# 2018 CITY OF WYOMING MASTER PLAN

# ACKNOWLEDGEMENTS

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Adopted February 5, 2018

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## The Wyoming of Today

The City of Wyoming is an established, neighborhood-oriented, walkable community with tree-lined streets, and a place where small-town character, relationships, and traditions endure. Centrally located within the Cincinnati Metropolitan Area, Wyoming's residents appreciate the rich history of the community yet are forward-thinking, inclusive, and involved, as evidenced by a history of excellent public services, a fiscally responsible government, excellent schools, and dedicated citizen volunteers.

With this rich historical and cultural tapestry as a foundation, Wyoming has crafted its vision for the future:

## Wyoming's Vision for the Future

The City of Wyoming will preserve its welcoming, safe, and diverse residential neighborhoods and its small-town charm, while continuously cultivating opportunities to improve the high quality of life experienced by its residents. Wyoming will promote sound economic and financial planning practices to ensure its continued fiscal health and will implement policies that enhance public trust and promote understanding, reduce waste, promote sustainability, preserve the natural environment, and foster pedestrian-scale redevelopment while actively responding to new economic, environmental, and social opportunities.

**COME FOR THE CHARM, STAY FOR THE FRIENDSHIPS**

SECTION

# EXECUTIVE SUMMARY

# EXECUTIVE SUMMARY

## 2018 WYOMING MASTER PLAN

### A Community of Choice

The **City of Wyoming** is a tightly-knit community where people care about one-another and **share the value of family**. Family means more than just creating a rich environment and learning experience for children – it means **connecting with and nurturing one-another and creating a greater, community-wide family**. This quality is evident throughout the City and in the actions of its residents.

Wyoming has **thrived because of this ingrained neighborly attitude and community-building environment** and it continues to attract families and their descendants to the City because of this shared passion. Advancing this legacy requires an investment of time and resources, passion and dedication, knowledge-seeking and on-going civil dialogue, and leadership within the community. This is reflected in the vision statement of this Plan (see page 4).

### Foundation for this Master Plan

Part of this foundation of Wyoming is the Master Plan. **In Wyoming, the Master Plan is a quality of life document**. It benchmarks and evaluates the community approximately every ten years, brings the community together, solicits citizen input and direction, and **establishes objectives and strategies for guiding Wyoming forward into the future**. The 2007 Plan was a well-loved document and the City and community made great progress in implementing its recommendations (see pages 17 and 121-125). Examples include securing grant funding for infrastructure improvements and environmental initiatives, partnering with surrounding communities to improve or remove blighted properties, and beginning strategic improvements to the Wyoming Avenue business district, all while achieving an upgraded municipal bond rating.

**Wyoming is known as one of the most desirable and distinctive places to live in the Cincinnati metropolitan area** (see page 18). This is reflected in the Community Survey, in public meetings, and in conversations about what motivates people to move to Wyoming. There are many reasons cited for this, including the **outstanding school system, quality housing stock and historic architecture, tree-filled neighborhoods, great City services and amenities, and the Wyoming spirit of support, family, volunteerism, and pursuit of knowledge** (see pages 30 and 133-143).

One of the fundamental goals expressed by the citizens during this planning process is for Wyoming to **remain a desirable community and competitive city for those searching for a great place to live**. People living in Wyoming already value the community. Long-term attractiveness is maintained by continuing to be a highly-desirable place to live – a place where people place significant value on the virtues of an invested and stable community and are willing to pay a small premium to enjoy the quality of life that exists here.

This is linked in no small part to the **continued quality and success of the Wyoming School District**. Indeed, it is the school system that people overwhelmingly cite as the reason they moved to Wyoming in the first place.

Another part of this equation is the emphasis that is placed on **maintaining neighborhood and housing attractiveness and value**. Yet another consideration is Wyoming's commitment to **providing the types of amenities and experiences that enhance residents' quality of life** and make Wyoming stand out as a special place to live.

## Moving Forward

It is important to note that advancing the recommendations of this Plan **requires resources - effort, community education, political will, volunteers, and funding**. Residents emphasized that providing the amenities of peer communities, while protecting Wyoming's strengths and character, is of critical importance. The City has limited revenue and little developable land. As such, it must also consider collaboration with the adjacent jurisdictions to match some of the desired amenities and improvements of Wyoming's identified peers. Achieving this will **require focus, partnerships, fundraising, and prioritization**. These are all attributes and abilities fully within the skillset of our amazing community.

## Community Engagement

The Master Plan was developed through an extensive community engagement process, guided by a Steering Committee of dedicated citizens. The planning team engaged a wide variety of community members in small focus group discussions, multiple public open house meetings, and a robust community survey made available online and sent to all households and businesses in the City. A summary of public opinions and feedback is provided in the Community Sentiment section of this Plan (see pages 30-36). At various points in the document, selected statistics from the community survey and direct quotations from members of the public are highlighted to illustrate how the Plan's recommendations respond to community sentiment.

The results and analysis of a number of the more noteworthy questions may be found in the Appendix (see pages 133-143). The collective input and careful consideration of Wyoming residents' concerns, ideas, and priorities serves as the basis of the Master Plan recommendations.

## Structure of this Master Plan

This Plan **identifies four over-arching goals aimed at advancing the community vision**. These goals are supported by **seven themes** and a significant number of specific objectives and strategies such as: increasing the number of restaurants and opportunities for retail; investing in the civic core; enhancing multi-modal connections between the various neighborhoods within the City and to surrounding communities; continued environmental responsibility; and improving amenities for citizens of all ages.

# EXECUTIVE SUMMARY

The Plan is organized in two broad sections, the first section being:

An **Introduction that provides the background and context** for Wyoming as it exists today. This includes its current conditions and the priorities and issues identified by the community through the planning process; and, secondly, a section identifying:

A **series of seven themes which provide a framework for recommendations** that the City should pursue as it sets out to achieve the broad goals of the Plan. Each theme provides additional context and explanation of why the topic is important to the community, and a **matrix of Objectives and Strategies to help guide priorities and the allocation of resources** by the City.

## 4 GOALS

**1** ENSURE WYOMING'S POSITION AS A COMPETITIVE AND DESIRABLE COMMUNITY IN THE GREATER CINCINNATI REGION.

**2** CONTINUALLY ENHANCE THE HIGH QUALITY OF LIFE FOR WYOMING'S RESIDENTS.

**3** MAINTAIN WYOMING'S LONG-TERM FISCAL SUSTAINABILITY.

**4** CELEBRATE WYOMING'S HISTORY, CULTURE AND IDENTITY AS A FRIENDLY, NEIGHBORHOOD-ORIENTED COMMUNITY.

## 7 THEMES

- GOVERNANCE & FISCAL HEALTH
- COMMUNITY CHARACTER & IDENTITY
- NEIGHBORHOOD IMPROVEMENTS & HISTORIC PRESERVATION
- ECONOMIC DEVELOPMENT & ZONES OF POTENTIAL CHANGE
- ADJACENT JURISDICTIONAL COOPERATION
- ECOLOGICAL STEWARDSHIP & SUSTAINABILITY
- COMMUNITY MOBILITY

**Theme 1: Governance & Fiscal Health** provides recommendations and strategies to ensure that Wyoming will remain financially strong. This includes strategies to secure alternate funding sources for capital improvements, such as: grants; designation of special economic development districts; and public private partnerships - all as a means of continually improving the community and government services while minimizing the tax burden on Wyoming residents. This theme also includes strategies to ensure the City's public communication efforts remain effective and reach the broadest possible audience (see page 42).

**Theme 2: Community Character & Identity** includes strategies to preserve and enhance Wyoming's unique small town feel. Recommendations include: identifying opportunities to improve streetscapes, gateways, and public gathering spaces; enhancing the City's already robust street tree program; and considering the creation of development design guidelines in key areas to ensure quality aesthetic standards in the built environment (see page 48).

**Theme 3: Neighborhood Improvements & Historic Preservation** provides recommendations to preserve and enhance the value of Wyoming's residential neighborhoods, including historic assets like the Village Historic District. Strategies include: targeted code enforcement efforts; supporting initiatives that encourage homeowners to maintain and improve their properties; identifying opportunities for new housing infill that will be attractive to new homeowners and empty-nesters; and consideration of strengthened historic preservation standards to maintain the authentic character and long term value of the Historic District (see page 54).

