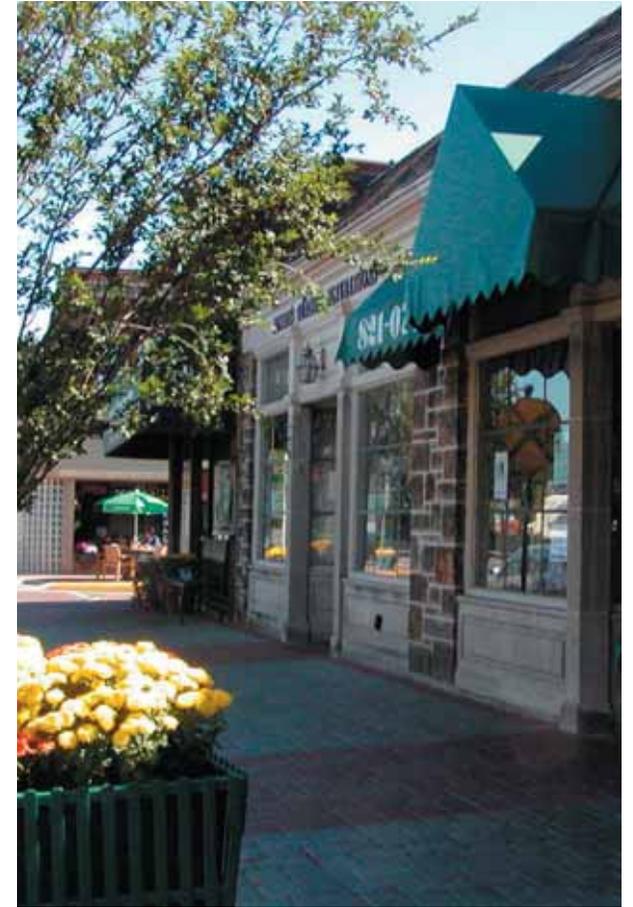


THE CITY OF WYOMING

2007 MASTER PLAN



LIVE SMART



LIVE IN WYOMING

VISION STATEMENT



Figure 1. Wyoming Avenue Business District



Figure 2. Brayton Avenue Homes

Wyoming is a great place.

The City of Wyoming is an established, tree-lined community with a small town feel. Centrally located within the Greater Cincinnati metropolitan area, residents have a sense of ownership in this well-planned City, evidenced by the historic district and other well-maintained neighborhoods, excellent community schools and active citizen involvement.

Wyoming is using this rich historical and cultural tapestry in crafting its vision for the future:

The City preserves its small-scale residential neighborhoods, while it cultivates community diversity. The City embraces smart growth principles with focused, sustainable living practices. It endorses development that encompasses sound economic planning to enable a self-supporting lifestyle. It promotes energy policies and environmental regulations that reduce waste and prevent pollution.

The unique character of Wyoming will be maintained while the community actively responds to new economic and environmental challenges.

Live Smart Live in Wyoming

The Wyoming Master Plan Committee

LETTER FROM MAYOR



CITY OF WYOMING • 800 OAK AVENUE • WYOMING, OHIO 45215
(513) 821-7600
FAX (513) 821-7952

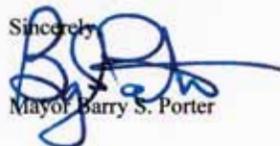
July 16, 2007

I am pleased to offer City Council's appreciation for this, the City of Wyoming 2007 Master Plan and to extend an extremely well deserved **Thank You** to everyone who unselfishly gave of their time and energy to participate in this most important process. Under the guidance of the Planning Commission, the Master Plan Committee gathered, and meticulously sifted through, the mountains of data and input that was garnered throughout this citizen driven process and skillfully refined it into a thoughtfully crafted and comprehensive plan.

This Plan will serve as road map for our future. It recognizes our strengths, discusses a number of areas in which we can improve, and provides the vision to support its numerous recommendations, all of which are aimed at improving the City of Wyoming. The considerable public involvement, reflects the attitudes of the community and the desire of our citizens to make our City an even better place to live and work than it is today. It identifies a number of areas of potential change. These recommendations are often the most controversial and their ultimate implementation will require the continued and sustained commitment of City Council, the Planning Commission, City Staff, and of course, the residents of our community. This commitment may at times be challenged. However, in the end, through thoughtful consideration, continued citizen involvement, and in a number of cases through more detailed study, the implementation of the various aspects of the Plan will result in the continued improvement of our community.

The Plan recognizes that Wyoming's continued success is also dependent on the actions and success of our neighbors. To that end, inter-jurisdictional and regional cooperation is a key element of the Plan. This Plan strikes a balance between recognizing and preserving the past, and promoting appropriate change, all while encouraging the protection of our fragile natural resources through the implementation of sustainable building and business practices. It is this balance that will make our community successful. City Council is committed to ensuring the success and longevity of our community and believes that this goal will be realized in part, through the considered implementation of the various initiatives identified in the 2007 Master Plan.

Sincerely,



Mayor Barry S. Porter

LETTER FROM COMMISSION CHAIR



CITY OF WYOMING • 800 OAK AVENUE • WYOMING, OHIO 45215
(513) 821-7600
FAX (513) 821-7952

July 10, 2007

To City Council and The Residents of the City of Wyoming:

The development of the 2007 Master Plan began more than two years ago when the Planning Commission undertook an item-by-item analysis of the 1997 Master Plan. The purpose of that review was to provide those individuals who would eventually become involved in the development of our 2007 Master Plan with a detailed report on what:

- had been accomplished since the adoption of the Plan on October 6, 1997;
- initiatives were still valid and worthy of further consideration; and
- initiatives may no longer be appropriate.

Details of the ensuing citywide effort that created the 2007 Master Plan are outlined later in this document. Participation in this process has been consistent with the observation of our 16th Mayor, The Honorable Ralph F. Foster, who wrote in his Report to Council for the year ending December 31, 1953:

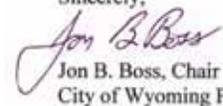
"Wyoming has always been a community – rather than a suburb. Its citizens have always been proud of its spirit, its friendliness, its cleanliness, its schools, its churches and its orderliness.

Many public-spirited citizens with not only willingness but also a keen desire for public service share the responsibilities for our many fine traditions and for the maintenance of this outstanding community spirit, which makes Wyoming so unique."

All of us on the Planning Commission are confident that the City will be able to rely on this Plan to meet the challenges that are identified herein and that may otherwise come to light in the years ahead. The 2007 Master Plan will serve as a guide for future decisions regarding development and other matters, opportunities, and challenges well into the next decade. We offer our sincere thanks to all of the residents and other stakeholders who participated in the development of the this Plan and especially to the members of the Master Plan Committee, chaired by Mr. Chris Harmon. Committee members spent countless hours gathering, considering, digesting, and compiling the data that resulted in their development of the 2007 Master Plan.

We hope that our many public-spirited citizens will continue to share their ideas about what can help Wyoming thrive as the community of choice in which to live, work, and raise a family.

Sincerely,



Jon B. Boss, Chair
City of Wyoming Planning Commission

LETTER FROM MASTER PLAN COMMITTEE

At the outset, the Master Plan Committee wishes to thank the Planning Commission for the opportunity to serve the City and to express its appreciation to the community at-large for its enthusiastic and thoughtful participation in the development of the Plan.

The Committee also wishes to take this opportunity to highlight a key feature of the Plan: its marriage of traditional town planning with the future – Sustainable City Planning. The Plan addresses key planning issues related to housing and neighborhood preservation, public facilities and programs, and improved commercial and recreational opportunities. It also shapes opportunities for a new age of green infrastructure that will permit Wyoming residents – who have traditionally been leaders in fostering environmentally sensitive practices – to cooperate in further reducing impacts upon our natural environment. The Plan’s principles encouraging a sustainable community are consistent with early town planning, but have evolved to embrace and apply today’s science and green conscience to today’s urban challenges. Wyoming’s “green infrastructure” will advance this quiet revolution to one of Ohio’s most livable small cities.

The Master Plan reflects a commitment to protect our natural resources to ensure future sustainability with initiatives of ecological stewardship and sustainability. To accomplish this goal, four dimensions of sustainability have been identified: greenspace protection, water quality improvement, green policy initiatives, and environmental education.

The green infrastructure of tomorrow starts in each backyard. Our collective green spaces have always brought visual relief, coolness and livability to our urban environment. Each backyard of tomorrow can contribute even more to greening and cooling the City and managing our storm water runoff. When all our backyards work together to accomplish these goals, we will have taken a significant step toward realizing a sustainable community.

Our homes and commercial and public buildings can save energy, use recycled materials, create green roofs and reuse rainwater to conserve our resources. The Plan establishes a framework for our older homes and buildings to utilize sustainable practices as they are remodeled and

improved in the years ahead. Likewise, future new construction should use these techniques.

The Plan comprehensively examines and addresses all key planning issues faced by our community: managing fiscal health, preserving the quality of neighborhoods, protecting our historic assets, improving visual resources, enhancing local business districts and working cooperatively with neighboring jurisdictions. We are confident that the Plan’s strategies and recommendations, generated and refined by our citizens, citizen planners and consultants, will maintain and improve the high quality of life in Wyoming. We are honored to have participated in the preparation of this Plan.

Sincerely,

The Wyoming Master Plan Committee

LIVE SMART



LIVE WYOMING

ACKNOWLEDGEMENTS

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Jon B. Boss, *Chair*
Phyllis Bossin, *Vice-chair*
Liz Wilson
Heidi Spicer
Al Delgado, *City Council Representative*

Terry Vanderman, *Staff Representative*

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Vicky Zwissler, *Vice Mayor*
Lynn Crider
Michael Eyman
Al Delgado
Jim O'Reilly
Pamela Kamm

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Jeff Marks, *Vice Chair*
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Phyllis Bossin, *Planning Commission*
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EXECUTIVE SUMMARY

The vision of the early founders of Wyoming was to build a great residential community with excellent schools, high quality City services and a diverse population. Their purposeful planning set the framework for the beautiful and livable Wyoming of today. Each update of the City’s master plan has provided an opportunity for fresh ideas to enable orderly and visionary change. This planning process ensures that the Wyoming of tomorrow holds true to that planning legacy.

The Wyoming Planning Commission began the process to preparing the 2007 Master Plan in late 2005 by establishing the 2007 Master Plan Committee. Ten volunteer citizens were selected from a number of applicants to form the Master Plan Committee. The Committee defined the scope of work, selected the consultants and nurtured this citizen driven process.

This Plan builds upon the 1997 Master Plan and its many recommendations. New perspectives from citizens were sought out through an open public authorship process. This process included broad community input from residents, business owners, property owners and all who value Wyoming. Extensive public participation and a community generated vision are the foundation of this Master Plan.

Through the planning process seven visions and themes emerged from the public input. These included many specific recommendations in the following themes:

- **Managed Fiscal Responsibility**
- **Neighborhood Preservation & Improvement**
- **Historic Preservation**
- **Ecological Stewardship & Sustainability**
- **Visual Resources**
- **Zones of Potential Change**
- **Adjacent Jurisdictional Cooperation**

The 2007 Master Plan is an official public document adopted by City Planning Commission and received by City Council. The Plan will be used as a long term guide to assist the City in making development, planning, program and services choices over the next decade. The Plan’s recommendations preserve the distinct character of the City and its neighborhoods, enhance the local business districts and establish a long term framework for a more sustainable and livable City.

Implementation recommendations elevate important goals, suggest potential partners and explore how to couple traditional funding sources with new funding tools. This Master Plan outlines a thorough set of goals, objectives and implementation strategies that are both practical and visionary. A rigorous community engagement process, public authored recommendations, and series of citizen driven prioritization exercises has guided the Master Plan Committee’s final recommendations.

Many of the challenges for the future facing Wyoming are not unique, but are also being faced by its neighboring communities. These first suburbs of Cincinnati, are established but aging communities. Cooperation between jurisdictions is essential to the health and the quality of life in each community and next generations. Wyoming looks forward to continued collaboration with neighboring jurisdictions, including: Springfield Township, Woodlawn, Lockland, Arlington Heights, Lincoln Heights and the Hartwell Neighborhood of Cincinnati, as well as Hamilton County, the State of Ohio and other local jurisdictions.



Figure 3. Wyoming Avenue Business District

The Master Plan identifies many key recommendations. The following summary from each theme briefly describes the vision and its goals:

1. Responsibly fund City services in order to ensure fiscal health.

Good fiscal health is essential to the success of every community. It is important that the City use its limited resources strategically in order to advance the quality of life without burdening residents with unnecessary taxes. In order to ensure long-term fiscal health, the City must continue to emphasize sound fiscal planning.

2. Improve local quality of life through neighborhood preservation and improvement.

Wyoming is a physically compact City of nearly three square miles with housing suitable for a wide variety of lifestyles and budgets. It is a green community with great neighborhoods, schools, parks, natural areas, diverse religious institutions and is very walkable. Preservation and improvement of neighborhood assets are essential to maintaining and enhancing the quality of life in the City.

3. Celebrate Wyoming's rich heritage through historic preservation.

Wyoming has a rich cultural heritage, beautiful historic properties and a nationally recognized Historic District. Preservation of these resources enriches the cultural, historical, and architectural heritage. It is imperative to preserve the City's rich history through strategic planning so that it will continue to flourish for generations.

4. Protect natural resources to ensure future continuation with ecological stewardship and sustainability.

Wyoming's parks, greenspaces, hillsides, preserves and stream corridors are important natural features that are part of the region's natural resources and ecological systems. These natural features are no longer abundant, are fragile and must be protected. Local action and regional cooperation are crucial to the sustainability of Wyoming. Adopting sustainable policies to help manage these natural resources provides a sound framework for the City to act as a responsible environmental steward.

5. Enhance the City's distinctive places through visual resource conservation and improvement.

The relationship between community and sense of place is an expression of shared beliefs communicated through the landscape and built environment. Wyoming is a place of mature trees, beautiful homes, walkable streets and neighborhood parks. Enhancing these elements is important to maintaining and promoting the City as an attractive community in which to live and invest.

6. Develop zones of potential change to meet current and future needs of the City.

Change is constant -- even in mature communities. Successful change is accomplished by identifying opportunities and envisioning preferred outcomes with a balance of public need, sustainability, economic impacts and quality of life issues. The community planning process revealed broad support for improvements to the historic business district, City Center and Springfield Pike business corridor. This includes north Springfield Pike, the Promenade area around the Civic Center, and south Springfield Pike.

7. Foster adjacent jurisdictional cooperation on issues of mutual concern.

The continued success of Wyoming is directly linked with the success of its neighbors and with the region as a whole. It is imperative that Wyoming work with its neighbors in the Greater Cincinnati / Hamilton County region to address issues of mutual importance, such as economic development, transportation, safety and neighborhood preservation.

Vision Map

-  Wyoming City Limits
-  Neighborhood Preservation
-  Historic Preservation
-  Ecological Stewardship
-  Visual Resource Conservation
-  Zones of Potential Change



GIS Source: Cincinnati Area Geographic Information System (CAGIS)
 City of Wyoming, Hamilton County Auditor, Meisner + Associates, 2006

Figure 4. Vision Map



Planning the future of a community must consider where the community has been, how it arrived at this point, where it wants to go and a strategy for how to get there. The best planning process is an open, citizen authored approach which thoroughly analyzes past and present conditions in order to make informed decisions regarding a desirable future direction.

Past Plans

Wyoming is a forward thinking community with a long history of planning dating back to it's original physical plan and layout. Mayor Bromwell's first plan for Wyoming in 1881 noted many improvements such as an electric plant, new sewage system, waterworks, and schools. Ohio's earliest cement sidewalks and an amusement hall were also key recommendations of that plan. More recent Master Plans were adopted in 1947, 1969, 1984 and 1997 each with their own recommendations.



Figure 5. Public Participation at the Public Workshop

The 1997 Master Plan established four key initiatives:

- **Create a Town Center.**
- **Create a recreation center, improve and add playing fields, and develop a bike trail.**
- **Establish physical and communicative connections with Lockland.**
- **Seek creative ways to enhance revenues.**

The 1997 Master Plan has served as a guide for the decision-making process for the past decade. The Plan's recommended action steps have been carefully studied and considered. Many of the recommendations have been accomplished; others remain under consideration; and some could not be implemented for various reasons. Accomplishments of the 1997 Plan include:

- The completion of a \$1.3 million Capital Improvement Project to upgrade the public infrastructure, streetscape and amenities on Wyoming Avenue.
- The creation of a Recreation Center at the former YMCA.
- Expansion of Crescent Park and closure of the train crossing at Worthington Avenue
- New development at the north end of Springfield Pike.
- The joint application and receipt between Wyoming and Lockland of a grant to acquire and demolish the dilapidated homes on the west side of Elm Avenue to create a green space with the intent of improving the quality of life of area residents.

The 2007 Master Plan builds upon these recommendations as a foundation and considers new trends in land use, sustainability, urban design and City operations and concerns.

The Planning Process

Master Plan Committee

A ten-member volunteer Master Plan Committee was formed to guide the development of the 2007 Master Plan. It retained a planning consultant team, prepared a scope of work, shaped the framework of the Plan, orchestrated citizen involvement, attended meetings and provided valuable input. The Master Plan Committee worked with the planning consultants to ensure that the voice of the community was heard and they were engaged at each step of the process. Please refer to the appendix for the complete schedule. The commitment and dedication of the Master Plan Committee was essential to the success of this process.

Public Participation

The intent of the Committee and the consultant team was to fully engage the citizens of Wyoming in creating a vision for the future. The following diagram (Figure 6) indicates the many opportunities for community input. Prior to each public event, announcements were mailed as post cards, published in area newspapers and the City Newsletter, and posted on the City's website. Yard signs and posters were also placed throughout the City encouraging participation. For a more detail regarding the public participation process please refer to the appendix.

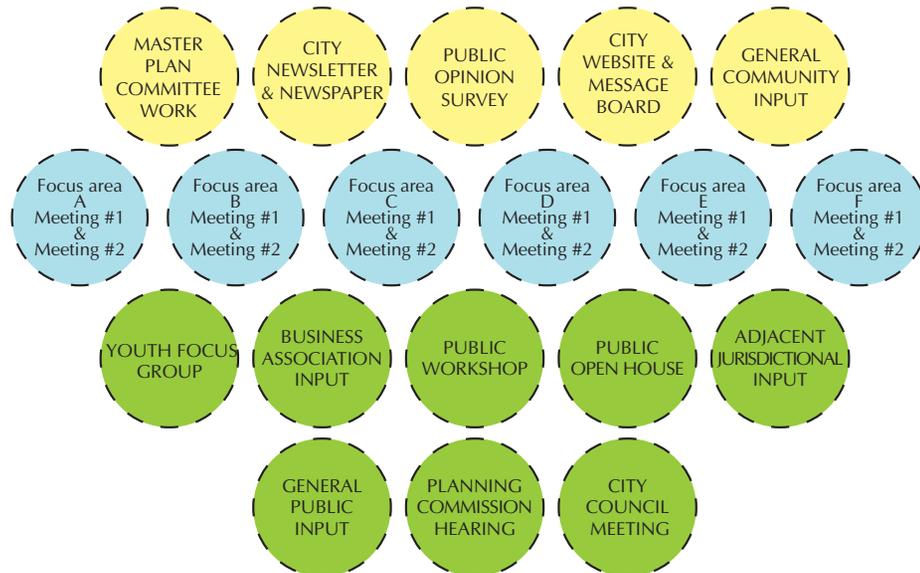


Figure 6. Public Participation Diagram

Public Opinion Survey

A general public opinion survey was developed and distributed to approximately 3,000 households, placed at local businesses and public facilities and made available on the City's website. The survey sought input on citizens likes and dislikes about the City. It also asked respondents to express the "importance of" and their "level of satisfaction with" a number of key public services, programs and community issues. The planning consultant team, together with the Master Plan Committee, compiled and recorded the results. A total of 715 responses were received, tabulated, representing more than twenty percent of the community's households. A copy of the survey and the summary of the findings can be found in the appendix.

Website Message Board

The Master Plan Committee established a website to inform residents about the planning process and to provide another venue for input. Comments and input on the process, the Plan and many other topics were received on the message board and reviewed by the Committee.

Focus Groups

Six focus groups, consisting of 18-33 volunteer "citizen planner" members, were organized around geographic areas of the City. Each focus group held two, 3-4 hour in-depth visioning workshops. The workshops involved a planning education program, community visioning and issue prioritization, as well as visual preference and fiscal prioritization exercises. (The Appendix contains additional information regarding the visual preference and fiscal prioritization exercises.)



Figure 7. Focus Group Discussion

Public Workshop

An all-day public workshop, led by the Master Plan Committee and planning consultant, was held at the Wyoming Civic Center and attended by over 150 citizens. The workshop included a general informational slide-show and an interactive walk-through where attendees viewed and discussed material with the Committee and planning team members. Attendees were given the opportunity to share their ideas, react to preliminary recommendations, and submit comments. Attendees were also encouraged to take part in visual preference, fiscal and prioritization exercises.

Youth Focus Group

The Master Plan Committee invited the High School student body to attend a youth focused workshop. Eleven students participated in a workshop similar to the Focus Group meetings and public workshop. Attendees were given the opportunity to submit ideas for the Master Plan and recommend priorities for potential projects, programs, services and improvements. They also participated in visual preference and fiscal prioritization exercises.

Adjacent Jurisdiction Meeting

City officials and staff from adjacent jurisdictions were brought together and introduced to Wyoming’s Master Plan update process. The initial findings of the public opinion survey were presented to the representatives with a summary of the preliminary recommendations. Each jurisdiction was given the opportunity to contribute their input to the Master Plan process and provide their thoughts on issues of mutual concern and potential collaborative efforts.

Wyoming Business Association Workshop

The Wyoming Business Association participated in a project overview and visioning workshop and provided input into the Master Plan formulation.

Public Open House

An all-day public open house, led by the Master Plan Committee and planning consultant was held at the Civic Center and attended by over 110 citizens. The open house included an informational presentation of a draft outline of the 2007 Master Plan, including the recommendations and strategies of the Plan. Attendees were provided the opportunity to comment on the draft plan and provide new ideas and recommendations.

Planning Commission Meeting and Public Hearing

The Planning Commission conducted a work session on May 14, 2007 to provide a final opportunity for interested citizens to show their support for the Plan, voice their opinions and provide final comments before adoption.

Adoption by the Planning Commission

Comments from City Council and by residents, members of the Planning Commission and other stakeholders were addressed and the final 2007 Master Plan was presented to and adopted by the Planning Commission on July 9, 2007.

Received by City Council

As the final step in the planning process, the Plan was presented to City Council. City Council received the Plan on July 16, 2007 and held a final public hearing on the document on August 20, 2007.



Figure 8. Public Workshop



Figure 9. Youth Focus Group



Figure 10. Public Open House

History & Context

Wyoming's history is part of the long and important history of the Mill Creek Valley. The following provides an overview of some of that context.



Figure 11. Early Settlement

Early Settlement

Ancient artifacts and archaeological evidence indicate that the use and settlement of southwestern Ohio by indigenous people began around 10,000 years ago. Significant earthworks were constructed throughout the region and prehistoric mounds, 1,000 - 2,000 years old, were documented to the north of Wyoming. At the time of European settlement of the continent, Native American tribes that lived or traveled through the Ohio territory included: Shawnees, Miami, Ottawa, Pottawatomie, Wyandot, Mingo, Tuscarawas, and Muskingum. The region was predominately a virgin forest of mixed deciduous trees, populated with plants and animals commonly occurring today, but also large herd animals such as elk and bison.

The discovery and settlement of the region by Euro-Americans began with frontier traders and small exploration parties in the 18th century. Knowledge of the fertile lands north of the Ohio River became known in colonial times and those lands were offered as payment to soldiers for service to the infant nation. The land that would become the City of Wyoming was within the Symmes or Miami Purchase, a tract of land

between the Great and Little Miami Rivers acquired by John Cleves Symmes from the Continental Congress in 1794. One of the first roads in the area was an old Indian trail that ran between two early forts, Fort Washington (Cincinnati) and Fort Hamilton (present-day Hamilton, Ohio). A shortcut road, which diverged from this old trail/road, was constructed in 1806. Later known as Springfield Pike, the road follows a surveyed section line within Springfield Township through the Wyoming area.

Present-day Wyoming lies to the west of Mill Creek and this stretch of valley was regarded favorably by early settlers. One of the first to locate in the general vicinity was Capt. Jacob White, from Pennsylvania, in 1791 or 1792. The site of his settlement was reported to be near present-day Carthage, 1-2 miles southeast of Wyoming. He built a small log blockhouse, which served as his residence and as meeting place for surrounding settlements. It was known as White's Station, and was attacked several times by Native Americans. Another early settlement was Griffin's Station, situated about a half-mile west of White's Station, along Mill Creek. The settlement was founded by Lieutenant Daniel Griffin, and included several cabins on the north and south banks of the creek. Caldwell's mill, one of the first in the township, was constructed near and downstream from Griffin's Station. After the campaigns of General Anthony Wayne and the Treaty of Greenville in 1795, conflicts between settlers and Native Americans were greatly minimized throughout most of Ohio. As a result, there was a rapid influx of settlers into the Mill Creek Valley. This population increase imposed the need for a local governmental structure, which resulted in the organization of Springfield Township in 1795.

Most of the pioneer families of Wyoming came from New Jersey, New York and Pennsylvania, and were primarily of German and Irish descent. Alexander Pendery is unofficially recognized as the first settler in Wyoming. He received land (located at the present-day intersection of Springfield Pike and Wyoming Avenue) from his father who had been awarded that tract for his service in the Revolutionary War. Three pioneer farms met along the New Road (Springfield Pike) where Wyoming Avenue would later be established and this signifies the early agricultural focus of the area. Pendery sold 40 acres to his brother-in-law, Thomas Wilmuth, and that farm was situated to the northeast of the present-day Springfield Pike and Wyoming Avenue intersection; the Burns farm was to the southeast; and the Isaac Riddle farm laid to the west. In 1834, farmers Burns, Riddle

and Pendery joined in the formation of the Hamilton, Springfield and Carthage Turnpike Company. With improvements, the company made the Springfield Pike a successful toll road that became the principal route for local farmers to herd livestock to the slaughterhouses in Cincinnati.

Canal Era

Construction of the Miami and Erie Canal began in 1825 and was completed adjacent to Wyoming early in the 1830s, transforming the agricultural landscape through the improvement of transportation and development of industry. The canal was improved with four locks in a section to the east of present-day Wyoming. The opportunities for power generation at this location and as a transshipment point for local farmers was soon recognized, and the town of Lockland was platted by Lewis Howell and Nicholas Longworth in 1829. The canal soon became the major route for shipments of coal, starch, beer, flour and other necessities to and from Cincinnati.



Figure 12. Train Station

community, and educational emphasis of the nascent village that would become Wyoming.

In 1855, the first of a series of subdivisions in Wyoming was platted west of the railroad tracks and, in 1858, a development named Greenwood was laid out adjacent to the CH&D tracks in the vicinity of present-day Ash and Water Streets in Wyoming, and Elm Street in Lockland. In 1861, one week before the start of the Civil War, the community (men and women) met at Colonel Robert Reily's home (known as "Twin Oaks" and located at present-day 629 Liddle Street) to decide upon a name for their rapidly growing town. 'Wyoming' is reported to be the anglicized version of the Delaware Indian word for "large plains."

The town was incorporated in 1874, and consisted of the following subdivisions (followed by date of recordation): the estate of John Oliver (1855); the subdivision of W. G. Pendery (1869); the subdivision of the lands of Isaac B. Riddle (1858); the subdivision of the estate of Robert Reily (1866); and the subdivision of lands of Alexander Pendery, Sr. (1869). Other incorporated lands included the subdivision of the estate of Thomas Wilmuth; the subdivision of the Burns farm; and the town of Greenwood.

Development of subdivided lands generally began in earnest soon after the town's incorporation. The subdivision of the Wilmuth Farm, by George Fox of Lockland, was deemed to have been undertaken in a piecemeal and unsatisfactory manner. In reaction to this development, and to protect

The development of flour, starch, paper and cotton mills and ancillary industries in Lockland directly affected the residential growth of Wyoming, located within a "horse ride" commute to the west. Wealthy owners of industries in Lockland desired and built handsome residences along Wyoming Avenue out of range of the commotion of busy Lockland. Indicative of this residential shift, a brick school house was constructed in 1842 on Wyoming Avenue at the location of the present Wyoming Middle School.

Railroads

It was the construction of the Cincinnati, Hamilton and Dayton Railroad (CH&D), in 1851, that accelerated the residential development of Wyoming, and ultimately defined the boundary between Lockland and Wyoming. The railroad provided increased shipping capacity to existing industry in Lockland, and reliable transportation for the daily commute to Cincinnati. Wyoming and Lockland shared a train station where, by the 1870s, commuters could catch any of 20 daily trains and arrive in downtown Cincinnati in about 30 minutes.

Residential growth generally followed Wyoming Avenue, the principal east-west road to Lockland, and expanded to the north and south along Springfield Pike and Burns Avenue. Cincinnati entrepreneurs and business owners began speculative residential developments all along the rail line and soon became aware of the attractive landscape and homes, strong



Figure 13. Residential Development

the community from industrial development along the rail line, the Burns Farm was bought and platted in 1874 by a group of wealthy Wyoming estate owners, organized as The Wyoming Land & Building Company. This was the first of many examples of Wyoming's early and deliberate control of land use to protect its residential qualities. This undertaking was the community's first planned development and it was extensively marketed to residents of Cincinnati.

