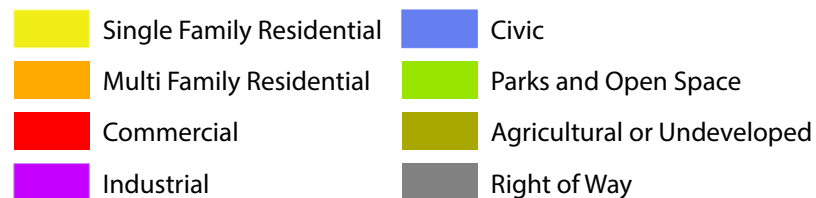
A historic, mixed-use neighborhood presents unique challenges but also unique opportunities. The plan recommends not only permitting but encouraging limited, small-scale business and other compatible uses in the historic core. Creating this mix of uses is crucial to building the vibrant, walkable, mixed-use neighborhood that will restore Historic South Lebanon to its central place in the Village as a cultural center.



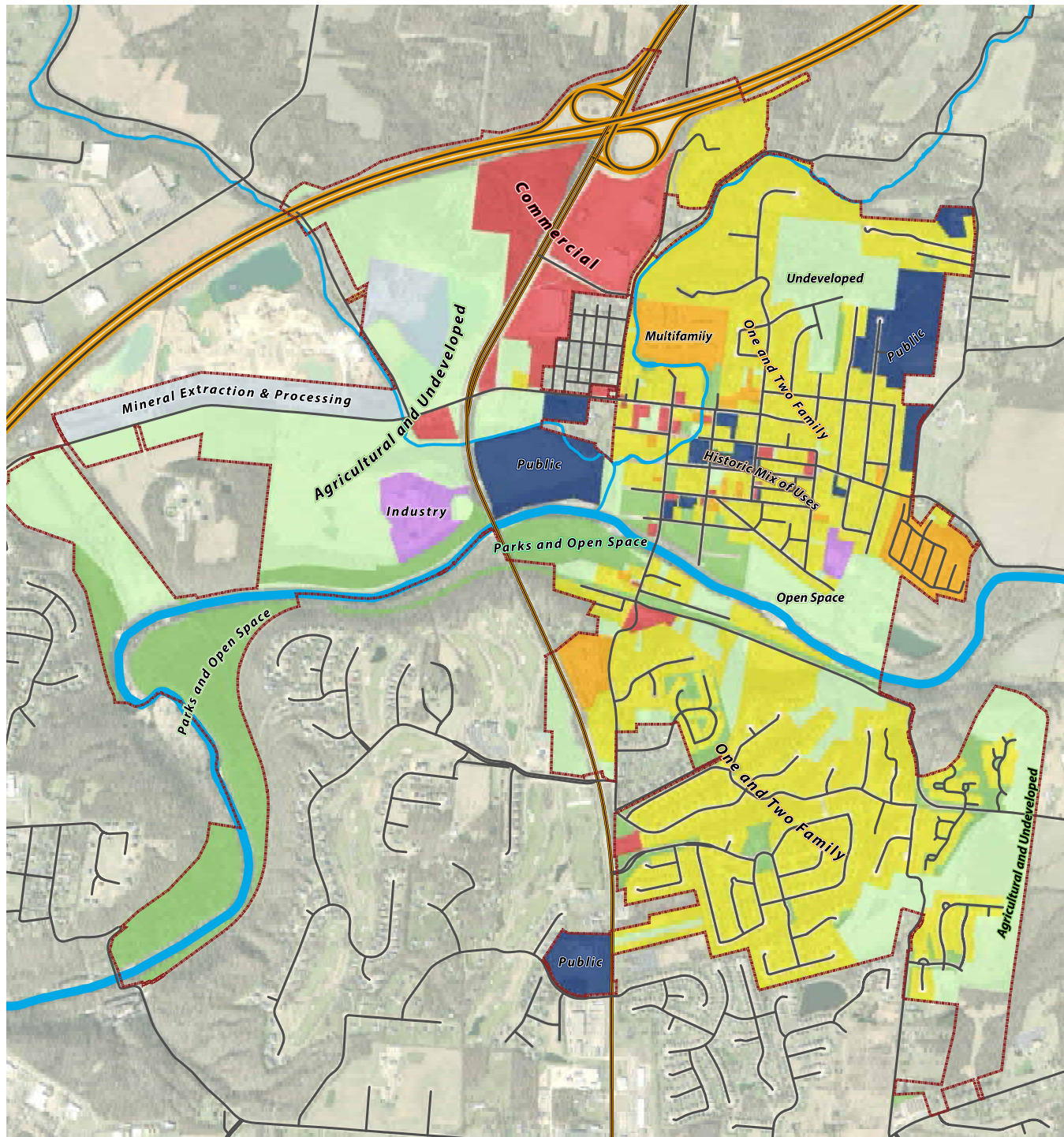
Above: South Lebanon's historic core include a mix of uses that deserve special treatment in this plan due to this neighborhood's unique qualities.



Historic South Lebanon Existing Land Use



0 500 1,000 2,000 Feet



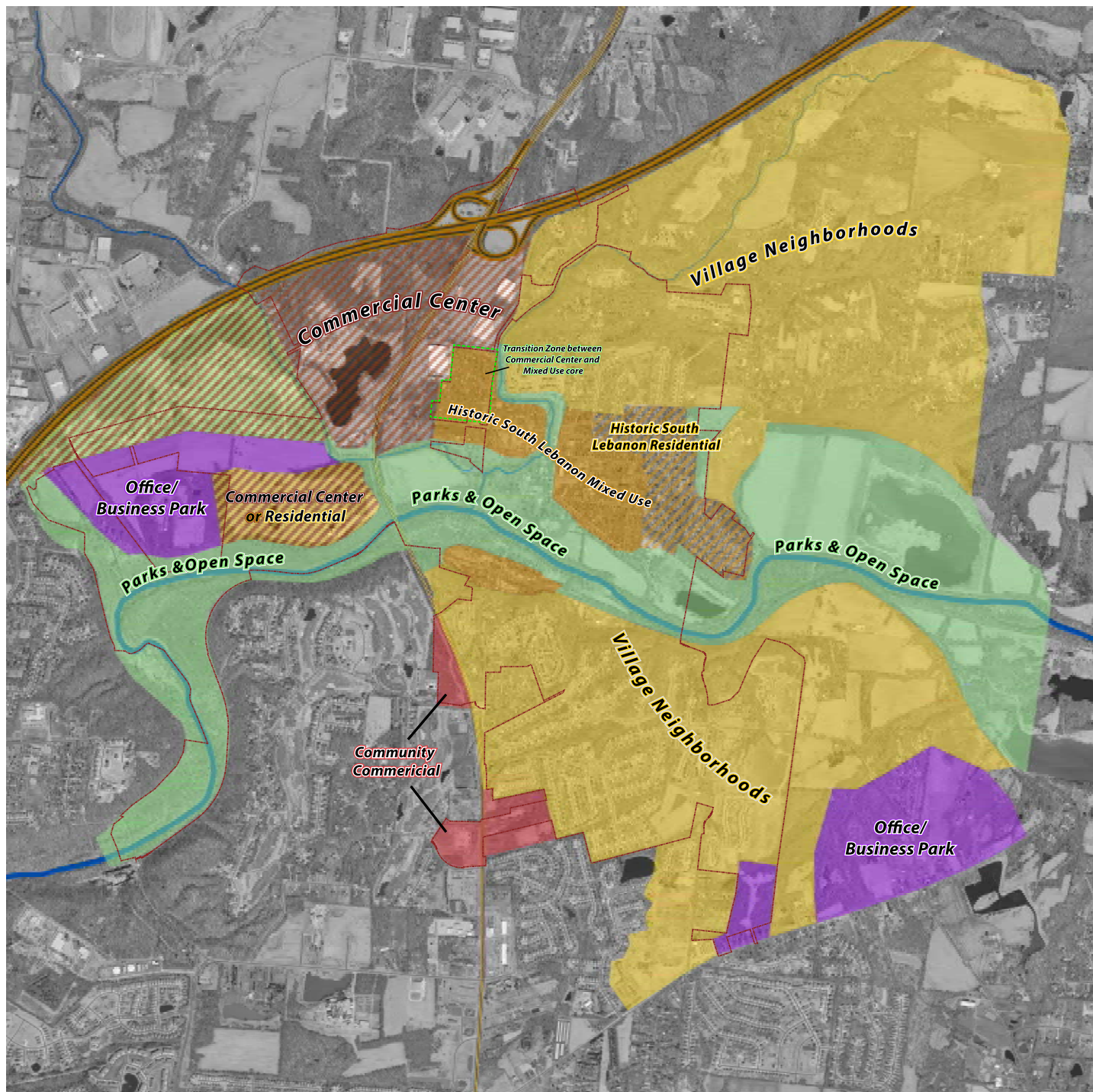
Existing Land Uses



0 0.5 1 Mile

- One & Two Family
- Agricultural & Undeveloped Land
- Parks
- Public Land, Utilities, and Civic Uses
- Multifamily
- Commercial
- Mineral Extraction & Processing
- Industrial
- Roads
- Village Boundary

The Existing Land Use Map illustrates that South Lebanon has significant amounts of undeveloped areas both at the I-71 interchange and along Mason-Morrow-Millgrove Road. These areas are appropriate for commercial or business park development. Historic South Lebanon includes a mixture of residential, commercial, and civic uses. Southern and eastern South Lebanon include residential neighborhoods and agricultural land.



Future Land Uses



0 0.5 1 Miles

Future Land Use Categories

- Village Neighborhood Residential
- Historic South Lebanon Mxd-Use
- Historic South Lebanon Residential
- Commercial Center
- Commercial Center or Residential
- Commercial Center or Conservation
- Community Commercial
- Office/Business Park
- Open Space, Parks, and Outdoor Rec.

The Future Land Use Map guides both development and redevelopment over the Plan's 15 year time horizon. Eastern South Lebanon is mostly reserved for commercial and industrial uses. The historic core and adjacent residential are given a designation that respects their mix of uses and traditional neighborhood form. The western and southern areas are designated as mostly residential. The river valley and floodplain are left as open space.

LAND USE CATEGORIES

Mixed-Use Commercial Center

Mixed-Use Commercial Center (MUCC) draws from a large regional market and offers a flexible combination of commercial and residential uses. The land-use mix and character of development should be a product that is relatively unique in the region. As a regional activity node, MUCC may include restaurants, retail, offices, an array of business services, and multi-family. This land use is flexible enough to accommodate a diversity of development concepts and land use combinations. The key, however, is that these retail, office, and multifamily uses must be well integrated to create a highly cohesive development with a unified identity.

The exterior materials and overall design of MUCC developments should be of high quality and timeless to ensure it contributes to a positive image for South Lebanon, even as architectural tastes and consumer preferences continue to evolve. Though such developments might be completed in phases by many developers, the Village should make every effort to ensure a continuity of design, a pedestrian friendly environment, and pedestrian connections to surrounding areas to connect outlying residents to the business and entertainment uses.

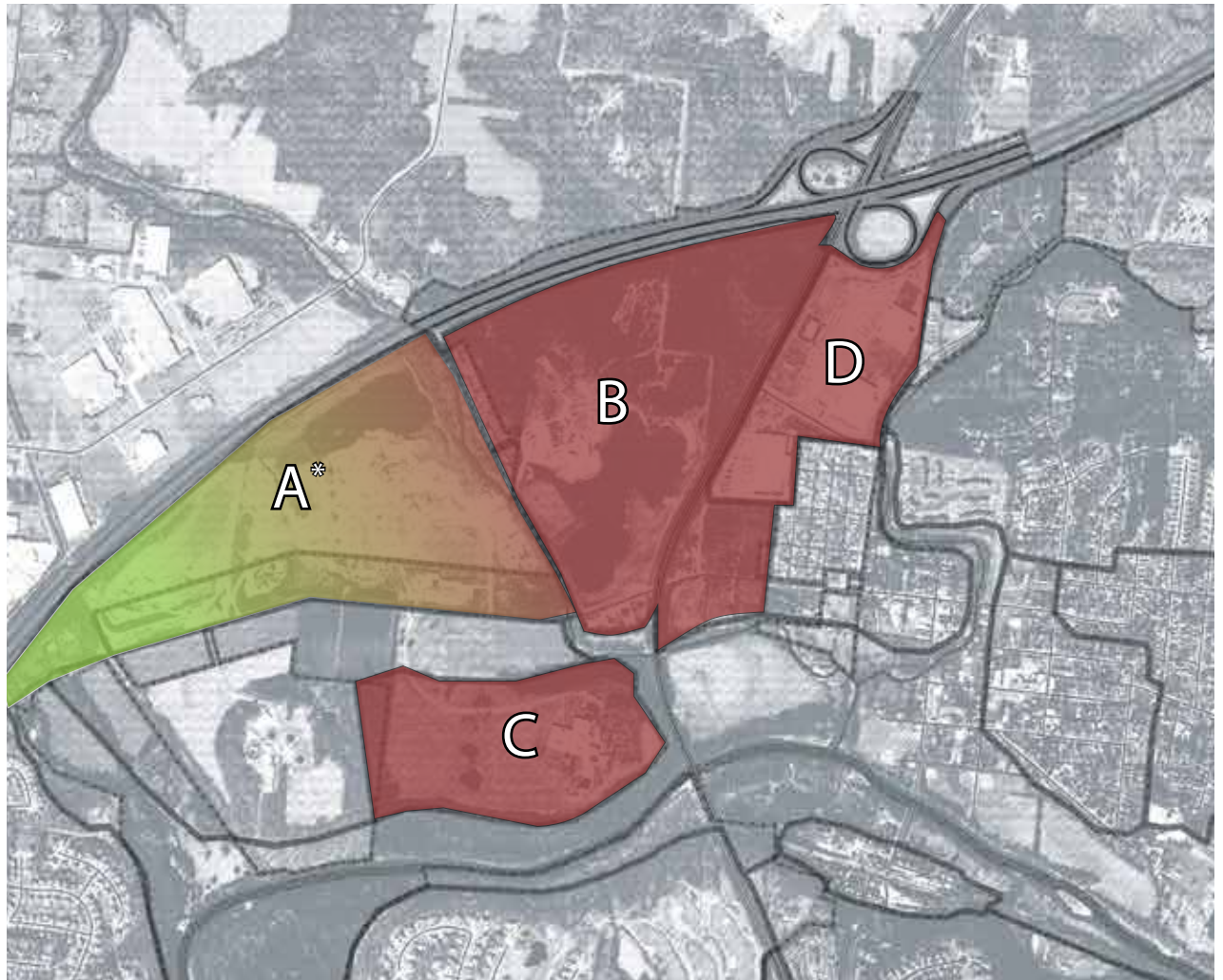


Although the Community Center district is applied to several distinct areas around the Interstate 71/SR 48 interchange, not all subareas within the district will likely be developed in the same way (see subareas labeled A, B, C, and D at left).

Subarea A probably will not develop until the gravel deposits mined at this location are exhausted, if at all. Investors may attempt to develop Subarea A if when this occurs. If reclamation of the gravel mine is not economically feasible, the plan recommends it be converted to a park with lakes and outdoor recreation opportunities. **Subarea B** is appropriate for a regional mixed use center, described in detail in Chapter VII. **Subarea C** is best also suitable for an intense mix of uses developed as a cohesive campus (see Chapter VIII).

Subarea D is already developed as a shopping center. It is included, however, in the Community Center land use area because the existing development (department stores and other examples of regional retail) often have a useful lifespan of only 15-30 years. Redevelopment of the existing stores should include a mix of uses and follow a pedestrian-oriented design while continuing to accommodate large amounts of traffic.

Bottom Left: Subarea D is already developed as part of the Rivers Crossing shopping center. Any future redevelopment of Subarea D should follow the guidelines of the Community Center Land Use Category.