**Theme 4: Economic Development & Zones of Potential Change** includes recommendations and strategies targeted at specific areas of the community - the civic and commercial areas along Wyoming Avenue and Springfield Pike (the City Center, the Promenade, North Pike, and South Pike). Recommendations include a combination of public realm improvements to streetscapes and community gathering spaces (e.g. the Village Green, the Civic Center and Promenade streetscape, and access to the Recreation Center), as well as identifying opportunities for high-quality mixed use redevelopment that will support increased retail and restaurant activity desired by residents (see page 66). Artistic renderings of possible improvements are provided to illustrate these concepts (see page 11 for examples of these illustrations).

**Theme 5: Adjacent Jurisdictional Cooperation** focuses on the important role Wyoming's neighbors must play in the long term success of the area. Recommendations are provided for Wyoming to continue engaging neighboring jurisdictions and assist them in advancing their own objectives for economic development and revitalization. Strategies include: establishing joint economic development districts; creating shared development design guidelines and coordinated zoning standards; continuing existing and potential expansion of municipal service partnerships, and continued engagement in regional economic development initiatives (see page 90).

# EXECUTIVE SUMMARY

**Theme 6: Ecological Stewardship & Sustainability** recognizes the Wyoming community's dedication to the environment and provides strategies to continue initiatives that will enhance the quality of the City's natural realm, including: continued efforts to remove invasive species and stabilize stream banks (especially the Mill Creek); promotion and expansion of green initiatives such as the citywide recycling program and green building/demolition practices; adoption of best management practices for stormwater quality; and continued efforts at public education about environmental issues and volunteer opportunities (see page 96).

**Theme 7: Community Mobility** provides recommendations to enhance Wyoming's transportation infrastructure for all users, including pedestrians, motorists, and bicyclists. Strategies include: emphasizing "low stress" routes for walking and cycling that avoid high traffic areas; and continually improving roadway conditions and sidewalk connectivity in high need areas wherever feasible. Key recommendations include: advocating for regional expansion and connection to Wyoming of the Mill Creek Greenway trail; continual improvements to the streetscape and pedestrian crossings along Springfield Pike; and continued advocacy by the City to ensure that the future I-75 interchange improvements will benefit Wyoming and minimize negative traffic impacts on Wyoming neighborhoods (see page 104).

## Use of Graphic Illustrations

Throughout this Plan, representative "benchmark" imagery (photographs of other communities) as well as conceptual artistic renderings (see examples on the next page) are used to illustrate various planning and design ideas. Captions are used to explain project concepts and help to communicate the intent of the image. Actual application of specific projects will need to be customized to the unique character, scale, and conditions of Wyoming and to the neighborhoods in which they are located.

# POSSIBLE VISIONS FOR ZONES OF POTENTIAL CHANGE

These illustrations are conceptual representations of potential planning initiatives and physical improvements in Wyoming. Refer to the Economic Development and Zones of Potential Change Theme of this Plan for detailed descriptions of the recommendations and graphics.

**The Recreation Center at North Pike**

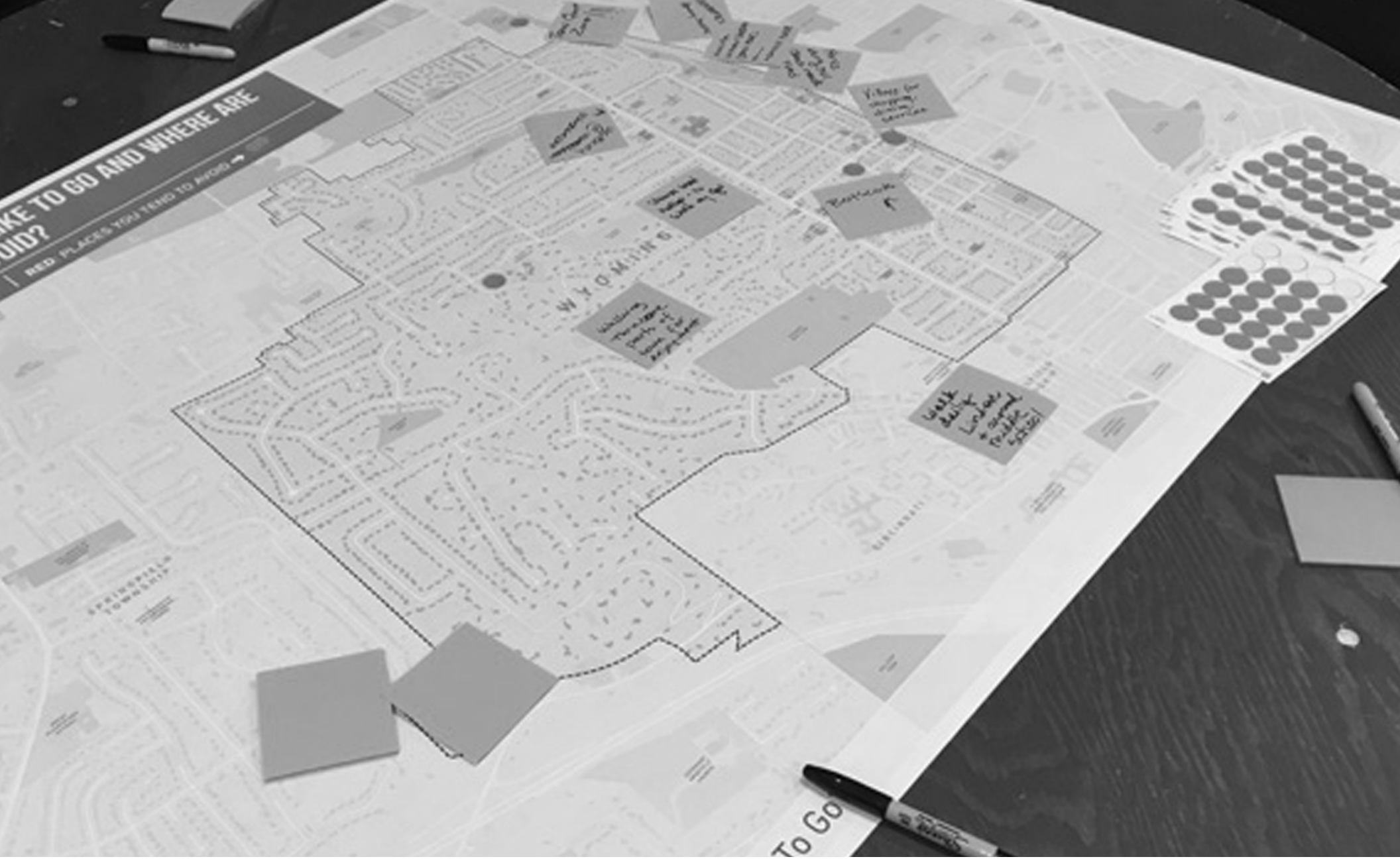
**The Promenade**

**The City Center**

**The Civic Center at the Promenade**

**The North Pike**

WOODLAWN
LINCOLN HEIGHTS
SPRINGFIELD TOWNSHIP
WYOMING
LOCKLAND
CINCINNATI
SPRINGFIELD TOWNSHIP
HARTWELL
ARLINGTON HEIGHTS




SECTION 1

# INTRODUCTION

# INTRODUCTION

## WHAT IS A MASTER PLAN?

A Master Plan (also known as a "Comprehensive Plan" or "Community Plan") is a policy document for a community. Master Plans can address a wide variety of topics in a city, such as land use, economic development, transportation, infrastructure, housing, parks, natural resources, city character, governance, sustainability, community desires, and quality of life. The most effective Master Plans provide a compelling and aspirational vision of what the community wants to be in the future – aspects it would like to improve, areas that need attention and focus, how it should guide growth and attract investment, and what it would like to preserve and strengthen for future generations. Achieving this requires the input and guidance of the community, for no plan is effective without community support and city adoption.

The 2018 Wyoming Master Plan is built from robust community engagement and input in which City residents identified their values and expressed their concerns, needs, and ambitions for Wyoming. It also builds on the strong groundwork established by the 2007 Master Plan. Using this input as a foundation, this 2018 Wyoming Master Plan examines existing conditions and trends and identifies a wide range of opportunities and recommendations to continue to promote the community-focused, high-quality character and charm for which Wyoming is known and loved. This Master Plan is a graphic-rich, user-friendly guidebook that celebrates the community vision for Wyoming's future, and provides a specific plan of action to achieve this vision.