Residential development also began in the "Wyoming Hills", west of Springfield Pike. Park Place, located in the northeastern portion of the present City limits, uniquely designed with curvilinear streets, was started in 1877. Along the railroad, also northeast of the village, a modest African American neighborhood was established and a house on Oak Avenue was purchased by the Wyoming school board in 1873 for use as a school for African Americans. The business district developed and expanded in the vicinity of the large and active Wyoming and Lockland railroad station on Worthington Avenue. The Wyoming Light, Water, Heat & Power Company incorporated in 1880, and built its electric light plant in the same year.

By the 1890s, Wyoming had constructed a town hall and a new school that complemented the fine academic reputation already established in the community. The Improvement Association was active with tree planting, lobbying for street improvements, and undertaking assorted beautification projects. An Amusement Hall was established as a center for social and cultural activities. The streets were broad, regular, well

shaded, and paved. The community became the first village in Ohio to prepare and implement a systematic laying of concrete sidewalks. Churches and private residences presented many varieties of architectural construction. The village established its independence from Cincinnati with the construction of its own waterworks plant in 1892. The population of the community during this "Gilded Age" grew from 840 people in 1880 to 1800 citizens in 1892.

20th Century Development

In 1899, the Interurban Electric Railroad Millcreek Valley Line opened on Springfield Pike. In 1901, the Glendale to Cincinnati Trolley Line also opened along Springfield Pike. These transportation improvements furthered the suburban development of the village. The Colony School was built by the community in 1911 for African American students. The twentieth century housing stock was tailored more to the middle class worker than business owner, and more moderate housing was the predominant infill construction, particularly within the older village setting and along Springfield Pike. The post-Depression years were also characterized by the construction of additions and modern upgrades to the older homes in the village. The residential development of farmland into dispersed estates in the "Wyoming Hills" continued up until World War I, while the annexation of farmland along Compton Road was undertaken in 1947. The traditional African American neighborhood along the rail line may have been affected by the introduction of modest homes; some moved into the neighborhood. Many of the remaining large lots of the old estates within the village were subdivided and built upon. The population grew steadily, reaching city status of 5,000 citizens, in 1949.

After World War II, there was a stagnation period within the village area while new housing construction on the hilltop area to the west became popular. A new appreciation of the village area began around the time of the 1974 Centennial of the founding of the City of Wyoming. Rehabilitation of the older housing stock flourished in the 1980s. The Wyoming Historic District was listed in the National Register of Historic Places in 1986 and has contributed to the rehabilitation of many of these unique homes. By 1996, Wyoming was completely developed; whatever land remains unused has challenging development conditions.

CURRENT CONDITIONS

The City of Wyoming is located about one mile west of I-75 in north central Hamilton County. Wyoming is surrounded by Springfield Township, Woodlawn, Lincoln Heights, Lockland, and Hartwell. The City is approximately 2.87 square miles with a current population of 8,261 (2000 Census). Driving time to Downtown Cincinnati is 20 minutes and to the Cincinnati-Northern Kentucky International Airport 40 minutes. In addition to its local business districts, Tri-County Mall and its neighboring retail developments provide convenient shopping three miles north on Springfield Pike.

Population trends

Wyoming has experienced level to very small decreases in population over the last five years. The compound annual growth rate (CAGR), which measures the average rate at which a community grows year-on-year, shows Wyoming losing roughly one percent of its population each year (Table 1). This trend is expected to continue, potentially reducing the population of Wyoming by a slight margin. According to the U.S. Bureau of the Census and Environmental Systems Research Institute, Inc. (ESRI) forecasts, the 2010 population is projected to be 7,855. However, Wyoming trends have been historically more stable than the projection indicates and therefore little change is likely.

Income trends

Wyoming has significantly higher household incomes compared to Hamilton County. The population in Wyoming is gaining purchasing power, with per capita incomes growing at an average of five percent, slightly higher than inflation, each year. By 2010, the average per capita income is projected to be greater than \$60,000 according to the U.S. Bureau of the Census and ESRI forecasts.

	1990		2000		2005		CAGR*	
	Wyoming	Hamilton County	Wyoming	Hamilton County	Wyoming	Hamilton County	Wyoming	Hamilton County
Population	8,128	866,228	8,261	845,303	7,719	822,596	-1%	-1%
Household Size	2.7	2.4	2.7	2.3	2.6	2.3	0%	0%
Per Capita Income	\$35,752	\$24,053	\$47,379	\$30,654	\$61,363	\$39,793	5%	5%

Table 1. Market & Economic Information

Source: U.S. Bureau of the Census and ESRI
*Compound Annual Growth Rate

Land Use

Nearly seventy-five percent of the land use in Wyoming is dedicated to residential property, of which ninety-three percent is single-family residential. Higher density residential areas are clustered along Springfield Pike and Burns Avenue (Figure 14).

Springfield Pike, (Ohio State Route 4), runs north/south through the City. This major artery is primarily residential with a concentration of high-density residential and nonresidential land uses at the north and south gateways. The lineal development along the Pike fails to create a unified district or center.

A small business district exists at the east end of Wyoming Avenue, the primary east/west corridor. Wyoming Avenue continues on to the east, extending into Lockland. This business district is the historic City Center and provides a modest amount of community based retail and services. To a small extent, commercial land use has expanded to the north and south on the surrounding blocks of Oak, Crescent and Grove Avenues. This business area remains surrounded by single family neighborhoods.

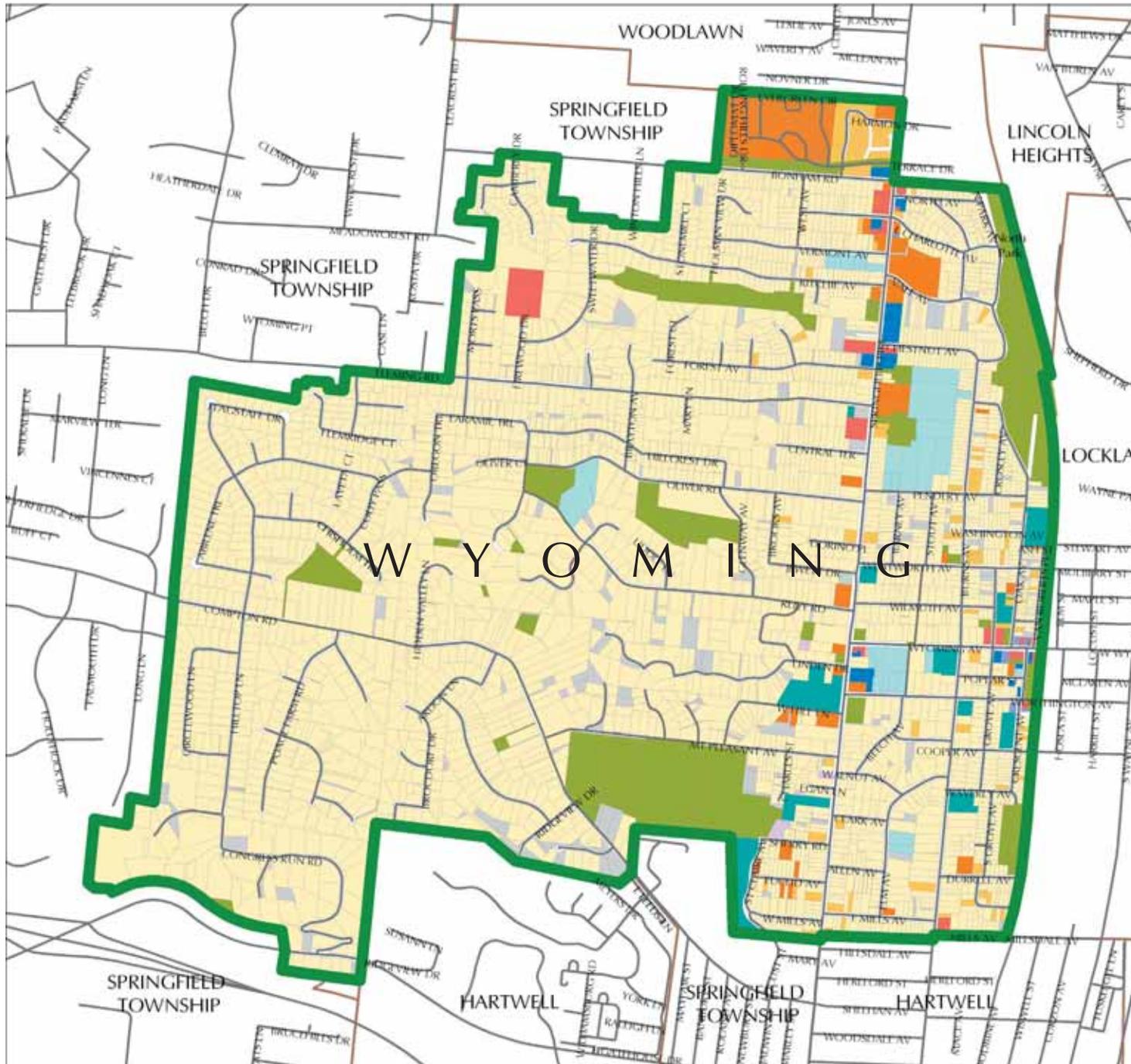
Zoning

The overwhelming majority of land in Wyoming is zoned residential (Figure 15). Within the residential zoning classification several variations exist, with single-family lots of 20,000 square feet being most prevalent. A limited amount of land, located along Springfield Pike and within the business district, includes parcels zoned as multi-family, commercial and office.

Implications

- Smaller Households
- Changing Lifestyles
- Growing Income

LAND USE



- Green Space
- Educational
- Institutional
- Public Utility
- Low Density Residential
- Med. Density Residential
- High Density Residential
- Mixed Use
- Commercial
- Office
- Vacant

| LAND USE |



GIS Source: Cincinnati Area Geographic Information System CAGIS
 City of Wyoming, Hamilton County Auditor, Meisner + Associates, 2006

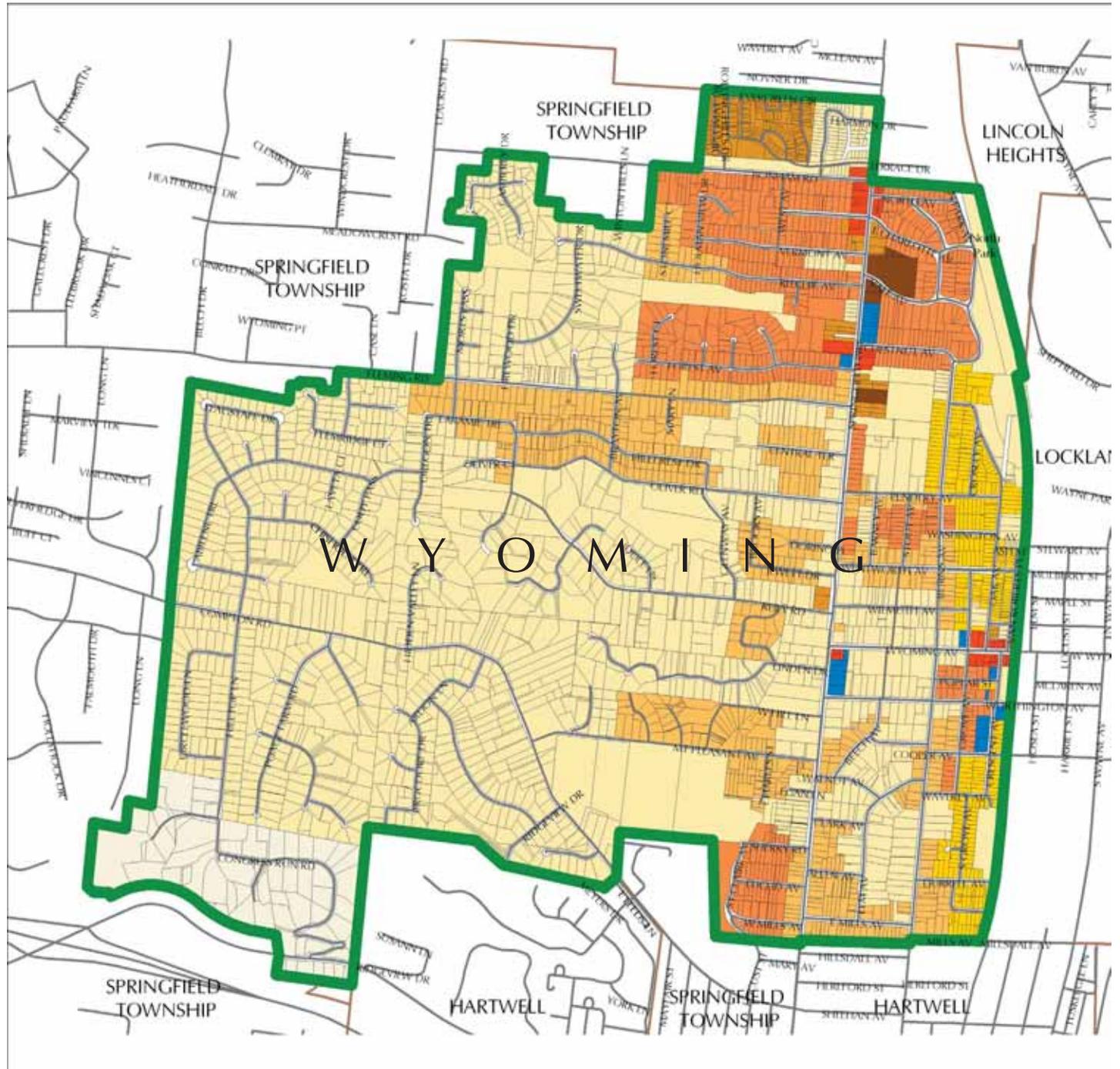


MEISNER + ASSOCIATES
 LAND USE

Figure 14. Land Use Map

ZONING

- AAAA Single-Family Residence
40,000 sq. ft.
- AAA Single-Family Residence
20,000 sq. ft.
- AA Single-Family Residence
12,000 sq. ft.
- A Single-Family Residence
7,500 sq. ft.
- B Two-Family Residence
- C-1 Four-Family Residence
- C-2 Multi-Family Residence
- C-3 Four-Family Residence
+ Office
- E Commercial



| ZONING |



Figure 15. Zoning Map

GIS Source: Cincinnati Area Geographic Information Systems (CAGIS)
City of Wyoming, Hamilton County Auditor, Meisner + Associates, 2006

Historic Resources

“The Village”, a southeastern neighborhood of the City of Wyoming, is listed on the National Register of Historic Places (Figure 19). Over 300 historic homes are located within “The Village” Historic District. The range of architectural styles present in “The Village” includes Victorian Italianate, Eastlake, Queen Anne, Vernacular and Shingle, as well as Twentieth Century styles such as American Four Square, Colonial Revival, Bungalow, and Tudor Revival style. Beyond “The Village” there are a number of historically significant homes which are individually listed on the National Register of Historic Places.

Property Value

Property values vary throughout the City (Figure 20), but in general, Wyoming has high land values. In particular, single-family residential values are very high. The median home value in Wyoming is nearly double the median home value in Hamilton County.

Educational and Institutional Resources

Wyoming is acclaimed for its excellent public school system. The Wyoming City School District was ranked first in the State of Ohio on the 2004-2005 State Report Card and the Ohio Department of Education consistently gives Wyoming schools outstanding ratings. Additionally, in 2006, *Newsweek Magazine* rated Wyoming High School 100th of over 1,000 top public high schools in the nation and the President’s Committee on the Arts and Humanities recognized the schools as one of the top eight for fine arts education in the United States. The public school district contains five schools with an enrollment of 1,975 students (Table 2).

School	Students
Wyoming High School	678
Wyoming Middle School	632
Elm Primary School	239
Hilltop Primary School	239
Vermont Primary School	187
TOTAL ENROLLMENT 2006-07	1,975

Table 2. School Enrollment Source: Wyoming City Schools

In addition, St. James of the Valley provides the community with the opportunity for quality parochial elementary education.

A branch of the Public Library of Cincinnati and Hamilton County is located on the northeast corner of Springfield Pike and Wyoming Avenue.



Figure 16. Historic Wyoming Home



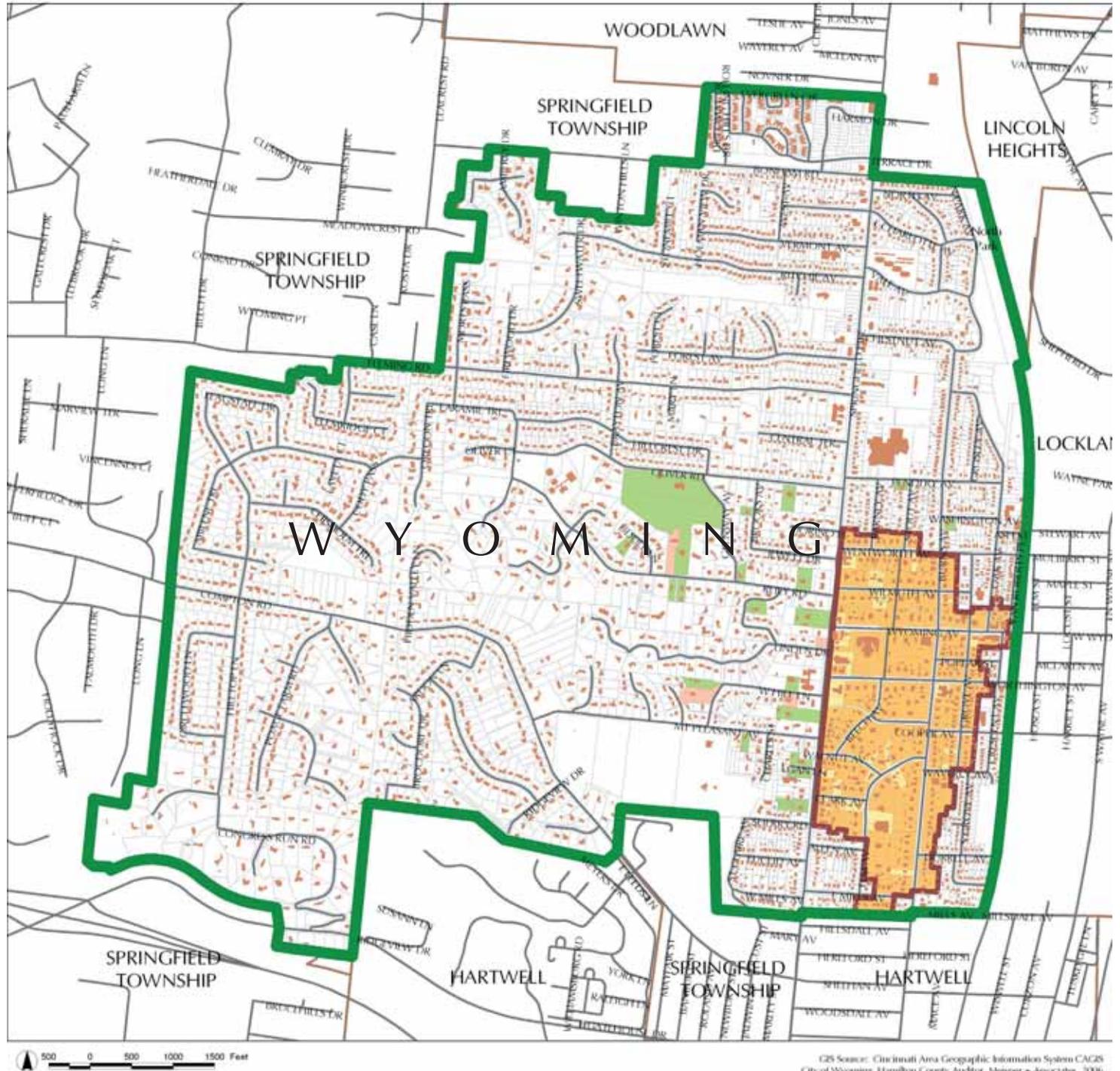
Figure 17. Wyoming Home



Figure 18. Wyoming Middle School

HISTORIC RESOURCES

- The Village - Historic District
- Non-Historic Intrusion
- Registered
- Nominated



| HISTORIC RESOURCES |

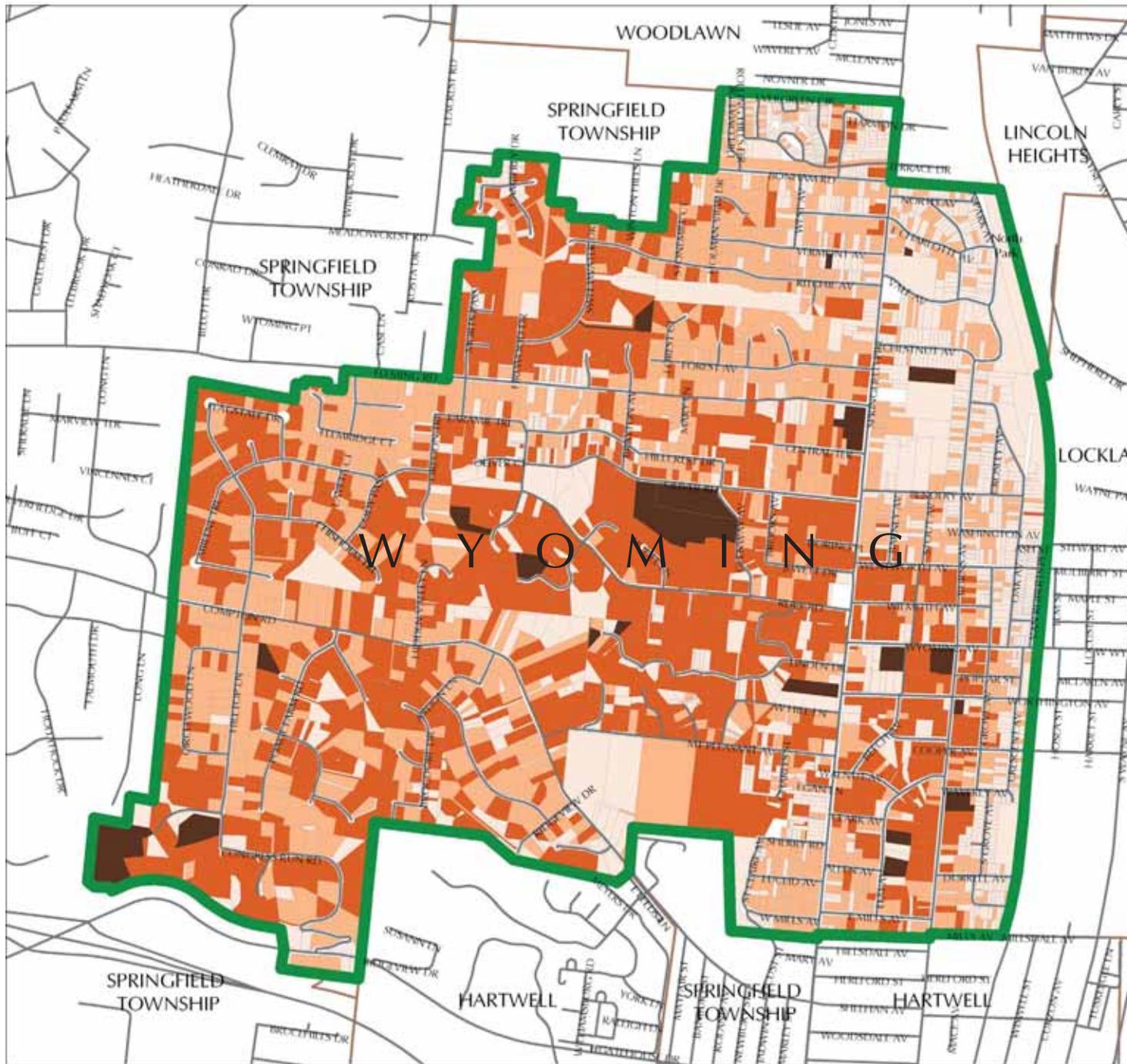


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LAND VISION

Figure 19. Historic Resources Map

PROPERTY VALUE

- \$0 - \$150,000
- \$150,000 - \$300,000
- \$300,000 - \$1,000,000
- \$1,000,000 - \$7,923,100



PROPERTY VALUE



MEISNER + ASSOCIATES
LAND & CITY

GIS Source: Cincinnati Area Geographic Information System CAGIS
City of Wyoming, Hamilton County Auditor, Meisner + Associates, 2006

Figure 20. Property Value Map

Parks and Recreation

Wyoming has a number of parks that contribute to the residential focus of the community (Figure 24). The City includes the following parks, preserves and facilities:

- Foster Memorial Park
- Chisholm Park
- Camp John McLean Memorial Park
- Hilltop Park/Playground
- Oak Park
- North Park
- Crescent Park
- Centennial Park
- Junior Woman's Club Park
- Village Green Park and Gazebo
- Ritchie Preserve
- Stearn Woods
- Tennis Facilities
- Oak Street Gymnasium
- Civic Center
- Recreation Center
- Van Roberts Pocket Park

The Greenway Committee established three pedestrian and bike trails that meander across the City; The Central Loop, the Hilltop Path, and the Village Circuit. These trails utilize the quiet and safe streets and sidewalks of Wyoming.

Natural Features

Figure 25 shows the natural features of the City. The western portion of the City is markedly different from the eastern portion. While the area to the east of Springfield Pike is flat, with little to no noticeable slope, the western portion of the City contains hillsides and stream beds. The difference in topography of this portion of the City has contributed to the establishment of larger lot sizes and a more curvilinear road pattern.

Much of the area of extreme slopes and the riparian corridors have remained wooded. The residential development that has occurred has generally been respectful of the natural conditions. In addition to the remaining forest cover, mature street trees add to the visual appeal of the entire City.

The City of Wyoming belongs to the Upper Mill Creek sub-watershed which covers roughly 40 square miles. The stream and drainage ways are tributaries of the Mill Creek. The largest of which runs through the north and northeast section of the City. The water quality of the Mill Creek has been identified nationally as an environmental problem. Improving storm water management is a key issue for the Mill Creek and the City.



Figure 21. Wyoming Recreation Center



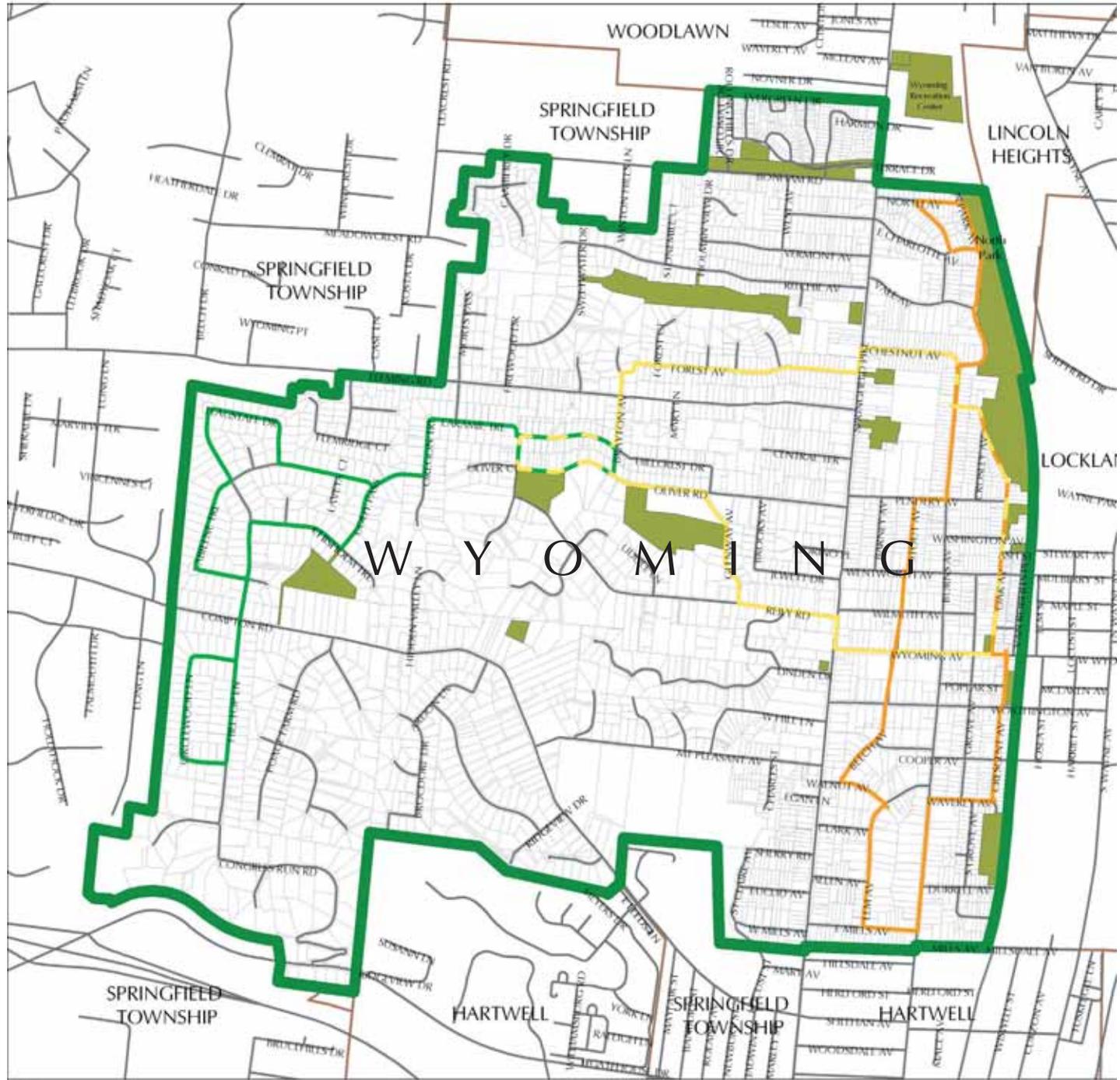
Figure 22. Candle Pin Bowling in Wyoming Civic Center



Figure 23. Oak Park Skatepark

PARKS & RECREATION

-  Central Loop
-  Hilltop Path
-  Village Circuit
-  Wyoming Parks



PARKS & RECREATION



MEISSNER + ASSOCIATES
LAND DESIGN

Figure 24. Parks and Recreation Map

GIS Source: Cincinnati Area Geographic Information System (CAGIS)
City of Wyoming, Hamilton County Auditor, Meissner + Associates, 2006

NATURAL FEATURES

-  Streams
- Slope and Soil Limitations**
-  Slight
-  Moderate
-  Severe
- Tree Coverage**
-  Pre 1931
-  Post 1931



| NATURAL FEATURES |



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GIS Source: Cincinnati Area Geographic Information System CAGIS
City of Wyoming, Hamilton County Auditor, Meisner + Associates, 2006

Figure 25. Natural Features Map

VISIONS

No single strategy can ensure that the future goals of Wyoming will be achieved. The desired future of the community requires a comprehensive vision authored by the entire community. The extensive community engagement process brought historical perspective and fresh ideas into this visioning work. This authorship and community input received by the Master Plan Committee illuminated these seven interrelated themes and visions.