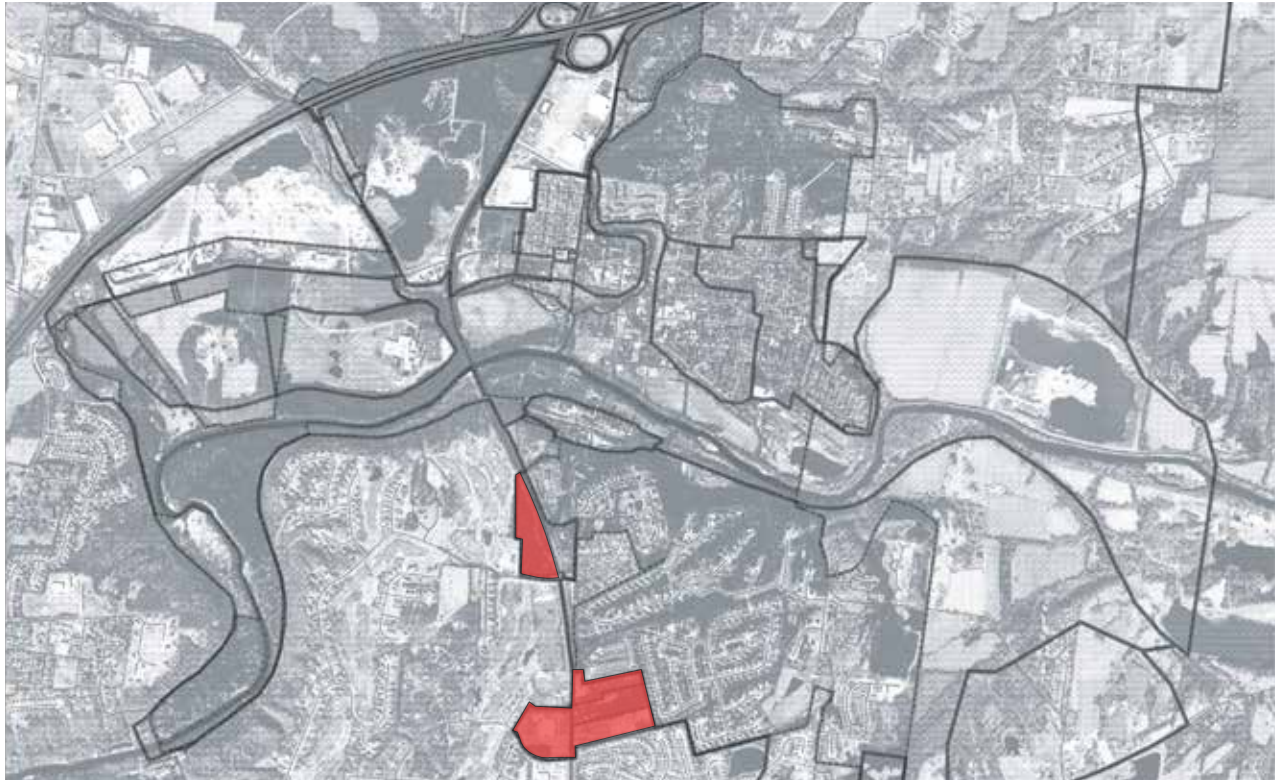
* Subarea A is suitable for reclamation into a park with lakes and outdoor recreation, or it may be developed into a mixed use center as an extension of Subarea B.



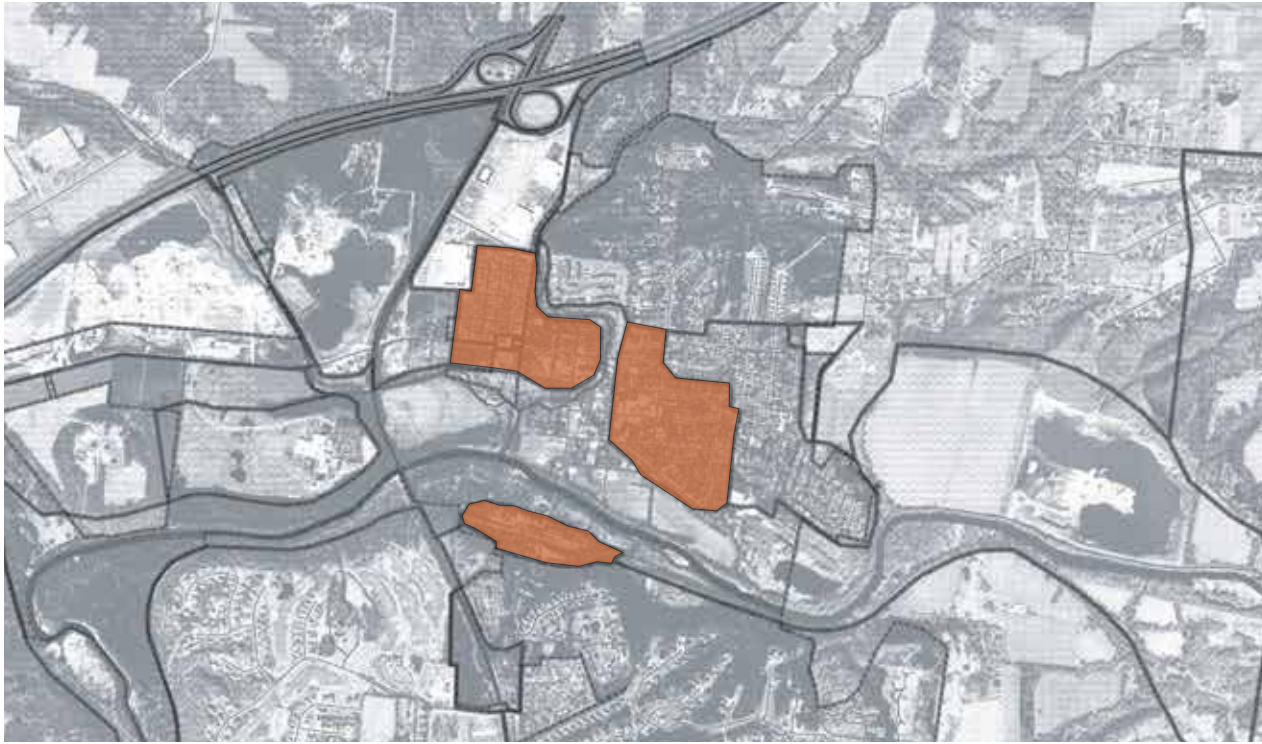
Community Commercial

Community Commercial is applied only in select locations where the Mixed-Use Commercial Center is not suitable due to the property's size or neighborhood context. Community Commercial is designed to accommodate a wide range of small and medium sized retail or commercial service businesses including restaurants, small grocery stores, beauty salons, specialty shops, day care centers, pharmacies, or professional offices. Schools or government offices are also acceptable. Community Commercial is only applied to recently annexed land along SR 48 as illustrated in the graphic at right.

This land use will be auto-oriented, and while nothing in this plan precludes the possibility of mixed uses, the Plan recommends directing mixed-uses to other commercial districts. Given the two areas designated Community Commercial are gateways to the Village, future development should incorporate a gateway or branding feature into the building or site design. These areas are also adjacent to neighborhoods, therefore future commercial development in this district should be adequately buffered and screened to protect nearby residential development from light and noise.



Above: Community Commercial may take many forms, but should generally be on a significantly smaller scale than Mixed-Use Commercial Center. Parking lots should not dominate the landscape, and businesses should be tailored to a local rather than regional market.



Historic Core

The Historic Core Land Use should maintain the existing mix of residential uses with low impact businesses that are neighborhood-friendly. This land use is applied to Historic South Lebanon and the node around the bike trail. Redevelopment that involves commercial uses should include structures that are brought up to or near the sidewalk, depending on neighborhood context. Parking and loading areas should be screened and located to the rear of any new structures. New structures may be vertically mixed, with living units on the second story and retail or small office on the ground floor.

It is quite appropriate for low impact, small businesses in single family houses in this area. A salon or gift shop are two possible examples of uses that can be housed in a residential structure. The majority of the Historic Core should remain predominantly residential, however, and businesses should be encouraged to concentrate in activity nodes designated on page 53 in Chapter 6. Acceptable business uses envisioned in the Historic Core Land Use include a mixture of small scale retail, restaurants, neighborhood business services, civic uses such as schools, churches, and libraries, and well-designed open spaces such as neighborhood parks, greens, or plazas.



Left: Multiple historic Warren County neighborhoods feature businesses in former homes.

Historic South Lebanon Residential

The Historic South Lebanon Residential district serves two purposes. The first is to maintain the health of existing residential development in this area. The second purpose is to guide any potential redevelopment that might occur.

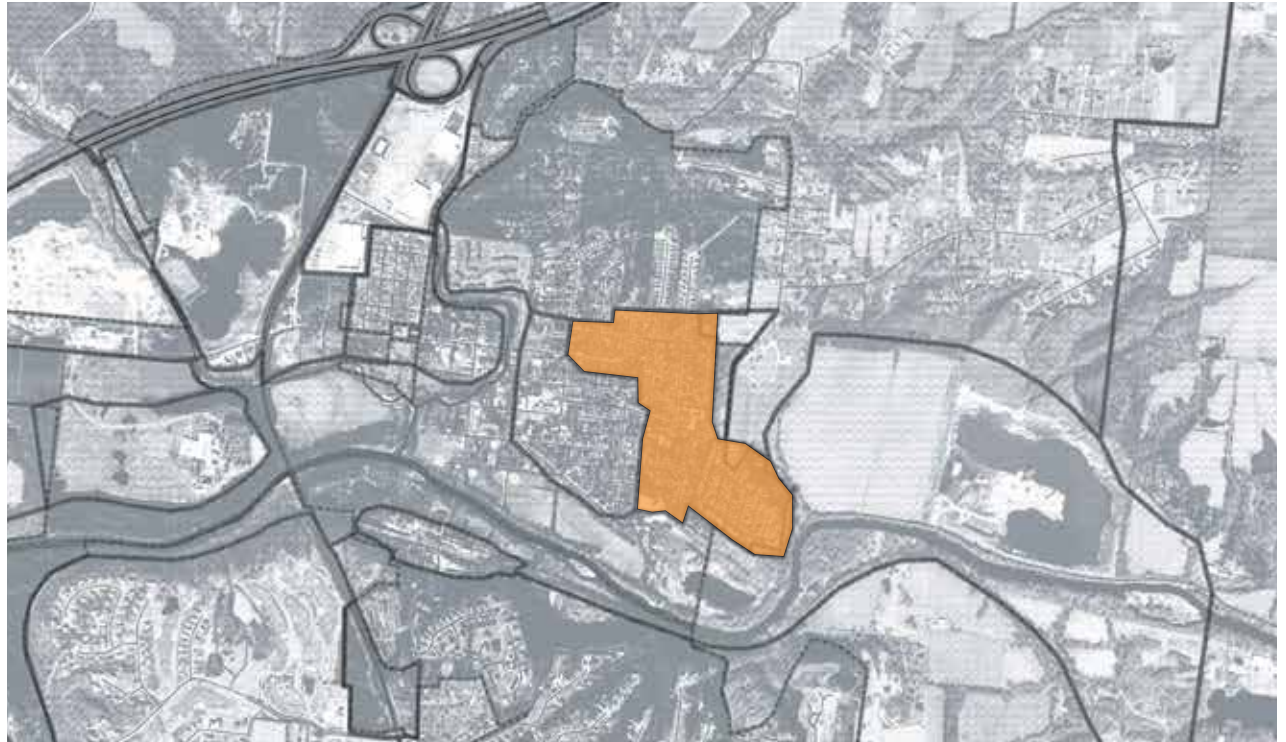
PRESERVE AND STRENGTHEN EXISTING NEIGHBORHOOD

Most of this district is already developed with homes built between the early 1900's to 1960's. The emphasis in these areas is to support residents who wish to keep their property in good repair. It also encourages and facilitates investment in properties whose owners are unable to adequately maintain their property.

Most residents in this district already show pride in their property; the key is to sustain this trend while encouraging others to show this same level of pride in their home.

RESIDENTIAL REDEVELOPMENT

The most significant redevelopment opportunity is the manufactured housing development at the south end of Shawhan Road. These developments usually have shorter life spans than permanent housing, creating an opportunity for a new neighborhood at a future time. Redevelopment of individual vacant lots may also occur occasionally. Development in this district may include one and two family dwellings. New structures should be held to high standards by using architectural and development guidelines



POTENTIAL STRATEGIES

Reinforcing Good Property Maintenance:

- > Organize volunteer groups to assist the aging in place
- > Neighborhood competition for best landscaping, holiday decorations, etc.
- > Free paint grant

Facilitating Property Reinvestment:

- > Consistent and effective code enforcement
- > Communicate enforceable standards to landlords

Public Neighborhood Improvements:

- > New or repaired sidewalks, curbs, street lighting, and street signs
- > County programs for weatherization or residential repairs

Infill Development:

- > New standards for residential infill development

Redevelopment of Mfd. Housing Neighborhood:

- > Rezone Property to match adjacent neighborhood
- > Scale, walkability, and new street network should complement adjacent neighborhood

Potential Funding Sources:

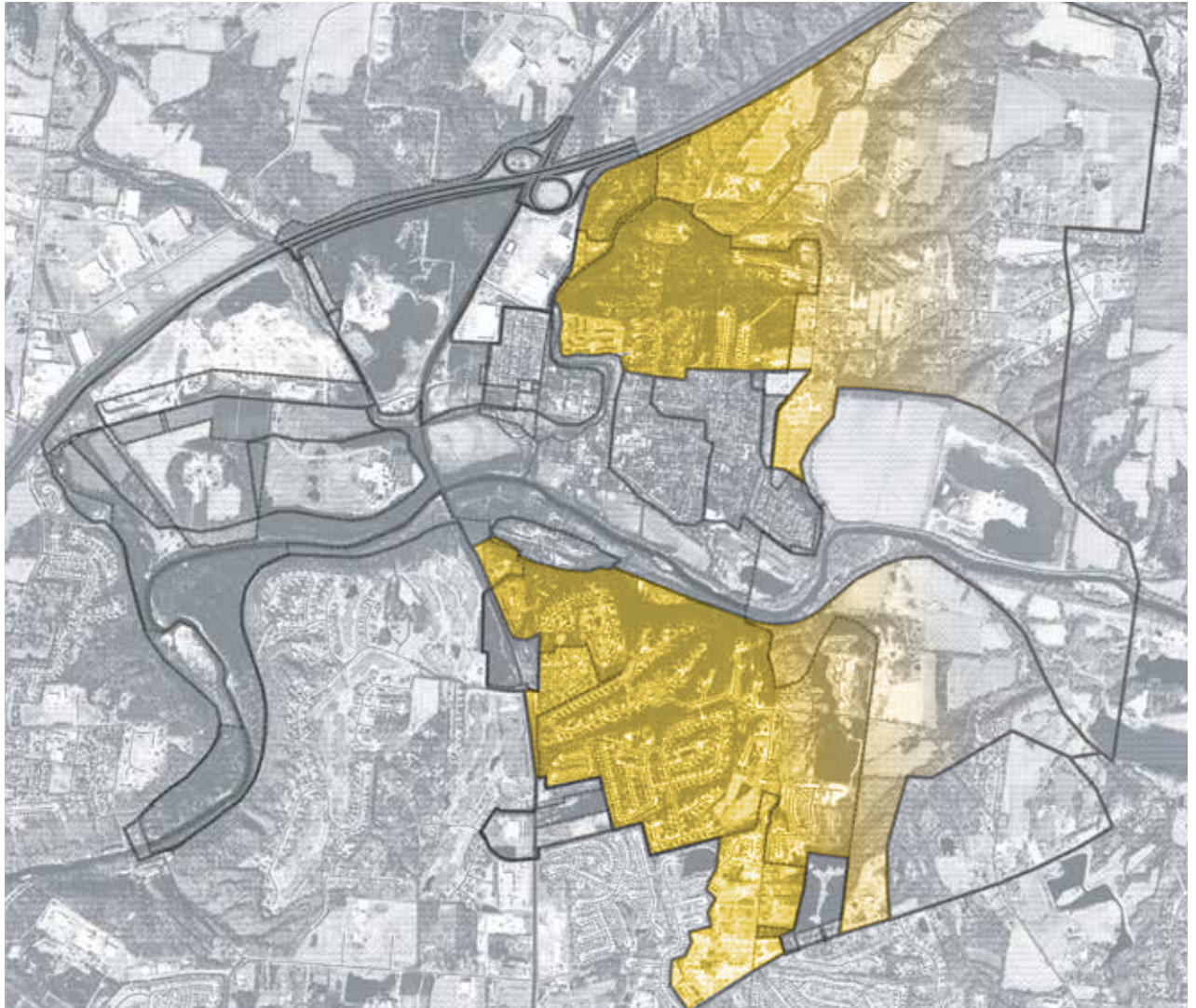
- > Community Development Block Grants
- > Residential Tax Increment Financing
- > Community Reinvestment Areas (expand existing or create new CRA)
- > Community Housing Improvement Program

Village Neighborhood Residential

Village Neighborhood Residential is designed to be a flexible residential land use designation. It should be predominantly single family but can also accommodate small scale multifamily buildings such as duplexes, triplexes and fourplexes. Village Neighborhood Residential offers a diversity of housing choices and lot sizes but overall should be high quality. Recent residential development south of the Little Miami River provide an excellent example of Village Neighborhood Residential; developments such as Fredericks Stand, Grants Settlement, Wynstand, Stonebrook, and Vista Ridge are all examples of acceptable development in this area. Together they provide a diversity of quality housing choices for residents in different age groups and family sizes.

