

REDEVELOPMENT-READY STRATEGIC PLAN

Issue

1. Older built-out communities are perceived as less attractive to developers and investors and more difficult to build in compared with suburban greenfield sites
2. Land available for development in older, built-out communities may have issues including multiple owners, environmental problems, obsolete structures and layout
3. Land available in older built out communities may be poorly marketed—investors don't know it exists or what assets community has compared with suburban areas
4. Older, built-out communities may have obsolete zoning and development regulations
5. Smaller planning commissions may be inactive and not ready for challenging development proposals
6. Small municipal administrations may not be prepared to effectively manage large redevelopment projects

Desired Results

1. Efficient, predictable development review process for communities
2. Expert professional staff and resources for development review
3. Cooperation and standardization of development review process in FSC communities
4. Marketing tool for redevelopment in FSC communities
5. Updated land development regulations in FSC communities
6. FSC communities acquiring the skills and methods to successfully compete for new development

Progress Indicators

1. Zoning and land development regulation updates
2. Cooperative efforts for development review
3. Increased communication and collaboration between local and county reviewing agencies
4. Overcoming perceptions that urban areas are more difficult to develop than suburban

Partners

1. First Suburbs Consortium
2. RPC
3. HCDC
4. MSD
5. CAGIS (Permits Plus, online permitting system project)
6. Center for Local Government
7. Board of Commissioners
8. Development service consultants

Models

1. Michigan Suburbs Alliance Redevelopment-Ready Communities program
2. City of Cincinnati one-stop permit review process

ACTION PLANS

How, Who, and When

Prepared by potential implementers / partners with RPC staff support

- 1) Tasks (steps, sequence, deliverables, and specific requirements)
 - What specific actions must be accomplished?
- 2) Responsibility (persons and partner agency agreements)
 - Who is the primary or lead agency? Who are the support agencies?
- 3) Schedule
 - How long will this take? When will we begin and end?
- 4) Budget and Funding
 - What is the total cost? What are the funding sources? How much is budgeted?
- 5) Performance Indicators
 - Measurements of how well ideas and tasks are being carried out—provides information that might be necessary to adjust implementation.

MARKETING CAMPAIGN STRATEGIC PLAN

Issue

1. Lack of new development and new businesses that add value to the community
2. Low place recognition, nothing that sets Golf Manor apart and brings people in
3. Tight revenue, not enough business/property tax revenue to get ahead and make long range financial plans
4. Available commercial sites sit vacant or are occupied with low-end businesses in deteriorating buildings

Desired Results

1. Increased commercial redevelopment with stable businesses that will add value to the community
2. Increased awareness of Golf Manor and the assets available to businesses and investors
3. Increased Village tax revenue to allow Golf Manor to undertake long-range planning and continue improving Village services

Progress Indicators

1. Number of new businesses
2. Amount of new development/redevelopment
3. Number of vacant or under-used commercial sites
4. Change in economic and fiscal data

Partners

1. Hamilton County Development Company (and other Hamilton County agencies)
2. Municipal League
3. Property Advisors/Social Compact (Drill Down Retail Market Study)
4. First Suburbs Consortium of Southwest Ohio

Models

ACTION PLANS

How, Who, and When

Prepared by potential implementers / partners with RPC staff support

- 1) Tasks (steps, sequence, deliverables, and specific requirements)
 - What specific actions must be accomplished?
- 2) Responsibility (persons and partner agency agreements)
 - Who is the primary or lead agency? Who are the support agencies?
- 3) Schedule
 - How long will this take? When will we begin and end?
- 4) Budget and Funding
 - What is the total cost? What are the funding sources? How much is budgeted?

5) Performance Indicators

Measurements of how well ideas and tasks are being carried out—provides information that might be necessary to adjust implementation.

BUSINESS COMMUNICATION STRATEGIC PLAN

Issue

1. Village leaders and local business owners/operators could improve their communication on various issues related to community improvement, business planning, and business expansion.
2. Better collaboration between the public and private sectors in the Village is necessary to improve the business climate and overall health of the community.

Desired Results

1. Increased awareness by Village business leaders and elected officials of each groups needs and ways that they can coordinate with one another to improve the Village.
2. Support and engagement from business owners for Village redevelopment plans

Progress Indicators

1. Creation of business association
2. Schedule of regular meetings
3. Input and participation by business owners on committees

Partners

1. Hamilton County Development Company (HCDC)
2. Chamber of Commerce
3. City of Cincinnati (for businesses in surrounding neighborhoods, B2B networking)

Models

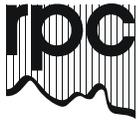
1. HCDC Business Breakfast networking meetings

ACTION PLANS

How, Who, and When

Prepared by potential implementers / partners with RPC staff support

- 1) Tasks (steps, sequence, deliverables, and specific requirements)
 - What specific actions must be accomplished?
- 2) Responsibility (persons and partner agency agreements)
 - Who is the primary or lead agency? Who are the support agencies?
- 3) Schedule
 - How long will this take? When will we begin and end?
- 4) Budget and Funding
 - What is the total cost? What are the funding sources? How much is budgeted?
- 5) Performance Indicators
 - Measurements of how well ideas and tasks are being carried out—provides information that might be necessary to adjust implementation.



COMMUNITY DEVELOPMENT CORPORATION STRATEGIC PLAN

Issue

1. The current administration of the Village is highly regarded and is able to manage daily business and provide good services to residents. However, there is not enough capacity to undertake long-range planning or handle complicated development projects without sacrificing time spent on other service needs.
2. A full-time village development director would be able to take on the marketing, communication, and long-range planning necessary for the redevelopment projects envisioned as part of this plan. There is no funding in the current Village budget for this position.
3. A separate Community Development Corporation (CDC) incorporated as a non-profit organization would be able to raise funds, support professional staff, and undertake redevelopment activities on behalf of the Village.

Desired Results

1. A community development corporation incorporated as a 501(c)(3) non-profit that will undertake redevelopment activities for Golf Manor including fundraising, property transfer, long-range planning, and marketing.

Progress Indicators

- 1.

Partners

1. Hamilton County Development Company
2. Hamilton County Regional Planning Commission
3. First Suburbs Consortium

Models

Many communities throughout Hamilton County have CDCs. Cincinnati neighborhoods often have a separate board to carry out planning, redevelopment, and interaction with City Council. Examples include:

1. College Hill Community Urban Redevelopment Corporation
2. Village of Lincoln Heights Community Development Corporation
3. City of Cheviot Community Development Corporation
4. Price Hill Will

ACTION PLANS

How, Who, and When

Prepared by potential implementers / partners with RPC staff support

- 1) Tasks (steps, sequence, deliverables, and specific requirements)
 - What specific actions must be accomplished?
- 2) Responsibility (persons and partner agency agreements)
 - Who is the primary or lead agency? Who are the support agencies?
- 3) Schedule
 - How long will this take? When will we begin and end?
- 4) Budget and Funding
 - What is the total cost? What are the funding sources? How much is budgeted?
- 5) Performance Indicators
 - Measurements of how well ideas and tasks are being carried out—provides information that might be necessary to adjust implementation.