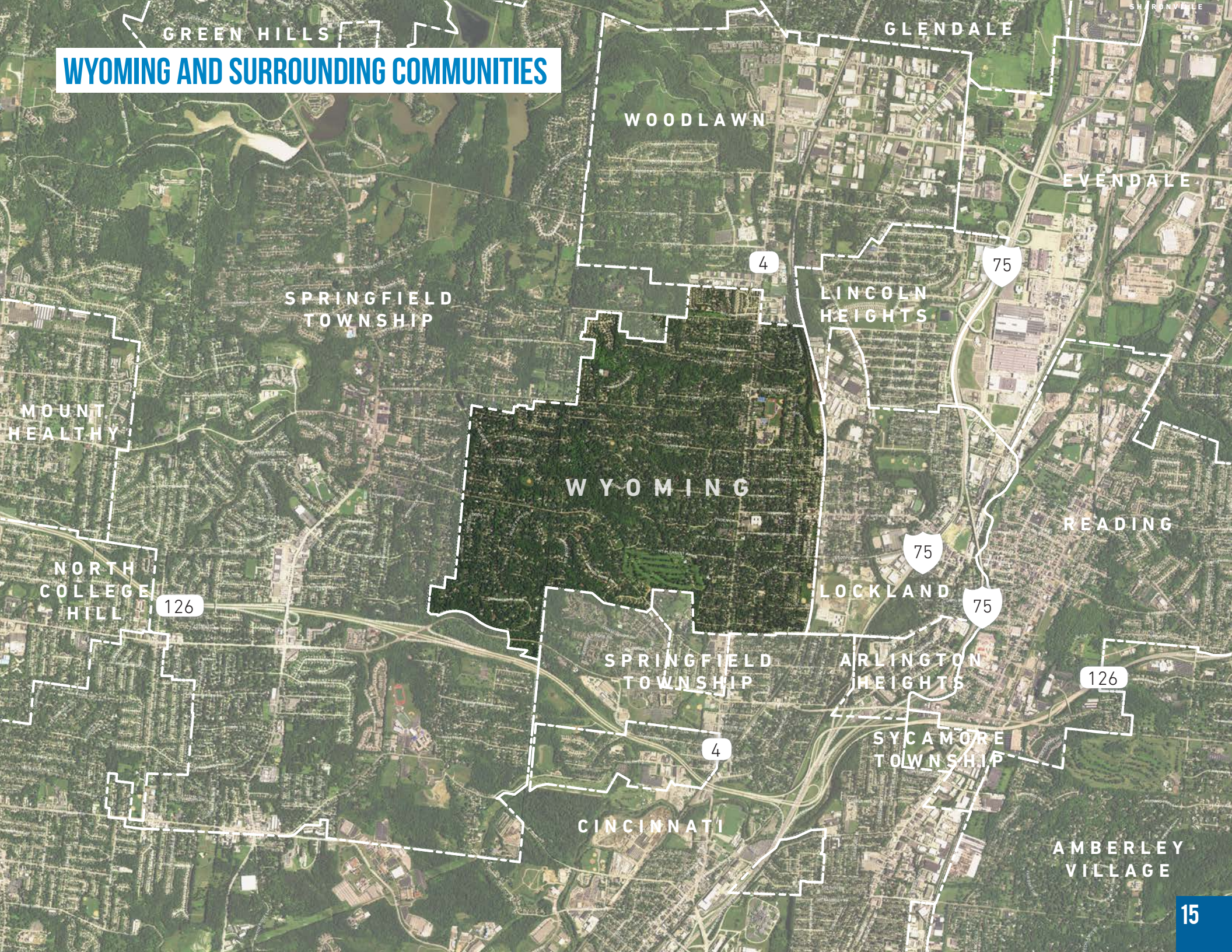
## HOW WILL THIS PLAN BE USED?

This 2018 Wyoming Master Plan is the key policy guide for the City of Wyoming. It is designed to serve as a primary tool to align land use, development, and public funding/resource expenditure decisions with the community's vision. It serves as the basis for more strategic planning efforts for the City of Wyoming staff, City Council, City boards and commissions, and other governmental entities as they assess the character, location, and extent of public investments and private development proposals in the City of Wyoming. It should serve as a vital reference that informs City leaders and the community as public policies are developed and decisions are made. The Master Plan should facilitate purposeful and thoughtful decision-making that advances the City toward its common goals as established herein. This Plan's policies and recommendations will be implemented over time through public and private decisions, such as capital improvements carried out by the City, City-sponsored or approved programs and initiatives, and development proposals by property owners conducted through the public review process.

## PLAN TIME HORIZON

The 2018 Wyoming Master Plan is written to provide direction for Wyoming across the next ten years. It contains practical recommendations that can be addressed in the near term, as well as visionary recommendations that require more energy, resources, and alignment to achieve and thus will be measured in progress across time. Indeed, some ideas may take longer than ten years to implement, but this Plan establishes a framework to pursue incremental actions that will advance toward broader goals. Some recommendations are recorded here as opportunities to seize if circumstances arise. This Plan is based on conditions and trends that exist today. As with any planning document, it is expected that this Master Plan will be periodically reviewed, and may be updated to reflect changes in conditions and/or community priorities. The strategic components of this Plan can be updated more frequently to accommodate new opportunities and build upon the success of accomplishments outlined in the Plan.

# WYOMING AND SURROUNDING COMMUNITIES



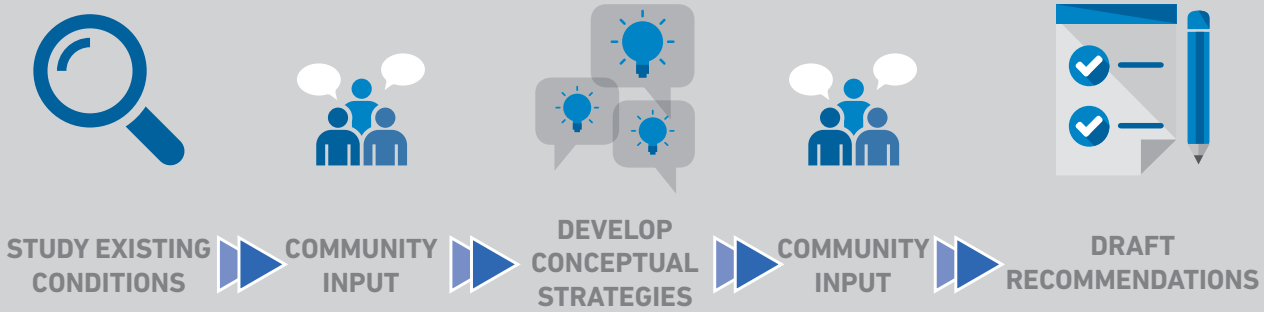
# INTRODUCTION

## 2016-2018 PLANNING PROCESS

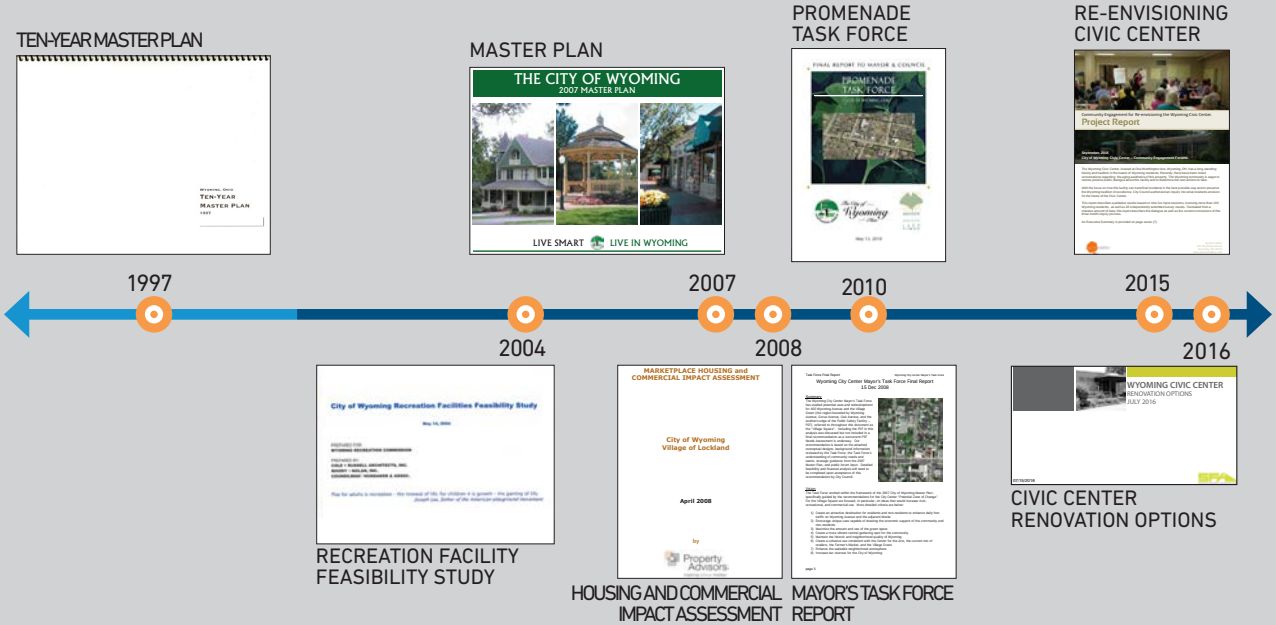
The Master Plan process took place over approximately sixteen months, spanning 2016-2018. Consultants worked closely with City Staff, a Master Plan Steering Committee, and its smaller Working Group, both of which consist of Wyoming residents, and most of whom are involved in local commissions, boards, and other community organizations. The Steering Committee regularly reviewed and guided progress, and the general public generated ideas and provided feedback on the various aspects of the Plan as they were being developed through a variety of engagement methods. More information about public input can be found in the Community Sentiment section of this document, and in the Appendix.