The reader will note that the Village Neighborhood Residential district extends beyond the current boundary of South Lebanon; this does not necessarily imply the Village borders will extend to this line. It is merely the surrounding area considered as part of the analysis of existing conditions. Residential is the most likely product to be built in newly annexed areas since these areas are relatively far from transportation arteries needed for commercial or industrial land uses.

Example of single family home (right) and apartment building designed to resemble a single family home (far right), both appropriate examples in this land use.



DESIGN AND CHARACTER

Future development in the Village Neighborhood Residential areas should provide ample pedestrian and auto connections to surrounding collector roads and neighborhoods. They should also be quiet, comfortable, and safe for residents. Traffic calming devices, neighborhood gateways and entryways, neighborhood amenities, preservation of wooded areas and open space are all recommended strategies to effectively develop future neighborhoods in this land use category.

Diversity, Density, Character



Above: Quality residential developments cater to a variety of home buyers and come in a variety of densities. Different residents may or may not have children and will have different preferences for maintenance responsibilities. Existing examples of quality residential include the following developments and densities:

Fredericks Stand: 4.7 d.u./acre

Grants Settlement: 2.5 d.u./acre

Red Flower Ln. (Stone Brook): 3.2 d.u./acre

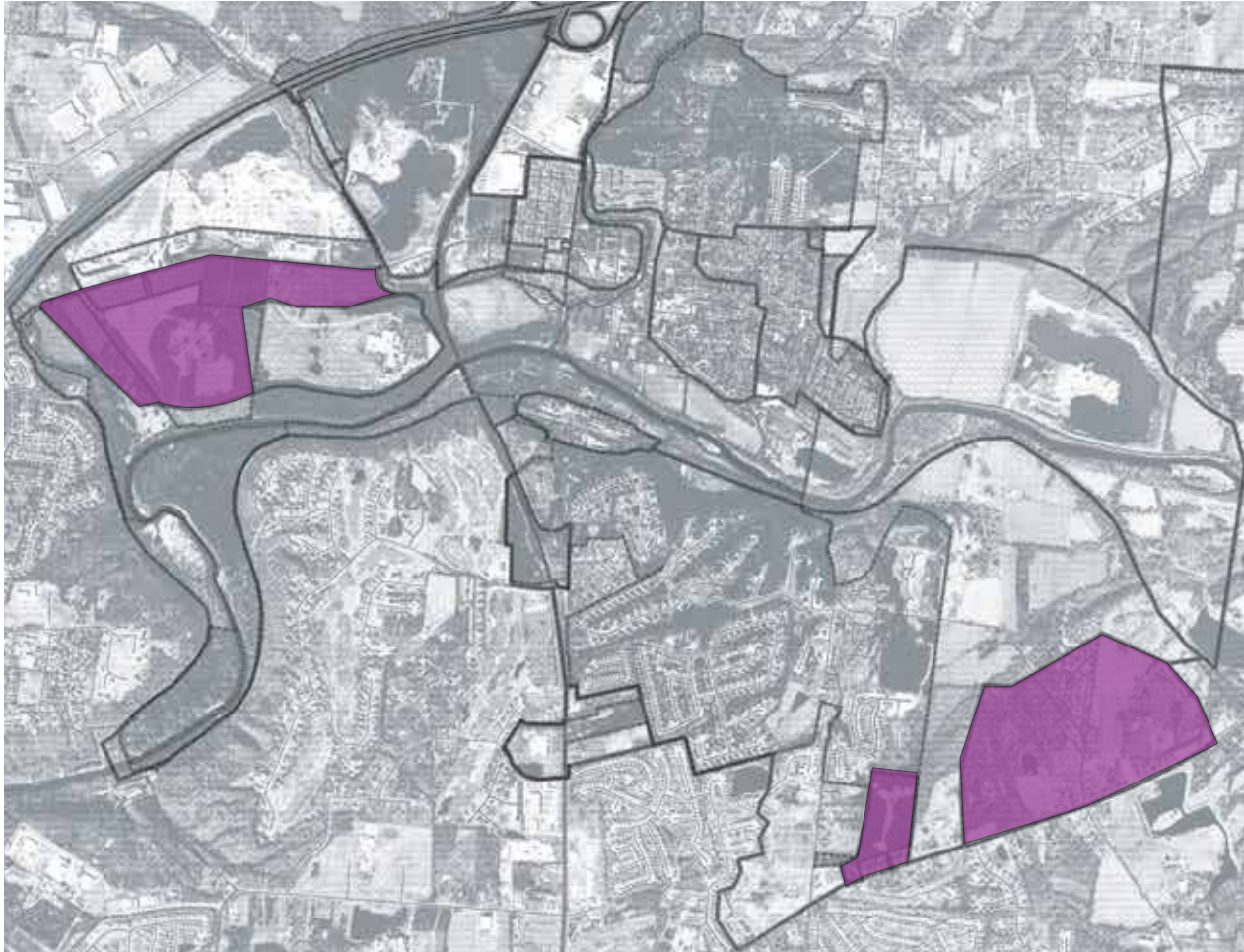
Fawne Meadow Ln. (Vista Pointe): 1.4 d.u./acre

Villages at Rivers Bend Grants Frederick: 2.3 d.u./acre

Windsor Court (Wynstead): 5.4 d.u./acre



Above: Village Neighborhood Residential is a guide to architecturally attractive development that complements the South Lebanon's small town image. Notice in the examples above how the prominent garage door dominates the lower picture compared to homes in the upper photo. Garages in the top picture are pushed behind the front facade and porch, giving the homes a more engaging presence to those passing by on the sidewalk or street.



Office/Business Park

The Office/Business Park (OBP) Land Use requires relatively flat topography, sufficient acreage for large development sites, and excellent road access. Future development should be constructed with the goal of creating a business park or small office campus. Building design should be aesthetically pleasing by using a variety of quality building materials or textures and by avoiding unbroken roof-lines or facade elevations.

Development in this land use should present an exterior appearance that is tastefully proportioned and designed. Permitted uses may include research and office uses that require medium or large buildings. Professional and medical offices designed as a cohesive campus are also acceptable uses.

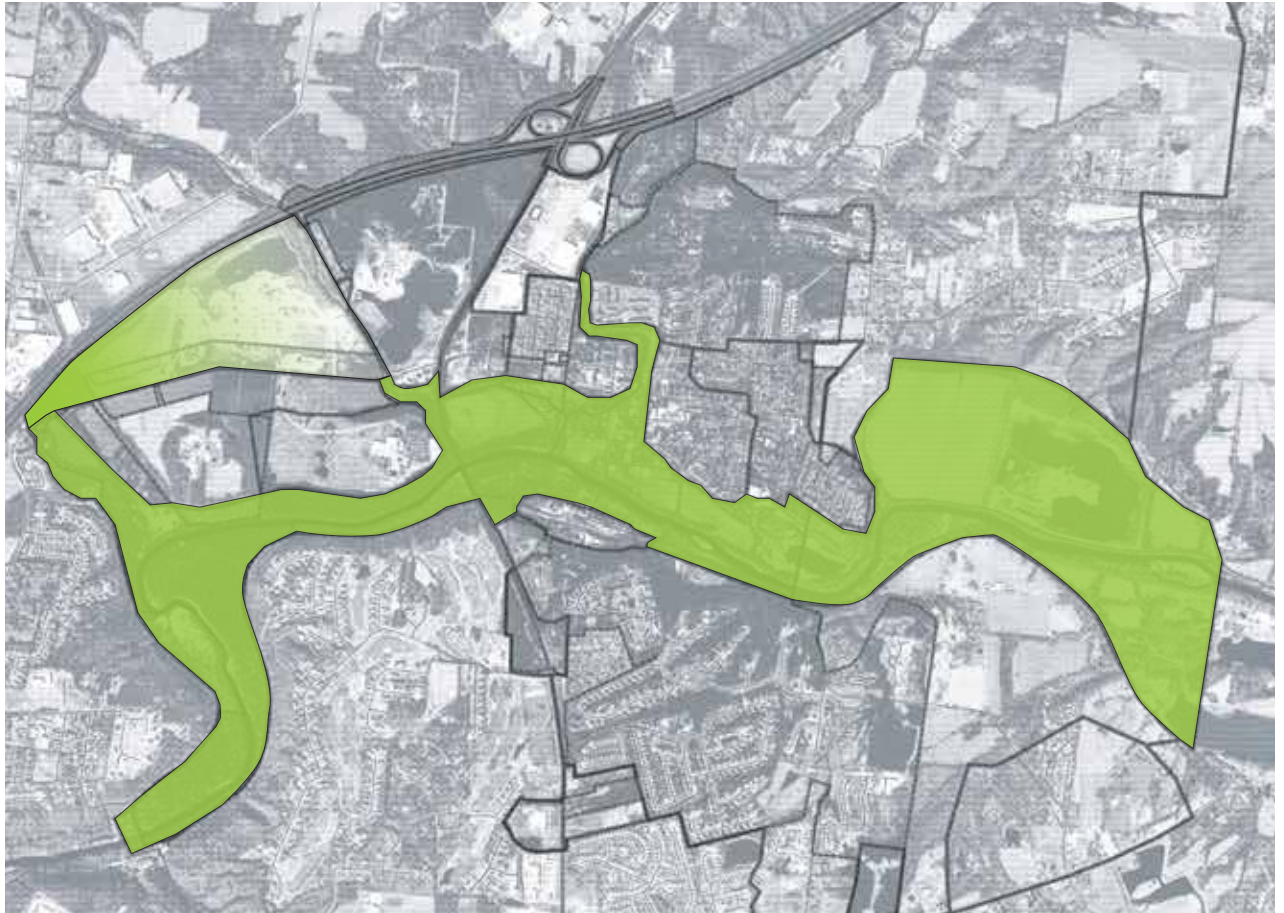
Clean, low impact industrial uses are appropriate in the OBP district along Mason-Morrow-Millgrove Road, but are inappropriate on US 22 due to distance from the interstate and proximity to residential neighborhoods. Only office and other non-industrial business park uses are appropriate on US 22.



Parks, Recreation, and Open Space

This is a broad land use category applied to locations where stakeholder interviews and the charrette results made it clear that residents wish to see parks or open space in perpetuity. It is also applied to locations that are likely to always remain open space for topographical reasons or are owned by the Ohio Department of Natural Resources for recreational purposes.

The land use includes public parks including their active or passive recreational facilities, playing fields, protected stream-side areas, steep slopes, forested areas, or other private or public land held in perpetuity for passive uses.



Right: Public gathering or play spaces integrated into neighborhoods allow residents to enjoy open space and amenities beyond what is possible in a private yard. It is also a place to build social bonds with other neighbors.

Other types of open space, not pictured here, include passive and natural areas that preserve pockets of nature close to residential areas. Steep forested slopes, preserved in many areas of the Village, fall into this category.





GOALS AND OBJECTIVES

1. Employment and revenue generating land uses.

1. Commercial areas that encourage office uses in addition to retail.
2. Business park land uses only where road access and topography are suitable.

2. Business Centers with clear identities

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

3. Historic Core Land Uses

1. Healthy neighborhoods business districts in appropriate areas of the core.

4. New Residential Areas that create strong neighborhood identities and contribute to South Lebanon's small town image.

1. Permit a diversity of housing types in future residential areas similar to existing residential south of the river.



IV TRAILS & PEDESTRIAN CONNECTIONS

BACKGROUND

Neighborhoods and commercial districts were historically premised on the fact that walking was the most viable transportation mode. Historic South Lebanon, with neighborhood businesses integrated into the residential fabric, is an excellent example of such a neighborhood. It became less common, however, to integrate sidewalks and trails into new development after the automobile became the preferred transportation choice.

Recent decades have seen a revival of interest in non-motorized transportation options such as walking and bicycling, not only for recreation but as a viable alternative to the car. This has resulted in non-motorized transportation projects on a regional scale such as the Little Miami Scenic Trail. It has also resulted in a revived interest in pedestrian friendly neighborhoods, downtowns, and commercial areas.

Existing Conditions

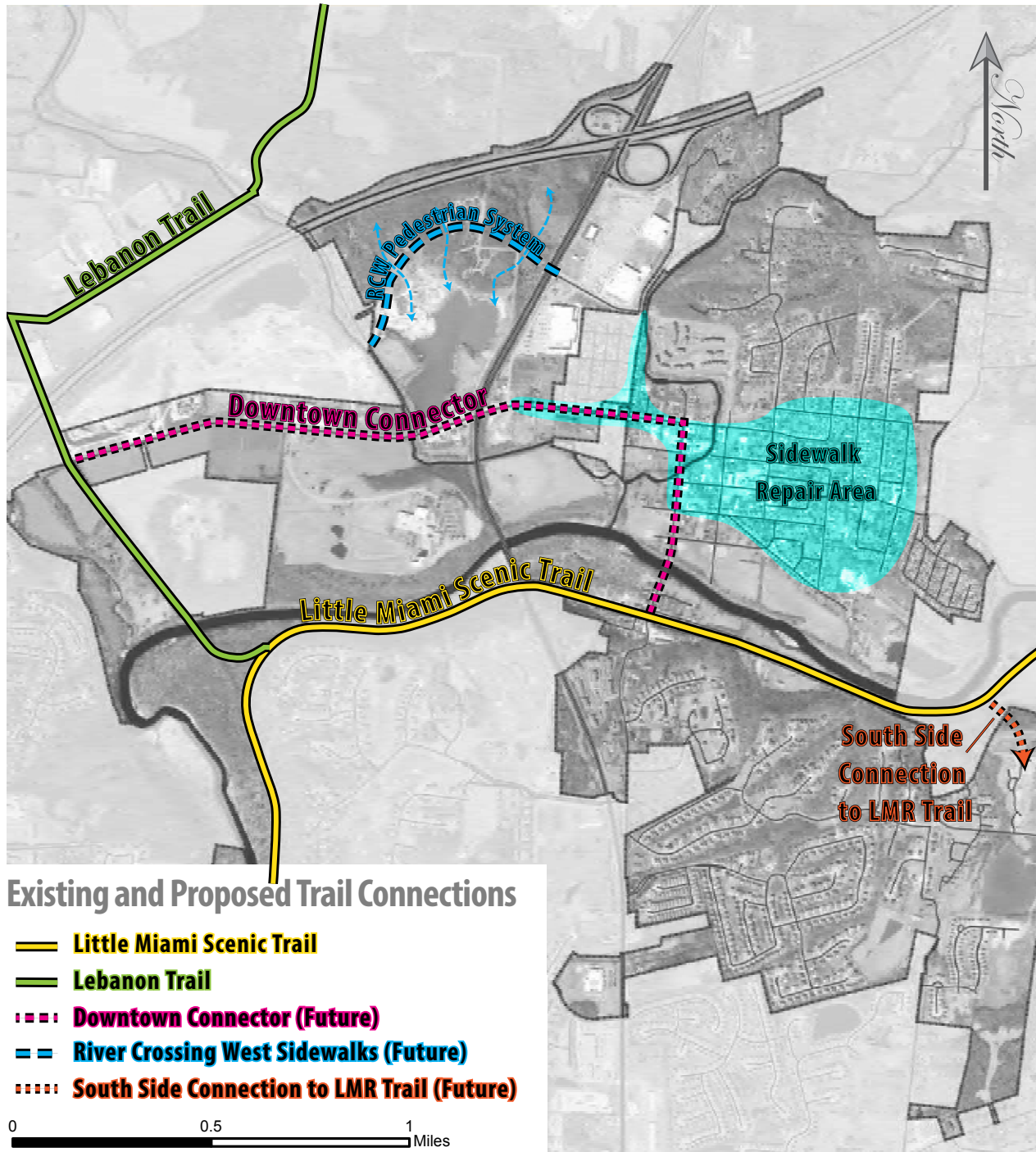
REGIONAL TRAIL CONNECTIONS

South Lebanon is fortunate to have access to the Little Miami Scenic Trail, a 75 mile paved trail that stretches from Springfield to the Ohio River. Given this trail already exists and is maintained by the Ohio Department of Natural Resources, South Lebanon has the opportunity to tap the tourist potential

associated with the trail. The Lebanon Bike Trail is an additional regional bike trail that serves South Lebanon, however it only passes through the Village on the western border near the Lebanon wastewater treatment plant (refer to the Trails Map on the following page). It begins in Lebanon and travels south, crossing the Little Miami River and joining the Little Miami Scenic Trail in Hamilton Township.