The seven themes and visions are:

- **Managed Fiscal Responsibility**
- **Neighborhood Preservation & Improvement**
- **Historic Preservation**
- **Ecological Stewardship & Sustainability**
- **Visual Resources**
- **Zones of Potential Change**
- **Adjacent Jurisdictional Cooperation**

These themes and visions provide a comprehensive foundation for the future of the City as depicted in this Master Plan. The following outlines these visions and provides an integrated set of objectives and strategies to successfully maintain and improve Wyoming as a great place to live.

Based on the refined input from the community, the Master Plan Committee prioritized the strategies that are recommended to be employed to achieve the goals of each of the seven themes.



Figure 26. Wyoming Home



Figure 27. Public Playground

Managed Fiscal Responsibility

Introduction

Good fiscal health is essential to the success of every community. It is important that the City use its limited resources strategically in order to advance the quality of life without burdening residents with unnecessary taxes. In order to ensure long-term fiscal health the City must continue to emphasize sound fiscal planning.

Managed Fiscal Responsibility Goal:
Responsibly fund City services in order to ensure fiscal health.

Objective 1: Revenues. Wyoming will enhance its revenues through additional and outside funding opportunities.

Wyoming relies primarily on income tax and property tax revenues for its economic well-being. Combined, these tax receipts account for more than 80 percent of total General Funds. In order for the City to expand and improve the quality of services in ways that do not place additional burdens on taxpayers, new sources of revenue should be identified and sought. Research should be conducted in order to identify new grants, outside funding sources and public/private partnerships.

The formation of a Joint Economic Development District (JEDD) or Tax Increment Finance (TIF) districts should be explored with neighboring jurisdictions in an effort to reinvent and improve shared or adjacent commercial districts. Cooperation would allow Wyoming to contribute to the pre-development process and help ensure the quality and scale of new development reflects and enhances the residential character of the City. Other mutually beneficial initiatives should be identified with adjacent jurisdictions.

Maintaining property values and bringing up lesser valued property within the City is important.

Strategies

- Explore external funding mechanisms for development financing.
 - Initiate development ventures with joint public/private financing.
 - Identify and seek grants and outside funding sources to offset costs of providing new programs and services.
 - Evaluate cost sharing of mutually beneficial initiatives with neighboring jurisdictions.

- Perform benefit and cost analyses of partnering with adjacent jurisdictions by establishing a TIF and/or JEDD districts.

Objective 2: Services. The City will maintain and improve its high level of City services.

Wyoming is a “home rule” municipal corporation operating under its own Charter initially adopted on June 7, 1949. The City provides a full range of municipal services, including public safety, sanitation, parks, recreation, community enrichment, water and storm sewer, planning and zoning, construction and maintenance of roadways and infrastructure, income tax collection, Municipal Court and general administrative services.

Strategies

- Maintain, and improve where possible, the quality of City Services and explore opportunities to increase the types of services being provided.
- Collaborate with the School District to identify additional opportunities for sharing physical resources.

Objective 3: Financial Planning. Wyoming will ensure long-term fiscal health through thoughtful fiscal planning.

Strategies

- Maintain or improve existing ‘AA’ bond rating.
- Perform benefit and cost analyses related to incentives for strategies outlined in this Plan.



Figure 28. Wyoming Municipal Building

Summary of Managed Fiscal Responsibility

Managed Fiscal Responsibility Goal:
Responsibly fund City services in order to ensure fiscal health.

Objectives

1. *Revenues.* Wyoming will enhance its revenues through additional and outside funding opportunities.
2. *Services.* The City will maintain and improve its high level of City services.
3. *Financial Planning.* Wyoming will ensure long-term fiscal health through fiscal planning.



Figure 29. Wyoming Public Safety Building

Strategies

Maintain long term fiscal health through fiscal planning. - Maintain or improve 'AA' Bond Rating. - Perform benefit and cost analysis related to incentives for strategies outlined in this Plan.	I
Maintain, and improve where possible, the high quality of current City services and explore opportunities to increase the types of services provided.	I
Explore external funding mechanisms for development financing. - Initiate development ventures with joint public/private financing. - Identify and seek grants and outside funding sources to offset costs of providing new programs and services. - Evaluate cost-sharing of mutually beneficial initiatives with adjacent jurisdictions. - Perform benefit and cost analyses of partnering with adjacent jurisdictions by establishing TIF and on JEDD districts.	I
Collaborate with School District to identify additional opportunities for sharing physical resources.	II

Priority Key

EXTREMELY IMPORTANT - PRIORITIES FOR THE NEXT TEN YEARS	I
VERY IMPORTANT - DO AS RESOURCES PERMIT	II
IMPORTANT - FOR CONTINUED CONSIDERATION	III

Neighborhood Preservation & Improvement

Introduction

Wyoming is a physically compact City of nearly three square miles with housing suitable for a wide variety of lifestyles and budgets. It is a green community with great neighborhoods, schools, parks, natural areas, diverse religious institutions and is very walkable. Preservation and improvement of neighborhood assets are essential to maintaining and enhancing the quality of life in the City.

Neighborhood Preservation & Improvement Goal:
 Improve local quality of life through neighborhood preservation and improvement.

Objective 1: Housing. Wyoming will continue to be a first choice for homeowners in the Greater Cincinnati Metropolitan Area.

Wyoming has long been recognized as one of the most livable communities in Ohio. The City consists primarily of single-family, owner-occupied housing, but also provides additional housing opportunities with multi-family rental units. Two-family housing options are concentrated between Burns Avenue and the railroad tracks in the eastern portion of the City. Much of the rental properties consists of single-family houses which have been converted into apartments. Many of these properties are older and would benefit from reinvestment. Higher density multi-family residential units are located in the northern portion of the City along Springfield Pike.

Strategies

- Provide incentives to encourage reinvestment in aging housing stock and protect property values.
- Strengthen enforcement of property maintenance codes.
- Review the zoning in the area bounded by Burns Avenue, the eastern corporation line, Chestnut Avenue to the southern corporation line to promote single-family uses.



Figure 30. Wyoming Branch Public Library

Objective 2: Quality of Life. Wyoming will provide a variety of programs and services that enhance the quality of life of its residents.

Wyoming provides a unique lifestyle for its residents, due in part to the number of excellent programs and services provided by the City. It is a walkable community with outstanding schools, neighborhood scaled business districts, religious institutions, a fine arts center, public library and a variety of community events. It is imperative that the City continue to work with the various entities, especially the schools, to preserve their value to the community through the enrichment of the services and programs offered.

Strategies

- Work with appropriate authorities and neighboring jurisdictions to reduce train noise.
- Establish Wi-Fi throughout the City.
- Maintain and improve senior leisure opportunities and programs.
- Expand youth leisure opportunities and programs.

Objective 3: Parks and Recreational Facilities. Wyoming will develop, maintain, and manage parks and recreation facilities that enhance the residents' quality of life.

The City operates many parks throughout the community. The parks are neighborhood in scale and provide playgrounds, tennis and basketball courts, and baseball and soccer fields. The City has implemented several projects to expand parks and recreational offerings, including playgrounds and a skate park. A number of properties were acquired and Worthington Avenue was closed at Crescent Avenue to allow for the closure of the train crossing and expansion of Crescent Park. In order to provide additional field space, the City is working with the Hamilton County Parks District and Springfield Township to jointly develop trails and land for soccer and other outdoor recreational activities.

The City converted the neighboring YMCA into its municipal Recreation Center and has just created an Aquatic Center at this location.

Strategies

- Improve existing parks, trails and recreation facilities and expand where appropriate, including cooperative ventures with neighboring jurisdictions.
- Ensure that parks, trails and recreational facilities provide appropriate and desirable opportunities for all segments of the population.
- Provide ADA access to parks, trails and recreation areas to ensure that all residents have access to appropriate facilities.



Figure 31. Wyoming High School

Objective 4: Access and Pedestrian Accessibility. Wyoming will provide a transportation system that is an integrated, multi-modal network of automobile, bicycle, pedestrian and transit facilities.

Springfield Pike (Ohio State Route 4) runs north/south through Wyoming, serving as a major arterial street, connecting the City to its neighbors. The street is heavily traveled and posts a 35 mph speed limit, which is strongly enforced by the Wyoming Police Department. Crossing improvements could be made along Springfield Pike in an effort to increase pedestrian safety to further promote pedestrian use.

An extensive sidewalk system provides pedestrian access throughout most of the City. In order to improve accessibility, the Greenways Committee has prepared a plan for a network of pedestrian and bicycle trails. This plan utilizes low-traffic streets in order to accommodate pedestrians and bicycles on the existing roadways. The plan has not yet been fully implemented. In addition, Wyoming Avenue has undergone an extensive streetscape and infrastructure upgrade, at which time crosswalks were marked with brick pavers. Several streets are without sidewalks and need to be evaluated.

Strategies

- Improve pedestrian safety on collector and arterial roads.
- Provide, where feasible, a network of sidewalks and bicycle paths between schools, parks, Recreation Center, Civic Center, the City Center, neighborhoods, etc.
- Conduct a feasibility study for a potential intra-city Wyoming shuttle.



Figure 32. Pedestrian Friendly Streetscape

Summary of Neighborhood Preservation & Improvement

Neighborhood Preservation & Improvement Goal:
 Improve quality of life through neighborhood preservation and improvement.

Objectives

1. *Housing.* Wyoming will continue to be a first choice for homeowners in the Greater Cincinnati Metropolitan Area.
2. *Quality of Life.* Wyoming will provide a variety of programs and services that enhance the quality of life of its residents.
3. *Parks and Recreational Facilities.* Wyoming will develop, maintain, and manage parks and recreation facilities that enhance the residents quality of life.
4. *Accessibility.* Wyoming will provide a transportation system that is an integrated, multi-modal network of automobile, bicycle, pedestrian and transit facilities.



Figure 33. Wyoming Home

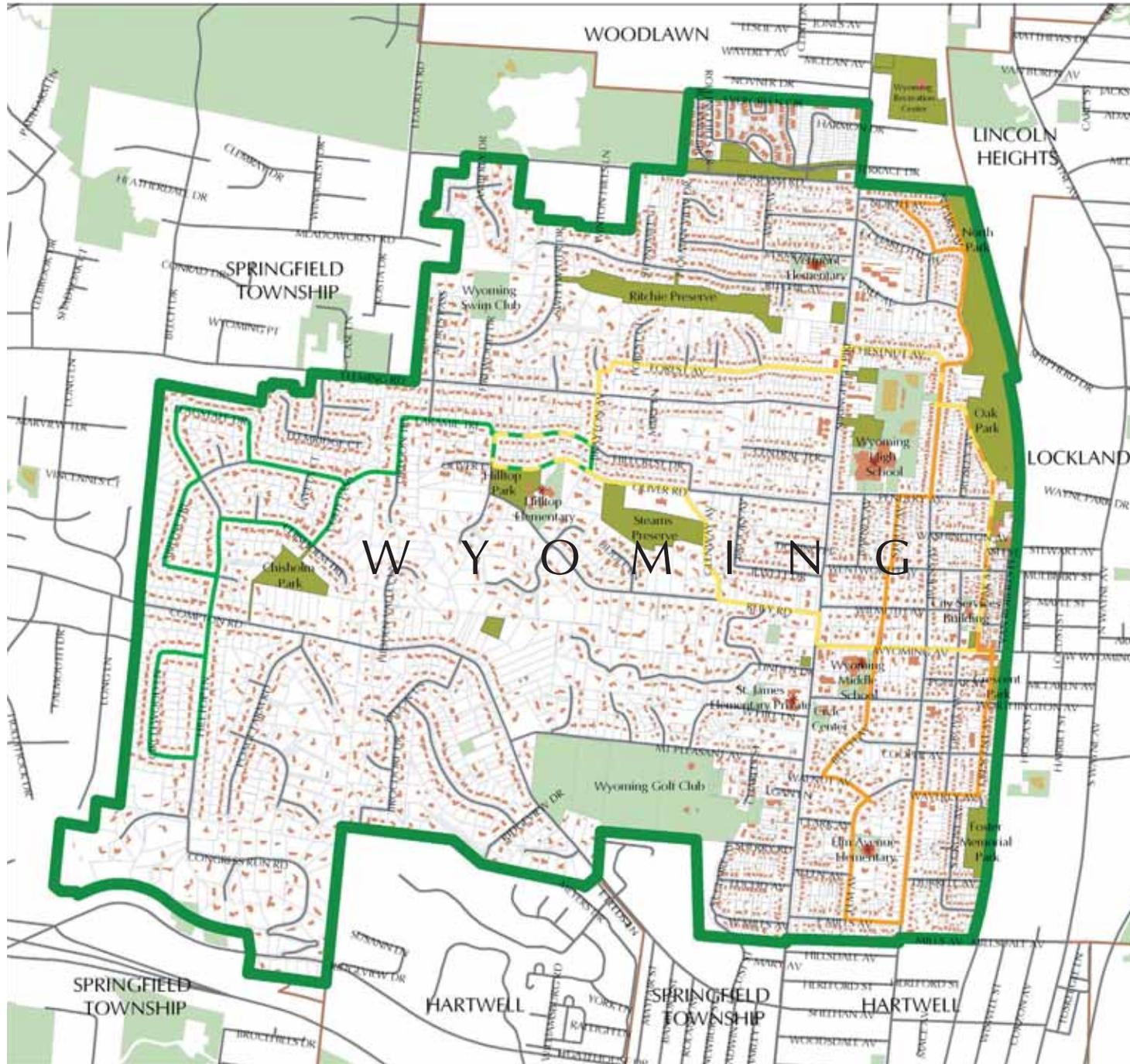
Strategies

Work with appropriate authorities and neighboring jurisdictions to reduce train noise.	I
Improve existing parks, trails and recreation facilities and expand where appropriate, including cooperation ventures with neighboring jurisdictions.	I
Improve pedestrian safety on collector and arterial roads.	I
Provide, where feasible, a network of sidewalks and bicycle paths between schools, parks, Recreation Center, Civic Center, the City Center, neighborhoods, etc.	I
Provide incentives to encourage reinvestment in aging housing stock.	II
Strengthen enforcement of property maintenance codes.	II
Ensure that parks, trails, and recreation facilities provide appropriate and desirable opportunities to all segments of the population.	II
Provide ADA access to parks, trails and recreation areas to ensure that all residents have access to appropriate facilities.	II
Conduct a feasibility study for a potential intra-city Wyoming shuttle.	II
Establish Wi-Fi throughout the City.	II
Review the zoning in the area bounded by Burns Avenue, the eastern corporation line, Chestnut Avenue to the southern corporation line to promote single-family use.	III
Maintain and improve senior leisure opportunities and programs.	III
Expand youth leisure opportunities and programs.	III

Priority Key

EXTREMELY IMPORTANT - PRIORITIES FOR THE NEXT TEN YEARS	I
VERY IMPORTANT - DO AS RESOURCES PERMIT	II
IMPORTANT - FOR CONTINUED CONSIDERATION	III

Neighborhood Preservation & Improvement



-  Wyoming City Limits
-  Wyoming Parks
-  Central Loop
-  Hilltop Path
-  Village Circuit
-  Wyoming Public Schools

NEIGHBORHOOD PRESERVATION & IMPROVEMENT



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Figure 34. Neighborhood Preservation Map



GIS Source: Cincinnati Area Geographic Information System CAGIS
City of Wyoming, Hamilton County Auditor, Meisner + Associates, 2006

Historic Preservation

Introduction

Wyoming has a rich cultural heritage, beautiful historic properties and a nationally recognized Historic District. Preservation of these resources enriches the cultural, historical, and architectural heritage it is imperative to preserve the City's rich history through strategic planning so that it will continue to flourish for generations.

Historic Preservation Goal:
Celebrate Wyoming's rich heritage through historic preservation.

Objective 1: Identification and Designation. Encourage the continued identification and designation of significant historic districts, landmarks and landscapes.

Early settlement patterns established a strong character for much of the City. This is evidenced through the adoption of Wyoming's historic "Village" district to the National Register of Historic Places in September 1986. The District contains more than 300 buildings in the heart of Wyoming. Historical research should be conducted to potentially expand the established boundaries of "The Village" to include adjacent qualifying properties. Additional research should also be conducted to review the significance of homes throughout the City constructed before 1957 with the potential to create additional historic districts.

Strategies

- Evaluate pre-1957 homes within "The Village" district labeled "intrusions" to determine if they now qualify for historic designation, and if so, pursue this designation.
- Re-evaluate the boundaries of The Village NRHP district to include neighboring pre-1957 properties, and if appropriate, pursue boundary adjustments
- Evaluate the potential of additional neighborhoods qualifying as a NRHP historic district or other special district, and if so, pursue this designation.

Objective 2: Guidelines. Development of Historic Preservation Guidelines will be used to encourage and promote historically sensitive development or redevelopment.

The encouragement of historically sensitive (re)development requires a combination of guidance, encouragement, incentives, and regulation. The establishment of Overlay Districts could to be an effective way to preserve the identity of the neighborhoods' history, culture and/or architectural style. The benefits of establishing Overlay Districts are projected to include increased property values and an increased sense of community pride.

The establishment of architectural guidelines may not require regulatory action. Often building owners can be encouraged to perform historically compatible design and rehabilitation if they are provided with appropriate information. The creation of architectural resource brochures and guides will help guide reinvestment.

Strategies

- Re-evaluate the zoning/historic preservation ordinance to consider adopting neighborhood overlay district(s) in appropriate area(s) of the City to protect historic character of the neighborhoods.
- Develop architectural guidelines and educational programs to maintain neighborhoods of unique character.
- Develop guidelines or regulations and incentives to encourage property owners to maintain the historic character of their homes.

HISTORIC PRESERVATION

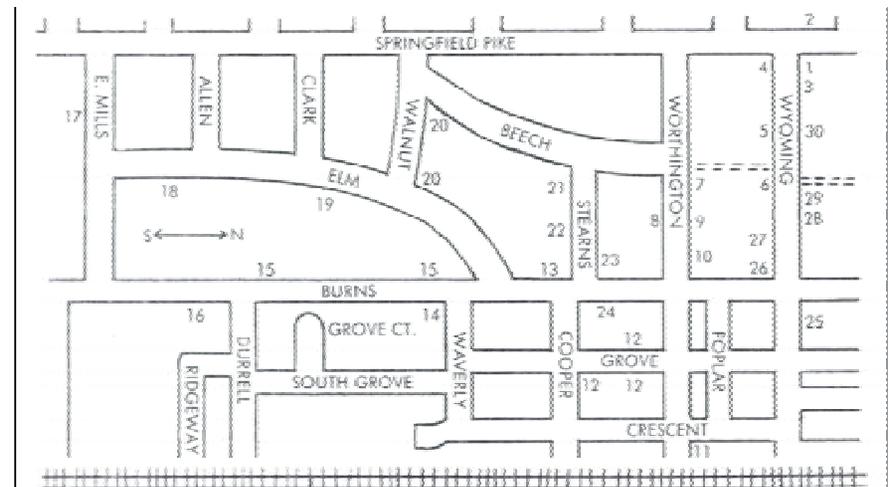


Figure 35. Walking Tour of the Historic District

Source: Wyoming Historical Society

Objective 3: Education. Encourage the continued education of the history and culture of the City.

In order to develop and foster effective preservation strategies there must be public understanding of the value of the City's historic fabric. Wyoming has a fascinating history, much of it reflected in built form, yet many residents and visitors have little awareness of the important events and people of Wyoming's past.

Discovering this history and making it apparent—through publications and other media, activities, historic markers and interpretive panels, exhibits, and historic buildings and sites—is a key opportunity for the City's preservation partners. Increasing awareness is an essential step to generating a broader constituency and support for preservation activities.

Strategies

- Explore possibility of Historic Museum or Center.
- Incorporate the history of the community in public places where appropriate and when opportunities present themselves.

Residents need to be made aware of the financial incentives for historic preservation. The tax credit programs should be explained and promoted to property owners, especially those not involved with preservation organizations. An informational brochure and information on the City's website could direct citizens to the Historic Preservation Program. This guidance would ensure that those who need help navigating the required documents and standards for rehabilitation find assistance.



Figure 37. *Historically Significant Home*



Figure 36. *Home in "The Village"*



Figure 38. *Wyoming Home*

Summary of Historic Preservation

Historic Preservation Goal:
Celebrate Wyoming's rich heritage through historic preservation.

Objectives

1. *Identification.* Encourage the continued identification and designation of significant historic districts, landmarks and landscapes.
2. *Guidelines.* Development of Historic Preservation Guidelines will be used to encourage and promote renovating historic properties to modern standards.
3. *Education.* Encourage the continued education of the history and culture of the City.



Figure 39. Historic Wyoming Home

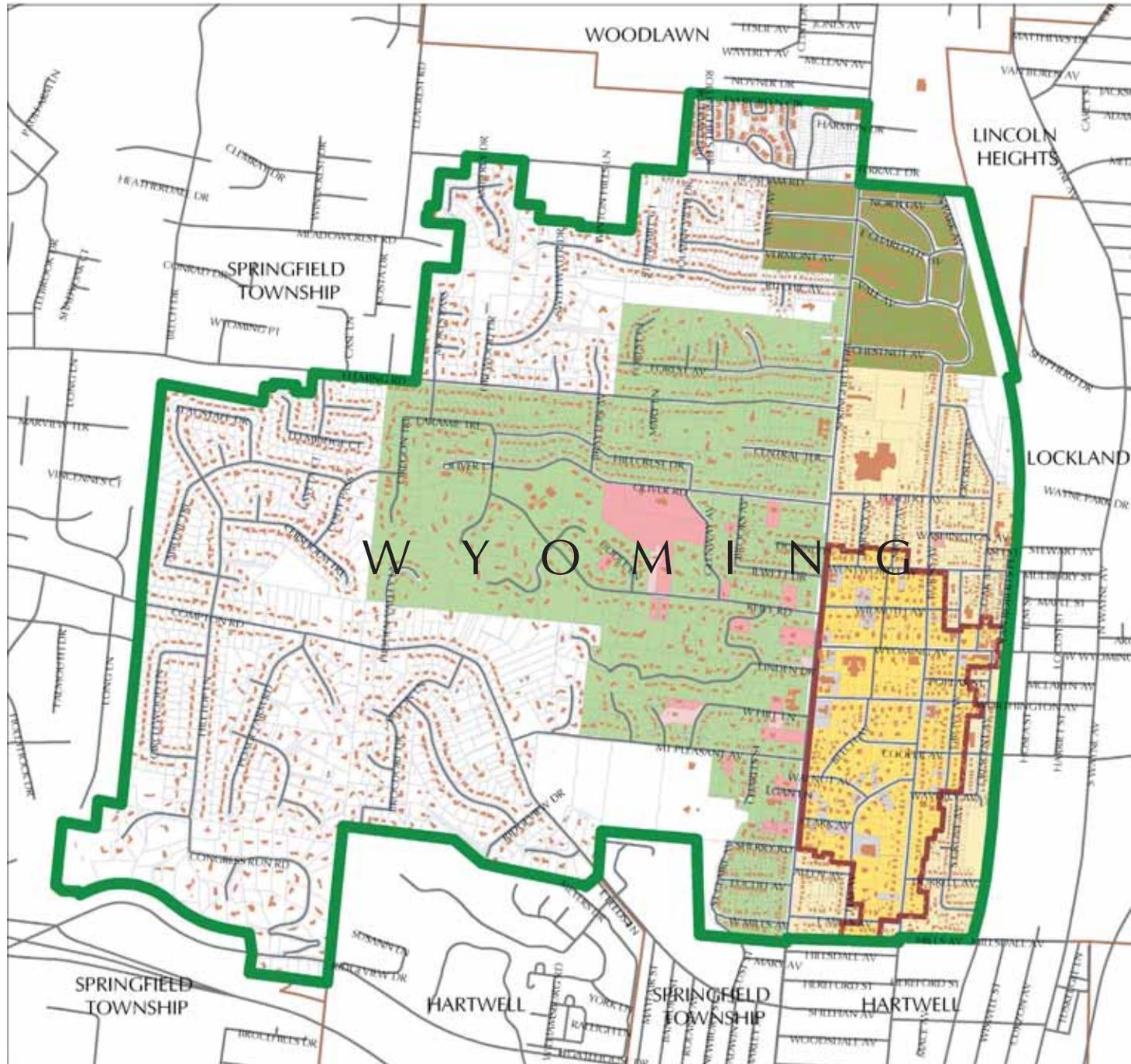
Strategies

Develop guidelines, or regulations and incentives, to encourage property owners to maintain the historic character of their homes.	I
Develop architectural guidelines and educational programs to maintain neighborhoods of unique character.	II
Evaluate pre-1957 homes within "The Village" district labeled "intrusions" to determine if they now qualify for historic designation, and if so, pursue this designation.	III
Re-evaluate the boundaries of "The Village" NRHP historic district to determine if they may encompass neighboring pre-1957 properties, and if so, pursue this designation.	III
Evaluate the potential of additional neighborhoods qualifying as a NRHP historic district or other special district, and if so, pursue this designation.	III
Re-evaluate the zoning/historic preservation ordinance to consider adopting neighborhood overlay district(s) in appropriate area(s) of the City to protect historic character of the neighborhoods.	III
Explore possibility of Historic Museum or Center.	III
Incorporate history of community in public places where appropriate and when opportunities present themselves.	III

Priority Key

EXTREMELY IMPORTANT - PRIORITIES FOR THE NEXT TEN YEARS	I
VERY IMPORTANT - DO AS RESOURCES PERMIT	II
IMPORTANT - FOR CONTINUED CONSIDERATION	III

Historic Preservation



- Wyoming City Limits
- NRHP Registered
- NRHP Nominated
- The Village NRHP District
- Review Intrusions
- Expand The Village
- Park Place Historic District
- Wyoming Hills Historic District

| HISTORIC PRESERVATION |



GIS Source: Cincinnati Area Geographic Information System (CAGIS)
City of Wyoming, Hamilton County Auditor, Meisner + Associates, 2006



MEISNER + ASSOCIATES
LAND DESIGN

Figure 40. Historic Preservation Map

Ecological Stewardship & Sustainability

Introduction

Wyoming’s parks, greenspaces, hillsides, preserves and stream corridors are important natural features that are part of the region’s natural resources and ecological systems. These natural features are no longer abundant, are fragile and must be protected. Local action and regional cooperation are crucial to the sustainability of Wyoming. Adopting sustainable policies to help manage these natural resources provides a sound framework for the City to act as a responsible environmental steward.

Ecological Stewardship & Sustainability Goal:
Protect natural resources to ensure future sustainability with initiatives of ecological stewardship and sustainability.

Objective 1: Greenspaces. Preserve existing greenspace when practical to ensure that these natural ecosystems can continue to perform their natural functions.

The Green Areas Trust is an entity that works to protect the natural features of Wyoming and to preserve the residential and rural quality of the wooded, hilly land. Residents have ensured that it will remain so by donating land to the Green Areas Trust. The Trust presently includes approximately 25 acres -- That is about 1.35% of the City’s 2.87 square miles.

Riparian zones or corridors are the transitional areas between the streams and the surrounding lands. These zones are important natural biofilters, protecting aquatic environments from excessive sedimentation, polluted surface runoff and erosion. The establishment of a protected riparian buffer provides a vital network for wildlife, filters out pollutants and prevents erosion. In addition, protection of these areas can act to enhance the property values of neighboring homes.

Strategies

- Establish tree canopy goals that include standards for the preservation of and planting of new native trees based on visual impact, land use, zoning and density.
- Work with the Urban Forestry Green Areas Committee to identify critical open space and encourage land owners to donate land or conservation easements.
- Remove invasive species and plant native vegetation on land within the riparian corridor(s).



Figure 41. Example of a Rain Barrel

Objective 2: Water Quality. Wyoming will work to protect water quality. Special effort will be made to work in cooperation with the Metropolitan Sewer District and the Hamilton County Storm Water District.

Wyoming has its own drinking water system that relies on groundwater from an aquifer which underlies the community. Protecting and restoring quality of the groundwater is important to the quality of life of Wyoming residents. Urban development can significantly impact watersheds by increasing runoff and pollutants. It is important for Wyoming to work in cooperation with local storm water management districts and Mill Creek restoration groups to develop Best Management Practices (BMP’s) that can be used to protect local streams and groundwater from storm water related pollution.