Following the development of initial concepts and strategies, vetting through public input and Steering Committee consideration, and development of an initial draft plan document, the Steering Committee reviewed and provided guidance to develop the final recommended 2018 Wyoming Master Plan.

The Steering Committee presented the proposed Master Plan to the Wyoming Planning Commission, and the Commission adopted the Plan on February 5th, 2018.




## PAST PLANNING EFFORTS



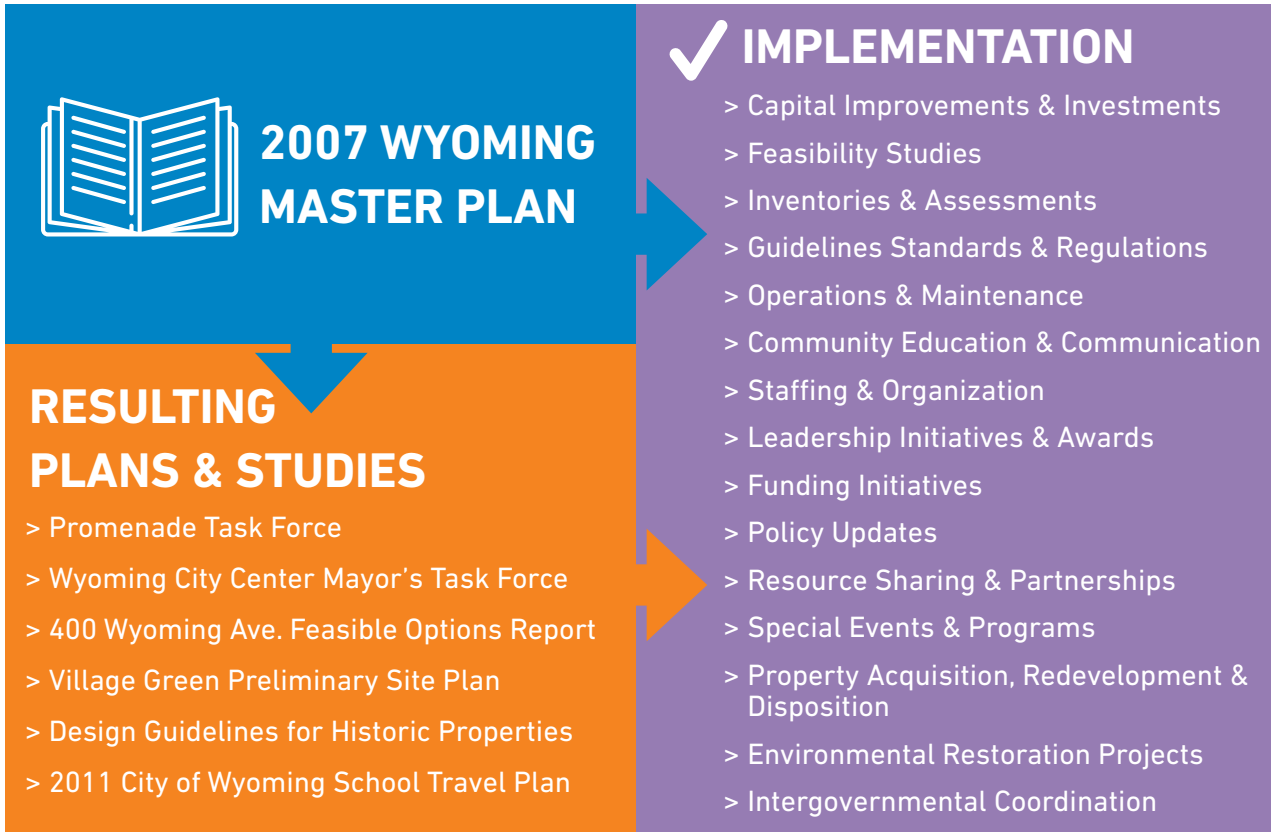
# THE 2007 MASTER PLAN

The 2007 Wyoming Master Plan's recommendations focused on preserving the distinct character of the City and its neighborhoods, enhancing the local business district, and establishing a long-term framework for a more sustainable and livable City.

Significant community input throughout the previous planning process led to the following seven over-arching themes:

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

A detailed implementation matrix was further developed to successfully guide and memorialize the City efforts to achieve the Plan's objectives and strategies. Refer to the Appendix for a summary of each of the 2007 themes and significant implementation accomplishments, starting on page 121.



# WYOMING TODAY

## WYOMING'S POSITION IN THE REGION

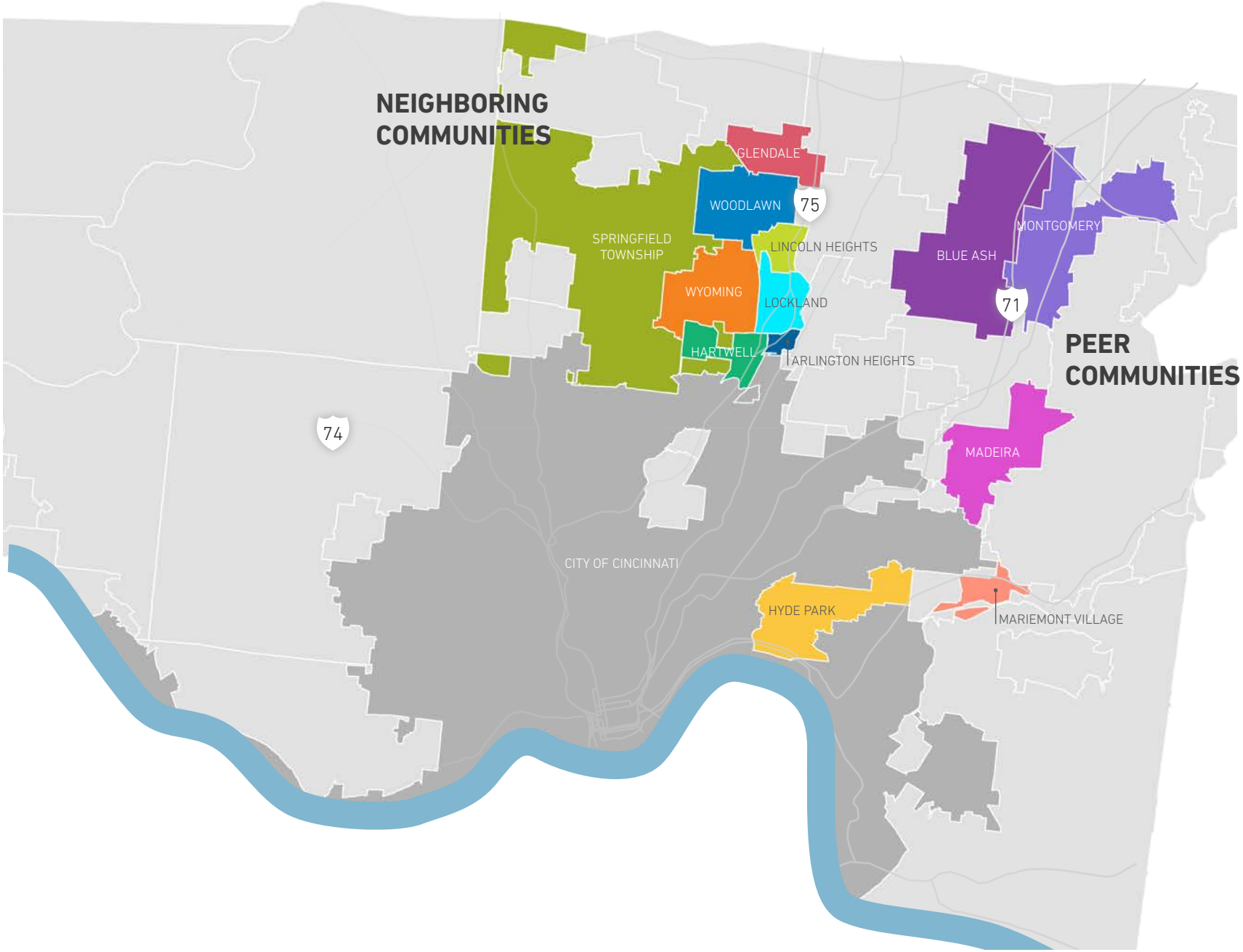
Wyoming is a pedestrian scale, bedroom community located in Hamilton County within the Cincinnati Metropolitan Area. Cincinnati's metro area has seen the second greatest rate of population growth in Ohio since 2010, according to U.S. Census 2015 estimates. In this context, Wyoming's household growth rate has been relatively stable (4.6%) since 2010. The City had a population of 8,428 in 2010 and an estimated population of approximately 8,517 in 2016. As of 2010, it had 3,105 households and 2,385 families.