LOCAL PEDESTRIAN CONNECTIONS

Historic South Lebanon enjoys a relatively complete sidewalk network. New subdivisions south of the river are also served by sidewalks, however these new neighborhoods are not linked to the Little Miami Scenic Trail or the northern half of the Village by any pedestrian connection. This was cited as an issue by numerous stakeholder interviews.



ISSUES AND OPPORTUNITIES

Regional Trail Connections

Encouraging users of the Little Miami Scenic Trail to start and end their journey in South Lebanon was discussed throughout the public input process in the belief that it will increase patronage at local restaurants and retail. The Little Miami Scenic Trail is used by over a third of a million trail users annually, many of whom ride through South Lebanon. Attracting even a fraction to the Village offers significant economic potential. Encouraging businesses compatible with the existing homes would create the ideal business node that can leverage the bike trail as an economic asset. Acceptable businesses may include small, tourist related retail or cafés. A small welcome center providing visitor information and permanent restrooms were also recommended during the planning process.

The Lebanon Bike Trail is more difficult to leverage since this trail does not pass near businesses or homes (see map at left). Residents recommended that a new trail be installed along Mason Morrow Millgrove Road to connect Historic South Lebanon to the Lebanon Bike Trail.

This proposed trail would begin at the Lebanon Road/Little Miami Scenic Trail intersection, travel through the historic core, and travel west on Mason-Morrow-Millgrove Road until it connects to the Lebanon Bike Trail (see map at left). The loop should

introduce trail users to South Lebanon and generate activity in the historic core. The bike route through downtown will likely require a bike lane on Main Street and Mason-Morrow-Millgrove, either as a separate lane or as a shared lane.

Local Pedestrian Connections

Short distance pedestrian connections are critical to an efficient pedestrian network. Most of the Village is already served by sidewalks, though the north and south sides of the Village are not connected to each other. There is also a lack of sidewalks connecting any residential neighborhoods to the Rivers Crossing shopping center that could be used by employees who prefer to walk, are too young to drive, or do not have access to a reliable vehicle. Several interviewees advised that not only do employees currently walk to the retail center, some residents also walk to shop at the department stores and return with their purchases.

Completing these local sidewalk systems will allow walking as an alternative for short local trips. Linking new residential areas south of the river to the Little Miami Scenic Trail and the north side of the Village was also suggested during stakeholder interviews and the charrette as a strategy to reduce the disconnect between the north and south sides of the Village.



Above: Interviews indicated some residents walk along Lebanon Road to reach new commercial development. Sidewalks would increase the safety of both pedestrians and motorists.



2. Long Term sidewalk schedule maintenance program

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

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

4. Business Node at Little Miami Scenic Trail

1. Mix of residential and neighborhood-compatible commercial uses.
2. Redevelop the Village property between the trail and Railroad Street
3. Welcome kiosk for trail users
4. Business uses that capitalize on pedestrian and bicycle traffic.
5. Regional destination for trail users similar to Loveland, Xenia, or Yellow Springs.

GOALS AND OBJECTIVES

1. Trail Connector through Downtown linking Lebanon and Little Miami Scenic Trails

1. Determination on future bike route creating a loop through Historic South Lebanon
2. Furnish bike route with wayfinding signage

2. Comprehensive Local Pedestrian Connections

1. Sidewalk connections where pedestrian system is incomplete

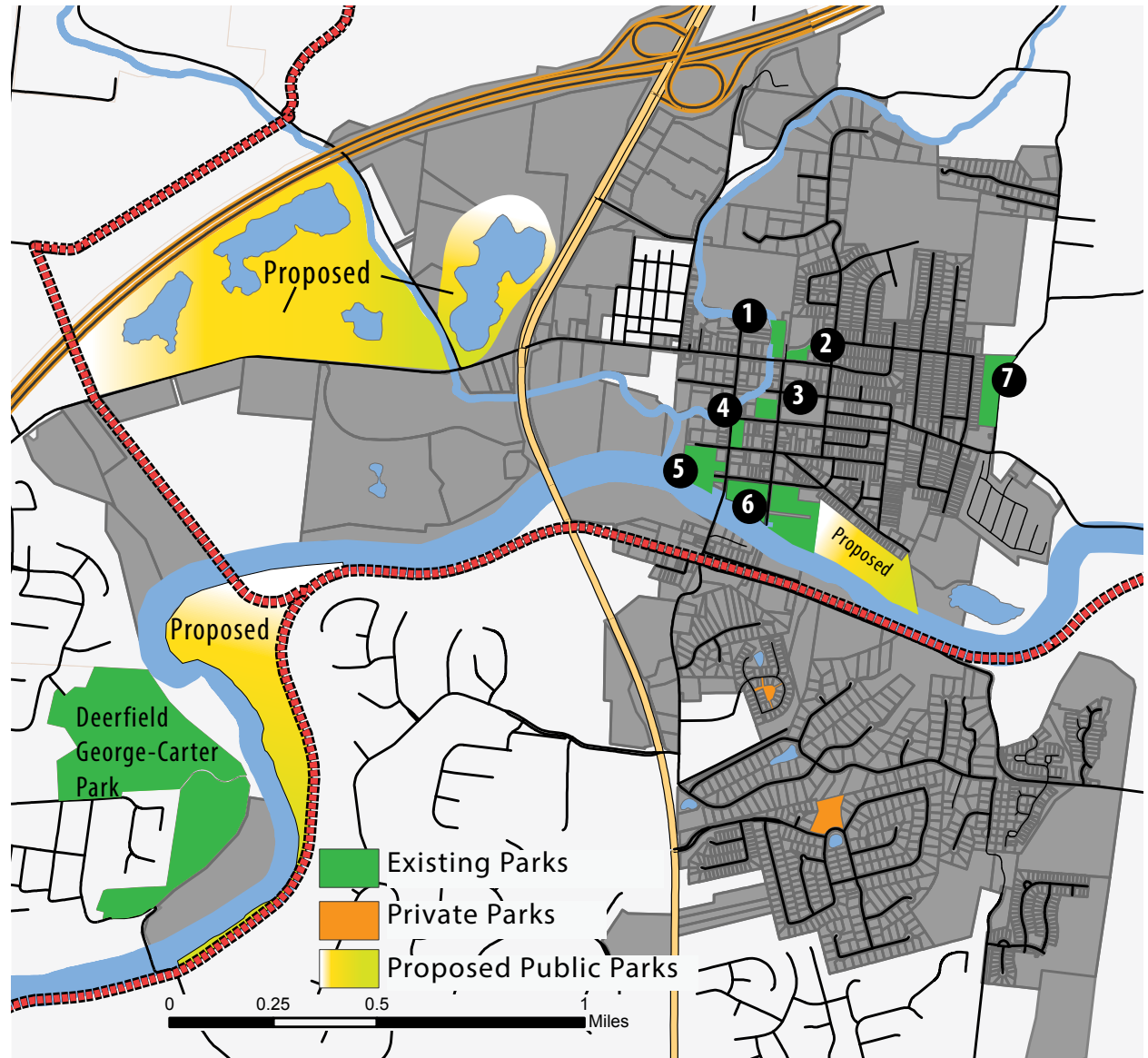
V PARKS & REC

INTRODUCTION & BACKGROUND

The majority of the Village's 24.5 acres of park and recreational space is located in the northern half of the Village. 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 Village 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 Village 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

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



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.

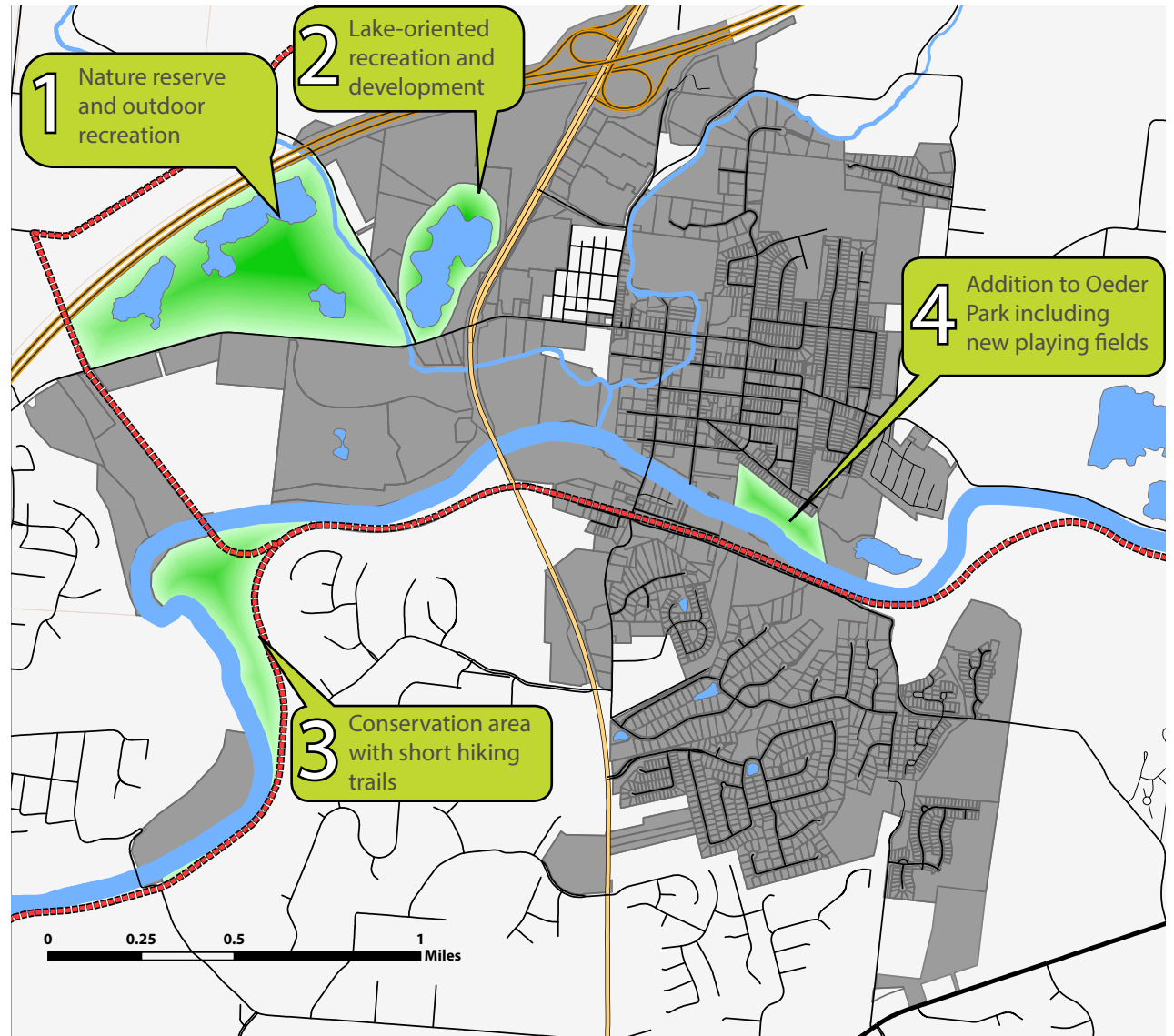
	ACREAGE	AMENITIES
<i>Oeder Park</i>	12.5	Baseball fields, picnic shelter, permanent restrooms
<i>Rogers Park</i>	5	Baseball field, picnic shelter, space for soccer field
<i>Spicer Memorial Park</i>	5	Picnic shelter, playground, scenic views
<i>Kash Amburgey Park</i>	1.75	Monument and open space
<i>Union Village 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 Village 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.

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.



Community Activities and Event Space

COMMUNITY CENTER

Holding more events and activities in the community center (formerly an elementary school) was suggested by residents throughout the planning process. This building is currently owned by South Lebanon but maintained by the Village Church. It is already used by a host of community groups and organizations. Additional collaboration between the Village 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 century. It is recommended that the Village and community organizations discuss with the property owner how the community may use this unique space for public gatherings and activities.

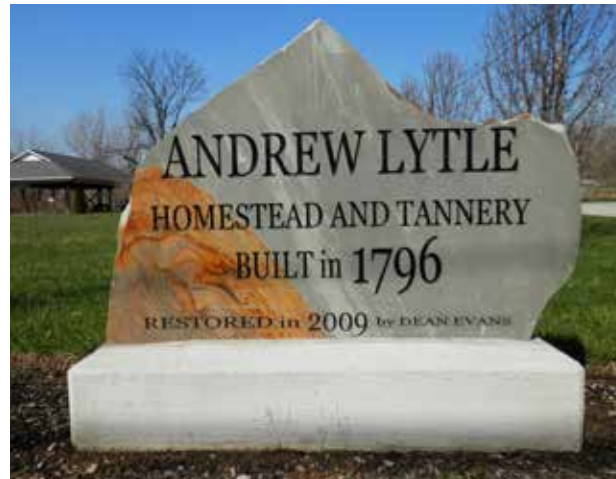
EVENT AND PERFORMANCE SPACE

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 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.

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.

If the Village 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.



Above: Lytle's Market is an ideal location for community events. It is recommended the Village 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.



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 Village 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 also be the starting place for new beginnings and revitalization.



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 Village as it existed before World War II. The graphic above illustrates the area residents collectively described as Historic South Lebanon.

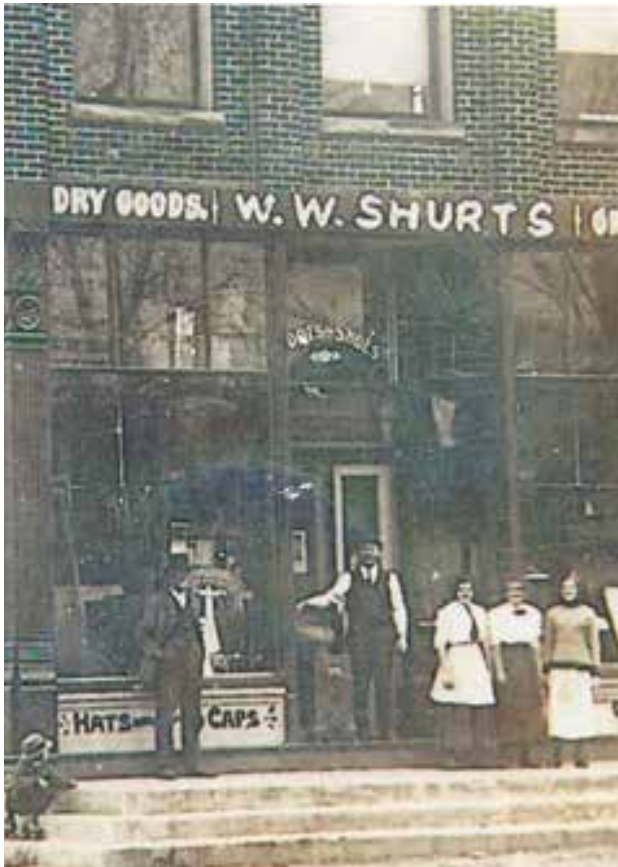
ISSUES AND OPPORTUNITIES

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



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.

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.