BMP’s are techniques that are typically focused on controlling and filtering the storm water runoff from new development. Additional steps should be taken to encourage existing homeowners to reduce the storm water runoff from their properties. Rain barrels and rain gardens / bioswales (Figures 41 and 42) are two ways to capture storm water. Education and incentives encouraging property owners to utilize these techniques would help control sediment, stabilize soil, and reduce nonpoint source pollution.

Strategies

- Require new multifamily and non-residential development

to include “Best Management Practices” in their storm water management plans.

- Develop and incorporate impervious surface ratio standards into the zoning code.

Objective 3: Green Initiatives. The City of Wyoming will act as a leader of sustainable policies and environmental conservation in the region.

The City is committed to reducing its use of natural resources, to investing in green buildings, vehicles and materials, to saving taxpayer dollars through wise energy use and resource conservation, and to improving the overall quality of life in Wyoming.

Adopting Leadership in Energy/Environmental Design (LEED) standards illustrates the City’s commitment to green initiatives. LEED is a national standard for green construction that emphasizes site planning, water management, energy management, material use, indoor environmental air quality, and innovation of design. LEED uses a four-tiered rating system that identifies the degree to which new construction projects meet the standards.

Strategies

- Expand city-wide recycling programs to include receptacles in parks and streets
- Establish ecological restoration guidelines/regulations and encourage participation in environmental stewardship.
 - Encourage and/or provide incentives for green practices for residential development.
 - Construct new public facilities to LEED standards.
 - Provide incentives for commercial development to obtain LEED certification standards through appropriate regulations.
 - Review the existing Building and Zoning Codes to determine if there are provisions conflicting with LEED or other green building standards, and modify as appropriate.
 - Provide incentives for the reuse and recycling of building materials.
 - Provide adequate staffing required to implement sustainable practices.

Objective 4: Environmental Education. Environmental stewardship is essential to the future of Wyoming and the region. Wyoming will provide educational resources to highlight the importance of sustainability.

The major emphasis of the Ecological Conservation initiatives is to stimulate and strengthen environmental education throughout Wyoming by increasing communication, cooperation, and coordination among individuals and organizations. Environmental education will engage the residents of Wyoming to learn about our environment and our relationship to it from the time we are young, and continuing throughout life. Education should begin with the City through its website and newsletter, with annual Earth Day education programs. Collaboration with the School Board will be pursued to bring these important lessons into the classroom.

Strategies

- Develop/provide/sponsor ecological education programs and/or information utilizing the City website, newsletter and other media and presentations.



Figure 42. Example of a Bioswale

Summary of Ecological Stewardship & Sustainability

Ecological Stewardship & Sustainability Goal:
 Protect natural resources to ensure future sustainability with initiatives of ecological stewardship and sustainability.



Figure 43. Riparian Corridor in Wyoming

Objectives

- 1. Greenspaces.** Existing greenspace will be preserved when practical so that these natural ecosystems can continue to perform their vital functions.
- 2. Water Quality.** Wyoming will work to protect water quality. Special effort will be made to work in cooperation with the Metropolitan Sewer District and the Hamilton County Storm Water District.
- 3. Green Initiatives.** The City of Wyoming will act as a leader in the region.
- 4. Environmental Education.** Environmental stewardship is essential to the future of Wyoming, the region and beyond. Wyoming will provide educational resources to highlight the importance of sustainability.

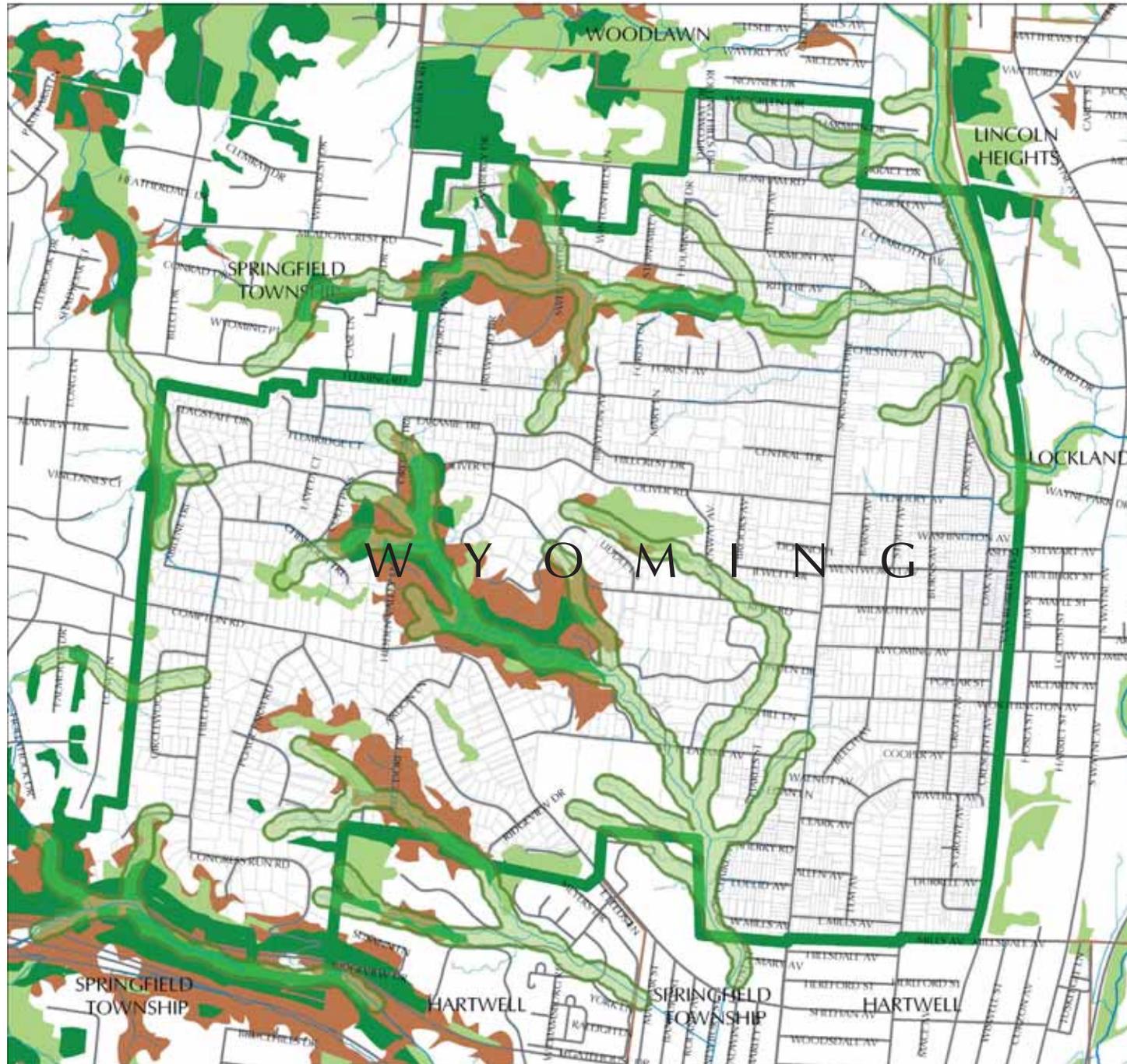
Strategies

Establish ecological restoration guidelines/regulations and encourage participation in environmental stewardship. - Encourage and/or provide incentives for green practices for residential development. - Provide adequate staffing required to implement sustainable practices. - Provide incentives for the reuse and recycling of building materials. - Develop/provide/sponsor ecological education programs and/or information utilizing the city website, newsletter and other media and presentations. - Review the existing building and zoning codes to determine if there are codes conflicting with LEED or other green building standards, and modify as appropriate.	I
Establish tree canopy goals that include standards for preservation and planting of native trees based on visual impact, land use, zoning and density.	I
Remove invasive species and plant native vegetation on land within the riparian corridor.	I
Develop and incorporate impervious surface ratio standards into the zoning code.	I
Expand city-wide recycling programs to include receptacles in parks and streets.	II
Work with Urban Forestry Green Areas Committee to identify critical open space and encourage land owners to donate land or conservation easements.	II
Require new multi-family and non-residential developments to include "Best Management Practices" in their storm water management plans.	II
Construct new public facilities to LEED standards.	II
Provide incentives for commercial development to obtain LEED certification standards through appropriate regulations.	II

Priority Key

EXTREMELY IMPORTANT - PRIORITIES FOR THE NEXT TEN YEARS	I
VERY IMPORTANT - DO AS RESOURCES PERMIT	II
IMPORTANT - FOR CONTINUED CONSIDERATION	III

Ecological Stewardship & Sustainability



- Wyoming City Limits
- Streams
- Riparian Zone
- Extreme Slope
- Forest Coverage
 - Pre 1931
 - Post 1931

| ECOLOGICAL STEWARDSHIP & SUSTAINABILITY |



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Figure 44. Ecological Stewardship & Sustainability Map

Visual Resources

Introduction

The relationship between community and sense of place is an expression of shared beliefs communicated through the landscape and built environment. Wyoming is a place of mature trees, beautiful homes, walkable streets and neighborhood parks. Enhancing these elements is important to maintaining and promoting the City as an attractive community in which to live and invest.

Visual Resources Goal:
Enhance the City's distinctive places through visual resource conservation and improvement.

Objective 1: Corridor Design. Major transportation corridors within the City should be attractively landscaped and designed.

Gateways and appropriate signage should welcome visitors and newcomers to Wyoming and direct them to areas of interest. New signage and gateway standards have been adopted and are being implemented. The new design vocabulary is contemporary in character, yet sympathetic to the City's heritage.

The Springfield Pike corridor consists primarily of single-family homes, with a concentration of commercial and multi-family housing at the gateways to the City. The existing commercial developments are designed to accommodate the automobile with parking in front. The development form is outdated and the properties can no longer maximize their full potential. There are no uniform design guidelines, identity or gathering places. Recommendations include developing Neighborhood Design District overlay zoning at the gateways to encourage design that is in keeping with the unique character of Wyoming.

In contrast, the City Center business district on Wyoming Avenue is that of a traditional town center. Retail buildings have zero set back and parking is grouped together behind the businesses in public parking facilities. A \$1.3 million capital improvement project was completed recently to upgrade the infrastructure and streetscape. The result is a more pedestrian friendly commercial district. Traffic along the Wyoming Avenue is light and travels at a speed that accommodates crossing pedestrians. This character of this district should be preserved and enhanced through appropriate zoning



Figure 45. Wyoming Avenue Streetscape overlays and guidelines

Strategies

- Develop Neighborhood Design District overlay zoning to encourage the continuity of design themes in certain locations.
- Develop a strategy to evaluate costs for relocating or burying utility lines.
- Complete the recommended gateway, signage and street furnishing program

Objective 2: Streetscape Amenities. The City will perform infrastructure improvements to increase pedestrian safety and enhance walkability.

The selection and detailing of street furnishings, paving, and lights strongly contribute to the character and personality of the street. A Streetscape Plan was performed and the existing street furniture is in the process of being updated. New benches, trash receptacles, and planters are currently being installed throughout the City.

Strategies

- Expand the street tree planting program to ensure biodiversity for maintenance and enhancement of the tree canopy.
- Prune street trees away from power lines to ensure safety while retaining their aesthetic value and health.

- Improve the visual quality and design of street identification poles.
- Improve the visibility of “non-controlled” crosswalks through textured/colored paving materials and/or other means.
- Expand the use of street-sign planters, hanging baskets and similar public enhancements

Objective 3: Public Spaces. The City will improve its existing public spaces and incorporate additional public spaces into the redevelopment of commercial districts.

Public space is a valuable asset to community scaled commercial development. Public space provides a respite from the noise of the street, and can serve as a place for civic gatherings. The Village Green provides a welcome focal point along the Wyoming Avenue business district corridor. Opportunities should be explored to provide additional open space as well as to improve the quality of existing public space.

Strategies

- Create community landmarks, public space and public art.



Figure 46. Business on Wyoming Avenue



Figure 47. Street Sign Improvements



Figure 48. Street Furniture Improvements

Summary of Visual Resources

Visual Resources Goal:
 Enhance the City's distinctive places through visual resource conservation and improvement.

Objectives

1. *Corridor Design.* Major transportation corridors within the City should be attractively landscaped and designed. Gateways and appropriate signage should welcome visitors and newcomers to Wyoming.
2. *Streetscape Amenities.* The City will perform infrastructure improvements to increase pedestrian safety and enhance walkability.
3. *Public Spaces.* The City will improve public space offerings and incorporate additional public spaces into the redevelopment of commercial districts.



Figure 49. Local Business

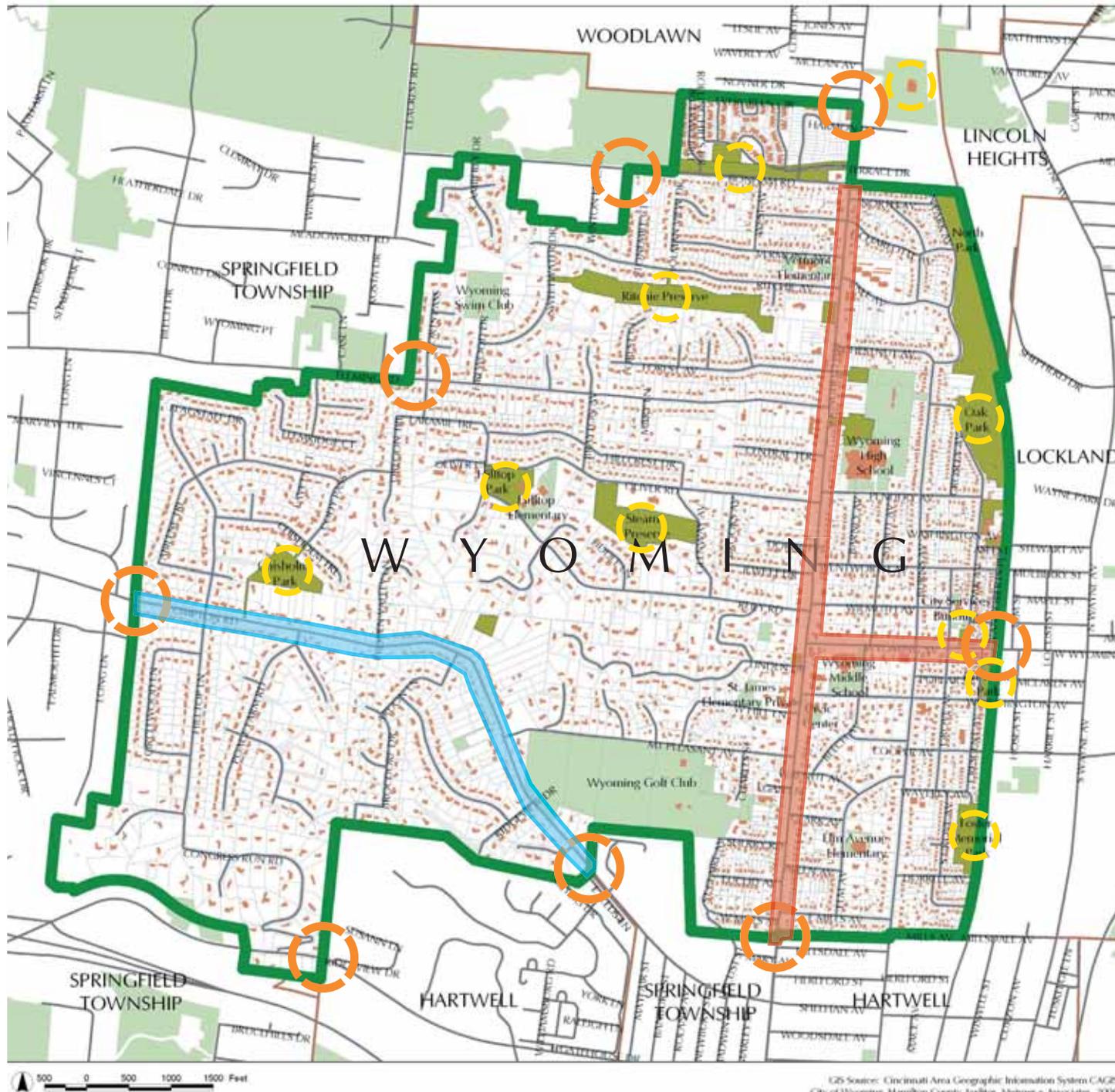
Strategies

Expand the street tree planting program to ensure biodiversity for maintenance and enhancement of the tree canopy.	I
Complete the recommended gateway, signage and street furnishing program.	I
Develop a strategy and evaluate costs for relocating or burying utility lines.	II
Develop Neighborhood Design District overlay zoning to encourage continuity of design themes in certain areas.	II
Create community landmarks, public spaces and public art.	II
Improve the visibility of "non-controlled" crosswalks through textured/colored paving materials and/or other means.	II
Improve the visual quality and design of street identification signs and poles.	III
Expand the use of street-sign planters, hanging baskets, and similar public enhancements.	III
Prune street trees away from power lines to ensure safety while retaining tree aesthetics and health.	III

Priority Key

EXTREMELY IMPORTANT - PRIORITIES FOR THE NEXT TEN YEARS	I
VERY IMPORTANT - DO AS RESOURCES PERMIT	II
IMPORTANT - FOR CONTINUED CONSIDERATION	III

Visual Resources



- Wyoming City Limits
- Wyoming Parks
- Primary Gateways
- Secondary Gateways
- Primary Corridor
- Secondary Corridor

VISUAL RESOURCES |



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LAND DESIGN

Figure 50. Visual Resources Map

Zones of Potential Change

Introduction

Change is constant -- even in mature communities. Successful change is accomplished by identifying opportunities and envisioning preferred outcomes with a balance of public need, sustainability, economic impacts and quality of life issues. The community planning process revealed broad support for improvements to the historic business district, City Center and Springfield Pike business corridor. This includes north Springfield Pike, the Promenade area around the Civic Center and south Springfield Pike.

Zones of Potential Change Goal:

Develop zones of potential change in such a way as to meet current and future needs of the residents of the City.

Objective 1: *The City Center.* Wyoming will encourage the redevelopment of the Wyoming Avenue Business District and it's environs as "The City Center."

Wyoming has a historic town center located in the eastern portion of the City on Wyoming Avenue along the railroad frontage. Recommendations for The City Center include providing an appropriate mix of neighborhood retail, office, civic and residential uses. Possible inclusion of a new Civic Center/Library complex could enhance the existing district; however, those components need to be analyzed and compared with the alternative of renovating or reconstructing the Civic Center and library at or near their existing sites. The concept envisions strengthening the historic business district by increasing the opportunity for residents to interact and providing a safe place for youth to gather.

It will be important to engage Lockland in planning redevelopment options in this business district. Improvements to both communities' business districts will serve to strengthen the collective market demand and provide more opportunities for attracting both businesses and consumers.

Strategies

- Redevelop "The City Center" with mixed uses that emphasize neighborhood scale retail, office, civic, and residential uses.
- Collaborate with Lockland to ensure the revitalization and improvement of the shared business district.
- Collaborate with Lockland to enhance the residential



Figure 51. Civic Center

neighborhood adjacent to our shared business district.

- Enliven the business districts by allowing for widened sidewalks to accommodate street cafes, plantings, awnings, signage and street furniture.

Objective 2: *The Promenade.* Wyoming will encourage the redevelopment of Springfield Pike between Wyoming Avenue and Worthington Avenue as "The Promenade."

The 1997 Master Plan identified the development of Springfield Pike between Wyoming and Worthington Avenues as one of two primary town centers. This was a key recommendation of the Plan. The future redevelopment of this area remains unclear and has been identified by residents a key area for potential change.

Currently, this section of the City provides valuable civic functions, including a branch of the public library and the Civic Center. The addition of the Half Day Cafe in 2006 has helped to reenergize this commercial district together with several other service and retail establishments. Future use in this area could include renovation or reconstruction of the existing Civic Center. Additional possibilities include senior housing, retail, or office condos.



Figure 52. North Pike

Strategies

- Redevelop “The Promenade” with mixed uses that emphasize compatible retail, office, civic and residential uses.
- Engage the Library Board to ensure the retention of the Wyoming Branch
- Renovate or construct a new Civic Center on existing site or at a new location.
- Enliven the business districts by allowing widened sidewalks to accommodate street cafes, plantings, awnings, signage and street furniture.

Objective 3: North Pike. Wyoming will encourage the redevelopment of North Springfield Pike as “North Pike.”

North Springfield Pike includes a mix of commercial, office and multi-family land uses. The existing businesses respond to the automobile traveling along Springfield Pike. The developments are set back from the street with parking lots between the building and the sidewalk and public right of way. This development form limits the properties’ potential for expansion and pedestrian safety/walkability.

Future use of this area should utilize design strategies that incorporate improved physical definition of streets and public spaces in ways that



Figure 53. South Pike

respect the pedestrian and enhance the quality of this urban and public space. Revitalization of the North Pike area goes hand-in-hand with efforts to enhance and revitalize the Woodlawn Springfield Pike corridor.

Strategies

- Redevelop “North Pike” with mixed uses that emphasize office, retail and residential uses.
- Collaborate with the Woodlawn to ensure the revitalization and improvement of the contiguous business district.

Objective 4: South Pike. Wyoming will encourage the redevelopment of South Springfield Pike as “South Pike.”

South Springfield Pike, within the boundary of the City, is residential. South of Wyoming, two jurisdictions straddle the Pike, each with its own zoning and development regulations. The commercial development along this portion of the corridor includes large retail establishments, commercial billboards, gas stations, small service, office and retail, and drive-through establishments. Improvement of this strip will involve complex interjurisdictional cooperation and financing strategies.

Strategies

- Collaborate with Springfield Township, the City of Cincinnati and Hartwell Community Council to ensure the revitalization and improvement of the Vine Street Corridor (South Pike.)

Summary of Zones of Potential Change

Zones of Potential Change Goal:
Develop zones of potential change in such a way as to meet current and future needs of the residents of the City.

Objectives

1. *The City Center.* Wyoming will encourage the redevelopment of the Wyoming Avenue Business District and it's environs as "The City Center."
2. *The Promenade.* Wyoming will encourage the redevelopment of Springfield Pike between Wyoming Avenue and Worthington Avenue as "The Promenade."
3. *North Pike.* Wyoming will encourage the redevelopment of North Springfield Pike as "North Pike."
4. *South Pike.* Wyoming will encourage the redevelopment of South Springfield Pike as "South Pike."



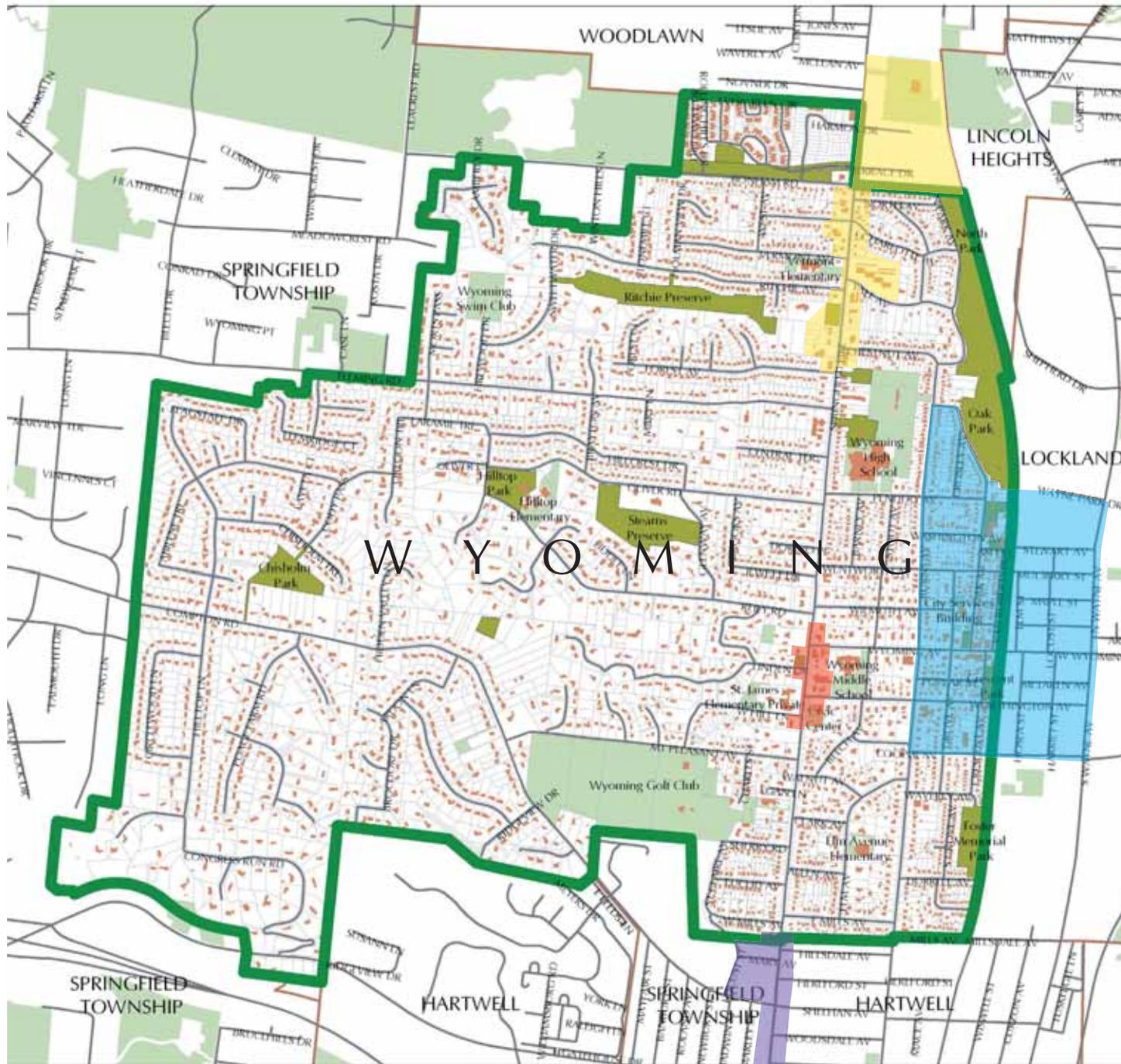
Figure 54. The City Center

Strategies

Redevelop the "The City Center" with mixed uses that emphasize neighborhood scale retail, office, civic and residential uses.	I
Redevelop "The Promenade" with mixed uses that emphasize retail, office, civic and residential uses.	I
Engage the Library Board to ensure the retention of the Wyoming Branch.	I
Renovate or construct a new Civic Center on existing site or at a new location.	I
Collaborate with Springfield Township and the City of Cincinnati to ensure the revitalization and improvement of the Vine Street Corridor ("South Pike").	II
Collaborate with the Village of Woodlawn to ensure the revitalization and improvement of the contiguous business district.	II
Redevelop "North Pike" with mixed uses that emphasize retail, office and residential uses.	II
Collaborate with Lockland to ensure the revitalization and improvement of the shared business district.	II
Collaborate with Lockland to enhance the residential neighborhood adjacent to our shared business district.	II
Enliven the business districts by allowing for widened sidewalks to accommodate street cafes, plantings, awnings, signage and street furnishings.	III

Priority Key

EXTREMELY IMPORTANT - PRIORITIES FOR THE NEXT TEN YEARS	I
VERY IMPORTANT - DO AS RESOURCES PERMIT	II
IMPORTANT - FOR CONTINUED CONSIDERATION	III



Zones of Potential Change

- ▬ Wyoming City Limits
- Wyoming Parks
- "North Pike"
- "The Promenade"
- "The City Center"
- "South Pike"

ZONES OF POTENTIAL CHANGE



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Figure 55. Zones of Change Map



GIS Source: Cincinnati Area Geographic Information System (CAGIS)
City of Wyoming, Hamilton County Auditor, Meissner + Associates, 2006