Wyoming's neighboring communities are Springfield Township (west, north, and south), Woodlawn (North), Lincoln Heights, Lockland, Arlington Heights (east) and the Cincinnati neighborhood of Hartwell (south). As compared to these communities, Wyoming has an older median age (45-54 years old), while there is a gap in the 25 to 34 age bracket. The median income is two to five times higher and median home value is between two to six times higher than the surrounding communities. Most homes are between $300k-$500k with relatively fewer starter home values in Wyoming as compared to nearby jurisdictions. Wyoming also has higher home ownership, lower numbers of home rentals, and the lowest home vacancy rates. Over 70% of Wyoming's population holds an Associate or higher degree and nearly 85% of Wyoming's working age population are employed in professional "white collar" jobs.

These demographic characteristics highlight significant economic disparities between Wyoming and its immediate neighbors, While a number of the surrounding communities have been struggling economically for many years, Wyoming has been fortunate to remain economically sustainable. There are many reasons the City holds this unique position relative to its immediate surroundings, with the quality of the highly ranked Wyoming City School District being chief among them.

To better understand how Wyoming fits within the larger Cincinnati region, this Plan also considers how the City compares to other economically successful communities within the region. These "peer" communities were identified based on their offerings of a similar quality of life, successful school districts, housing characteristics and the general recognition in the region as desirable places to live. These include Blue Ash, Montgomery, Madeira, Mariemont and the Cincinnati neighborhood of Hyde Park.

# MARKET ANALYSIS | COMMUNITIES COMPARISON

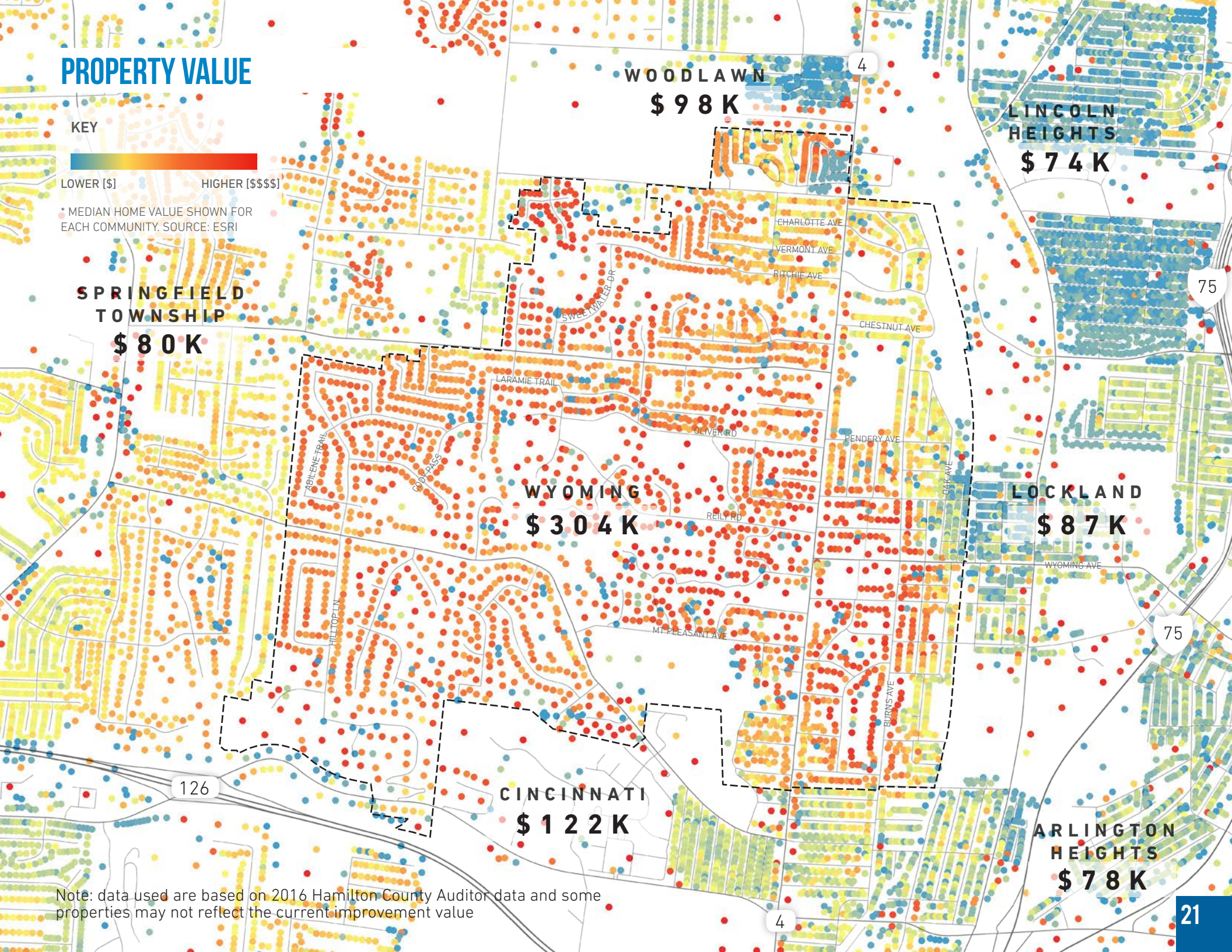


# WYOMING TODAY

Of these communities, Mariemont and Hyde Park stand out as having younger populations and greater housing diversity (more rental units). While overall household income is lower in these communities, overall home values exceed those of Wyoming. Home values and household income in Blue Ash and Madeira are slightly lower than Wyoming. Blue Ash and Madeira also have higher rates of home or apartment rentals. These communities generally offer higher rates of starter home price points. All of these communities share similar rates of educational attainment and professional employment as Wyoming.

Aside from these demographic characteristics, its worthy of note that all of these peer communities are located on the east side of the metro area, generally along the I-71 corridor with good access from I-71 (Mariemont being the exception, accessed from US 50), while Wyoming is located in the I-75 corridor with indirect highway access. In general, these communities are less economically and geographically isolated than Wyoming. While Wyoming has much to offer prospective residents looking for an upper tier bedroom community, it is also competing with these and other peer communities, and thus must consider the various factors potential homeowners consider when making a choice to move to a new community. A snapshot of comparable demographic data for Wyoming and its surrounding and peer communities is provided in the Appendix.