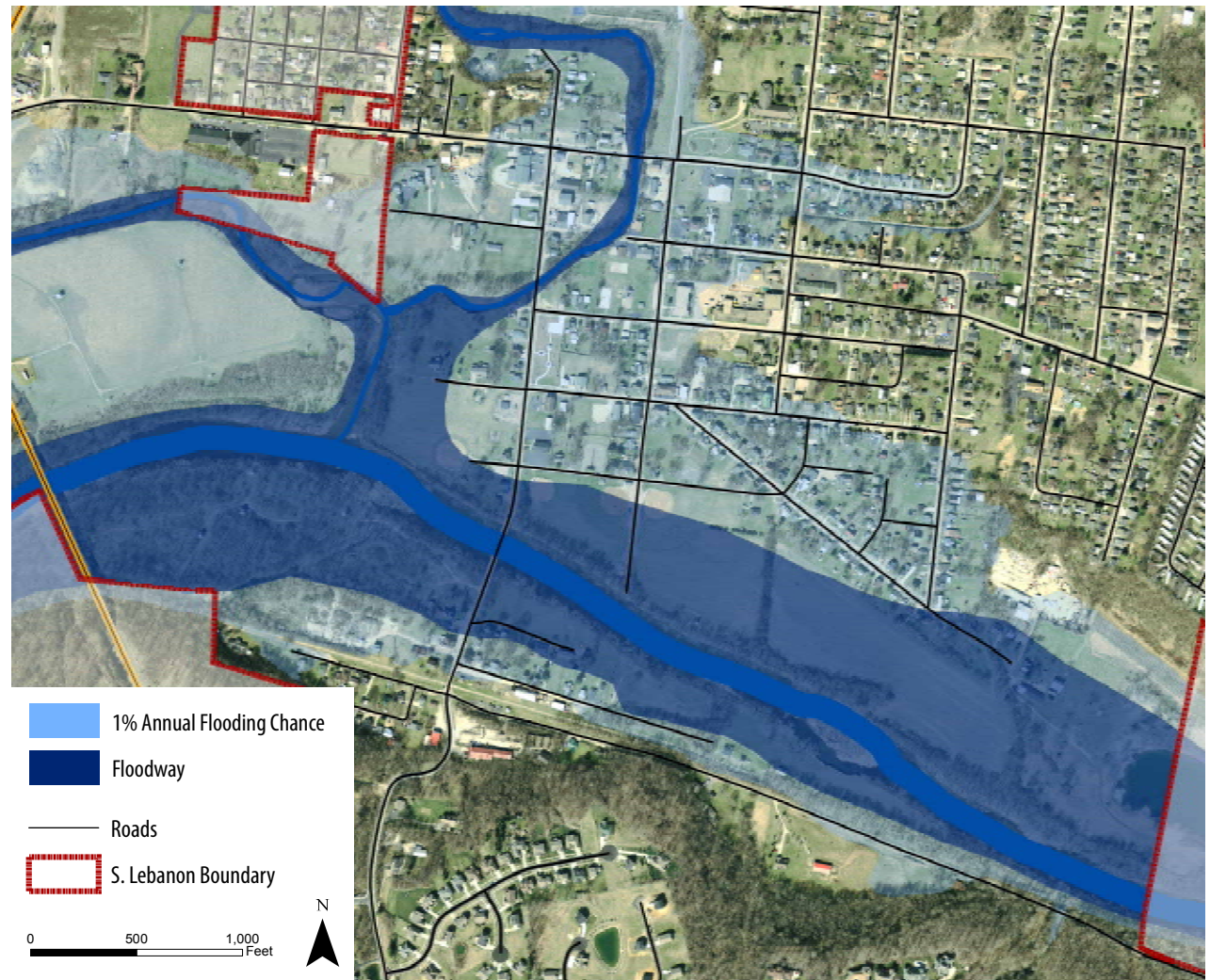
This plan recommends the Village not encourage development (or redevelopment) in the floodway. Where private property owners allow buildings to become blighted and are demolished, these areas should be converted to parks or left as open space. It is important to note that the floodway constitutes a minority 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.

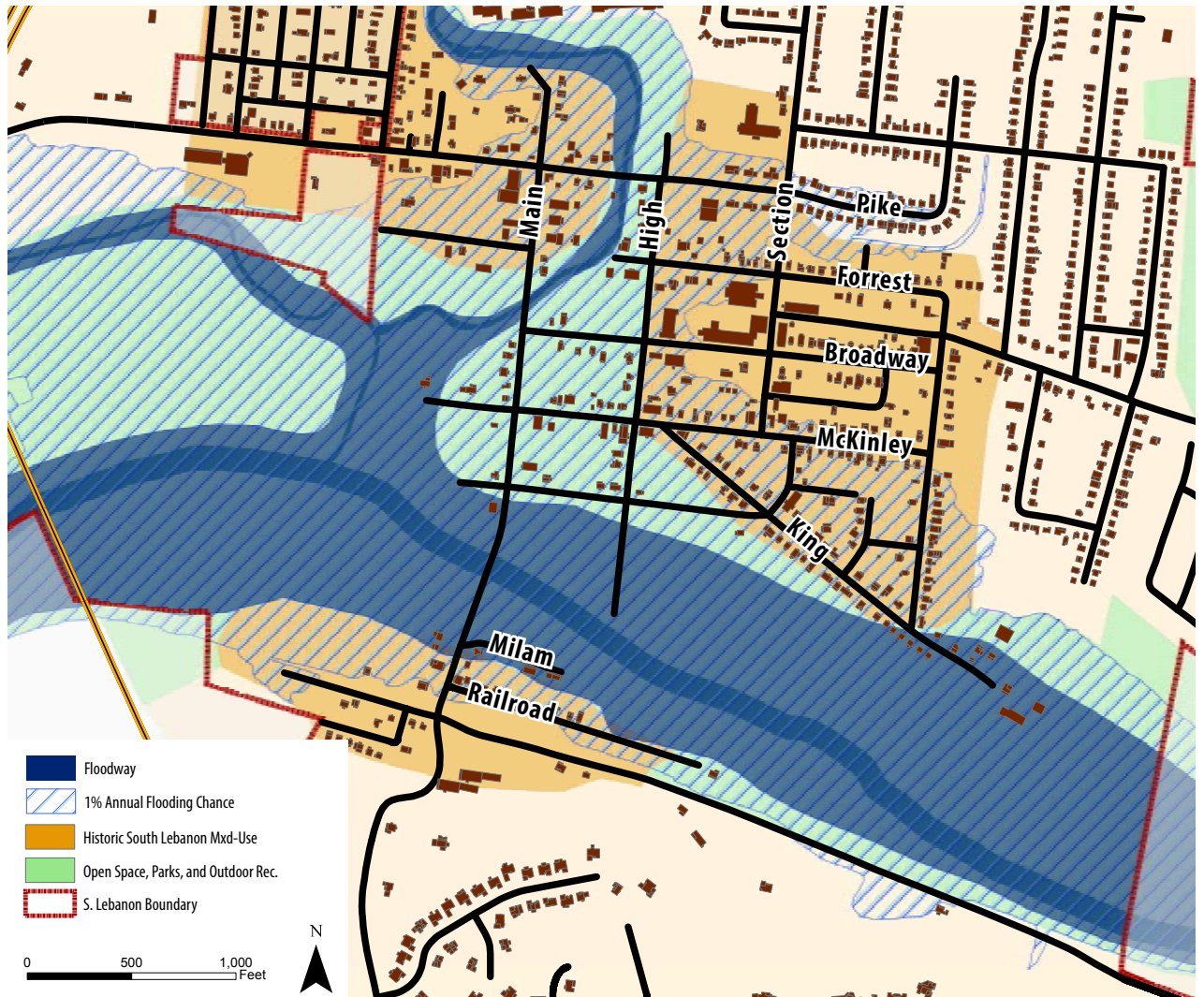
In contrast to the floodway, the flood fringe covers a significant portion of Historic South Lebanon (flood fringe is labeled in the map at right as "1% Annual Flooding Chance"). This plan recommends pursuing revitalization strategies in the majority of the fringe area with the highest elevation. It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

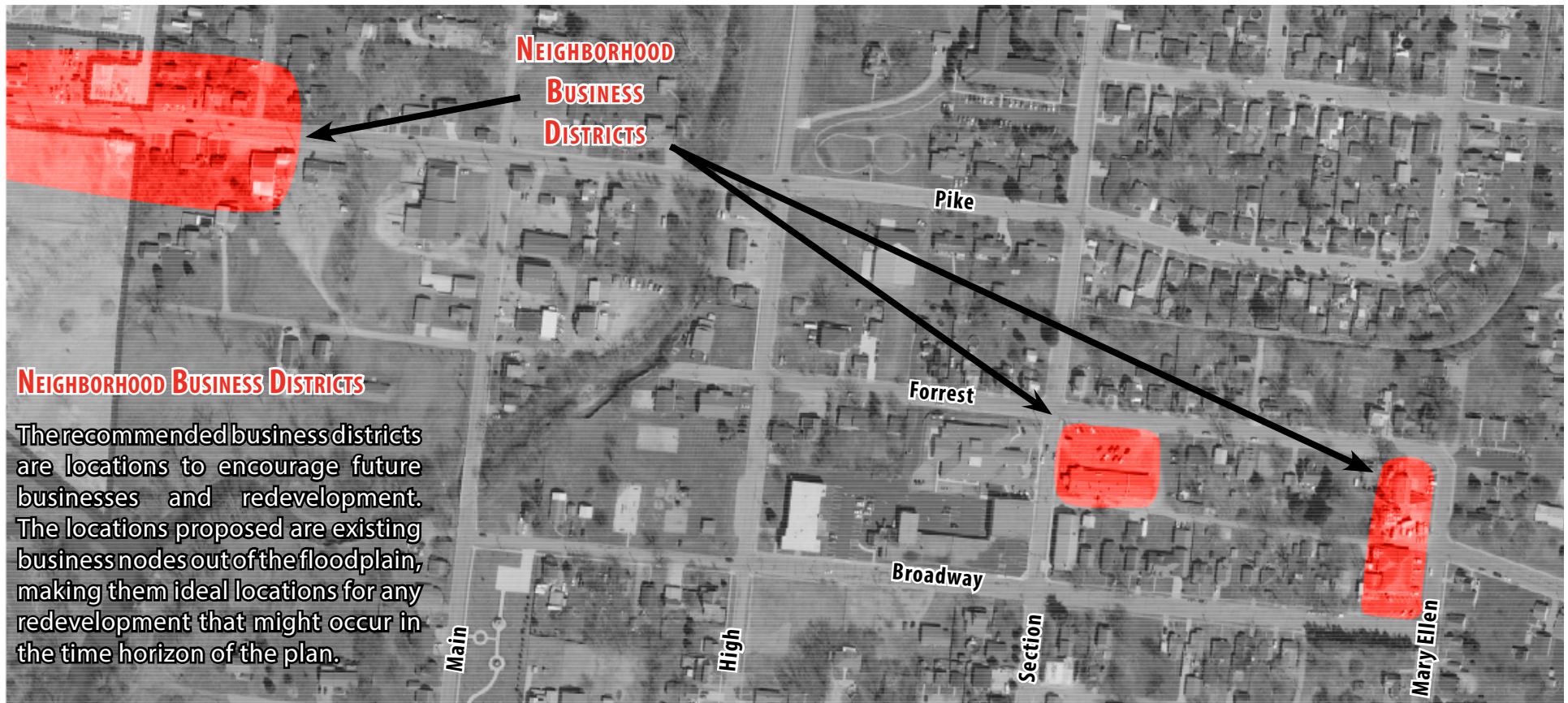
affected by the floodplain. While it is true that mortgaged property in the flood fringe is required to carry flood insurance and that new or redeveloped structures are subject to strict building requirements, discouraging redevelopment everywhere would conflict with recommendations from stakeholder interviews, the public charrette, and the Citizens Advisory Committee to revitalize Historic South Lebanon.





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 Village not permit **new** development or redevelopment in this designation.



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 Village 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, encouraging reuse, and sets standards for the character and form of redevelopment. A well-implemented conservation district would still result in the revitalized and walkable neighborhood the Village aspires to attain.



What is a Historic District?

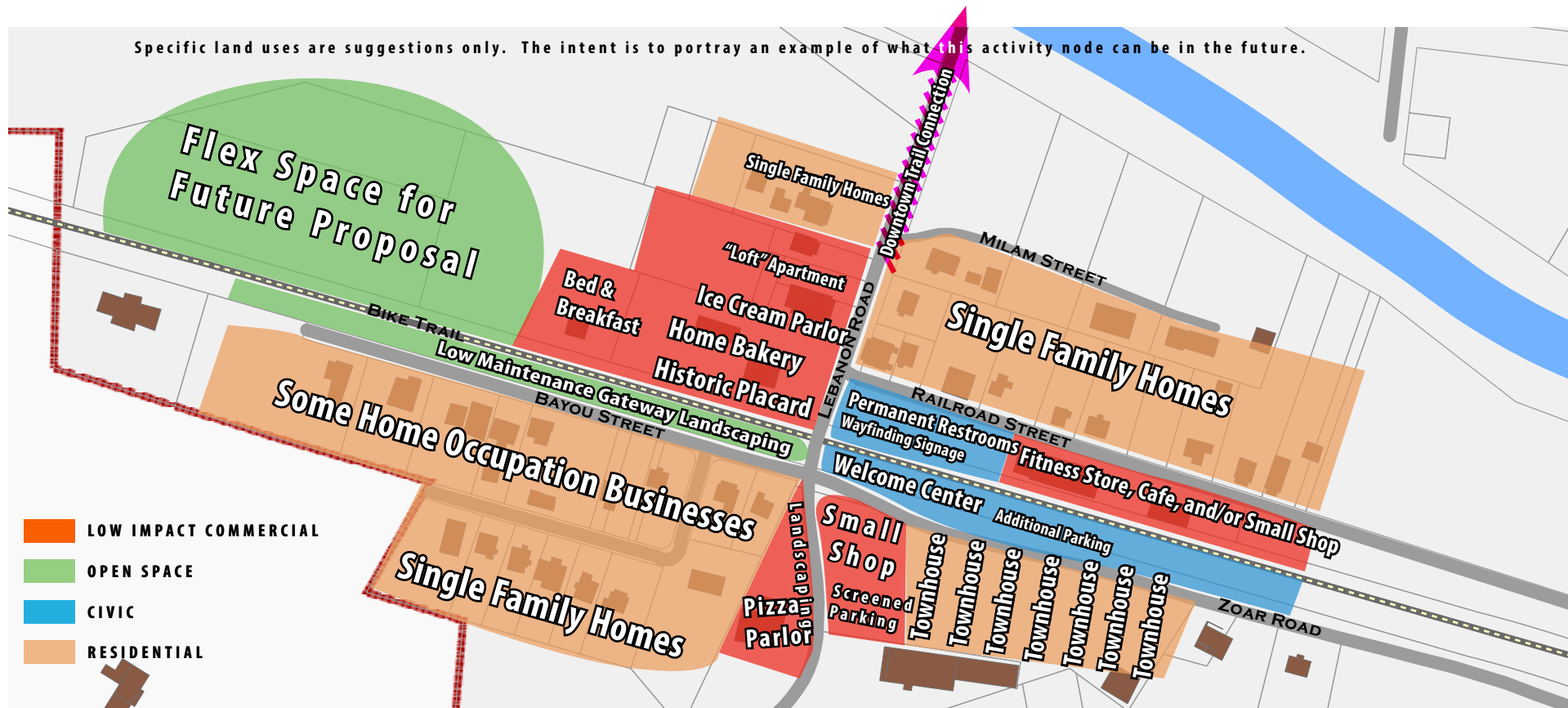
HISTORIC DISTRICTS

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.



Little Miami Scenic Trail Activity Node

Residents agreed the area surrounding the Little Miami Scenic Trail/Main Street intersection is an excellent location to cultivate an activity node that will lure trail users to stop and visit South Lebanon businesses. Strategies to encourage more residents to start or end their trail experience in South Lebanon includes upgrades to the sidewalk, street trees, lighting, wayfinding signage, additional automobile parking, and bike parking located near businesses.

It is also important to consider revitalization and reuse of the properties at this location. For example, the property at 383 S. Main (most recently occupied by a photography 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.

Above: Trail users that pass this point should also be lured to the rest of Historic South Lebanon using wayfinding signage that shows the name and location of businesses north of the river.

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 the role the Little Miami 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.



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.