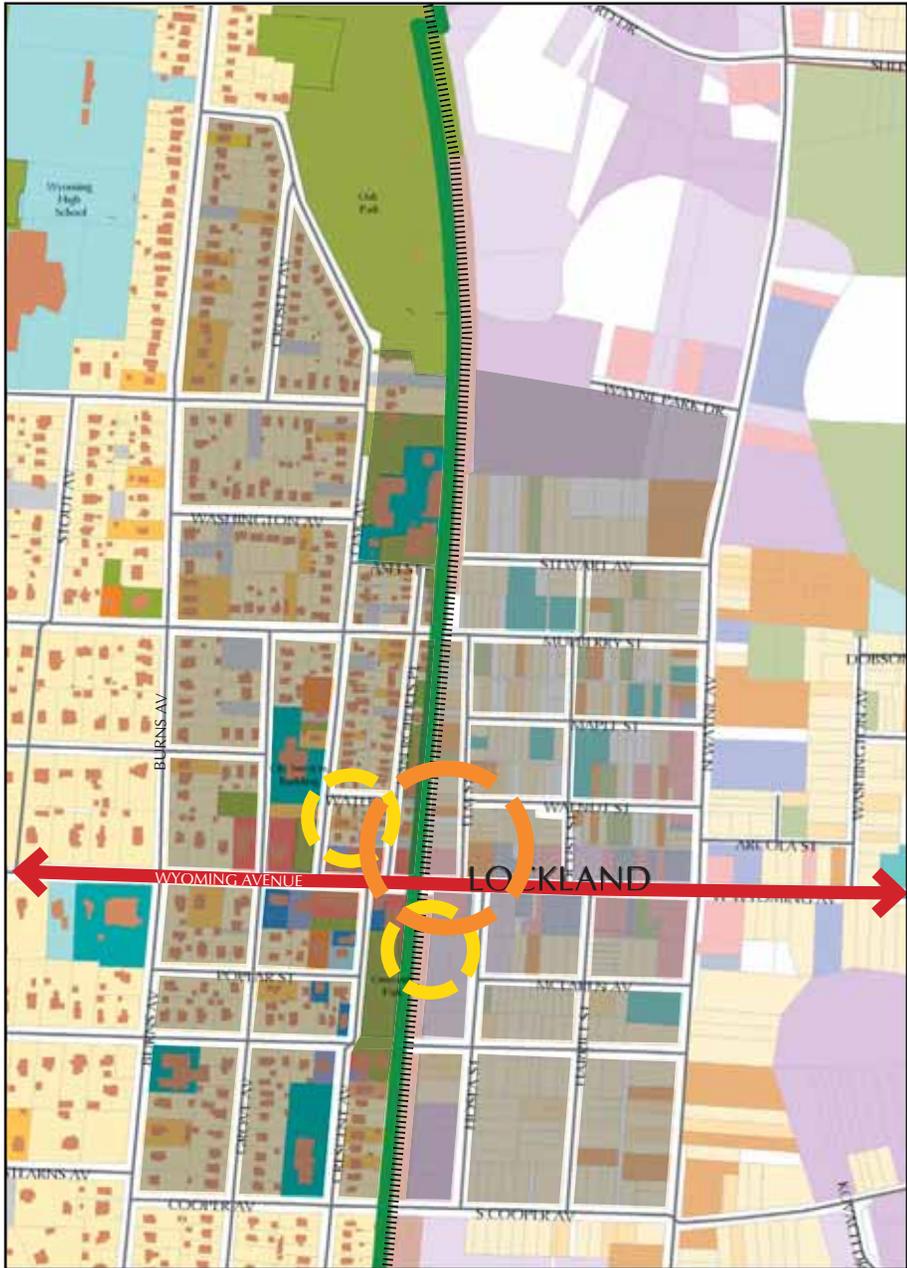


Figure 56. City Center Map

Wyoming City Limits	Existing Land Use Unknown	Low Density Residential	Commercial	Primary Gateway
Wyoming Parks	Educational	Med. Density Residential	Office	Secondary Gateway
Wyoming Public Schools	Green Space	High Density Residential	Light Industrial	Railroad Tracks
	Mixed Use			

“The City Center”

- Develop the Wyoming Avenue Business District and its Environs as “The City Center” with Mixed Uses That Emphasize Neighborhood Scale Retail, Office, Civic and Residential Uses
- Improve Existing Parks and Recreation Facilities Including Cooperative ventures with Lockland
- Provide, where feasible, a Network of Sidewalks and Bike Paths Between Schools, Parks, Recreation Center, Civic Center, the City Center and Neighborhoods
- Work with Appropriate Authorities and Neighboring Jurisdictions to Reduce Train Noise
- Complete Recommended Gateway Signage and Street Furnishings Program
- Explore External Funding Mechanisms for Development Financing
- Provide Incentives to Encourage Reinvestment in Aging Housing Stock
- Collaborate with Lockland to Ensure the Revitalization and Improvement of the Shared Business District Along Wyoming Avenue
- Continue Working with Lockland to Enhance the Residential Neighborhood Adjacent to our Shared Business District
- Develop Neighborhood Design District Overlay Zoning to Encourage Continuity of Design Themes in the Business Corridor.
- Evaluate Benefits of Establishing a TIF with Lockland to Jointly Finance Development Projects
- Strengthen Enforcement of Property Maintenance Codes
- Evaluate Costs for Relocating or Burying Utility Lines
- Create Community Landmarks, Public Spaces and Public Art to Enhance the Sense of Place
- Incorporate History of Community in Public Places Where Appropriate and When Opportunities Present Themselves
- Enliven Business District by Allowing for Widened Sidewalks to Accommodate Street Cafes, Plants, Awnings, Signage and Street Furnishings
- Coordinate Zoning and Design Guidelines with Lockland at the Gateway
- Create Strategies to Improve Regional and Local Access
- Create Strategies with Lockland to Improve Safety
- Coordinate Building Code Enforcement with Lockland
- Review Zoning to Improve Transition from Commercial to Residential and Historic District
- Expand the Use of Street-Sign Planters, Hanging Baskets, and Similar Public Enhancements

“The Promenade”

- Redevelop Springfield Pike at Wyoming Avenue as “The Promenade” with Mixed Uses that Emphasize Compatible Retail, Office, Civic and Residential Uses
- Renovate or Construct a New Civic Center on Existing Site or at a New Location
- Engage the Library Board to Ensure the Retention of the Wyoming Branch Library
- Improve Pedestrian Safety on Collector and Arterial Roads
- Provide, where feasible, a Network of Sidewalks and Bike Paths Between Schools, Parks, Recreation Center, Civic Center, the City Center and Neighborhoods
- Explore External Funding Mechanisms for Development Financing
- Develop Neighborhood Design District Overlay Zoning to Encourage Continuity of Design Themes in Certain Areas
- Improve Visibility of Non-Controlled Crosswalks
- Evaluate Costs for Relocating or Burying Utility Lines
- Collaborate with the School District to Identify Additional Opportunities for Sharing Physical Resources
- Create Community Landmarks, Public Spaces and Public Art to Enhance the Sense of Place
- Incorporate History of Community in Public Places Where Appropriate and When Opportunities Present Themselves
- Create Strategies to Improve Regional and Local Access
- Enliven Business District by Allowing for Widened Sidewalks to Accommodate Street Cafes, Plants, Awnings, Signage and Street Furnishings
- Prune Street Trees Away From Power Lines to Ensure Safety While Retaining Tree Aesthetics and Health
- Expand the Use of Street-Sign Planters, Hanging Baskets, and Similar Public Enhancements

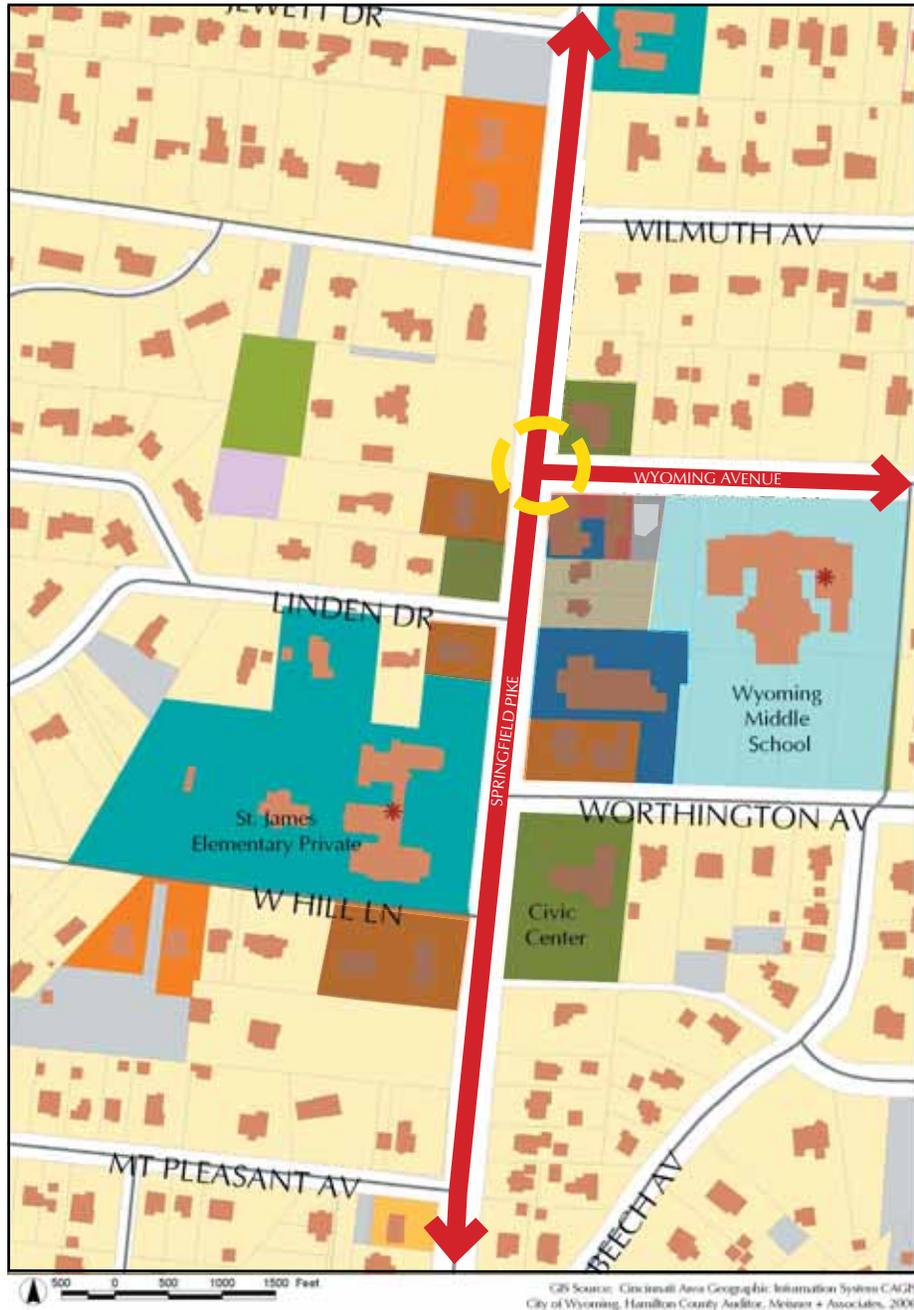
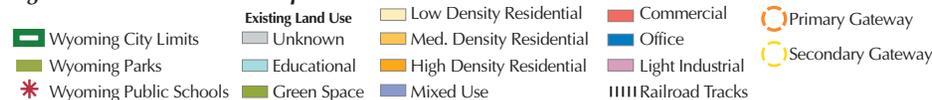


Figure 57. The Promenade Map





GIS Source: Cincinnati Area Geographic Information System CAGIS
 City of Wyoming, Hamilton County Auditor, Meister + Associates, 2006

“North Pike”

- Provide, where feasible, a Network of Sidewalks and Bike Paths Between Schools, Parks, Recreation Center, Civic Center, the City Center and Neighborhoods
- Investigate Ways to Improve Pedestrian Safety on Collector and Arterial Roads
- Improve Visibility of Non-Controlled Crosswalks
- Complete Recommended Gateway Signage and Street Furnishings Program
- Improve Existing Park and Recreation Facilities Including Cooperation with the Village of Woodlawn
- Explore External Funding Mechanisms for Development Financing
- Develop Neighborhood Design District Overlay Zoning to Encourage Continuity of Design Themes in Certain Areas
- Create Community Landmarks, Public Spaces and Public Art to Enhance the Sense of Place
- Work With Green Areas Committee to Encourage Land Owners to Donate Land or Conservation Easements
- Redevelop with An Emphasis on Compatible Office, Retail and Residential Uses
- Collaborate with the Village of Woodlawn to Revitalize and Improve the Contiguous Business District
- Coordinate Zoning and Design Guidelines at the Gateway to the Village of Woodlawn
- Prune Street Trees Away From Power Lines to Ensure Safety While Retaining Tree Aesthetics and Health
- Create Strategies to Improve Regional and Local Access
- Evaluate Costs of Relocating or Burying Utility Lines

Figure 58. North Pike Map

Wyoming City Limits	Existing Land Use Unknown	Low Density Residential	Commercial	Primary Gateway
Wyoming Parks	Educational	Med. Density Residential	Office	
Wyoming Public Schools	Green Space	High Density Residential	Light Industrial	
		Mixed Use	Railroad Tracks	

“South Pike”

- Improve Existing Park and Recreation Facilities Including Cooperation with Springfield Township and the City of Cincinnati
- Complete Recommended Gateway Signage and Street Furnishings Program
- Explore External Funding Mechanisms for Development Financing including the establishment of a Joint Economic Development District with Springfield Township
- Cooperate with Springfield Township and the City of Cincinnati to Ensure the Revitalization and Improvement of South Springfield Pike
- Investigate Ways to Improve Pedestrian Safety on Collector and Arterial Roads
- Improve Visibility of Non-Controlled Crosswalks
- Coordinate Zoning and Design Guidelines with Springfield Township and the City of Cincinnati
- Create Strategies to Improve Regional and Local Access
- Create and Implement a Regional Strategy to Revitalize the Galbraith Road Area



Figure 59. South Pike Map

GIS Source: Cincinnati Area Geographic Information System (CAGIS)
City of Wyoming, Hamilton County Auditor, Meriner + Associates, 2006

<ul style="list-style-type: none"> Wyoming City Limits Wyoming Parks Wyoming Public Schools 	<ul style="list-style-type: none"> Unknown Educational Green Space 	<ul style="list-style-type: none"> Low Density Residential Med. Density Residential High Density Residential Mixed Use 	<ul style="list-style-type: none"> Commercial Office Light Industrial Railroad Tracks 	<ul style="list-style-type: none"> Primary Gateway
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Figure 58. South Pike Map

Adjacent Jurisdictional Cooperation

Introduction

The continued success of Wyoming is directly linked with the success of its neighbors and with the region. It is imperative that Wyoming work with its neighbors in the Greater Cincinnati / Hamilton County region to address issues of mutual concern, such as economic development, transportation, safety and neighborhood preservation.

Adjacent Jurisdictional Cooperation Goal:
Collaborate with adjoining jurisdictions on issues of mutual concern.

Objective 1: Regional Collaboration. Wyoming will collaborate with neighboring jurisdictions to address areas of mutual interest.

As a part of this planning process, the City has contacted and collaborated with each of its neighboring jurisdictions. This effort would benefit all jurisdictions by becoming an established “Local Government Consortium” consisting of members from each neighboring jurisdiction, as well as members representing Hamilton County. This Consortium would hold regular meetings to discuss and address matters of mutual importance.

Recently, the City cooperated with Lockland to apply for a grant to acquire and demolish a number of dilapidated homes on the west side of Elm Avenue. The grant was awarded and the land is being converted to greenspace. This effort provided mutual benefit through the removal of unsafe buildings and the reduction of crime in the area. Cooperation of this kind is encouraged to continue.

Strategies

- Establish a “Local Government Consortium” with members of neighboring jurisdictions and Hamilton County to convene regularly to discuss and address matters of mutual concern, importance and benefit.
- Create strategies to improve regional and local access.
- Foster the creation and implementation of a regional strategy to revitalize the Galbraith Road corridor.

Objective 2: Joint Redevelopment. Wyoming will work with neighboring jurisdictions to improve the quality of its shared business districts.

Wyoming’s shared business districts are outdated and have potential for improvement through redevelopment. Cooperative development of these shared districts could provide a number of benefits to the City and each adjacent jurisdiction. The establishment of economic benefit districts such as TIFs and JEDDs, or other joint development opportunities should be researched assessing associated costs and benefits. Additional means of improving development and redevelopment options among neighboring jurisdictions could be made through coordinating zoning and building code regulations along common borders.

Strategies

- Coordinate zoning and design guidelines along common borders.
- Coordinate property maintenance code enforcement, safety and housing improvement programs.

Objective 3: Services. Wyoming will collaborate with adjacent jurisdictions to reduce the expense of public services.

In order to meet the increased demand for sports field space by Wyoming residents, the City recently engaged the Hamilton County Park District and Springfield Township to jointly explore development of land for soccer and other outdoor recreational activities. The City should continue to pursue such opportunities with adjacent jurisdictions in order to maximize recreational opportunities and to reduce the potential financial implications to the City’s residents. The City should research the associated costs and benefits of providing joint services where and when appropriate. The communities already coordinate fire, safety and EMS services. Continued emphasis on these important services will enhance all communities.

Strategies

- Consider the feasibility of coordinating park and recreation facilities.
- Create and implement strategies to improve safety.

Initial Summary of Adjacent Jurisdictional Priorities

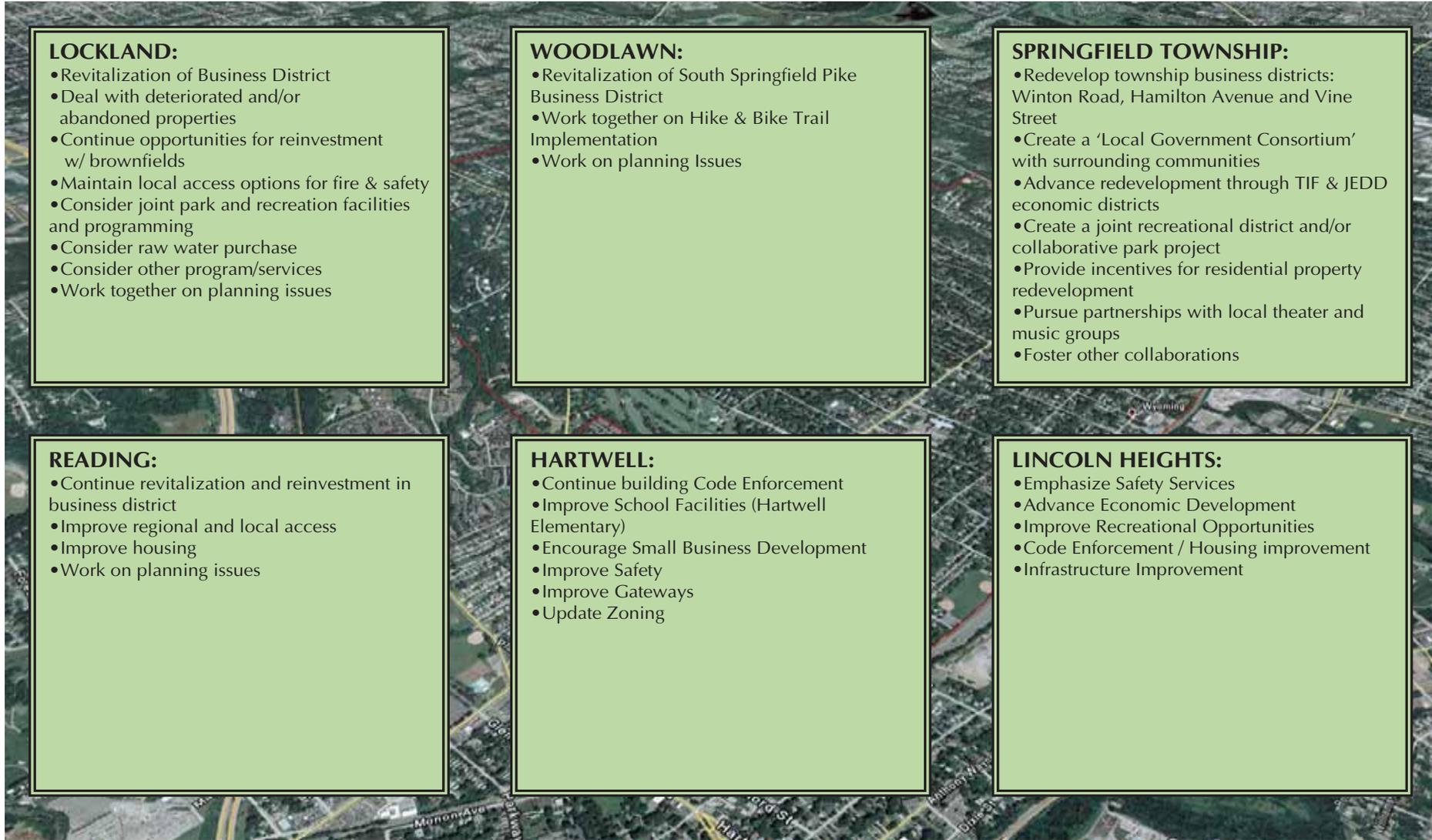


Figure 60. Adjacent Jurisdiction Input / Important Issues

Summary of Adjacent Jurisdictional Cooperation

Adjacent Jurisdictional Cooperation Goal:
Collaborate with adjoining jurisdictions on issues of mutual concern.

Objectives

1. *Regional Collaboration.* Wyoming will collaborate with neighboring jurisdictions to address areas of mutual concern.
2. *Joint Redevelopment.* Wyoming will work with neighboring jurisdictions to improve the quality of its shared business districts.
3. *Services.* Wyoming will collaborate with adjacent jurisdictions to reduce the expense and increase the effectiveness of public services.



Figure 61. Wyoming Avenue in Lockland Business District

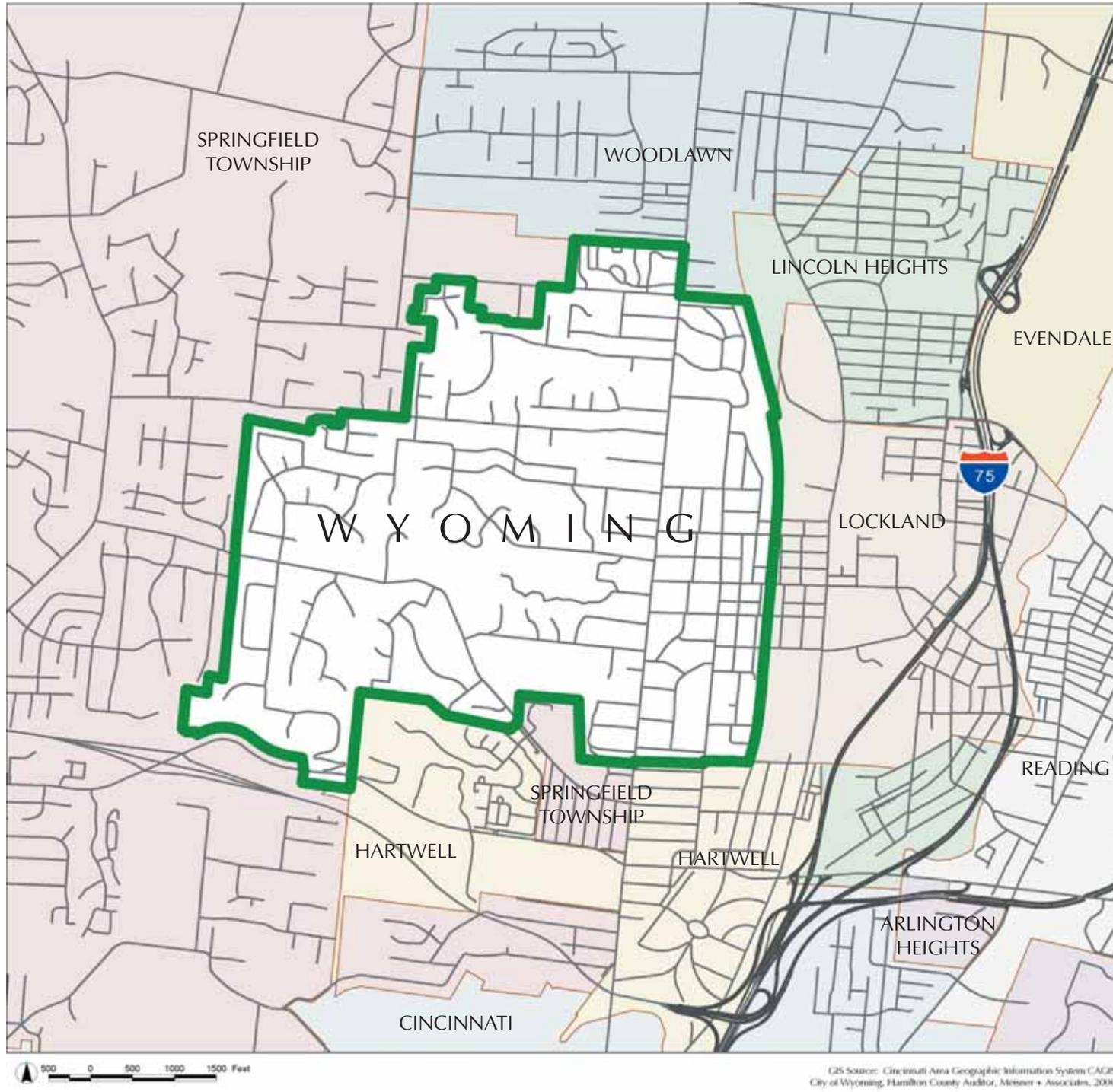
Strategies

Establish a “Local Government Consortium” with members of neighboring jurisdictions and Hamilton County and convene regularly to discuss and address matters of mutual concern, importance, and benefit.	I
Coordinate zoning and design guidelines along common borders.	II
Coordinate building code enforcement and housing improvement programs.	III
Consider the feasibility of coordinating park and recreational facilities.	III
Create strategies to improve regional and local access.	III
Create and implement strategies to improve safety.	III
Foster the creation and implementation of a regional strategy to revitalize the Galbraith Road area.	III

Priority Key

EXTREMELY IMPORTANT - PRIORITIES FOR THE NEXT TEN YEARS	I
VERY IMPORTANT - DO AS RESOURCES PERMIT	II
IMPORTANT - FOR CONTINUED CONSIDERATION	III

Adjacent Jurisdictional Cooperation



| ADJACENT JURISDICTIONAL COOPERATION |



MEISNER + ASSOCIATES
LAND DESIGN

Figure 62. Adjacent Jurisdictions Map



IMPLEMENTATION & CONCLUSION



Figure 63. Public Open House



Figure 64. Public Open House

Implementation

Bringing into reality the recommendations of this Plan is the most exciting step in the planning process. As citizens see their ideas validated and implemented enthusiasm will grow to encourage the City to take each next step. This Plan will evolve with the enthusiasm of Wyoming's citizens.

This section consolidates the actions recommended in the Visions chapter into a summary matrix. This implementation matrix defines the diverse recommendations of the community. Prioritization of these strategies, considered input from numerous stakeholders. Visual preference, fiscal and general prioritization exercises assisted in assessing the importance of these many recommendations. The exercises were conducted with the six Focus Groups, the Youth Focus Group and Public Workshop. Input was considered from meetings with the Business Association and Adjacent Jurisdictions as well. Results compiled from the Public Opinion Survey sent to all residents was extremely useful in assessing the needs and desires of residents, property owners, business owners, civic institutions and faith based organizations. Results from the visual preference, fiscal and prioritization exercises conducted by the Master Plan Committee were equally important in this process. Once results from Focus Groups, Public Workshop, Youth Focus Group, Business Association Meeting, Adjacent Jurisdictions Meeting, General Public Opinion Survey and Master Plan Committee were compiled the priorities were arranged into three groups:

- Extremely Important - Priorities for the Next Ten Years
- Very Important - Do As Resources Permit
- Important - For Continued Consideration

A more detailed implementation work schedule is recommended to be developed after adoption of the Plan. This would outline each project schedule and identify strategic partners needed to implement every element in the Plan. The excitement begins.