# PROPERTY VALUE




Note: data used are based on 2016 Hamilton County Auditor data and some properties may not reflect the current improvement value

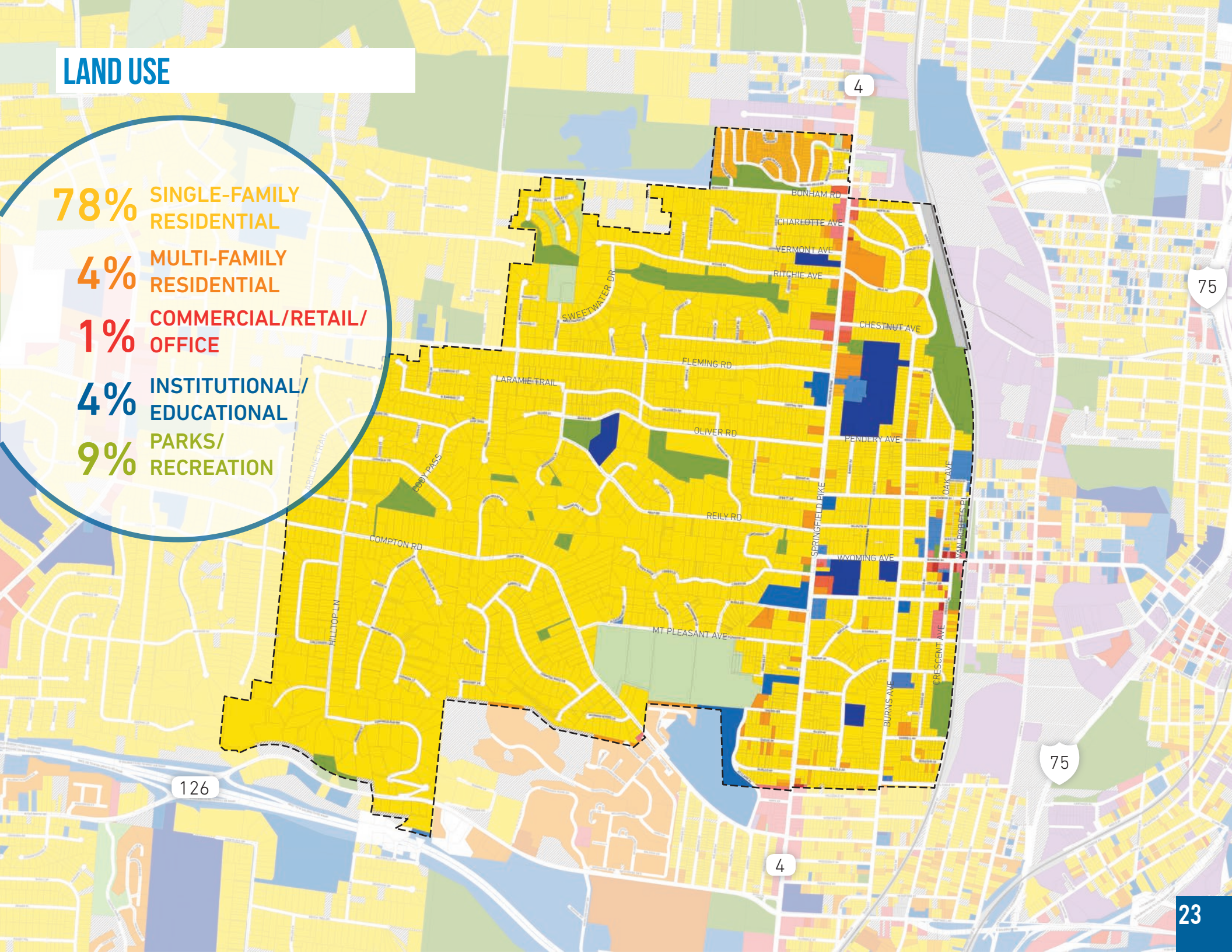
# WYOMING TODAY

## LAND USE & DEVELOPMENT

Wyoming is located in the Mill Creek Valley and lies to the west of the creek. The City is 2.8 square miles in land area, and is essentially "land locked" by surrounding jurisdictions and existing development, with little opportunity for physical expansion. Generally, only small and challenging sites remain undeveloped. Commercial and non-residential uses are limited within the City, and primarily located along Springfield Pike, the City's primary north-south corridor, and also in the City's historic village center (often referred to as "the City Center") along Wyoming Avenue at the east edge of the community. Roughly 82% of land in the City is residential, with the majority of properties developed with single-family homes. Some multi-family housing is available in the City, primarily located along the Springfield Pike corridor.

A major portion of the City's housing stock was built in the latter decades of the 19th century and the first decades of the 20th century. Throughout the 20th century, the community maintained and enhanced its high quality of life, establishing public facilities and a well-known school district. Today, Wyoming is prominently considered a wealthy suburb in the Cincinnati Metropolitan Statistical Area with one of the best school districts in the state of Ohio and a variety of single-family home styles from which to choose. Only 20 minutes from downtown Cincinnati and 40 minutes from Cincinnati/Northern Kentucky International Airport (CVG), it is a great residential option within the region, especially for families with school-age children.

# LAND USE


78% SINGLE-FAMILY RESIDENTIAL
4% MULTI-FAMILY RESIDENTIAL
1% COMMERCIAL/RETAIL/ OFFICE
4% INSTITUTIONAL/ EDUCATIONAL
9% PARKS/ RECREATION
4
75
126
BONHAM RD
CHARLOTTE AVE
VERMONT AVE
RITCHIE AVE
SWEETWATER DR
CHESTNUT AVE
FLEMING RD
LARAMIE TRAIL
OLIVER RD
PENDERY AVE
ABILENE TRAIL
POLY PASS
REILY RD
OAK AVE
SPRINGFIELD PIKE
COMPTON RD
WYOMING AVE
HILLTOP LN
MT PLEASANT AVE
CRESCENT AVE
BURNS AVE

# WYOMING TODAY

## COMMERCIAL DESTINATIONS

Shopping and dining options within Wyoming are limited. At the regional scale, Kenwood Town Center and Tri-County retail area are the major nearby shopping destinations, followed by local commercial centers at Finneytown, Glenwood Crossing, and the Reading business district. Wyoming residents often shop at these out-of-town destinations for daily needs.

There are four identifiable commercial hubs within (or immediately adjacent to) Wyoming: the City Center on Wyoming Avenue from Grove Avenue to the eastern corporation line, the Promenade at the intersection of Springfield Pike and Wyoming Avenue, and the North Pike and South Pike areas along Springfield Pike.

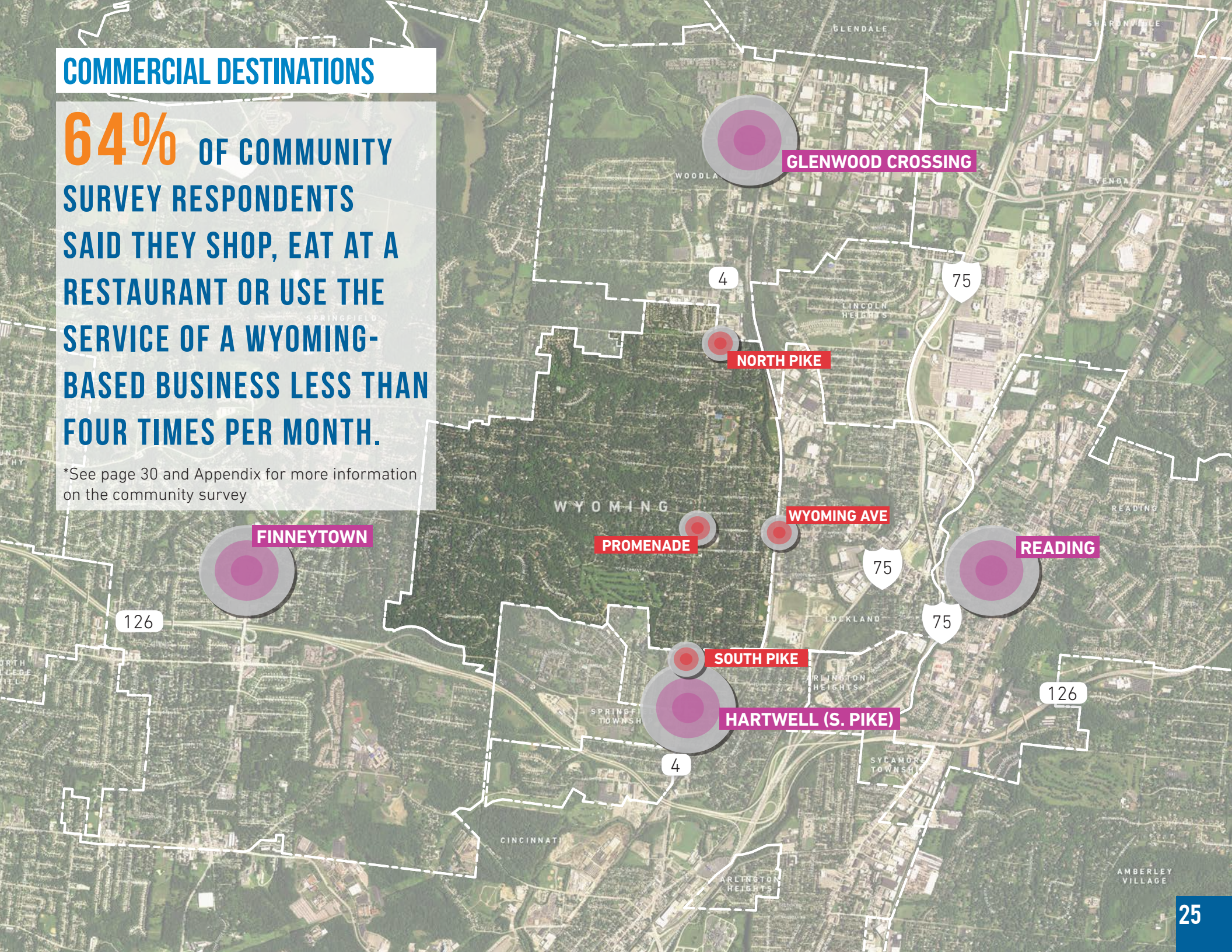
The historic City Center is the heart of the community with a modest amount of neighborhood based retail, services, and the City's main public gathering public space, the Village Green. The Promenade area functions as the civic core with the Wyoming Branch Library and the Civic Center facility. North Pike concentrates offices and to some extent commercial uses, including two recently opened local restaurants. South Pike has a suburban character with chain commercial activity and large setbacks with parking. It is mainly located in Hartwell, with businesses located outside of Wyoming.