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

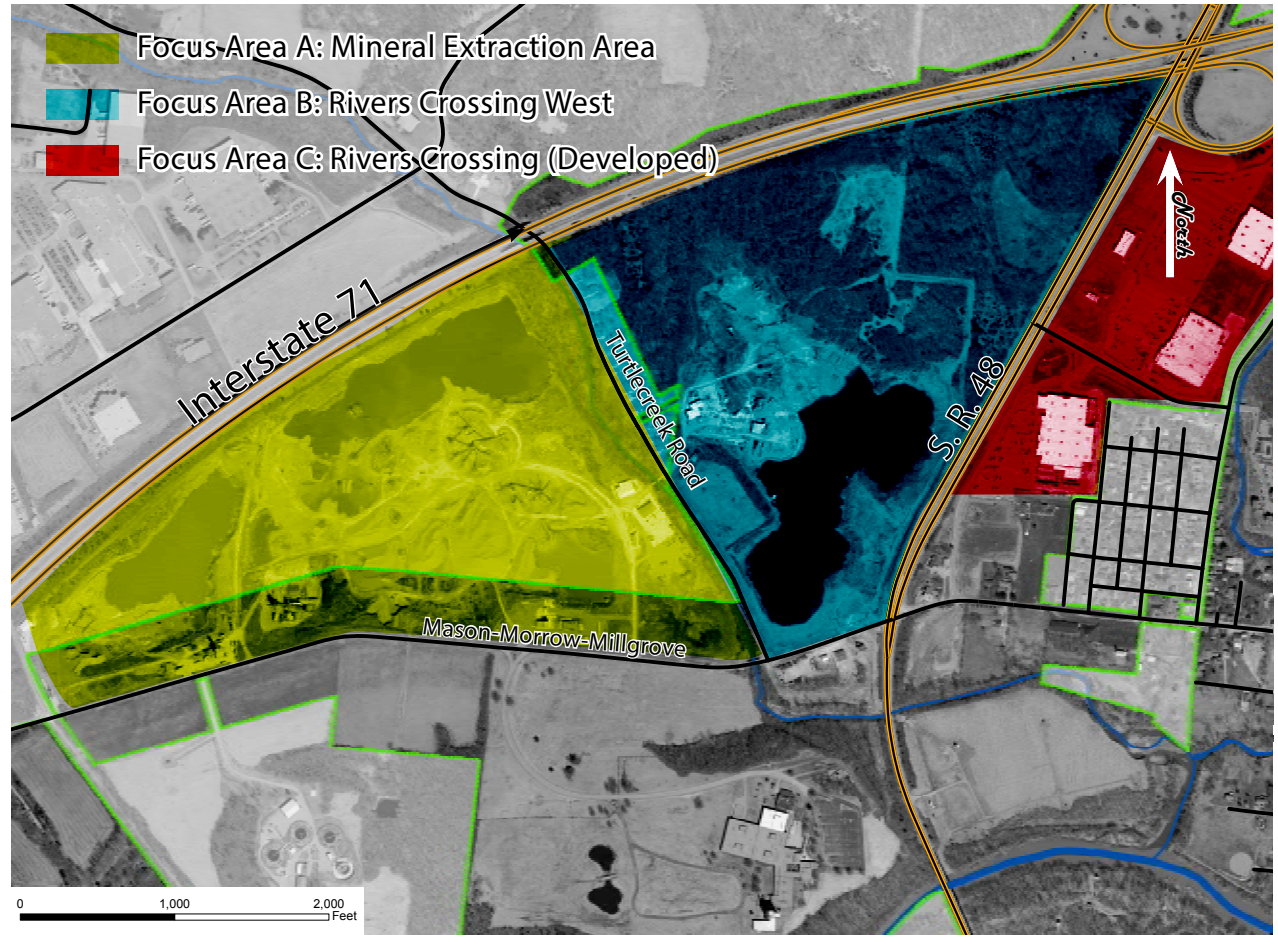
The Rivers Crossing West Study Area is characterized by three distinct subareas which ideally will complement each other when built out in the future. The three subareas are:

FOCUS AREA A “MINERAL EXTRACTION AREA”

The mineral extraction area is only partly in the Village, but due to its proximity to the Village, 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.



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 to surrounding areas are addressed in this chapter.

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

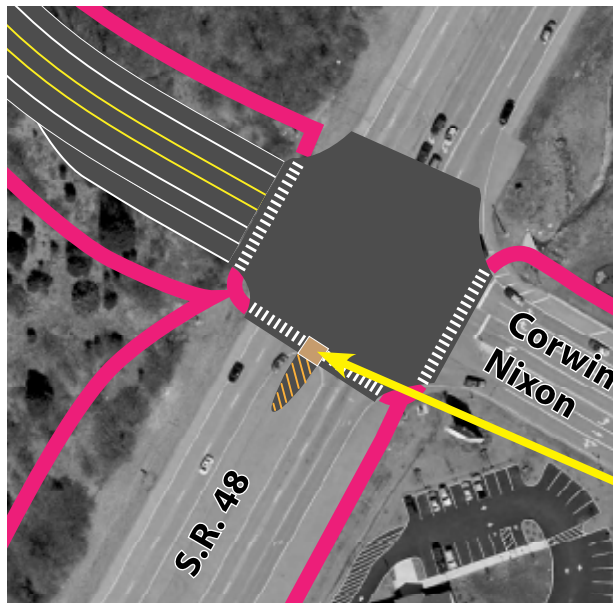
Comprehensive pedestrian connections are imperative to achieving the mixed-use vision recommended for this area. Pedestrian sidewalks and trails should be included along all street sections to accommodate the new-urbanist model prescribed for the site (to learn about the term new urbanism, see text box 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

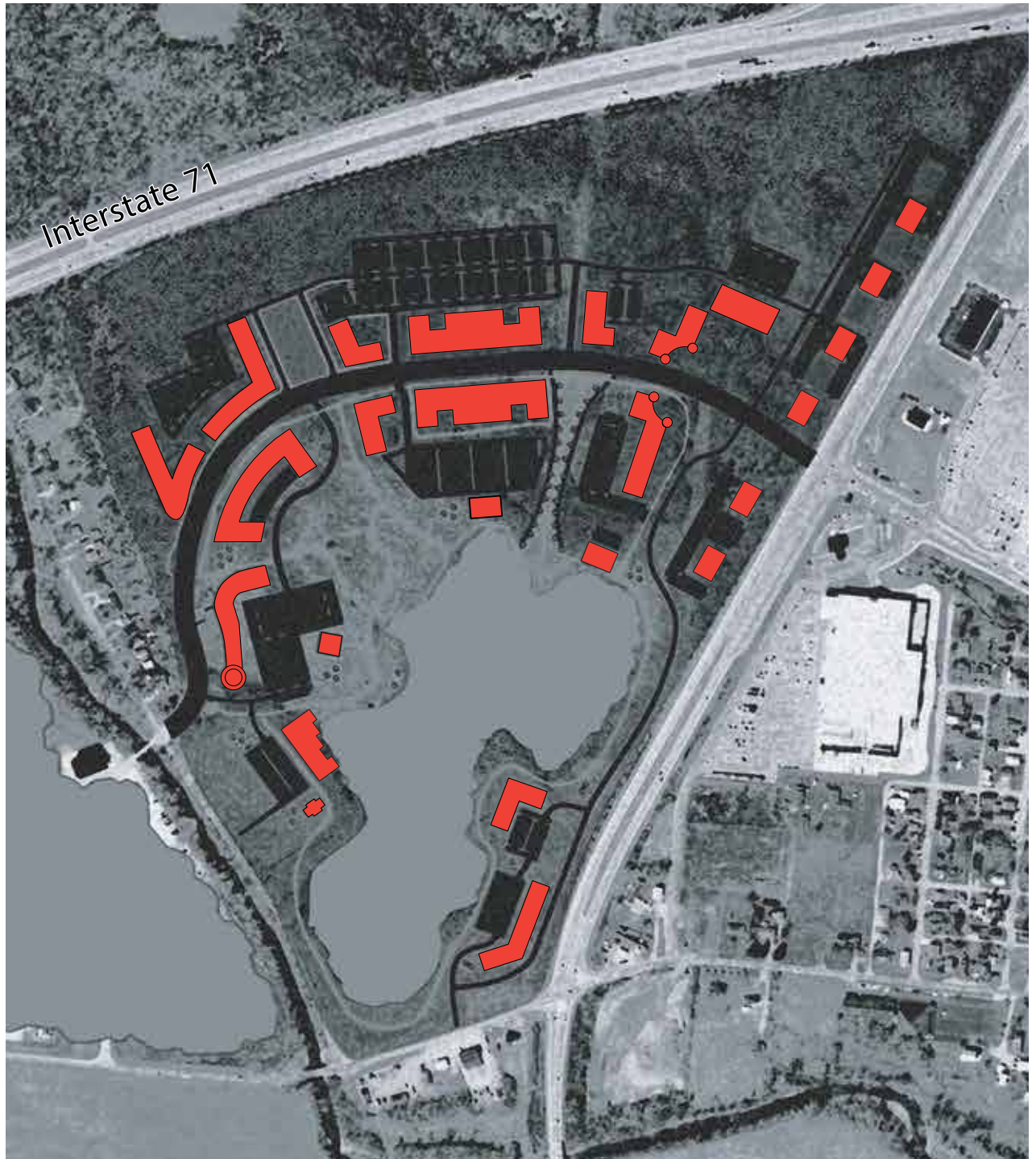
FORM & MASSING

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.

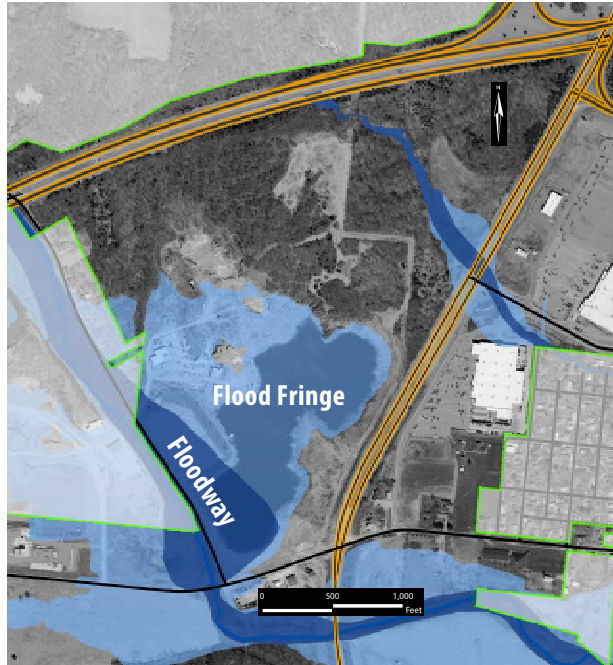


Above: The existing lake on this site was proposed to be integrated into a mixed-use development. Though the original RCW plan was canceled due to the 2008 recession, future development proposals should similarly be encouraged to make the lake a centerpiece.



STREAMS

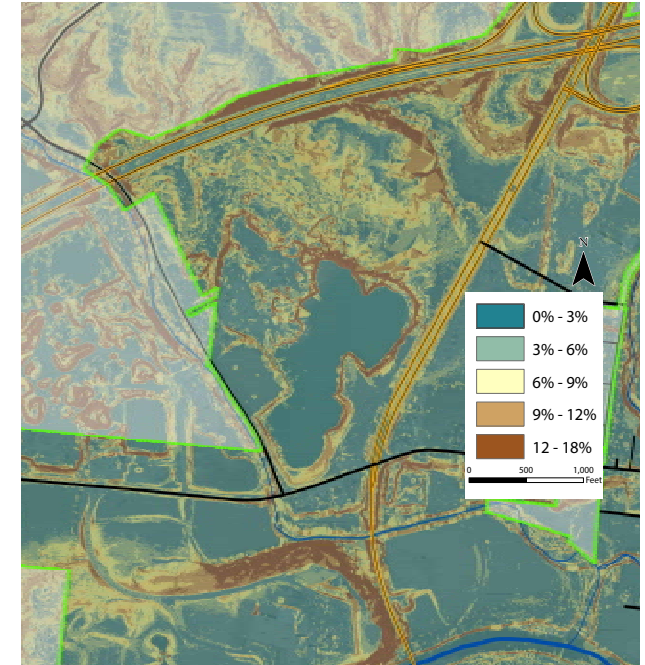
Two streams traverse the site. These are small streams and are not designated as “blue line” streams by the United States Geological Survey, though one stream crossing the NE corner of the site does have associated floodplain. However, Army Corps of Engineer requirements will be a significant obstacle 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

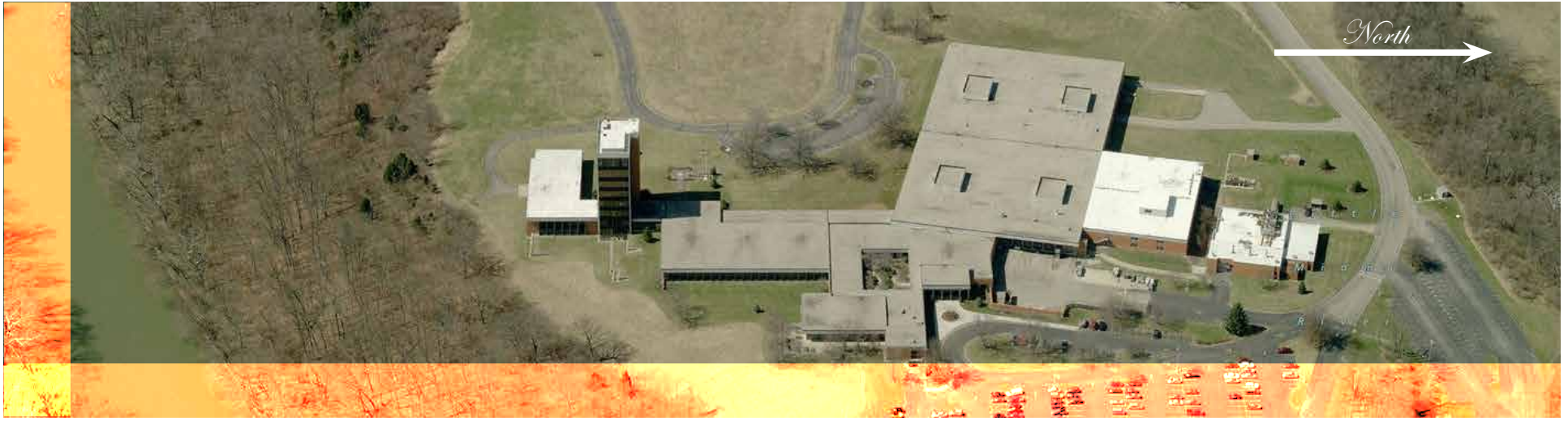
1. Zoning regulations that allow for multiple development plans
2. Zoning designations that encourage quality architectural and landscape design
3. Mixed use development that is visually and cohesively integrated with the lake, streams, and steep slopes
4. Safely engineered pedestrian connections to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

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

1. Developer-ready policy toolbox

*Rivers
Crossing
West*

*South
Lebanon*



VIII FORMER SIEMENS PROPERTY

INTRODUCTION & BACKGROUND

The study area mostly consists of the industrial campus recently occupied by the Siemens Company as well as several parcels along of Mason-Morrow-Millgrove Road. The building itself includes a combination of industrial and accessory office space. It totals over a quarter million square feet and occupies a scenic site that includes ponds and walking paths. The remainder of the focus area lies at the bottom of the slope on Mason-Morrow-Millgrove Road.

ISSUES AND OPPORTUNITIES

A charrette group that concentrated on this focus area divided the site into two distinct subareas: the hilltop area and the Mason-Morrow-Millgrove corridor. The subareas have several important differences and are capable of being developed independently from one another, therefore their issues and opportunities are discussed separately as follows:

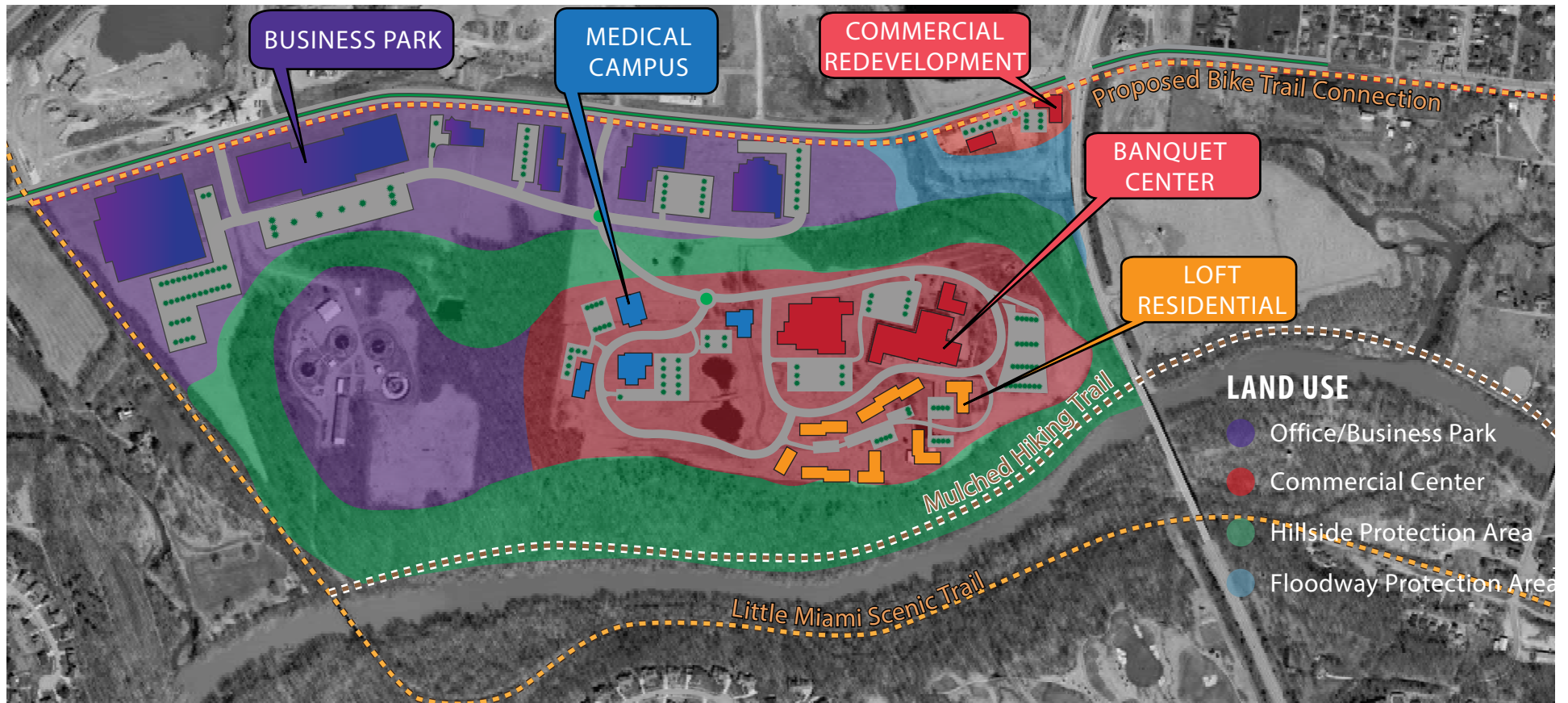
Hilltop Area

A variety of reuses such as medical offices, a company headquarters, a postsecondary institution, a mixed residential-commercial development, or a purely residential reuse were all discussed as viable concepts that could leverage the location's attractive views. A number of challenges with the hilltop area

were also noted. One is that the slope to reach the top is a deterrent to industrial users that need frequent delivery by trucks. It was also noted that the City of Lebanon's wastewater treatment plant is located immediately west of the hilltop area, and its odor might impact the site.