ACTION AGENDA & PRIORITIZATION OF STRATEGIES

EXTREMELY IMPORTANT - PRIORITIES FOR THE NEXT TEN YEARS

Maintain long term fiscal health through fiscal planning. - Maintain or improve 'AA' Bond Rating. - Perform benefit and cost analysis related to incentives for strategies outlined in this Plan.	I
Maintain, and improve where possible, the high quality of current City services and explore opportunities to increase the types of services provided.	I
Explore external funding mechanisms for development financing. - Initiate development ventures with joint public/private financing. - Identify and seek grants and outside funding sources to offset costs of providing new programs and services. - Evaluate cost-sharing of mutually beneficial initiatives with adjacent jurisdictions. - Perform benefit and cost analyses of partnering with adjacent jurisdictions by establishing TIF and on JEDD districts.	I
Work with appropriate authorities and neighboring jurisdictions to reduce train noise.	I
Improve existing parks, trails and recreation facilities and expand where appropriate, including cooperation ventures with neighboring jurisdictions.	I
Improve pedestrian safety on collector and arterial roads.	I
Provide, where feasible, a network of sidewalks and bicycle paths between schools, parks, Recreation Center, Civic Center, the City Center, neighborhoods, etc.	I
Develop guidelines, or regulations and incentives, to encourage property owners to maintain the historic character of their homes.	I
Establish tree canopy goals that include standards for preservation and planting of native trees based on visual impact, land use, zoning and density.	I
Establish ecological restoration guidelines/regulations and encourage participation in environmental stewardship. - Encourage and/or provide incentives for green practices for residential development. - Provide adequate staffing required to implement sustainable practices. - Provide incentives for the reuse and recycling of building materials. - Develop/provide/sponsor ecological education programs and/or information utilizing the city website, newsletter and other media and presentations. - Review the existing building and zoning codes to determine if there are codes conflicting with LEED or other green building standards, and modify as appropriate.	I
Remove invasive species and plant native vegetation on land within the riparian corridor.	I
Develop and incorporate impervious surface ratio standards into the zoning code.	I
Expand the street tree planting program to ensure biodiversity for maintenance and enhancement of the tree canopy.	I
Complete the recommended gateway, signage and street furnishing program.	I
Redevelop the "The City Center" with mixed uses that emphasize neighborhood scale retail, office, civic and residential uses.	I
Redevelop "The Promenade" with mixed uses that emphasize retail, office, civic and residential uses.	I
Engage the Library Board to ensure the retention of the Wyoming Branch.	I
Renovate or construct a new Civic Center on existing site or at a new location.	I
Establish a "Local Government Consortium" with members of neighboring jurisdictions and Hamilton County and convene regularly to discuss and address matters of mutual concern, importance, and benefit.	I

VERY IMPORTANT - DO AS RESOURCES PERMIT

Collaborate with School District to identify additional opportunities for sharing physical resources.	II
Provide incentives to encourage reinvestment in aging housing stock.	II
Strengthen enforcement of property maintenance codes.	II
Ensure that parks, trails, and recreation facilities provide appropriate and desirable opportunities to all segments of the population	II
Provide ADA access to parks, trails and recreation areas to ensure that all residents have access to appropriate facilities.	II
Conduct a feasibility study for a potential intra-city Wyoming shuttle.	II
Establish Wi-Fi throughout the City.	II
Develop architectural guidelines and educational programs to maintain neighborhoods of unique character.	II
Expand city-wide recycling programs to include receptacles in parks and streets.	II
Work with Urban Forestry Green Areas Committee to identify critical open space and encourage land owners to donate land or conservation easements.	II
Require new multi-family and non-residential developments to include "Best Management Practices" in their storm water management plans.	II
Construct new public facilities to LEED standards.	II
Provide incentives for commercial development to obtain LEED certification standards through appropriate regulations.	II
Develop a strategy and evaluate costs for relocating or burying utility lines.	II
Develop Neighborhood Design District overlay zoning to encourage continuity of design themes in certain areas.	II
Create community landmarks, public spaces and public art.	II
Improve the visibility of "non-controlled" crosswalks through textured/colored paving materials and/or other means.	II
Collaborate with Springfield Township and the City of Cincinnati to ensure the revitalization and improvement of the Vine Street Corridor ("South Pike").	II
Collaborate with the Village of Woodlawn to ensure the revitalization and improvement of the contiguous business district.	II
Redevelop "North Pike" with mixed uses that emphasize retail, office and residential uses.	II
Collaborate with Lockland to ensure the revitalization and improvement of the shared business district.	II
Collaborate with Lockland to enhance the residential neighborhood adjacent to our shared business district.	II
Collaborate with Lockland to enhance the residential neighborhood adjacent to our shared business district.	II
Coordinate zoning and design guidelines along common borders.	II

IMPORTANT - FOR CONTINUED CONSIDERATION

Review the zoning in the area bounded by Burns Avenue, the eastern corporation line, Chestnut Avenue to the southern corporation line to promote single-family use.	III
Maintain and improve senior leisure opportunities and programs.	III
Expand youth leisure opportunities and programs.	III
Evaluate pre-1957 homes within "The Village" district labeled "intrusions" to determine if they now qualify for historic designation, and if so, pursue this designation.	III
Re-evaluate the boundaries of "The Village" NRHP historic district to determine if they may encompass neighboring pre-1957 properties, and if so, pursue this designation.	III
Evaluate the potential of additional neighborhoods qualifying as a NRHP historic district or other special district, and if so, pursue this designation.	III
Re-evaluate the zoning/historic preservation ordinance to consider adopting neighborhood overlay district(s) in appropriate area(s) of the City to protect historic character of the neighborhoods.	III
Explore possibility of Historic Museum or Center.	III
Incorporate history of community in public places where appropriate and when opportunities present themselves.	I
Improve the visual quality and design of street identification signs and poles.	III
Expand the use of street-sign planters, hanging baskets, and similar public enhancements.	III
Prune street trees away from power lines to ensure safety while retaining tree aesthetics and health.	III
Enliven the business districts by allowing for widened sidewalks to accommodate street cafes, plantings, awnings, signage and street furnishings.	III
Coordinate building code enforcement and housing improvement programs with adjacent jurisdictions.	III
Consider the feasibility of coordinating park and recreational facilities with adjacent jurisdictions.	III
Create strategies with adjacent jurisdictions to improve regional and local access.	III
Create and implement strategies with adjacent jurisdictions to improve safety.	III
Foster the creation and implementation of a regional strategy to revitalize the Galbraith Road area.	III

Conclusion

This Master Plan sets an exciting new horizon of opportunities for Wyoming's future. The implementation of these visions will guide investments to protect existing resources and serve as a catalyst for important reinvestment.

The 2007 Master Plan is an official planning public document; adopted by City Planning Commission and received by City Council. The City of Wyoming will use this Plan as a long-term guide for detailed planning, implementation and development during the next decade.

The 2007 Master Plan is a publicly authored document. The master planning process was citizen driven and guided by a volunteer based Master Plan Committee. Input for this document came from Wyoming residents, business owners, property owners and all who value this very special and historic community. The result is a document that reflects the vision of the citizens of Wyoming.

The Master Plan addresses seven major themes that are extremely important to Wyoming's future. The themes include fiscal responsibility, neighborhood preservation and improvement, historic preservation, ecological stewardship and sustainability, visual resources, zones of potential change, and adjacent jurisdictional cooperation. Specific recommendations were generated for each of these themes.

The 2007 Master Plan sets a solid foundation for implementation. Implementation strategies outlined in the Master Plan are based on goals, potential partnerships, development guidelines and funding tools. The Plan highlights goals, objectives and implementation strategies that are both practical and visionary.

Much of this document focuses upon issues specific to the City of Wyoming, however, neighboring jurisdiction's goals and visions are equally important. Care has been taken to listen and incorporate the most important issues of these neighboring communities into the Plan as Wyoming as a deep understanding of the importance of ongoing collaboration with the communities that surround the City. It is hoped that great accomplishments will be achieved by cooperating across jurisdictional boundaries.



Figure 65. Public Open House



Figure 66. Public Open House



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A: GLOSSARY OF TERMS

Accessibility – The ease and convenience with which a community, property, or building can be entered by customers, tenants, and other users, by various modes of transportation.

Americans with Disabilities Act (ADA) – Federal law enacted in 1990 that prohibits discrimination based on disabilities and sets forth standards for accessibility.

Architectural Guidelines – A set of regulations to direct architectural and/or landscape architectural alterations, as in a historic district or other special district in the City of Wyoming.

Arterial Road – Major roadway within a city. Generally large, high capacity roads providing connectivity between collector roads and limited access highways or freeways.

Best Management Practices (BMP) – Structural, non-structural or managerial techniques used to prevent and reduce nonpoint source pollution. Many BMPs are low, or no cost efforts as they focus on a change in general practices.

Bioswale – Broad open channel that is lined with grass, or special vegetation, which acts as a filter to remove pollutants from runoff.

Citizen Planner – A stakeholder in a community who shares their vision about land use, natural and cultural resources and quality of life as it pertains to a planning process.

City Council – A mayor and six community members elected at large on odd numbered years for two year terms. They enact the laws and formulate the policies of the City of Wyoming.

Collaboration – Act of working jointly to accomplish a shared goal, as with the City of Wyoming and adjacent jurisdictions.

Collector Road – A road linking traffic on local roads to the arterial road network.

Community Landmark – A prominent identifying feature.

Community Website – www.wyoming.oh.us.

Conservation – The management of resources so as to eliminate waste or maximize efficiency of use.

Design District Overlay – Zoning tool to establish specific development standards and review procedures for a specific area with unique needs.

Ecological/Ecosystem – An issue or principle relating to the interdependence of all living organisms in an environment or in a specific unit of the natural environment.

Erosion – Wearing away of land or soil by the actions of wind, water, or ice.

Financial Incentive – A practice by financial means to complete a certain objective, i.e. tax incentives in restoring a historic property, or making a property more energy efficient.

Focus Group – A small group of people whose response to something is studied to determine the response that can be expected from a larger population. Wyoming was divided into 6 focus groups.

General Public Opinion Survey – A general non-scientific survey administered by the Master Plan Committee that assessed the needs and desires of the residents, property owners, business owners, civic institutions and faith-based organizations of the City.

Green Areas Trust – Trust that works to protect the natural features of Wyoming, by receiving donated parcels of land from residents. The agency protects approximately 25 acres.

Green Initiatives – Beginning or introductory steps to following more environmentally friendly practices.

Green Roof – A garden on the roof of a building, especially one found in an urban setting. Advantages include ability to grow low maintenance plants, reducing heating and cooling loads on a building, reducing the urban heat island effect, increasing roof life span, reducing storm water runoff, and filters pollutants.

Historic District – Area of historical significance, the City of Wyoming contains “The Village” Historic District located east of Springfield Pike, consisting of over 300 homes of historical significance.

Home Rule - The power of a local government to adopt its own land-use regulations as prescribe in the Ohio Revised Code.

Intrusions – Inappropriate or inconsistent physical addition. As it pertains to the Master Plan, homes in “The Village” Historic District not in keeping with historic designation are referred to as “intrusions.”

Invasive Species – A species that does not naturally occur in a specific area and whose introduction does, or is likely to cause economic or environmental harm or harm to human health.

JEDD (Joint Economic Development District) - An arrangement in Ohio where one or more municipalities and a township agree to work together on developing portions of the township. The municipality and the township split earnings taxes levied in the JEDD without annexation. The township does not lose prime development land, can still collect property taxes and successfully partners with the municipality.

Landscape Guidelines - A set of regulations to direct the design and implementation of landscaping alterations, as in a historic district or other special district in the City of Wyoming.

Leadership in Energy/Environmental Design (LEED) Standards–Nationally accepted standards for the design, construction, and operation of high performance green buildings, promoting a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality. A sustainability guide.

Local Government Consortium – A group formed of jurisdictions adjacent to one another with the intent of regularly meeting to address matters of mutual concern, importance and benefit.

Master Plan – A comprehensive long-range plan intended to guide the growth and development of a community or region and one that includes analysis, recommendations and proposals for the community’s population, economy, housing, transportation, community facilities, sustainability, urban design and land use.

Multi-Modal Network – Transportation network covering several modes of transportation including automobile, bus, passenger rail, bicycle, pedestrian, etc.

National Register of Historic Places – The National Register of Historic Places is the Nation’s official list of cultural and historic resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties must be 50 years old or more and can include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, of the U.S. Department of the Interior.

Native Vegetation – All plants indigenous to the City of Wyoming vicinity and southwest Ohio.

Natural Biofilter – Natural pollution control technologies that use microorganisms to treat pollution.

Natural Resources – Materials that occur in nature and are essential or useful to humans, such as water, air, land, forests, fish and wildlife, topsoil, and minerals.

New Urbanism – Planning practice that incorporates interrelated patterns of land use, transportation, and urban form to create communities that foster desirable characteristics of human habitation: neighborliness, environmental sustainability, economic efficiency and participation in civic processes.

Nonpoint - Being pollution or pollutant that does not arise from a single identifiable source.

North Pike - North Springfield Pike corridor. (See map)

Planning Commission – The City of Wyoming Planning Commission reviews and makes recommendations on Development Plans and other items relating to planning, zoning, and platting of land. Planning Commission recommends amendments to the City’s Land Use Plan, zoning ordinances, and other plans to assist in the comprehensive development or redevelopment of the City. It consists of four elected citizens, a representative from City Council, and City staff and meets on the first Monday of each month at 7:00 p.m. in the Council Chambers of the City Building.

Public Art – Work of art in any media that has been planned and executed with the specific intention of being sited or staged in the public domain, usually outside and accessible to all, and can involve community engagement and collaboration.

Public Open House – As it pertains to the Master Plan, an open public meeting where the preliminary work done for the Master Plan was presented to the citizens of Wyoming with the intention of receiving feedback from all interested parties.

Public Space – A place where the general public has a right to come without paying an entrance or other fee.

Public Workshop – As it pertains to the Master Plan, an open public meeting where residents were given general information on the Master Plan and given the opportunity to share their opinions and take part in visual preference, fiscal and prioritization exercises.

Quality of Life – The level of enjoyment and fulfillment derived by humans for the life they live within their local economic, cultural, social, and environmental conditions.

Rain Barrel – Barrel used to collect rainwater for use during times of drought often for gardening proposes. A key sustainability method to reduce storm water impacts.

Riparian Zone – Transitional area between terrestrial and aquatic ecosystems, and adjacent to perennial, intermittent, and ephemeral streams, lakes, and estuarine-marine shorelines, that is distinguished by gradients in biophysical conditions, ecological processes, and biota, through which surface and subsurface hydrology connect water bodies with their adjacent uplands.

Sedimentation – The act or process of depositing sediment, which is material that settles to the bottom of a liquid.

Smart Growth – A land use planning technique in response to the problems associated with unplanned, unlimited suburban development. Smart growth principles call for more efficient land use, compact development patterns, less dependence on the automobile, a range of diverse housing opportunities and choices, equitable allocation of costs and benefits of development, an improved job/housing balance, and protection of open spaces, environmentally sensitive areas, and agricultural lands.

South Pike - South Springfield Pike area both within Wyoming and within Springfield Township and the City of Cincinnati. (See map)

Stewardship – the conducting, supervising, or managing of something; especially the careful and responsible management of something entrusted to one’s care, i.e. the environment.

Streetscape – The character defining components of a public right of way including roadway pavement and curbing, parking areas, sidewalks, street trees, public signage and traffic control devices, cross-walk treatments, street furniture such as benches, trash receptacles, and lighting fixtures and building setbacks and facades.

Surface Runoff – The rainfall, irrigation water or wastewater that does not infiltrate into the soil.

Sustainability – A method of managing or using a resource so that the resource is not depleted or permanently damaged. As it pertains to the Master Plan the careful use of natural resources so that the future availability of such resources is not compromised.

The City Center – The current historic town center of the City of Wyoming, “The Wyoming Avenue Business District.” (See map)

The Promenade – Area identified for potential development at the intersection of Springfield Pike and Wyoming Avenue. (See Figure 56)

TIF (Tax Increment Financing) - Tool to use future gains in taxes to finance the current improvements that will enhance those gains. The increased tax revenues are the “tax increment”. Tax Increment Financing dedicates that increased revenue to finance debt issued to pay for the project. TIF is designed to channel funding toward improvements in distressed or underdeveloped areas where development would not otherwise occur.

Tree Canopy – The top layer of a tree including its branches and foliage.

Urban Forestry Board - The Board is established by City Council and establishes programs, approves regulations, plans, and promotes forestry within the City of Wyoming. The Board acquires, develops, and administers green areas within the City.

Vision – Desired future state of the jurisdiction based on the goals developed by the jurisdiction.

Visual Resources – The quality of the environment as perceived through visual senses.

Zones of Potential Change – Areas identified within the City for (re)development.

Zoning – The method used by cities to promote the compatibility of land uses by dividing tracts of land within the city into different districts or zones.

PUBLIC PARTICIPATION PROCESS

The highlighted dates below represent the dates of key public involvement in the master planning process.



 Focus Group A Meetings
#1 November 7, 2006; #2 November 28, 2006

 Focus Group B Meetings
#1 November 8, 2006; #2 November 29, 2006

 Focus Group C Meetings
#1 November 9, 2006; #2 November 30, 2006

 Focus Group D Meetings
#1 November 13, 2006; #2 December 5, 2006

 Focus Group E Meetings
#1 November 14, 2006; #2 December 6, 2006

 Focus Group F Meetings
#1 November 15, 2006; #2 December 7, 2006

 Public Workshop
January 13, 2007

 Youth Focus Group
January 20, 2007

 Business Association Meeting
February 14, 2007

 Adjacent Jurisdictions Meeting
February 26, 2007

 Public Open House
April 28, 2007

 Presentation #1 Draft Master Plan to Planning Commission
May 14, 2007

 Presentation #2 Planning Commission Adoption of the Master Plan
July 9, 2007

 Presentation to City Council
July 16, 2007

 Public Hearing at City Council
August 20, 2007

Master Plan Committee Schedule

6/12/06	Master Plan Committee / Pre Meeting
7/12/06	Master Plan Committee #1 / Kick Off Meeting
7/19/06	Master Plan Committee #2 / Goals Meeting
8/16/06	Master Plan Committee (EC #1) Status Meeting
9/05/06	Master Plan Committee (EC #2) Status Meeting
9/12/06	Master Plan Committee #3 / 70% Research + Survey Meeting
9/20/06	Master Plan Committee (EC #3) Status Meeting
9/26/06	Master Plan Committee #4 / 95% Research + Historic Committee Meeting
10/3/06	Master Plan Subcommittee Meeting #1
10/11/06	Master Plan Subcommittee Meeting #2
10/18/06	Master Plan Committee (EC #4) Status Meeting
10/24/06	Master Plan Committee #5 / Focus Groups Preparation
11/01/06	Master Plan Committee (EC #5) Status Meeting
11/02/06	Master Plan Committee #6 / Economic Report Review + Survey Findings Review
11/07/06	Focus Group Meeting #1 Area - A / Econ Dev. + Research + Ideas
11/08/06	Focus Group Meeting #1 Area - B / Econ Dev. + Research + Ideas
11/09/06	Focus Group Meeting #1 Area - C / Econ Dev. + Research + Ideas
11/13/06	Focus Group Meeting #1 Area - D / Econ Dev. + Research + Ideas
11/14/06	Focus Group Meeting #1 Area - E / Econ Dev. + Research + Ideas
11/15/06	Focus Group Meeting #1 Area - F / Econ Dev.+ Research + Ideas
11/21/06	Master Plan Committee # 7 Status + Input
11/28/06	Focus Group Meeting #2 Area - A / Ideas + Vision + Recommendations
11/29/06	Focus Group Meeting #2 Area - B / Ideas + Vision + Recommendations
11/30/06	Focus Group Meeting #2 Area - C / Ideas + Vision + Recommendations
12/05/06	Focus Group Meeting #2 Area - D / Ideas + Vision + Recommendations
12/06/06	Focus Group Meeting #2 Area - E / Ideas + Vision + Recommendations
12/07/06	Focus Group Meeting #2 Area - F / Ideas + Vision + Recommendations
12/14/06	Fire Museum Meeting
12/14/06	Master Plan Committee #8 / Status + Input + Preliminary Plan
1/03/07	Master Plan Committee #9 / Status + Input + Public Workshop Preparation
1/10/07	Master Plan Committee (EC #6) Status Meeting
1/13/07	Public Workshop
1/24/07	Master Plan Committee #10 / Status + Input + Joint Jurisdictional Meeting Preparation
2/1/07	Master Plan Committee (EC #7) Status Meeting
2/12/07 to 2/26/07	Adjacent Jurisdictional Individual Meetings (6-8) & Input

Master Plan Committee Schedule Continued

2/14/07	Master Plan Committee (EC #8) Status Meeting
2/21/07	Master Plan Committee #11 – (Focus Group Representatives - ?) / Draft Master Plan Review + Comment A
2/26/07	Adjacent Jurisdictional Meeting (Combined)
2/28/07	Master Plan Committee (EC #9) Status Meeting
3/07/07	Master Plan Committee #12 – (Focus Group Representatives - ?) / Draft Master Plan Review + Comment B
3/14/07	Business Association Meeting
3/14/07	Master Plan Committee #13 / Master Plan Draft Review
3/17/07	Master Plan Committee #14 / Master Plan Draft Review + Master Plan Committee Workshop (9am – completion)
3/28/07	Master Plan Committee (EC #10) Status Meeting
3/28/07	Master Plan Committee #15 / Master Plan Draft Review
4/4/07	Master Plan Committee #16 / Master Plan Draft Review + Public Open House Preparation
4/11/07	Master Plan Committee #17 / Master Plan Draft Review + Public Open House Preparation
4/17/07	Zones of potential change / Boundary Prescription Meeting
4/18/07	Master Plan Committee #18 / Master Plan Draft Review + Public Open House Preparation
4/25/07	Master Plan Committee #19 / Master Plan Draft Review + Public Open House Preparation
4/28/07	Public Open House Completed
5/03/07	Master Plan Committee (EC #11) Status Review
5/03/07	Master Plan Committee #20 – Planning Commission Preparation + Implementation Strategy Review
5/07/07	Master Plan Refinement Review Committee
5/09/07	Master Plan Committee #21 – Planning Commission Preparation + Implementation Strategy Review
5/14/07	Presentation #1 of Draft Plan to Planning Commission
5/23/07	Master Plan Committee #22 – Master Plan Draft Review + Planning Commission Preparation
7/09/07	Presentation #2 of Draft Plan to the Planning Commission / Adoption of the Master Plan
7/16/07	Presentation #3 of Master Plan to City Council / Receipt of the Master Plan
8/20/07	Final Public Hearing by City Council

FOCUS GROUPS

Six focus groups, consisting of 18-33 volunteer “citizen planner” members, were organized around geographic areas of the City. Each focus group held two, 3-4 hour in-depth visioning workshops. The workshops involved a planning education program, community visioning and issue prioritization, as well as visual preference and fiscal prioritization exercises.

Committee Members

Chris Harmon, Chair
Caroline Ammerman
Phyllis Bossin
Ken Edelman
Edward Herzig
Scott Kyle
Jeff Marks
Jennifer Martz
Mary Beth McGrew
Heidi Spicer

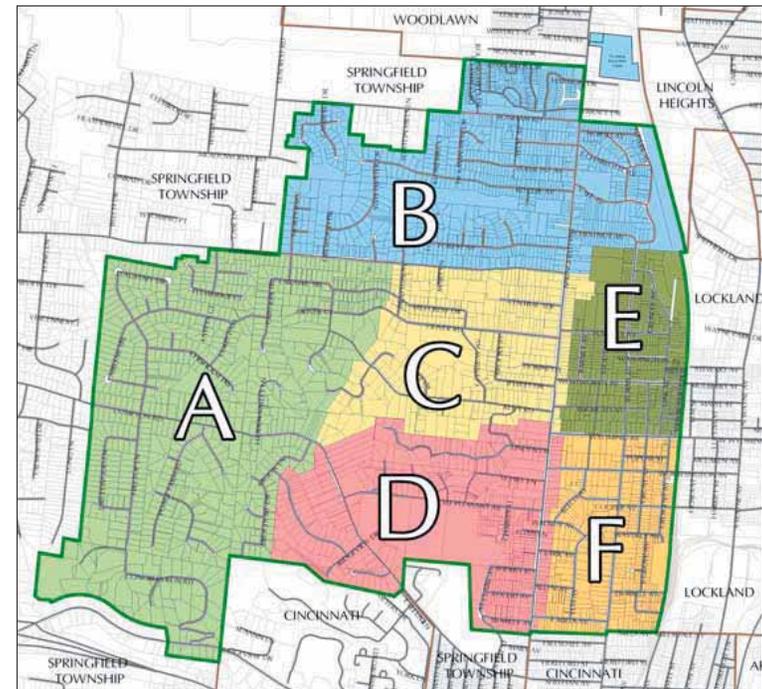
City Staff

Bob Harrison, City Manager
Terry Vanderman, Community Development Director
Lynn Tetley, Assistant to the City Manager

Consultant Team

Gary Meisner, FASLA, Meisner + Associates
Brian Griffith, ASLA, Meisner + Associates
James Beauchamp, Meisner + Associates
Merrie Stillpass, AICP, Meisner + Associates

| B: FOCUS GROUPS |



Citizen Participants

Focus Area A

Chad Wuebker
 Rusty Herzog
 Monica Morgal
 Dan Guttman
 Claude Potvin
 Don Crawford
 Jim Hilb
 Kevin J Cooper
 Suzy Henke
 Barbara Baker
 Richard (Ben) Hopple
 Steve Goodin
 Mike O'Neill
 Chris Harmon
 Eileen Shanley-Roberts
 Ed Marcotte
 Cindy Macke
 Terri Pinkston
 John Pinkston
 Peter Schmid
 Hank Ziegler
 Ed Criddle
 Dan Wiser
 Mary Farris
 Roy Eckart
 Janelle Gelfand
 Dave Wilson
 Steve Mombach
 Terry Marty

Focus Area B

Terry Marty
 Terri Pinkston
 Jo Sanders
 Dick Halberstadt
 Rebecca Ritchie
 Alex Teass
 Kathy Steele
 Terry Huxel
 Jon B Boss
 John Pinkston
 Missy Roseberry
 Robert L Mentzer
 Ren Austing
 David Steele
 Mark Browning

Focus Area C

Irma J. Ivy
 Jenny Chavarria
 Andrea Herzig
 Amy Bunger
 Louis Boydston
 Nancy Axmacher
 Jeff Scholles
 Susan Colton
 C Barry Barnhorn
 William Brown
 Jim Churchill
 Mike Lippert
 Steve Tamanko
 Dale Hipsley
 Cathy Deters
 Craig Hurwitz
 Eric Robbins
 James Osterhus
 Amy Elliot
 Peter Hauser
 Anna Kelly

Focus Area D

Peter Levick
 Zachary Green
 Jeff Stoffer
 Steve Lange
 Glenn Lewis
 Lee Crooks
 Scott Crooks
 Russell Smith
 Peter Hauser
 Penny Shore
 Sharon Herbst
 Steve Schneider
 Jim O'Reilly
 Jan W. Evans
 Wes Lower
 Peter Guggenheim
 Rebecca Johnson
 Sue Lewis
 Brian Bonner
 Karen Zeilman

Focus Area E

Sherry Sheffield
 Gene Allison
 Karen Zeilman
 Lynn Crider
 Jenni McCauly
 Mike Pearl
 Anne Fischer
 Gena Grunenberg
 Marelyn Braun
 Nadia Blaine
 Gary Baldauf
 Doug Hull
 Sheryl Felner
 John Braun
 Rick Stern
 Stan Streater
 John P. Davis
 Tom Tobias
 Jeremy Engel
 Vicky Wissler
 Carson Burt

Focus Area F

Cory Obringer
 Harrison West
 Ed Hand
 Rev. Steve Cummins
 Alana Hersholt
 Christine Guillory
 Wendy Bowden
 Angela Stiefbold
 Tammy Kraft
 Rachael Obringer
 Sue Wilson
 Kimberly Hauser
 Mary Benken
 Margee Moore
 Judi Stockdale
 Jim Briggs
 Ben Hopple



Focus Group Opportunities Priorities Exercise Summary - Committee Generated

To gauge the needs and assessments of community members in each focus group, an Opportunities Priorities Exercise was conducted. Each member of each focus group was given 7 dots to help establish a priority of Wyoming issues between Committee generated issues (this page) and specific focus group issues (next page). They are listed from the highest number of votes to the lowest.

| B: FOCUS GROUPS |

Vine Street Corridor initiative: marketing, economics, and development	53	Connection of passenger rail to downtown & other metropolitan communities	24
Redevelopment of I-75 Corridor communities: Hartwell, Lockland, and redevelopment sites	49	Diversify community identity; not rely only on schools	24
Regional bike trail	43	Improve on image and position with respect to the region	23
Strengthen commercial tax base	41	Joint development opportunities exist: public / private, neighboring jurisdictions	14
Sustainability of "Green Initiatives": infrastructure, walks, green spaces	39	"Eco" friendly: smart growth approach in Master Plan Update	13
Create better focal point of community	37	Woodlawn's planning update initiative: relate to Wyoming Master Plan	10
Leveraging / strengthening schools: community education, arts / continuing education	32	Finish gateway and signage initiative: furnishings underway	7
Cooperate with Revitalization of Lockland; and Neighbors For Renewal	32	Differentiate City from neighbors	5
Redevelopment of key economic districts	30	Create low maintenance housing opportunities: "granny flats"	4
Tear-downs and in-fills are happening – guide how they happen	29	Infill redevelopment could possibly happen	1
Continued reinvestment in Historic District	27		
Address recreational needs	26		

Focus Group Opportunities Priorities Exercise Summary - Committee Generated Focus Group Specific Issues

To gauge the needs and assessments of community members in each focus group, an Opportunities Priorities Exercise was conducted. Each focus group member was given 7 dots to use to indicate their preference. The process helped establish a priority of Wyoming issues between Committee generated issues (previous page) and specific focus group issues (this page). They are listed from the highest number of votes to the lowest.