**Wyoming Commercial Hubs**

# COMMERCIAL DESTINATIONS

**64% OF COMMUNITY SURVEY RESPONDENTS SAID THEY SHOP, EAT AT A RESTAURANT OR USE THE SERVICE OF A WYOMING-BASED BUSINESS LESS THAN FOUR TIMES PER MONTH.**

*See page 30 and Appendix for more information on the community survey



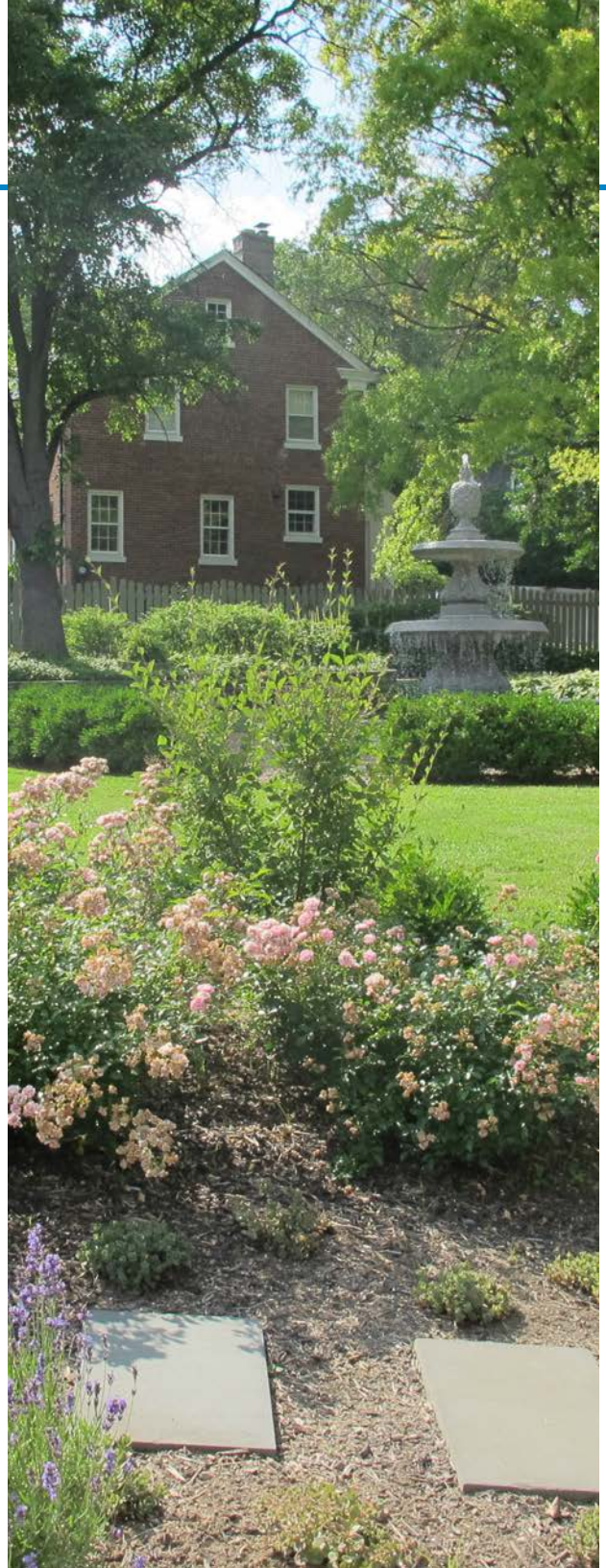
# WYOMING TODAY

## COMMUNITY ASSETS

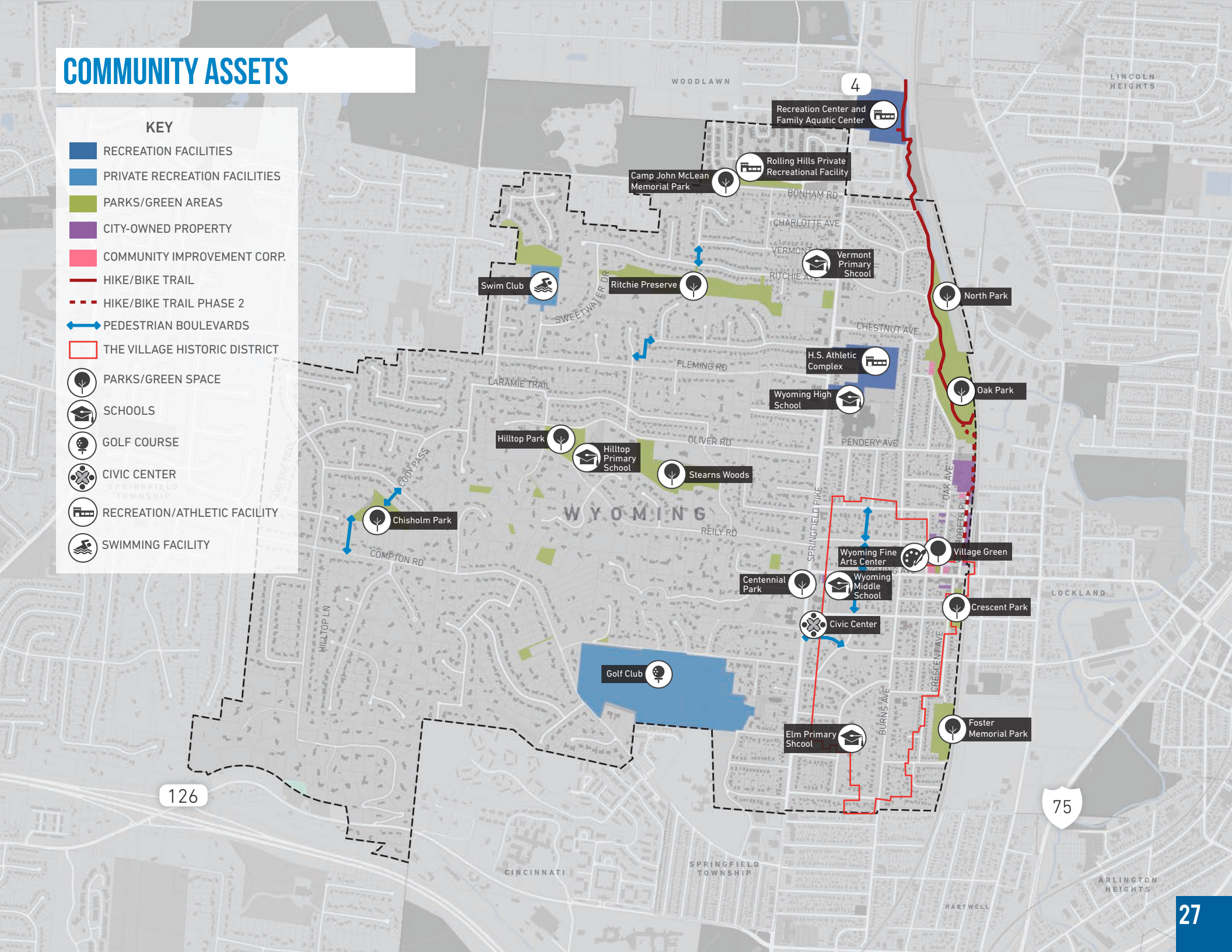
Wyoming is characterized by a number of features that add character, value and identity to the community. These include public and institutional facilities like the Wyoming Civic Center and Wyoming Recreation Center, Wyoming City Schools (High School, Middle School, and three Primary Schools), and the Wyoming Fine Arts Center among others. The City also has a number of community and neighborhood-scale parks and open spaces, and two prominent public gathering spaces - the Village Green and the Civic Center South Lawn. Open spaces include a wide variety of natural assets, such as Stearns Woods, Ritchie Preserve, and West Fork Mill Creek, and the City is known for its extensive urban forest of public and private tree stands and street trees.