Mason-Morrow-Millgrove Corridor

The remainder of the study area includes the Mason-Morrow-Millgrove corridor, and will likely be developed independently from the hilltop. This area is generally flat and about half of it is impacted by the 100 year floodplain, and a much smaller piece of land along Turtle Creek is also part of the floodway (see map on page 70). This corridor is suitable for a wide variety of business or industrial uses given it has excellent road access, is relatively close to an interstate interchange, and relatively flat (less than 3% slope).



A portion of this study area that is in the flood fringe area can feasibly be elevated out of the floodplain, however development within the floodway should be avoided.

DEVELOPMENT STRATEGIES

Hilltop Area

Plans for the Hilltop area should encourage redevelopment as a commercial and/or residential development. Concepts shared during the charrette focused on a collection of complementary buildings.

Hotel or banquet center uses were specifically recommended in order to attract events and businesses to the Village. While the future success of a Hilltop redevelopment should not be strictly predicated on attracting a banquet or conference center to the site, it is certainly a type of business that the Village can attempt to attract in consideration of the economic spillover it would generate for the Village and County.

Mason-Morrow-Millgrove Corridor

Residents recommended the Mason-Morrow-Millgrove corridor develop into a business park complete with a branding scheme, effective access management, and an internal access road. Light manufacturing, distribution, and office space are acceptable uses.

GOALS AND OBJECTIVES

1. Business Park on south side of Mason-Morrow-Millgrove Road

1. Zoning designations that encourage the recommended land uses.
2. Comprehensive approach to access management.
3. Streetscaping and gateway treatment along Mason Morrow Millgrove Road that brands the industrial park and Village in a positive light.

2. Redevelopment of hilltop that leverages views and generates employment

1. Zoning designations that encourage the recommended land uses
2. Coordination with the Warren County Convention and Visitor's Bureau and Warren County Office of Economic Development to attract investment and reuse
3. Preservation of hilltop as a campus-type environment with paths, ponds, and possibly other amenities for a symbiotic mix of destination commercial uses and/or residential uses
4. Installation of complementary public and/or commercial amenities on hilltop

IX

IMPLEMENTATION

INTRODUCTION & BACKGROUND

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

It should guide Village 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 Village 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 are abbreviated; for clarification, refer to the key of acronyms below.



Planning Terms

The implementation chapter provides the Village 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 Village or neighborhoods and subareas.						
01. 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 Village resources	Contact potential partners 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, Village funds	Discuss steps for implementation with ODOT and the developer of RCW	Early stage of development review
02. 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
03. 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, Village 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)
04. 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, Village funds	Meet with potential partners to determine ideal locations and content for signage	1-3 years
Unique sign design for use throughout the Village	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.

01. Unified architectural themes and branding strategies.

Enhance ARB standards and guidelines for new commercial areas and new neighborhoods	1.1	Medium	OVDC, 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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02. Excellent pedestrian and motorist connections between the historic core and the rest of the Village.

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)
03. 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, Village 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 Village 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 individual 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.						
01. 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
02. 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

01. 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	Meet with WCEO, WCRPC, developers and WCED to discuss options early in 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, project designers	Tax abatements, tax increment financing	Discuss pros and cons with potential partners	Ongoing discussion
Collaborate with the Port Authority to discuss favorable financing options	1.3	Medium	Port Authority, WCOED, developers	Port Authority, developer contributions	Meet with Port Authority staff during initial talks with developers to discuss options	At time of future development
Incorporate public art into proposed development	1.4	Medium	local/regional artists, students, developers	None needed, sponsors as necessary	Reach out to local schools, post-secondary institutions, residents, and local organizations.	At time of future development

G3. Historic Core Land Uses

01. 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, tax incentives	Determine acceptable incentive programs; advise Downtown Board, local chamber of commerce, and property owners of their availability	Ongoing
Work with existing or potential property owners to maintain their buildings and property	3.2	High	HSL Board, property owners	CRA	Determine acceptable incentive programs; advise and property 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	HSL Board, property owners	CRA, private sector contributions, tax incentives	Discuss code requirements in advance of initiating projects.	Ongoing
Expand existing Community Reinvestment Area (CRA) to encourage investment	3.4	Medium	Council, Property Owners	CRA	Determine acceptable boundaries for 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.						
01. 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

III 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						
01. 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 Village resources	Council contacts potential partners to select committee, initiate project	2-4 years
Incorporate recommended trail connections as part of ongoing street maintenance	1.2	High	WCEO, Village 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
02. 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	Village 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						
01. 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, Village 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)
02. Long term Sidewalk maintenance program						
Draft a sidewalk maintenance program to incorporate into a Capital Improvement Program	2.1	High	Village staff	None needed	Meeting between Village 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	Village 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.

01. 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 Village bike route plan)	1.1	High	HSL business owners and organizations, trail users, HSL Board	None needed	Form Village 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

01. 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 Village resources	Contact potential partners to select steering committee, initiate planning process	2-5 years

02. Redevelop the Village property between the trail and Railroad Street

Find alternative location for Village facilities	2.1	Medium	Village Staff	Village 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)
03. 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 draft map/graphics)	Donations from individuals, business sponsors, Village funds	Work with local businesses and organizations to draft map/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	HSL Board, Historical Society, potential sponsors	Donations, business sponsorships	Contact potential partners to initiate installation of welcome area	5-15 years
04. 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	Incorporate the amendment into a comprehensive update of the Zoning 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 business chambers	None needed	Meet with HSL Board and local chambers of business	Ongoing
05. 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, Village Funds	Contact potential partners to identify needs, issues, and to obtain first draft 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, Miami Valley Trails.org	None needed	Prepare a list of activities and business locations to present to 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.						
01. 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 schools that desire a field	ODNR grants, fund raisers, donations, sponsorships, Village 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				
02. Collaboration with private organizations and property owners to realize additional recreation opportunities and venues						
Coordinate with the Village Church to maximize use of the Village’s community center	2.1	High	Village Church, existing users	User fees, CDBG	Connect nonprofit 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, Village Church, engaged residents	Membership fees, minimal funding needed	Contact potential partners 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.						
01. Future Park along Little Miami River east of Oeder Park.						
Inform property owner that the Village is interested in acquisition	1.1	Low	Current property owner	Village funds, donation,	Inform property owner that the Village 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
02. Exploration of acquisition of other large park spaces, particularly in future development areas.						
Inform residential developers that Village 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 Village	2-5 years
03. 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
04. 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, Village 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.						
01. 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	RPC or Village resources	Consult HSL property owners; select members of a steering committee	2-5 years
Amend zoning code to create a form-based code for Historic South Lebanon	1.2	Medium	WCRPC, property owners, HSL Board	RPC or Village resources	Consult HSL property owners; select members of a steering committee	2-5 years
02. 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	RPC or Village resources	Contact potential partners to initiate area plan	2-5 years
G2. Preservation and maintenance of existing residential neighborhood.						
01. 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	Interested business owners, residents, and organization representatives from across South Lebanon	None needed	Schedule meeting between South Lebanon stakeholders and 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 South Lebanon stakeholders and 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	Ask passionate, possible candidates if they are willing to lead the initiative	<1 year

Recommendation	Number	Priority	Potential Partners	Funding Opportunities	Next Steps	Time Frame (1-15 years)
02. 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	Village, 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; Village funds	Local hardware stores and/or allocate Village 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, Village 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
03. 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 owners 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 owners 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.

01. 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; Village or County funds	Support creation of a Warren County landbank; 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 flood plain management regulations that prohibit new structures	ongoing

02. 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)	Village funds, CDBG	Apply funding opportunities on case by case basis	ongoing

03. Concentrate commercial and residential revitalization in areas least subject to flooding risks according 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 (Village, 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

01. 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 Village infrastructure needs with County agencies	1-2 years
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02. 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, Village funds, business sponsors	Contact outside or in-house assistance to install trail	2-5 years

G5. Cultural and social amenities in the Historic Core

01. 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 Village	1.2	High	HSL Board, passionate residents, community organizations or churches	Fund raisers, tickets, vendors	Village 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
02. 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	Village Church, existing users	Public funds not needed	Coordinate with Village Church, notify other community organizations that may benefit from the space	Ongoing

G6.Public infrastructure improvements that encourage private investment and revitalization

02. 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 Village 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 apply TIF to this area; offer this 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.						
01. 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, Village, property owners, RPC	None needed	Discuss Chapter VI recommendations with Village 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 partners 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 partners 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
02. 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.	Village funds or none needed	Contact potential partners 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	Village, 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	Village, 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)
03. 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
04. 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
05. Signage, branding, and design that integrates development with the rest of the Village						
Require wayfinding signage inside Rivers Crossing West that refers to other destinations in the Village	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 Village, possibly including a Village 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 Village.	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						
01. 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	Village 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

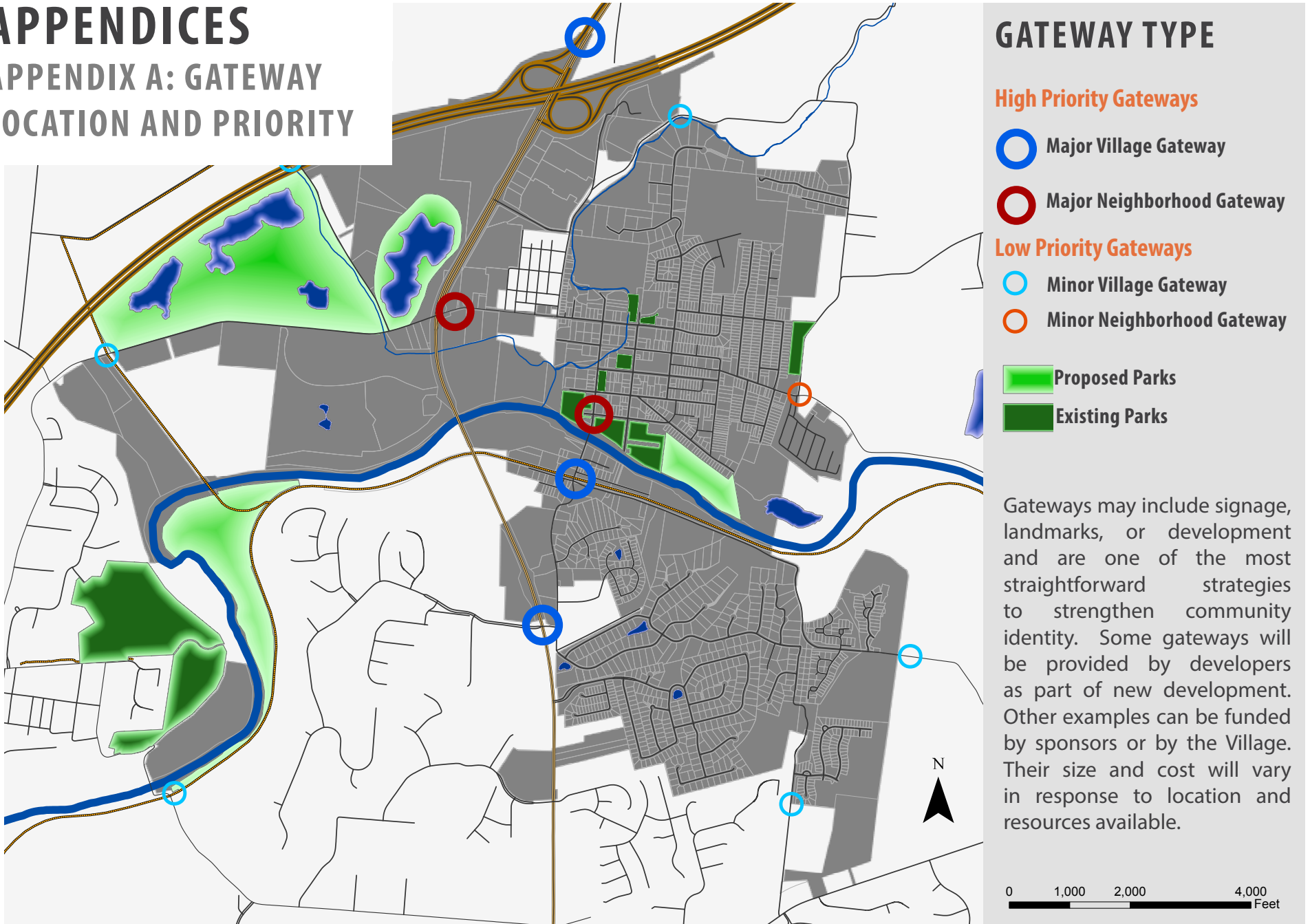
VII FORMER SIEMENS PROPERTY

Recommendation	Number	Priority	Potential Partners	Funding Opportunities	Next Steps	Time Frame (1-15 years)
G1. Business Park on south side of Mason-Morrow-Millgrove Road.						
01. Zoning designations that encourage the recommended land uses.						
Amend the Zoning Map to reflect the Future Land Use Map	1.1	High	Property Owners	None needed	Contact existing property owners, inform them of benefits of rezoning	1-3 years
Ensure manufacturing is limited to low impact, aesthetically inoffensive uses and development	1.2	High	Developers	None needed	Revise I1 Light Industrial district	1-3 years
02. Comprehensive approach to access management.						
Construct an access road for development along Mason Morrow Millgrove Road	2.1	Medium	Developers, Village Engineer, WCEO	Developer Contributions	Implement during the development review process	Concurrent with development
03. Streetscaping and gateway treatment along Mason-Morrow-Millgrove Road that brands the business park in a positive light.						
Gateway on Mason-Morrow-Millgrove at west Village border	3.1	Medium	WCEO, RPC, developers, school district	TIF	Implement during the development review process	Concurrent with development
Install trees or other landscape treatment along Mason-Morrow-Millgrove	3.2	Medium	WCEO, developers, school district	TIF	Implement during the development review process	Concurrent with development
Screen the Mineral Extraction Area from motorist's view with vegetation	3.3	Medium	WCEO, developers, school district	TIF	Implement during the development review process	Concurrent with development