Focus Group A:

Improve/extend walk-ability throughout City	11
Develop new revenue streams/research explore	7
Re-explore Artisan District Idea (1997 Master Plan)	4
Diversify Historic District	0
Explore Multi-Use Development outside "Village"	0

Focus Group B:

Promote "New Urban" development	2
Better visibility of decision making process	1
Strengthen programs on seniors/empty nesters (related to services issues)	1
Expand Historic District	0

Focus Group C:

Improve Civic Center area as Civic Space	10
Better defined commercial growth desired	5
Upgrade Infrastructure	4
Pressure urban forestry	4
Create lower taxes	3
Incorporate Rec. Center into community	1

Focus Group D:

Central Business Area at Civic Center area (congregate)	8
Monitor & protect Historic District properties (controls/expert input)	5
ID & expand Historic District (status to be in Historic District)	5
Change perception of taxes	1

Focus Group E:

Take advantage of school facilities for community use & community facilities for school use – plan with coordination in mind	5
New public buildings, green & in context	4
Transportation funds – "safe routes to schools"	4
Unite with other communities to promote region	1

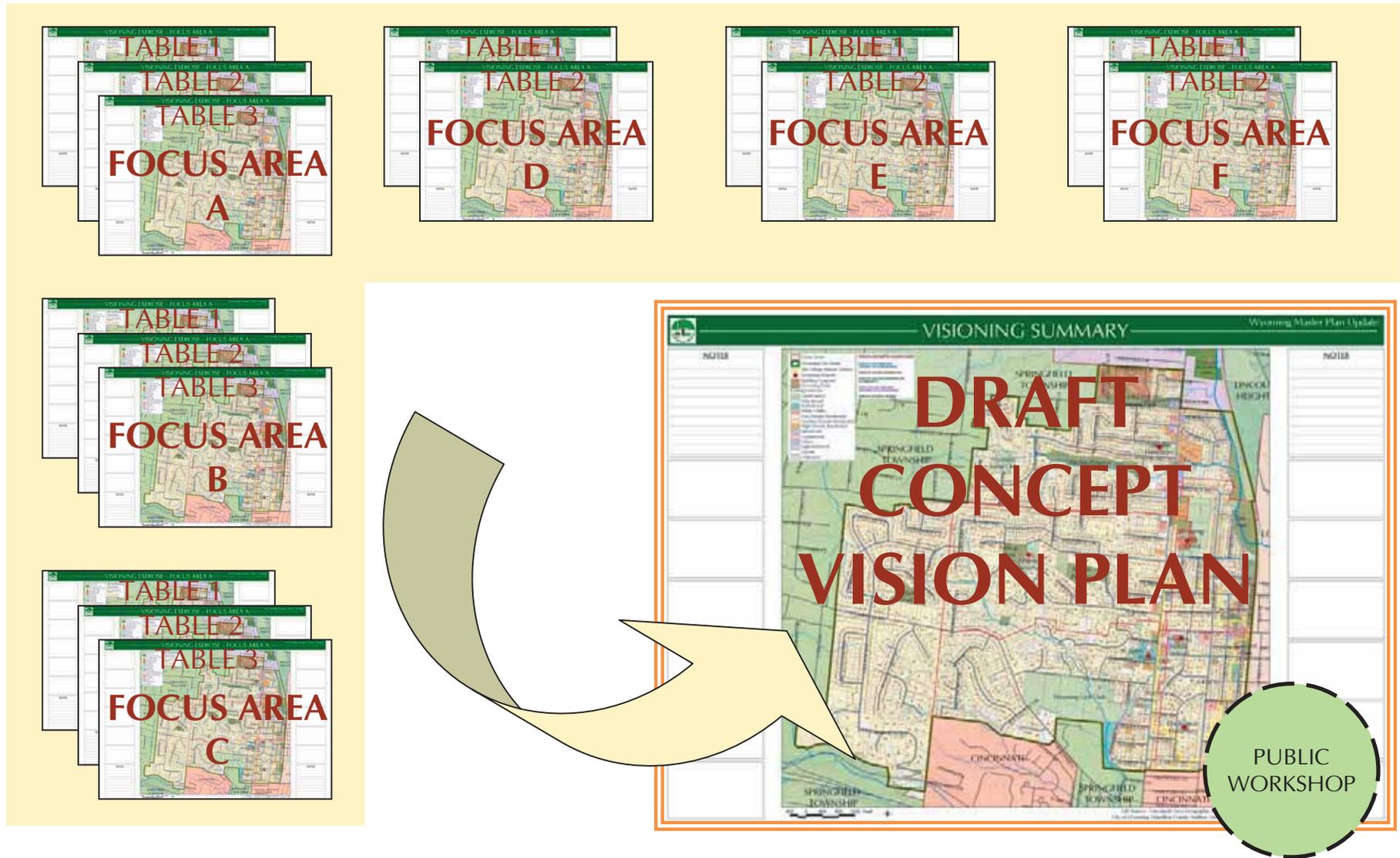
Focus Group F:

Create Quiet Zone	7
Energy Conservation/Environmental Stewardship	7
Improve P.R. – good news: JWC, survey, others	4
Add Historic Districts	2
Emphasize positive Initiatives	2
Explore annexation	0

Composite Vision & Consensus Building

Individual maps from each Focus Group were consolidated into one Composite Vision Plan for review and comment at the Public Workshop.

COMPOSITE VISION & CONSENSUS BUILDING



| B: FOCUS GROUPS |

PUBLIC WORKSHOP

An all-day public workshop, led by the Master Plan Committee and planning consultant, was held on January 13, 2007 at the Wyoming Civic Center and was attended by over 150 citizens. The workshop included a general informational slide-show and an interactive walk-through where attendees could view and discuss preliminary materials with the Master Plan Committee and planning team members. Attendees were given the opportunity to share their ideas, react to preliminary recommendations, and submit general comments. Attendees were also encouraged to take part in visual preference, fiscal and prioritization exercises that would contribute to the prioritization of issues in the Master Plan.

Committee Members

Chris Harmon, Chair
Caroline Ammerman
Phyllis Bossin
Ken Edelman
Edward Herzig
Scott Kyle
Jeff Marks
Jennifer Martz
Mary Beth McGrew
Heidi Spicer

City Staff

Bob Harrison, City Manager
Terry Vanderman, Community Development Director
Lynn Tetley, Assistant to the City Manager

Consultant Team

Gary Meisner, FASLA, Meisner + Associates
Brian Griffith, ASLA, Meisner + Associates
James Beauchamp, Meisner + Associates
Merrie Stillpass, AICP, Meisner + Associates



Public Workshop Participants

Edward Criddle	Burk Lehman	Jeanne Bonham	Julia Kinlaw	Lisa Holthus	Ken Popham	Sally Raney
John W. Sears	B. Ruth Franks	Steve Schuholz	Charlie Harmon	Tom Mangas	Adam Crider	Jan W. Evans
Jennifer Martz	Jenny Chavarria	Mara Stumbo	Mike Pearl	Mary Brandon Criddle	Scott Crooks	William Brown
Mike Gelfand	Ed Marcotte	Dick Halberstadt	Cathy Deters	Donna L. Bunt	Allison Morgan	Carol Holtmeier
Judy Savage	Rich Ispording	Susan C. Moskowitz	Dino Distasi	John Bennetto	Elise Edelman	Scott Kyle
Todd Fegelman	Carol Ispording	Melanie Steele-Hinger	Adelaide Spicer	Joyce Mueller	Rebecca Ritchie	Bruce Keswick
Joe Brink	Lynn Crider	Anne McCarty	Mike O'Neill	Snezana Petrovic	Glenn Neugebauer	Nick Hoffman
Doug Brown	Dick Evans	Bill Cooley	Tom Sullivan	Renee Kuyath	Judy Neugebauer	Erich Reschke
Gayle Williams	John Braun	Karen Zeilman	Robert L. Mentzer	John Kuyath	Rod Sidley	Mike Lippert
Mary Benken	Janet Sears	Lawrence B. Venable	Robert Kelly	Marshall Spicer	Scott Kadish	Dale Hipsley
Penny Shore	John Mueller	Carl Fraik	Jon B. Boss	Dave Sharp	Pat Spicer	Thomas Harmon
Don Crawford	Sherry Sheffield	Bob Riezace	Anna White	Ted Burgess	Melissa Kadish	Beth Keswick
Steve Paxton	Barry Barnham	Marilyn Braun	Marilyn Huffman	John R. Pinkston	Sheryl Felner	Paul Stumbo
Sara Paxton	Maria Russo	Margaret McLandrich	Tracy Vanderman	Johnnie M. Jacobs	Robert Ammerman	Anonymous
Lisa Bernheisel	Dick Behrman	Irma Ivey	Donna Finney	Clarissa Harmon	Eric Moore	
Jerry Bell	Todd Tucker	Mary Lou Mueller	Craig Finney	Mike Heldman	David Klebanow	
Gary J. Baldauf	Terri Pinkston	Ed Hand	Marjorie Carleton	Dorothy Lang	Jay Harmon	
Don Stites	Bob Fletcher	Heidi Spicer	Ellen Shores	Vicky Zwissler	Jeff McKanna	
Peg Halberstadt	Margaret Bourgeois	Mary Beth McGrew	Margee Moore	Karen Jordan	Jo Potvin	
G. Potvin	Peter Hauser	Marian Cooley	Caryn Osterhies	Marion Stites	Craig Shores	
Don Lane	Rubin Klebanow	Jeff Sumnert	Sara Kurtz	James Osterhus	Ian Golub	
Kristen Knoebber	Valerie Barrett	Lisa Sumnert		Douglas Hull	Jim Churchill	
Pat Lehman	Brad Bonham	Harry Kinlaw		Bob Harrison	Miriam Miller	

| B: PUBLIC WORKSHOP |



Public Workshop Prioritization Exercise / Recommendations Results

Public Workshop attendees participated in a prioritization exercise in order to indicate what they felt were important issues to address in the 2007 Master Plan. The potential recommendations came out of 36 hours of focus group session prioritization and discussion of Master Plan Committee issues. Each participant was given seven stickers, that were used to represent their votes, and asked to indicate which of the provided recommendations they considered a priority. The following chart provides a summary of the input.

| B: PUBLIC WORKSHOP |

TOWN CENTER + BUSINESSES 70	CIVIC CENTER AREA (RENOVATE OR REDO) 69	WALKING TRAILS & BIKEWAYS 66	NEW LIBRARY & CIVIC CENTER 42
ADVANCED RAILROAD CROSSINGS (GATES – NO WHISTLES) 35	TREE PLANTING PROGRAM 35	WORK WITH NEIGHBORING COMMUNITIES 34	UNDERGROUND UTILITIES 30
GREEN INITIATIVES + STEWARDSHIP SUSTAINABILITY 29	SENIOR HOUSING 29	ADD PARKS & RECREATION 29	INCENTIVES FOR OLDER HOUSING 27
IMPROVE TRAFFIC SAFETY IN RESIDENTIAL NEIGHBORHOODS 25	SIDEWALKS & STREET RENEWAL 24	GATEWAYS, LANDSCAPES & STREETSCAPES 19	POTENTIAL ANNEXATIONS 18
MARKETING CAMPAIGN 17	HI-TECH INFRASTRUCTURE 16	CITY INFRASTRUCTURE (WATER / SEWER) 12	PUBLIC PARKING LOTS 11
FRESHEN UP FISCAL PLAN 8	HISTORIC RESOURCES EVALUATION SURVEY 7	HIGHWAY NOISE ATTENUATION (BUFFERS) 6	CREATE HISTORIC MUSEUM 5
WEBSITE UPDATE 4	INCENTIVES FOR NEW HOUSING 2	CITY ACCESS IMPROVEMENTS	UNSPECIFIED FUNDS

Public Workshop Visual Prioritization Exercise / Image Results

The attendees also participated in a visual prioritization exercise in order to indicate what type of physical development they believed would enhance their quality of life in Wyoming. Each individual was given six stickers and asked to indicate which images best represented the conceptual physical images for the future of Wyoming. The following chart provides a summary of the attendee input.



Public Workshop Fiscal Priorities Exercise

In order to make the process of assigning priorities feel more realistic, participants were asked to consider fiscal priorities regarding how the City should spend resources in order to implement potential recommendations. Attendees were provided with \$1,000,000 in the form of ten \$100,000 bills and then asked to choose which issues they believed the City should spend their resources on. The following chart indicates the participants priorities:

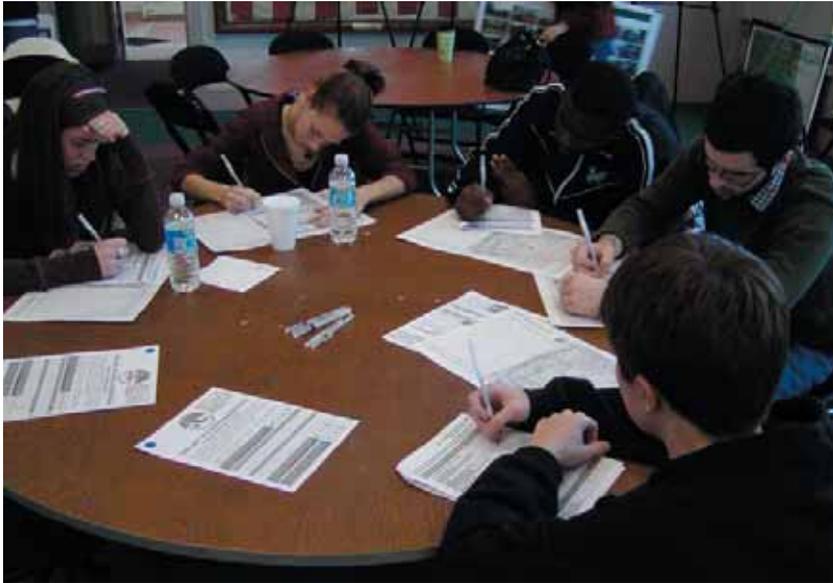
CIVIC CENTER/LIBRARY AREA (RENOVATION OR REDO)	\$12,400,000	CREATE HISTORIC MUSEUM	\$2,000,000
	16.29%		2.63%
WALKING TRAILS & BIKEWAYS/SIDEWALKS	\$6,500,000	INCENTIVES FOR OLDER HOUSING	\$1,950,000
	8.54%		2.56%
MANAGING CITY FUNDS RESPONSIBLY	\$6,300,000	UNDERGROUND UTILITIES	\$1,900,000
	8.28%		2.50%
TOWN CENTER/ECONOMIC DEVELOPMENT	\$5,500,000	INCENTIVES FOR NEW HOUSING	\$1,700,000
	7.23%		2.23%
GREEN INITIATIVES + STEWARDSHIP SUSTAINABILITY	\$4,800,000	POTENTIAL ANNEXATION	\$1,500,000
	6.31%		1.97%
SIDEWALKS AND STREET RENEWAL	\$3,700,000	HISTORIC RESOURCE EVALUATION	\$1,300,000
	4.86%		1.71%
GATEWAYS, LANDSCAPES, & STREETSCAPES	\$3,300,000	CITY INFRASTRUCTURE - WATER/SEWER	\$1,000,000
	4.34%		1.31%
ADVANCED RAILROAD CROSSINGS (NO WHISTLE) (QUIET ZONE)	\$3,300,000	PUBLIC PARKING LOTS	\$700,000
	4.34%		0.92%
MARKETING CAMPAIGN	\$3,000,000	WEBSITE UPDATE	\$550,000
	3.94%		0.72%
TREE PLANTING PROGRAM	\$2,900,000	CITY ACCESS IMPROVEMENTS	\$500,000
	3.81%		0.66%
WORK WITH NEIGHBORING COMMUNITIES	\$2,900,000	HIGHWAY NOISE ATTENUATION - BUFFERS	\$500,000
	3.81%		0.66%
ADD PARKS & RECREATION	\$2,600,000	IMPROVE TRAFFIC SAFETY IN RESIDENTIAL AREA	\$300,000
	3.42%		0.39%
SENIOR HOUSING	\$2,500,000	POLICE/FIRE/EMS	\$300,000
	3.29%		0.39%
HI-TECH INFRASTRUCTURE	\$2,100,000	UNSPECIFIED FUNDS	\$100,000
	2.76%		0.13%

YOUTH FOCUS GROUP

The Master Plan Committee extended an open invitation to the Wyoming High School student body to attend a youth focused workshop so that the Committee could gain the perspective of the young adult population in the City. Eleven students participated in an event that was similar to the Public Workshop. Attendees were given the opportunity to submit ideas for the Master Plan and recommended priorities for potential projects, programs, services and improvements. They also participated in visual preference and fiscal prioritization exercises.

Clark Filio
Sarah Finney
Krista Hamilton
Jason Daimond
Meera Basu
Rebekah Schuholz

Luci Simon
Jake Jackson
Andy Koesterman
Christopher Jordon
Samantha Rheingold



Youth Prioritization Exercise / Recommendations Results

The students participated in an opportunities prioritization exercise in order to indicate what they felt were the important issues to address in the 2007 Master Plan. Each student was given six stickers and was asked to indicate which of the provided recommendations they considered to be of the most importance to them. The following chart provides a summary of the student input.

| B: YOUTH FOCUS GROUP |

CIVIC CENTER AREA (RENOVATION OR REDO)	11	SENIOR HOUSING	1	HISTORIC RESOURCES EVALUATION SURVEY	-
TOWN CENTER + BUSINESSES	8	INCENTIVES FOR OLDER HOUSING	1	HIGHWAY NOISE ATTENUATION (BUFFERS)	-
WALKING TRAILS & BIKEWAYS	7	SIDEWALKS & STREET RENEWAL	1	MARKETING CAMPAIGN	-
PUBLIC PARKING LOTS	7	INCENTIVES FOR NEW HOUSING	1	ADVANCED RAILROAD CROSSINGS (GATES – NO WHISTLES)	-
ADD PARKS & RECREATION	7	UNDERGROUND UTILITIES	1	FRESHEN UP FISCAL PLAN	-
NEW LIBRARY & CIVIC CENTER	6	CITY INFRASTRUCTURE (WATER/SEWER)	1	CITY ACCESS IMPROVEMENTS	-
HI-TECH INFRASTRUCTURE	5	GREEN INITIATIVES + STEWARDSHIP SUSTAINABILITY	1	TREE PLANTING PROGRAM	-
WORK WITH NEIGHBORING COMMUNITIES	2	CREATE HISTORIC MUSEUM	1		
POTENTIAL ANNEXATIONS	2	WEBSITE UPDATE	1		
GATEWAYS, LANDSCAPES & STREETSCAPES	2	IMPROVE TRAFFIC SAFETY IN RESIDENTIAL NEIGHBORHOODS	-		

Data compiled at the Youth Focus Group - January 20, 2007

Youth Visual Prioritization Exercise / Image Results

The students participated in a visual prioritization exercise in order to indicate what type of physical development they believed would enhance their quality of life in Wyoming. Each student was given six stickers and asked to indicate which image best represented conceptual images for the future of Wyoming. The following chart provides a summary of the student input.



Youth Fiscal Priorities Exercise

In order to make the process of assigning priorities feel a little more realistic, the students were asked to consider priorities for how the City should spend resources in order to implement potential recommendations. Each student was provided with \$1,000,000 in the form of ten \$100,000 bills and asked to choose which issues they believed the City should spend its resources on. This chart indicates what the students felt should be the fiscal priorities for the City.

CIVIC CENTER/LIBRARY AREA (RENOVATION OR REDO)	\$ 2,200,000 20.00%	SENIOR HOUSING	\$ 200,000 1.82%
TOWN CENTER/ECONOMIC DEVELOPMENT	\$ 1,100,000 10.00%	WORK WITH NEIGHBORING COMMUNITIES	\$ 200,000 1.82%
HI-TECH INFRASTRUCTURE	\$ 900,000 8.18%	CREATE HISTORIC MUSEUM	\$ 200,000 1.82%
ADD PARKS AND RECREATION	\$ 800,000 7.27%	POTENTIAL ANNEXATION	\$ 200,000 1.82%
PUBLIC PARKING LOTS	\$ 700,000 6.36%	HISTORIC RESOURCES EVALUATION SURVEY	\$ 200,000 1.82%
MANAGE CITY FUNDS RESPONSIBLY	\$ 700,000 6.36%	WEBSITE UPDATE	\$ 100,000 0.91%
GREEN INITIATIVES + STEWARDSHIP SUSTAINABILITY	\$ 700,000 6.36%	WALKING TRAILS & BIKEWAYS	\$ 100,000 0.91%
ADVANCED RAILROAD CROSSINGS GATES (NO WHISTLE) (QUIET ZONE)	\$ 600,000 5.45%	CITY ACCESS IMPROVEMENTS	\$ 100,000 0.91%
GATEWAYS, LANDSCAPES AND STREETSCAPES	\$ 500,000 4.54%	SIDEWALKS & STREET RENEWAL	\$ 100,000 0.91%
UNDERGROUND UTILITIES	\$ 300,000 2.73%	INCENTIVES FOR NEW HOUSING	\$ 100,000 0.91%
POLICE/FIRE/EMS/FIRE SAFETY	\$ 300,000 2.73%	HIGHWAY NOISE ATTENUATION - BUFFERS	\$ 0 -
INCENTIVES FOR IMPROVING OLDER HOUSING	\$ 300,000 2.73%	IMPROVE SAFETY IN RESIDENTIAL AREA	\$ 0 -
TREE PLANTING PROGRAM	\$ 200,000 1.82%	MARKETING CAMPAIGN	\$ 0 -
IMPROVE SEWER INFRASTRUCTURE	\$ 200,000 1.82%		

Data compiled at the Youth Focus Group - January 20, 2007

Adjacent Jurisdictional Meeting

City officials and staff from adjacent jurisdictions were brought together and introduced to Wyoming's Master Plan Update process. The initial findings of the public opinion survey were presented to the representative with a summary of preliminary recommendations. Each jurisdiction was given the opportunity to contribute their input to the Master Plan process and provide their thoughts on mutual issues and potential collaborative efforts.

We would like to thank our following neighboring communities for their valued input:

- Springfield Township
- Woodlawn
- Lincoln Heights
- Lockland
- City of Cincinnati - Hartwell
- Hamilton County Commissioners
- Reading
- Hamilton County Development Corporation

Business Association Meeting

The Wyoming Business Association participated in a project overview and visioning workshop and provided input into the Master Plan formulation.

We would also like to thank the membership of the Wyoming Business Association for the valued input that they provided.

Public Open House Participants

| B: PUBLIC OPEN HOUSE |

Rich Isphording
 Carol Isphording
 Ralph Corley
 Tim Gender
 John Ketney
 Jakie Snuk
 Jim Moore
 Andrew Aurilia
 Valerie Aurilia
 Fran Kermen
 Rick Syern
 Sherry Sheffeild
 Zach Green
 Rick Beasley
 Dan Harmon
 Ted Burgess
 Jim O'Reilly
 Cathy McHugh
 Bill Brown
 Pat Brown
 Vicki Kimmey
 Ruth Hemmerly
 Liz Wilson
 Scott Kyle

Vicky Zwissler
 Phillip Reschke
 Jim Clasper
 Tony Wilson
 Michael Oelfond
 Steve Goodin
 Kristan Pruitt
 Joyce Cantor
 Kathleen Tamarkin
 Jenn Mc Cauley
 Larry Mohrfield
 Shirely Mohrfield
 Dumaswala Umakant
 Bryant Callaghan
 Marie Burks
 Mary Ann Costello
 Mike Heldman
 Lisa Sumner
 Melissa Kennedy
 DeniseNyberg
 Doug Brown
 Brian Bonner
 Caroline Ammerman
 Pam D'Amico

Karl Wallick
 Ruth Ullom
 Ivan Tamarkin
 Paul Mort
 Jacki West
 Roger Honebrink
 Donna Finney
 Angela Stiefbold
 Ann Spore
 Margaret Eldredge
 Margee Moore
 Janet Benner
 Geoffery Gelke
 Greg Metz
 Michael Robinson
 Mary Jordan
 Ed Herzig
 Heidi Spicer
 Lynn Tetly
 Terry Vanerman
 Ken Edelman
 Marybeth McGrew
 Cherly Albrecht
 Steve D'Amico

Mary Corley
 Con Crawford
 Ann Grieve
 Walter Grieve
 Gary Baldauf
 Gordon Dennis
 Ed Marcotte
 Flavio Amongero
 Clarissa Harmon
 Amy Hunter
 Brett Callaghan
 Julie Dusemeyer
 Dick Behrman
 Robin Dunkin-Chadwick
 Don Chadwick
 Glenn King
 Ellen Shoures
 Sonuel Smith
 Michelle Child
 Don Child
 R. Rousseau Robinson
 John D. Newmayer
 Miranda Mote
 John Pinkston

Kate Cilley
 Jesselyn Peagler
 Debbie Bellman
 Natalie Levy
 Kenneth Levy
 Carol Eckerle
 Chris Nyberg
 Linda Neumaier
 Kim Schmitz
 Suzanne Bradshaw
 John Jones
 Barbara Baker
 Britt Hedges
 Judy Hand
 Ed Hand
 Noel Horne
 Lois Cody
 Bob Harrison
 Jerry Bell
 Richard Hedges
 Chris Harmon
 Mike Pearl
 Harrision West

PUBLIC OPINION SURVEY GENERAL FINDINGS

As a part of the planning process Wyoming residents were asked to provide input on a variety of issues through the completion of a general public opinion survey. Public opinion surveys were mailed to 3,000 households, distributed at local businesses and public facilities and made available on the City's website. The following data details in depth the general findings from the survey. The information generated from the Public Opinion Survey was used to help formulate the strategies outlined in the Plan.

Survey Distribution:

Fall Festival Information Booth – 250

At Local Business & Public Facilities, etc. – 300

Website – www.wyomingmasterplan.com

Mailed to each household – 3,300

of Surveys Received: 715



THE 2007 WYOMING MASTER PLAN PUBLIC OPINION SURVEY

The City of Wyoming is currently updating its ten year Master Plan under the guidance of the Master Plan Committee and assistance of a planning & urban design consultant. An important part of this process is to assess the needs and desires of residents, property owners, business owners, civic institutions, and faith-based organizations to help create a vision for the future.

The survey should only take about 10 minutes to complete. Thank you for taking the time to provide us with your thoughts.

1	Considering everything about living in the City of Wyoming, describe how satisfied you are based on the following scale. (circle one)	Very Satisfied	Satisfied	Dissatisfied	Very Dissatisfied
---	---	----------------	-----------	--------------	-------------------

2	What are all the things you LIKE about living in Wyoming?
<input type="text"/> <input type="text"/> <input type="text"/>	

3	What are all the things you DISLIKE about living in Wyoming?
<input type="text"/> <input type="text"/> <input type="text"/>	

4	Over the past five to ten years, has Wyoming become a better place to live, a worse place to live, or hasn't changed much? Please circle one.	Better place to live	Worse place to live	Hasn't changed much	Don't know
---	---	----------------------	---------------------	---------------------	------------

5	No, looking ahead to the next five to ten years, do you think Wyoming will become a better place to live, a worse place to live, or it won't change much? Please circle one.	Better place to live	Worse place to live	Won't change much	Don't know
---	--	----------------------	---------------------	-------------------	------------

6	Please review the list below. For each item please mark an (X) in the box that describes the level of IMPORTANCE you place on each of the following.	Very Important	Somewhat Important	Slightly Important	Not Important	No Opinion
---	--	----------------	--------------------	--------------------	---------------	------------

Quality of education					
Senior-oriented activities & programs					
Youth-oriented activities & programs					
A "Cit Center"					
Managing city funds responsibly					
Invest available resources in key priorities					
More choices for housing					
Recreational opportunities					
Park land & open spaces					
Wyoming's image in relation to the region					
Historic resource preservation					
Environmental stewardship					
Public Services - Public Library					
City Services - roads & sidewalks					
City Services - water quality					
City Services - neighborhood safety					
City Services - police, fire, EMS					
City Services - recycling, trash, snow-leaf removal & other services					

7	Please review the list below. For each item please mark an (X) in the box that describes the level of SATISFACTION you now place on each of the following.	Very Important	Somewhat Important	Slightly Important	Not Important	No Opinion
---	--	----------------	--------------------	--------------------	---------------	------------

Quality of education					
Senior-oriented activities & programs					
Youth-oriented activities & programs					
A "Cit Center"					
Managing city funds responsibly					
Invest available resources in key priorities					
More choices for housing					
Recreational opportunities					
Park land & open spaces					
Wyoming's image in relation to the region					
Historic resource preservation					
Environmental stewardship					

Turn over to back side



6 Please review the list below. For each item please mark an (X) in the box that describes the level of IMPORTANCE you place on each of the following.

	Very Important	Somewhat Important	Slightly Important	Not Important	No Opinion
Quality of education					
Senior-oriented activities & programs					
Youth-oriented activities & programs					
A "City Center"					
Managing city funds responsibly					
Investing available resources in key priorities					
Diversity of housing choices					
Recreational opportunities					
Park land & open spaces					
Wyoming's image in relation to the region					
Historic resource preservation					
Environmental stewardship					
Public Services: local public library					
City Services: roads & sidewalks					
City Services: water quality					
City Services: neighborhood safety					
City Services: police, fire, ems					
City Services: recycling, trash, snow / leaf removal					

7 Please review the list below. For each item please mark an (X) in the box that describes the level of SATISFACTION you now place on each of the following.

	Very Satisfied	Satisfied	Dis-satisfied	Very Dis-satisfied	No Opinion
Quality of education					
Senior-oriented activities & programs					
Youth-oriented activities & programs					
A "City Center"					
Managing city funds responsibly					
Investing available resources in key priorities					
Diversity of housing choices					
Recreational opportunities					
Park land & open spaces					
Wyoming's image in relation to the region					
Historic resource preservation					
Environmental stewardship					
Public Services: local public library					
City Services: roads & sidewalks					
City Services: water quality					
City Services: neighborhood safety					
City Services: police, fire, ems					
City Services: recycling, trash, snow / leaf removal					

Please review the following sections related to community issues. For each item please mark an (X) in the box that best describes where we should invest City resources in the future.