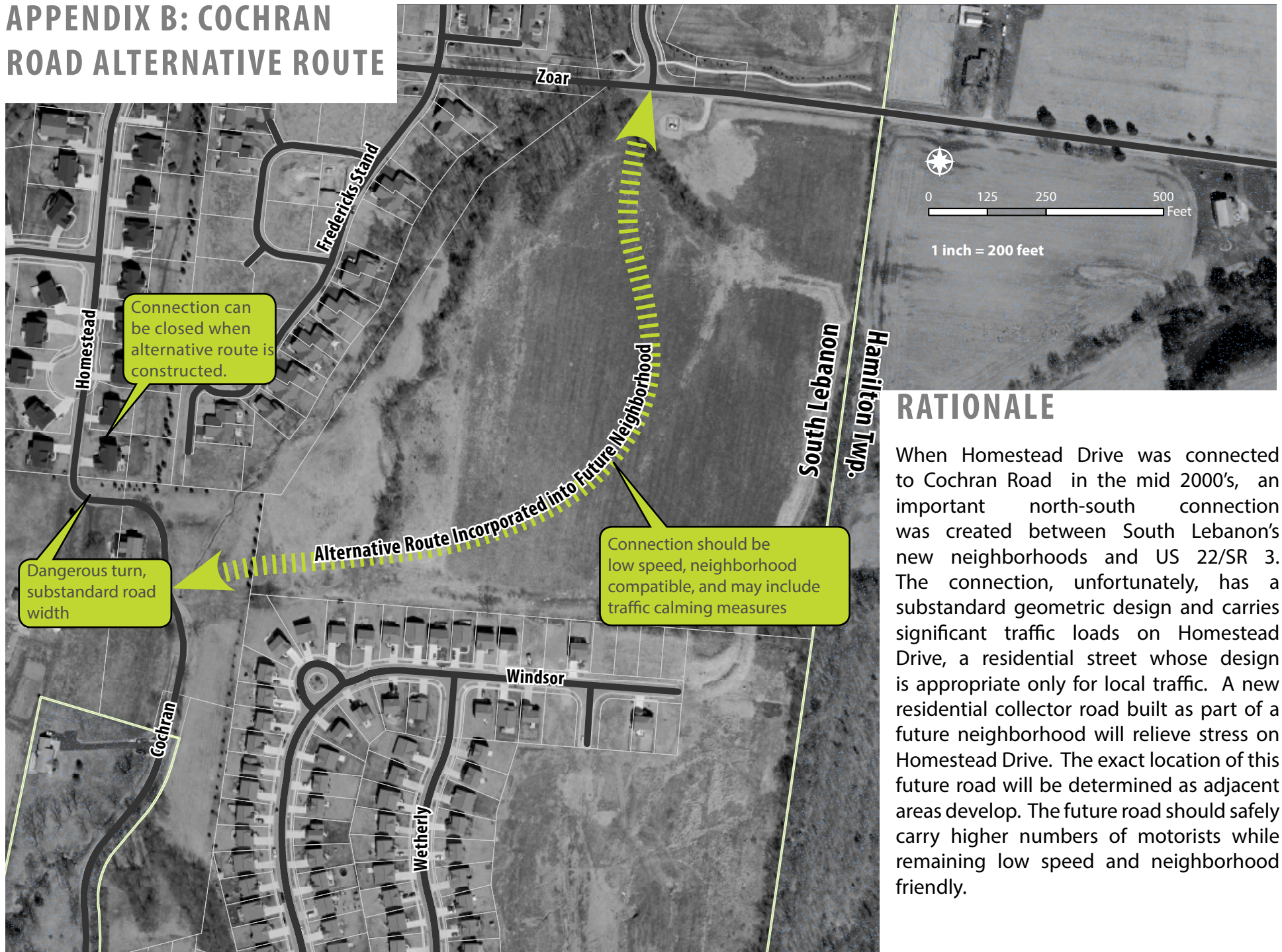
Recommendation	Number	Priority	Potential Partners	Funding Opportunities	Next Steps	Time Frame (1-15 years)
G2. Redevelopment of hilltop that leverages views and generates employment.						
01. Zoning designations that encourage the recommended land uses.						
Rezone hilltop area from I1 Light Industrial to residential and/or business uses.	1.1	Medium	Current and/or future property owners	None needed	Contact property owners to initiate a zone change	1-2 years
Create a PUD or a unique zone that permits flexible designs and uses, according to Chapter VII Former Siemens Property.	1.2	Medium	Current property owners, RPC	None needed	Contact potential partners to initiate project; determine major points that a new zone or PUD should include	1-5 years
02. Coordination with the Warren County Convention and Visitor's Bureau and Warren County Office of Economic Development to attract investment and reuse.						
Contact WCCVB and WCOED to inform them of the site's potential and planned uses.	2.1	High	WCCVB, WCOED	None needed	Contact potential partners	Immediately / ongoing
Create list of possible funding strategies to be shared with developers at beginning of planning a project.	2.2	Medium	WCOED	TIF, Port Authority financing	Contact WCOED to prepare list of funding strategies	1-2 years
03. Preservation of hilltop as a campus-style destination with paths, ponds, and possibly other amenities for a symbiotic mix of destination commercial uses and/or residential uses.						
Ensure redevelopment follows concepts outlined in Chapter VII Former Siemens Property.	3.1	High	Developers	None needed	Share Chapter VII Former Siemens Property with interested developers	At time of development
Avoid disturbing the steep slopes and wooded areas.	3.2	High	Village, developers	None needed	Follow this recommendation during the site plan review process	At time of development
04. Installation of complementary public and/or commercial amenities on hilltop.						
Provide public improvements (such as roads or park space) to contribute to redevelopment	4.1	Medium	WCOED	TIF, Port Authority financing	Work with developers to assess what public improvements can be provided using financing strategies	At time of development

APPENDICES

APPENDIX A: GATEWAY LOCATION AND PRIORITY



APPENDIX B: COCHRAN ROAD ALTERNATIVE ROUTE



APPENDIX C: RIVER CROSSING WEST

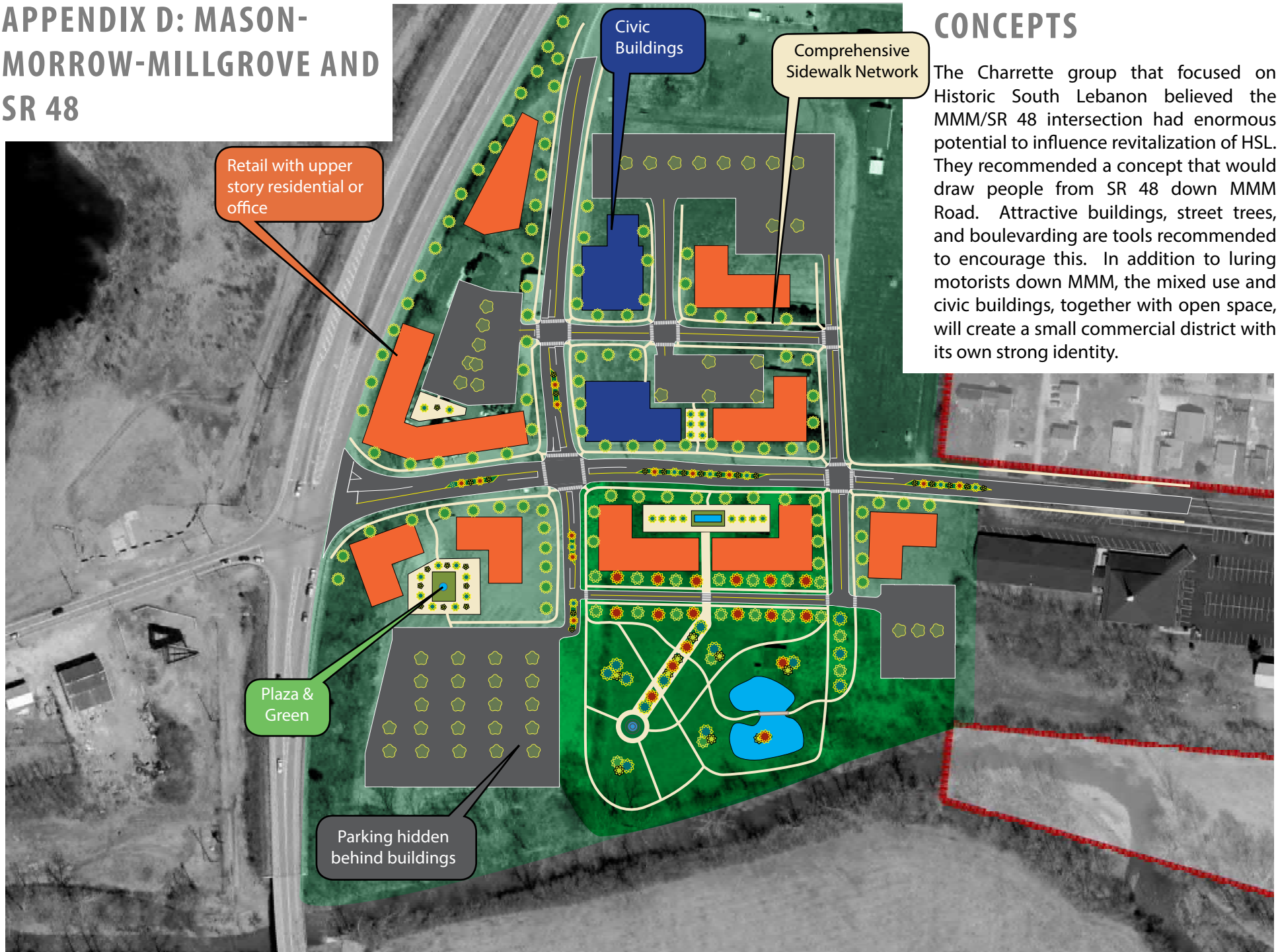


CONCEPTS

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.



APPENDIX D: MASON-MORROW-MILLGROVE AND SR 48

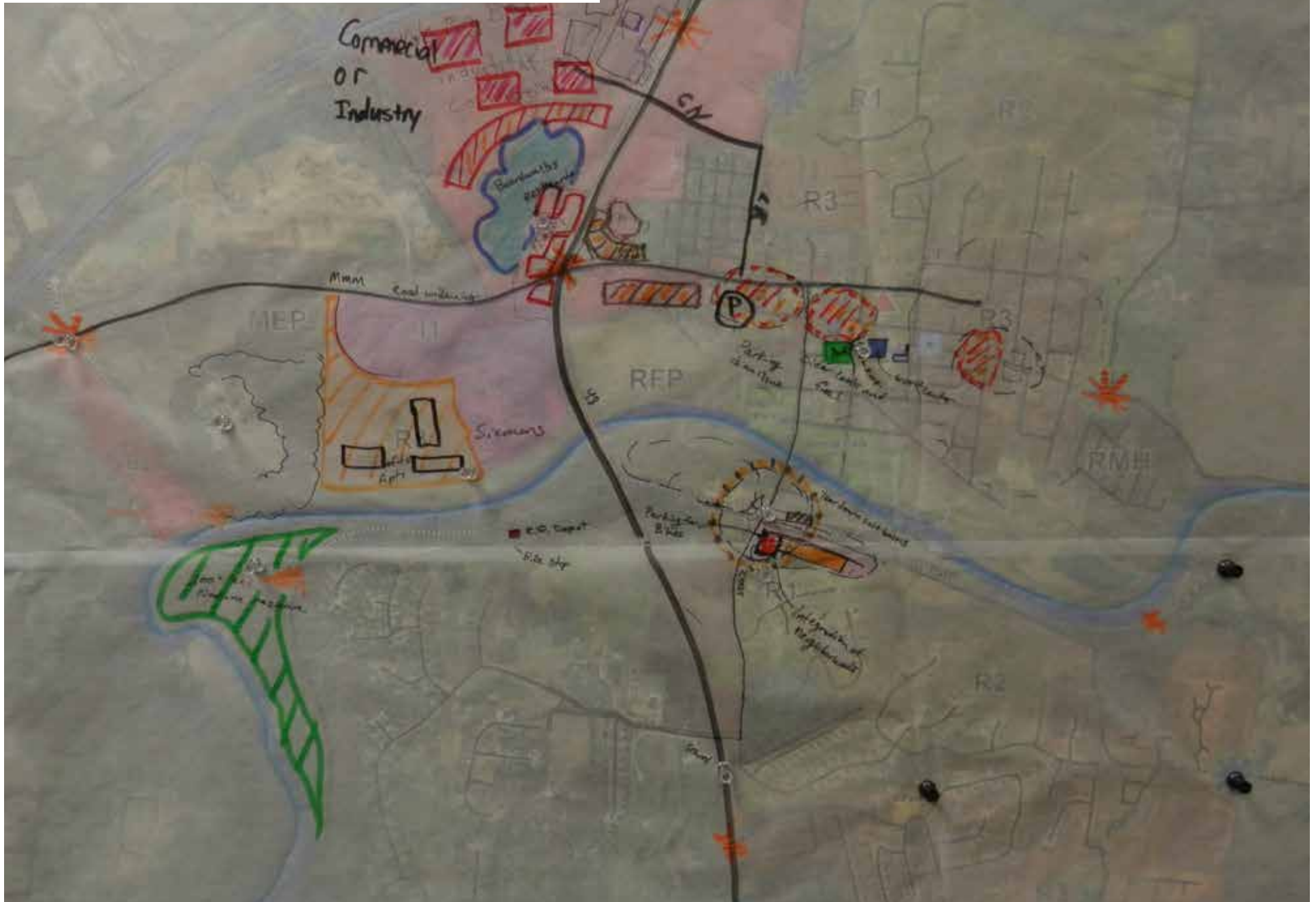


CONCEPTS

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 E: CHARRETTE RESULTS

Future Land Use, Village Identity, and Gateways



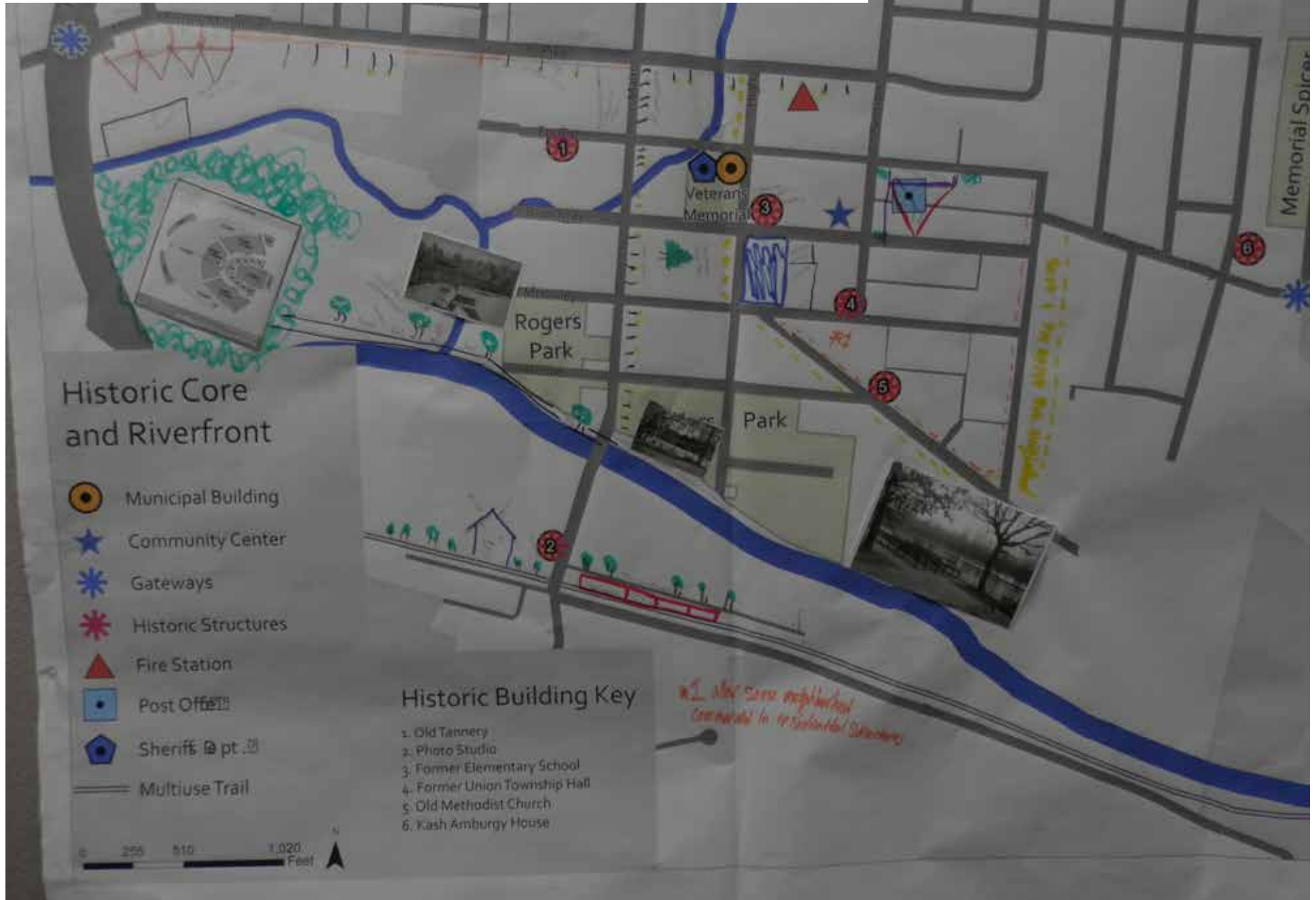
APPENDIX F (CONTINUED): CHARRETTE RESULTS

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