8 ECONOMIC DEVELOPMENT

	Very Important	Somewhat Important	Slightly Important	Not Important	No Opinion
A "City Center" that could include municipal, commercial, & public uses					
Business District(s) with diverse retail opportunities					
Business District(s) with new office & professional spaces					
Business District(s) with new housing					
Renovate existing Civic Center					
Build a new Civic Center Facility					
Build an expanded Civic Center that includes mixed use developments nearby					
Sell Civic Center property & redevelop commercial					
Sell Civic Center property & redevelop residential					
Sell Chisholm Park property & redevelop residential					
Preserve & enhance property values					
The revitalization of neighboring communities & their commercial/ residential areas					
Tear downs of older houses for the construction of new housing					
More public parking					
Put utilities underground					
New public plazas, fountains & sitting areas					

9 HOUSING & LIVABILITY

	Very Important	Somewhat Important	Slightly Important	Not Important	No Opinion
Maintain & improve quality of housing stock					
Housing options for aging population					
Expand the Historic District to include new homes					
More options for housing: Condominiums					
More options for housing: Apartments					
More options for housing: Single Family Homes					
More options for housing: Group Homes					
Establish quiet zones throughout the railroad corridor					
New programs for seniors (organized outings, guest speakers, etc)					

10 EDUCATION & SCHOOLS

	Very Important	Somewhat Important	Slightly Important	Not Important	No Opinion
The overall quality of education					
The quality of classroom facilities					
The quality of school sports facilities					



11 CITY SERVICES & GOVERNMENT	Very Important	Somewhat Important	Slightly Important	Not Important	No Opinion
Keep a public library in Wyoming					
Develop more public meeting space					
Establish strong architectural & landscape design guidelines & controls					
Environmental stewardship (ie energy conservation, green initiatives & recycling services)					

12 RECREATION, PARKS, TRAILS & OPEN SPACE	Very Important	Somewhat Important	Slightly Important	Not Important	No Opinion
Develop more field space (ball fields, soccer, lacrosse)					
Create a Dog Park					
Develop more outdoor basketball courts					
Develop handball, racquetball, paddleball courts					
Develop additional tennis courts					
Develop outdoor volleyball courts					
Build an indoor swimming pool					
Increase the number of picnic areas					
Improve playgrounds					
Develop an ice skating rink					
Expand the hike & bike trails					
Expand programming for youth					
Expand programming for seniors					
Acquire property for more parks					
Provide better access to City owned green spaces					
Provide more passive recreation space including formal gardens					
Maintain candlepin bowling					

13 ACCESS & TRANSPORTATION	Very Important	Somewhat Important	Slightly Important	Not Important	No Opinion
Improve roadway conditions					
Improve sidewalk conditions					
Improve pedestrian crossings					
Further reduce the number of railroad crossings					
Enhance gateways to city (signage, plants, monuments)					
Improve directional signage within the city					

13 ACCESS & TRANSPORTATION	Very Important	Somewhat Important	Slightly Important	Not Important	No Opinion
Improve roadway conditions					
Improve sidewalk conditions					
Improve pedestrian crossings					
Reduce number of railroad crossings					
Enhance gateways to city (signage, plants, monuments)					
Improve directional signage within the city					

14 GENERAL INFORMATION

Are you a resident of Wyoming? Yes No

If yes, how long have you been a resident in Wyoming? _____ Years

Do you own or rent a residence in Wyoming? Own Rent

Do you own a business in Wyoming? Yes No

Do you work in Wyoming? If not, where? Yes No _____

What is your age? _____ Years

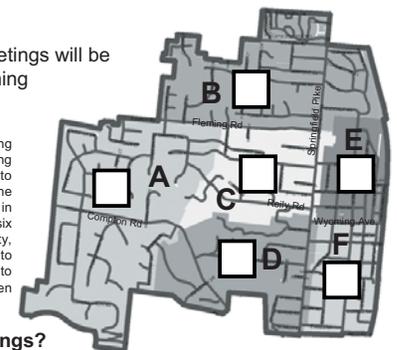
What is your household size? Total: _____ # of Children: _____

What is your gender? Male Female

Please place an "X" on the map in the area of Wyoming you live in.

This map shows six different "Focus Areas" (A-F). Meetings will be held for each area separately to discuss in-depth planning issues and visioning for the future.

FOCUS GROUP MEETINGS: The Master Plan Committee is seeking approximately 50 city residents, area business owners, individuals representing local, faith based and civic institutions and organizations, and other volunteers to participate in one of six focus groups to aid in the development of the Comprehensive Master Plan. Volunteers should expect to participate in approximately five, 2-3 hour, evening and weekend meetings over the next six months. If you are interested in helping shape the future of your community, please consider volunteering for this exciting opportunity. If you are unable to make this time commitment, please keep your eyes open for other opportunities to voice your opinions. The Committee will be sponsoring public workshops, open houses and other events.



Do you want to participate in the Focus Area Meetings?
(Circle One)

YES! No Thanks.

If YES, Please write your NAME, ADDRESS & Information below, call 821-7600, or email tvanderman@wyoming.oh.us

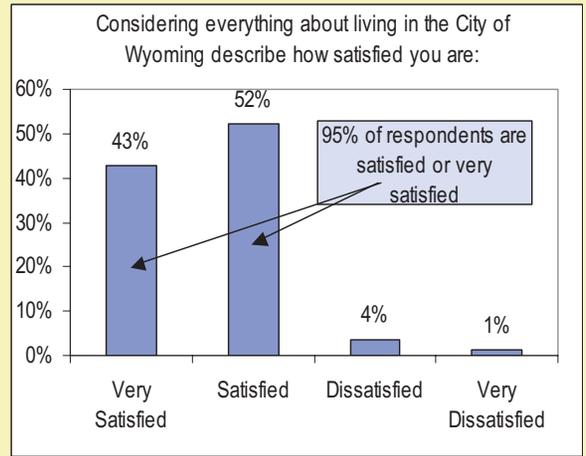
Name:	OPTIONAL	Email:
Address:	OPTIONAL	Telephone:

| C: PUBLIC OPINION SURVEY |

LEVEL OF SATISFACTION

1 Considering everything about living in the City of Wyoming, describe how satisfied you are based on the following scale. (circle one)

Very Satisfied	Satisfied	Dissatisfied	Very Dissatisfied
----------------	-----------	--------------	-------------------



Base Size	564
Very Satisfied	241 43%
Satisfied	295 52%
Dissatisfied	21 4%
Very Dissatisfied	7 1%

Overall Satisfaction Living in Wyoming - By City Region

	All	A (Hilltop)	B (North)	C (Central)	D (south)	E (N Burns)	F (S Burns)
Base Size	564	130	116	89	74	46	71
Very Satisfied	43%	42%	44%	46%	47%	33%	42%
Satisfied	52%	55%	51%	48%	49%	57%	54%
Dissatisfied	4%	3%	3%	4%	4%	11%	1%
Very Dissatisfied	1%	1%	3%	1%	0%	0%	3%

*Not all participants provided city region

The data suggests an opportunity to improve satisfaction in City Region E

Overall Satisfaction Living in Wyoming - By Age Group

	All	<29	30-39	40-49	50-59	60-69	70+
Base Size	564	15	64	146	129	87	104
Very Satisfied	43%	33%	55%	45%	35%	46%	41%
Satisfied	52%	67%	44%	53%	55%	51%	52%
Dissatisfied	4%	0%	2%	1%	8%	3%	5%
Very Dissatisfied	1%	0%	0%	1%	2%	0%	2%

*Not all participants provided age

*Base size for <29 is too small for statistics or conclusion vs. other groups

The data suggests an opportunity to improve satisfaction for the 50-59 age group

LEVEL OF IMPORTANCE & SATISFACTION ON COMMUNITY ISSUES

	Importance	Satisfaction
Quality of education	3.89	3.68
City funds mngmt	3.89	2.71
City Serv - neighborhood safety	3.88	3.36
City Serv - police, fire, ems	3.84	3.51
City Serv - water quality	3.75	3.36
Investing in key priorities	3.71	2.66
City Serv - roads & sidewalks	3.64	3.22
City Serv - recycling, trash, snow / leaf	3.64	3.51
Local public library	3.57	3.29
Wyoming's image vs. region	3.32	3.10
Youth act&prog	3.31	3.08
Environmental stewardship	3.30	3.08
Park land & open spaces	3.28	3.01
Recreational opportunities	3.10	3.01
Historic resource preservation	3.10	3.18
"City Center"	2.82	2.66
Diversity of housing	2.68	3.02
Senior act&prog	2.48	2.83
AVERAGE	3.40	3.13

Please review the list below. For each item please mark an (X) in the box that describes the level of IMPORTANCE you place on each of the following.

Very Important	Somewhat Important	Slightly Important	Not Important	No Opinion
----------------	--------------------	--------------------	---------------	------------

Please review the list below. For each item please mark an (X) in the box that describes the level of SATISFACTION you now place on each of the following.

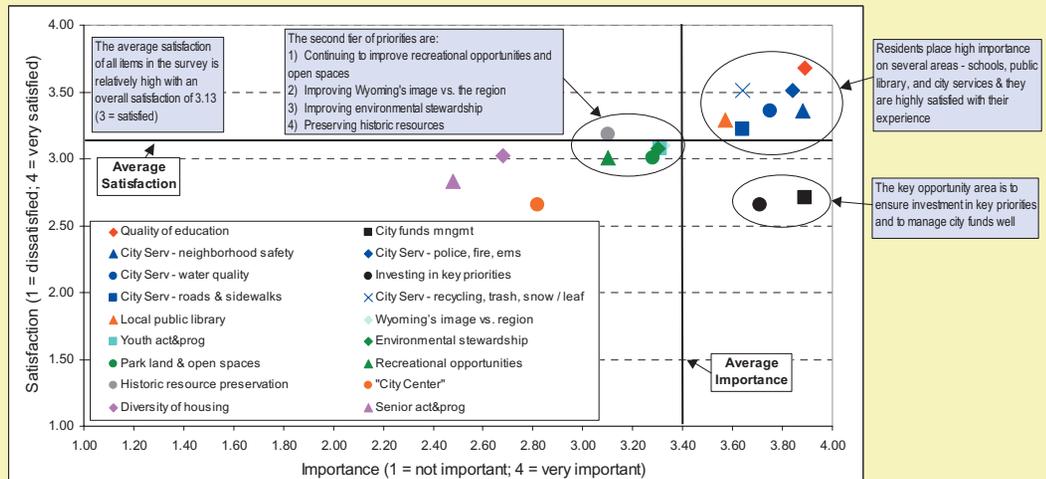
Very Satisfied	Satisfied	Dis-satisfied	Very Dis-satisfied	No Opinion
----------------	-----------	---------------	--------------------	------------

Respondents were asked to provide satisfaction and importance scores for a list of city interest areas. Respondents scored each item using the following criteria:

Satisfaction:
 1 = very dissatisfied
 2 = dissatisfied
 3 = satisfied
 4 = very satisfied

Importance:
 1 = not importance
 2 = slightly important
 3 = important
 4 = very important

IMPORTANCE & SATISFACTION DIAGRAM



LEVEL OF IMPORTANCE ON COMMUNITY ISSUES

Survey respondents were asked the importance for a variety of community issues, where, 1 = not important, 2 = slightly important, 3 = important, and 4 = very important

The results were analyzed and 2 sets of results are show below:
 Results in **BLUE** were the most important items in each category (likely priorities for the future)
 Results in **ORANGE** were the least important items (likely not priorities for the future)

Economic Development: Importance

Preserve & enhance property values	3.68
Bus. Dist.(s) - diverse retail	3.04
Revitalize neighboring communities	3.02
"City Center"	2.61
More Public Parking	1.68
Sell Civic Center & redevelop commercial	1.48
Sell Chisholm Park property & redevelop resid	1.42
Sell Civic Center & redevelop residential	1.29

There is community support for a stronger town center with diverse retail opportunities.
 Residents support efforts to revitalize neighboring communities.
 There is not support to sell the Civic Center or Chisholm Park for the purposes of redevelopment.

Housing & Liveability: Importance

Maintain & improve quality of housing stock	3.37
Quiet zones	2.62
Housing options for aging population	2.54
Expand historic district	1.61
More housing options - Apartments	1.41
More housing options - Group Homes	1.37

Continued focus on maintaining and improving housing stock is important.
 Quiet zones, particularly for the village, is an important opportunity.
 Residents are not interested in expanding non-single family housing.

Education: Importance

Overall quality of education	3.88
Quality of classroom facilities	3.64
Quality of sports facilities	3.01

Wyoming's ongoing focus on educational programs and facilities is strongly supported by the community.

City Services & Government: Importance

Keep public library	3.79
Environmental stewardship	3.21
Strong architectural & landscape controls	2.67

Respondents place high importance on the public library.
 There is support for a focus on environmental stewardship and for zoning/architectural controls to maintain community standards.

Recreation: Importance

Expand hike & bike trails	2.65
Expand youth programming	2.59
Outdoor volleyball courts	1.62
Handball, racquetball, paddleball	1.61
Dog park	1.59
Ice skating rink	1.40

There is widespread interest in expanding hike/bike options in the city and continuing to invest in youth recreation programs.

Several specific recreational options did not get widespread community interest.

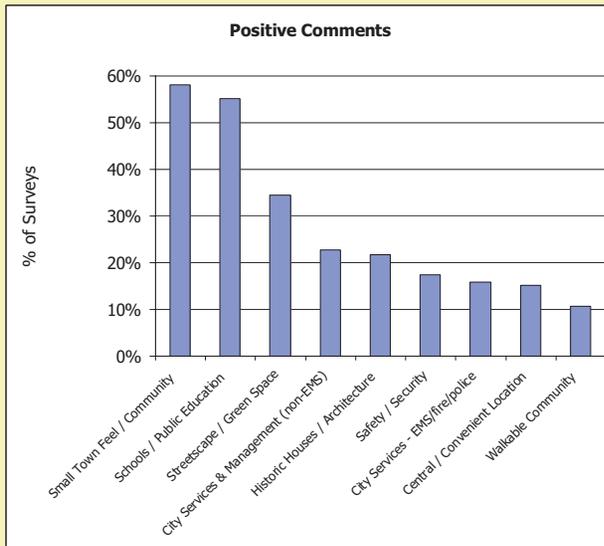
Transportation: Importance

Improve sidewalks	2.91
Improve roadways	2.85
Improve pedestrian crossings	2.83

Respondents place strong importance on continued maintenance and improvement to roads, sidewalks, and crossings.

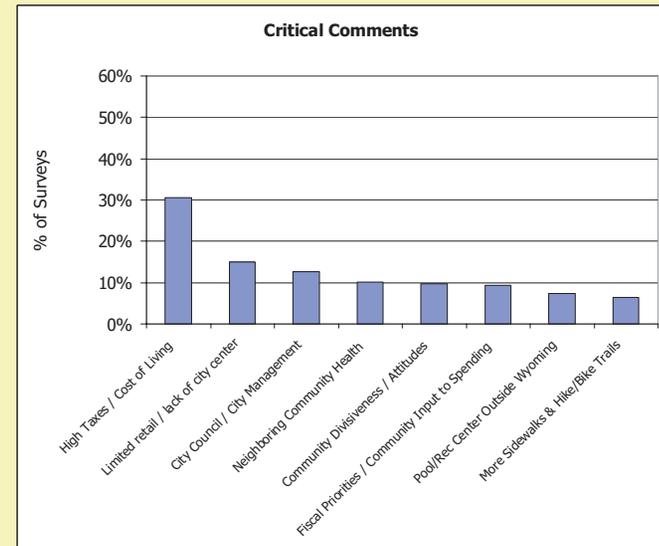
LIKES AND DISLIKES

2 Please use the following space to list the things you **LIKE** most about living in Wyoming.



Other positive comments were less than 5% response: community diversity, water quality, trains

3 Please use the following space to list the things you **DISLIKE** most about living in Wyoming.



Other critical comments were less than 5% response: traffic, schools, safety/crime, lack of diversity, Civic Center, senior issues, street tree pruning, police/community relations, housing maintenance, public transport

SUSTIANABLE PRINCIPLES HISTORY

The introductory letter from the Wyoming Master Plan Committee outlines the City’s efforts to create a planning framework based on sustainable principles. The Master Plan encourages citizens, businesses, and government to follow sustainable practices and develop new approaches to make the community more ecologically friendly and efficient. The aim of this section of the appendix is to provide general background information on the subject of sustainability and highlight how Wyoming’s Master Plan will help lead new sustainable initiatives.

Sustainable development can be defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs” (The Brundtland Commission Report, *Our Common Future*, 1987). Sustainability is gaining awareness around the world as a growing number of concerned citizens fear that if our current consumption patterns continue, we will sacrifice the Earth’s ability to support future generations. Though the idea of sustainability is becoming increasingly important and accepted, it is not new. The United Nations (UN) has long been at the forefront in the fight for sustainable practices; the Brundtland Commission’s Report “*Our Common Future*” deals with sustainable development and the need for political action and policy change to achieve results. The report lists the main challenges to sustainability in the world as:

- Extreme population growth
- Lack of education or equitable resource sharing
- Lack of food security
- Threat of species extinction
- Overconsumption of non-renewable resources
- Increase in pollution due to lack of cleaner and more efficient technology
- Growth in urban communities outstripping many countries abilities to properly provide growing populations with power, resources and personnel need to provide necessities like clean water, sanitation, schools and transport.

Another UN document, Agenda 21, serves as a comprehensive plan of action to be taken globally, nationally and locally by UN organizations, governments, and major groups in every area in which humans have an impact on the environment. It was adopted by more than 178 governments at the United Nations Conference on Environment and Development (UNCED) held in Rio de Janeiro in June 1992. The document deals with social and economic dimensions of sustainability, the conservation and management of resources for sustainable development, and the strengthening roles of major groups working for sustainability and its implementation.

Along with such historic documents many organizations in the field have specific policy or guidelines related to sustainability. The American Society of

Landscape Architects’ (ASLA) Sustainable Sites Initiative addresses sustainability in two ways: efficiency for the private landowner and improved quality of the surrounding environment. ASLA’s policy includes design solutions for maximizing conservation potential and sustainability:

- Water waste – Design plantings and irrigation for efficient water use
- Water pollution – Design slopes and surfaces to minimize stormwater runoff, replenish groundwater and use plants to capture water-borne pollutants
- Biodiversity and Invasive Species – Establish and protect areas of biological richness through the use of native plants
- Resource waste – Select healthy, long-lived plant specimens
- Energy consumption– Minimize travel distances for materials; design sites that do not require energy intensive maintenance to remain healthy and attractive
- Soil– Create a design where site work minimizes soil compaction and avoids unnecessary soil compaction during the construction process
- Air – Use plants to capture airborne pollutants, shade summer sun and temper summer heat.

ASLA policy guidelines define how long term development can adopt and use sustainable principles, as well as good design principles that individuals can use.

The American Planning Association (APA) also has a policy guide for sustainability. The APA’s policy targets indicators of and contributors to unsustainability and also directs sustainable practices. According to the APA, global indicators of non-sustainable practices include global warming, soil degradation, deforestation, species extinction, declining fisheries and economic inequity. Contributing factors to the general unsustainability of the world include overconsumption of “natural capital” and waste generation, rapid population growth, dependence upon non-renewable resources, pollution, environmentally and socially destructive development patterns, inequities in resource distribution and limited public participation. Overall, the APA believes the root cause of our problems to be our failure to recognize the limits of the Earth’s ability to withstand alterations to its natural systems.

On a community level there are several indicators of the lack of sustainability, including suburban sprawl, loss of prime agricultural land and open space, depletion and degradation of water resources, loss of wetlands, traffic congestion, air pollution, and disproportionate exposure to environmental hazards. The APA supports a systematic, integrated approach to planning that brings together environmental, economic and social goals. There is growing public support to

reduce dependence upon fossil fuels, extracted underground metals and minerals, harmful chemicals, and other activities that harm life-sustaining ecosystems. The overarching goal of the APA's efforts is to meet the hierarchy of present and future human needs fairly and efficiently.

Ohio's state government is currently creating new policies that reflect an interest in sustainable practices. Governor Strickland recently unveiled his Ohio Energy Compact, an agreement to define the best energy choices for Ohio and transform the state's approach to energy. The Governor's and the State's commitment to environmentally sensitive policies supports the larger sustainability movement.

Sustainable building and design has been undertaken on a national level by the U.S. Green Building Council. Their Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ is the nationally accepted benchmark for the design, construction, and operation of green buildings. It gives developers and building owners and operators the tools they need to understand the immediate and measurable impact of their buildings' performance and effect on the environment. The LEED program promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. LEED provides a roadmap for measuring and documenting success for all building types and each phase of a building lifecycle.

While the international, national, and regional governing bodies are all pushing for sustainable practices, there are many sustainable practices that individuals can do in their own homes and communities. The City of Wyoming has committed to protecting natural resources to ensure future sustainability with initiatives in ecological stewardship and sustainability. In order to accomplish this idealistic goal, four dimensions of sustainability have been identified: greenspace protection; water quality improvement; green policy initiatives; and environmental education.

Many of Ohio's natural ecosystems are in danger or threatened. The Master Plan has outlined ways for the city to preserve existing greenspace to ensure that these natural ecosystems continue to perform their natural functions. Initiatives include establishing tree canopy goals, conservation easements, and incentives to remove invasive plant species that may disrupt the natural ecosystem.

No single resource is more important to Ohio families than water. Unfortunately, many of our waterways and watershed areas have serious pollution problems. Restoration efforts are vital if we are to continue to rely on these sources for drinking water. Protecting the quality of this drinking water is important for the quality of life of Wyoming residents. The City has its own public water works that acquires its water from an underground aquifer. The Master Plan makes

recommendations to protect this resource by preserving stream corridors and reducing nonpoint source pollutions through improved storm water management practices. Specific initiatives include educating residents on the use of rain barrels and rain gardens in their own backyards as well as citywide initiatives to incorporate impervious surface ratios into the zoning code.

Wyoming is committed to being a leader in Ohio on a wide variety of green initiatives. The Master Plan recommends a variety of policy changes, including the adoption of Leadership in Energy/Environmental Design (LEED) standards. LEED is a national standard for green construction that emphasizes site planning, water management, energy management, material use, indoor air quality, and innovation of design. The Master Plan recommends that any new commercial development and public facilities utilize these standards. Additional recommendations include expanding the citywide recycling program to include designated receptacles at parks and on streets.

Environmental education raises public awareness and knowledge of environmental issues and challenges. Education on these issues, increases individuals understanding of how their actions affect the environment, acquire skills that they can use to weigh various sides of issues, and become better equipped to make informed decisions. In addition, education provides people a deeper understanding of the environment, thereby inspiring them to take personal responsibility for its preservation and restoration. The Wyoming Master Plan emphasizes environmental education programs and/or information utilizing the City website, newsletter and other medial presentations.

Wyoming's Master Plan was created with a framework of "sustainable city planning." Many of the recommendations of this plan will shape development opportunities to become energy efficient and provide a new age of "green infrastructure" that will touch and improve every existing household. Additional initiatives will encourage residents to become active environmental stewards in order to reduce our individual impacts and make a difference in the kind of world we live in today and pass on to future generations. Hopefully the recommendations set forth in this Plan will expand across Ohio to create a green revolution in our small cities, towns and villages.

HISTORIC RESOURCES - INITIAL RECOMMENDATIONS

In September 2006, Gray & Pape staff conducted an on-site assessment of Wyoming. The visit was conducted in order to identify areas of historic resources and to guide historic preservation efforts in Wyoming's revised Master Plan.

Wyoming currently has one historic district, called "The Village", which was listed in the National Register of Historic Places in 1986. It was listed under Criterion A for its role in the suburban development history of Cincinnati; Criterion B for its association with major industrialists and their families; and Criterion C as representative of a range of architectural styles from early nineteenth century Victorian Italianate to early twentieth century Tudor and Georgian Revival.

At the time of the nomination, only pre-1936 resources were considered eligible for the National Register of Historic Places. Therefore, the current historic district includes resources that date primarily from the late nineteenth century to the 1920s. Although properties dating to the 1930s met the minimum age requirement for the NRHP at the time of the nomination, few of them were included in the district. Properties dating to the late 1930s and beyond were therefore labeled as "intrusions" within the district or were not included in the district at all.

Because the district was listed in the NRHP twenty years ago, many resources that were originally denied inclusion, or were deemed non-contributing, have now reached 50 years of age. It is Gray & Pape's opinion that all pre-1957 properties within "The Village" historic district that are currently labeled "intrusions" should be re-evaluated for inclusion in the district as contributing properties. It is also recommended that the boundaries of the current district be considered for expansion to include bordering pre-1957 resources. This re-evaluation should include all properties to the north of the district to Chestnut Avenue, east of the district to the rail line, and south of the district to Mills/Millsdale Avenue.

The subdivision located directly north of Chestnut Avenue bounded by Vale on the south, North Park on the east, Springfield Pike/Route 4 on the west and Wyoming's political boundary on the north is different in character from the existing historic district. The resources are later, primarily dating to the 1920s-1940s, the streets are curvilinear, and the area sits in the floodplain. This area contains many historic resources and should be evaluated separately to determine if it is eligible for the National Register of Historic Places.

Resources on the west side of Springfield Pike/Route 4 should be evaluated for nomination as a separate historic district, or as part of an expansion to "The Village" historic district. In particular, several of the nineteenth century resources that face Springfield Pike/Route 4 on the west side and some that are interspersed along the side streets on the west side of Springfield Pike/Route 4 are actually more similar in character to properties in the existing historic district. However, these streets also exhibit high-quality examples of ca. 1930s and 1940s resources that could be eligible as a separate district, nominated under Criterion A for mid-twentieth century suburban development and Criterion C as good examples of Tudor Revival and Colonial Revival architecture. These resources reflect the changing landscape that resulted from the growing automobile-centered society, as well as changes in architectural design. Houses in this section of the city have deeper setbacks and are located on more curvilinear streets as opposed to the gridded design found on the east side of Springfield Pike/Route 4.

Summary of Recommendations

- Re-evaluate pre-1957 properties within the "The Village" NRHP historic district that are labeled "intrusions" to determine if they now qualify for inclusion in the district.
- Re-evaluate the boundaries of "The Village" NRHP historic district to include pre-1957 properties. The survey should encompass the area on the east side of Springfield Pike/Route 4 as far north as Chestnut Avenue, extending east to the rail line, and south to Mills/Millsdale Avenue.
- The area north of Chestnut Avenue bounded by Vale on the south, North Park on the east, Springfield Pike/Route 4 on the west and Wyoming's political boundary on the north should be surveyed to determine if it qualifies as a historic district.
- Properties fronting the west side of Springfield Pike/Route 4 should be evaluated to determine if they should be included in "The Village" NRHP historic district or as part of a separate historic district.
- Properties on the west side of Springfield Pike/Route 4 between W. Mills Avenue on the south, Bonham Road on the north and the western boundary of the 1874 annexation area on the west should be evaluated as a potential "Wyoming Hills" NRHP historic district or as an extension of "The Village" historic district.

MARKET & ECONOMIC ANALYSIS

Demographics

2000	2005	2010				
Table Population Change, 2000-2010						
8,261	8,069	7,855	-0.5%	-0.5%	-2.3%	Wyoming
845,303	820,240	798,274	-0.6%	-0.5%	-3.0%	Hamilton County
Table Median Age, 2000-2010						
40	42	44	0.9%	1.0%	4.7%	Wyoming
36	37	38	0.6%	0.5%	2.8%	Hamilton County
Households						
3,047	2,992	2,924	-0.4%	-0.5%	-1.8%	Wyoming
346,790	342,084	335,832	-0.3%	-0.4%	-1.4%	Hamilton County
Household Size						
2.66	2.65	2.63	-0.1%	-0.2%	-0.4%	Wyoming
2.38	2.34	2.32	-0.3%	-0.2%	-1.7%	Hamilton County
Families						
2,369	2,290	2,196	-0.7%	-0.8%	-3.3%	Wyoming
212,459	204,881	195,259	-0.7%	-1.0%	-3.6%	Hamilton County
Owner Occupied Housing Units						
2,582	2,587	2,536	0.0%	-0.4%	0.2%	Wyoming
207,607	213,185	211,351	0.5%	-0.2%	2.7%	Hamilton County
Renter Occupied Housing Units						
460	404	386	-2.5%	-0.9%	-12.1%	Wyoming
139,276	129,043	124,614	-1.5%	-0.7%	-7.3%	Hamilton County
Vacant Housing Units						
130	167	217	5.2%	5.3%	28.7%	Wyoming
26,511	35,091	42,800	5.8%	4.1%	32.4%	Hamilton County
Vacant Housing Units						
4.1%	5.3%	6.9%	5.3%	5.4%	29.3%	Wyoming
7.1%	9.3%	11.3%	5.5%	4.0%	31.0%	Hamilton County

Sources: U.S. Bureau of the Census, ESRI forecasts

Regional Residential Market

1. Flat Building Permit Activity
2. Median Value
 - 2000 = \$213,493
 - 2010 = \$303,544
3. Evolving New Housing Concepts
 - Condominium
 - Traditional Neighborhood Development
 - Planned Unit Development

Regional Retail Office Market

1. Slow-Growth Additions to Inventory (2000 – 2006 @ 6%)
2. Increasing Vacancy Rates
3. Office Centers Clustered at Interstate Interchanges
4. Increasing Retail Sales



Development Concepts

- A. Higher-Density, Luxury Condominiums
 - o Large Units (1,800 sq. ft.)
 - o High-cost, High Amenity
 - o Land Values: \$1 Million + / Acre (Cleared)
- B. Mixed-Use Development Townhouse / Retail
 - o Family Units
 - o Upper-end Values, Finishes
 - o Community / Specialty Retail
 - o Value for Residential: \$500,000 + / Acre
- C. Special Food Store
 - o Sales Well Above Median
 - o Small Land Site
 - o High-land Value
- D. Mix Retail / Residential / Office (Town Center Concept)
 - o Larger land site requirements
 - o Variety of uses – ground floor retail with office or residential above
 - o Opportunity to incorporate higher density design; appeal to younger professionals
 - o
- E. Retirement / Empty Nester Residential
 - o Medium sized units (1,100 sq. ft)
 - o Affordable to market rate unit sales pricing (\$225,000 avg)
 - o Value to Land: \$1.4 to \$1.7 million
 - o
- F. Office Condominium
 - o Median to higher square foot rent per year (\$18 average)
 - o Two levels, 20,000 square feet office + parking
 - o Residential sales value \$200 per square foot (avg)
 - o Smaller units (800 sf on average) with quality finishes
 - o Land Value \$500,000 to \$700,000 per acre

Updated Demographics

WYOMING, OH

2000 Total Population 8,261

Estimated 2006 Total Population 7,963

Estimated 2011 Total Population 7,719

Source: ESRI Business Analyst

WYOMING, OH

1990 Total Population 8,128

2000 Total Population 8,261

Estimated 2005 Total Population 7,719

Source: U.S. Census Bureau, 2005 Population Estimates, Census 2000, 1990 Census

HAMILTON COUNTY, OH

2000 Total Population 845,303

Estimated 2006 Total Population 809,079

Estimated 2011 Total Population 783,231

Source: ESRI Business Analyst

HAMILTON COUNTY, OH

1990 Total Population 866,228

2000 Total Population 845,303

Estimated 2006 Total Population 822,596

Source: U.S. Census Bureau, 2005 Population Estimates, Census 2000, 1990 Census