Although the Recreation Center is located outside of the City, it is linked with a Hike/Bike Trail, which has recently been extended south from North Park Avenue to Oak Park along the City's east edge. In addition to the City's sidewalk system, Wyoming also has a number of pedestrian connections between blocks that link parks, schools, and neighborhoods. These are locally known as "boulevards" and are regularly used by the community.

Wyoming is characterized by a rich palette of beautiful historic homes, most of which are located within the nationally recognized Village Historic District, located in the southeast quadrant of the City. Many of the community's facilities are located in or near this older portion of the City, reflecting Wyoming's historic development pattern that centered on Wyoming Avenue.



# COMMUNITY ASSETS



# WYOMING TODAY

## TRANSPORTATION SYSTEM

There are approximately fourteen entry points into Wyoming from the surrounding communities. The three primary gateways into the community are the entry points from the north and south via Springfield Pike, and from the east via Wyoming Avenue. Springfield Pike (State Route 4) is the main north-south arterial roadway and traffic distributor. It is also a clear dividing line in the development pattern of the community. East of the Pike is largely characterized by a rectangular street grid pattern that allows for high connectivity and is conducive to pedestrian and bicycle mobility. West of the Pike is characterized by a curvilinear street grid and cul-de-sacs due mostly to topography that contains hillsides and streambeds. This results in less connectivity and, combined with 1950s and '60s development patterns that often excluded sidewalk construction, makes it more difficult to walk to destinations from some of the western neighborhoods.

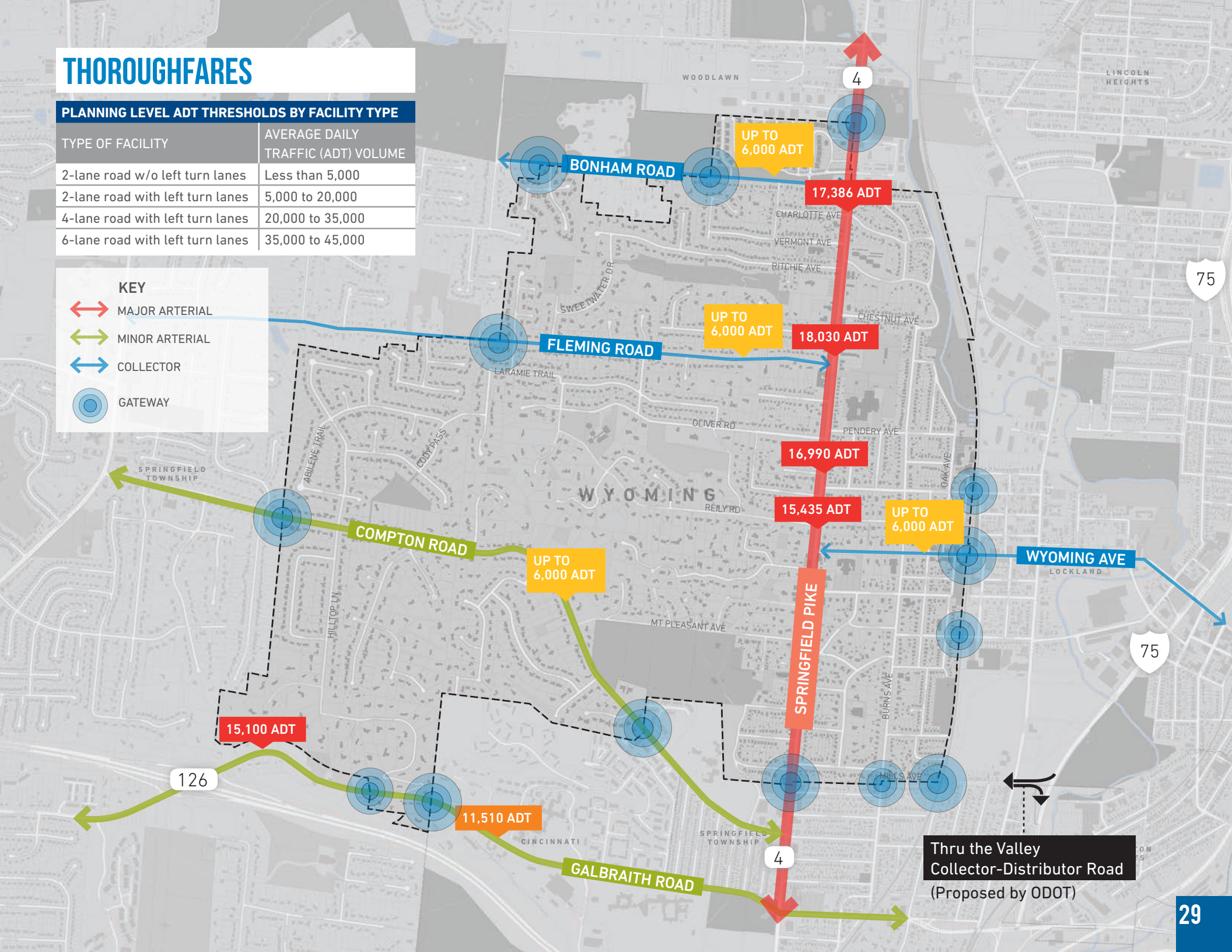
As a major arterial, regional street Springfield Pike carries the largest volume of traffic in and through the community. Today it functions as a 4-lane road, though there are approved plans to re-stripe it as a 2-lane road with a center left turn lane. Refer to the Community Mobility Theme in the next Section of this document for more information about this reconfiguration. The main east-west connectors feeding into Springfield Pike are Bonham Road, Fleming Road, Compton Road, and Wyoming Avenue. While the first three connect from the west side, Wyoming Avenue links east into the Village of Lockland. Compton Road connects west toward Finneytown. Galbraith Road provides an additional east-west connection immediately to the south of the City and provides access to State Route 126, connecting multiple communities with the regional arterial network.

Wyoming's primary regional access is from I-75, but requires traveling through adjacent communities from the highway interchanges. The Ohio Department of Transportation is in the process of implementing its "Thru the Valley" plan - a seven phase project for I-75 lane additions, resurfacing and interchange work from State Route 126/Ronald Reagan Cross County Highway to just south of I-275 (approximately 8 miles). Work includes construction of a collector-distributor road to provide ramps to and from Wayne Avenue and Galbraith Road linking to Millsdale Street. Construction work is currently scheduled to take place in 2020-2021. Upon completion of the new access, the existing Lockland interchange, which provides access to Wyoming Avenue, will be closed.

# THOROUGHFARES

**PLANNING LEVEL ADT THRESHOLDS BY FACILITY TYPE**

| TYPE OF FACILITY | AVERAGE DAILY TRAFFIC (ADT) VOLUME |
|---|---|
| 2-lane road w/o left turn lanes | Less than 5,000 |
| 2-lane road with left turn lanes | 5,000 to 20,000 |
| 4-lane road with left turn lanes | 20,000 to 35,000 |
| 6-lane road with left turn lanes | 35,000 to 45,000 |



# COMMUNITY SENTIMENT

## PUBLIC ENGAGEMENT OVERVIEW

Four public open houses were held throughout the planning process. At each open house, participants were welcomed with a brief presentation, and were then invited to engage in a series of interactive topic-based stations to generate ideas, review planning recommendations, and provide feedback to help guide the development of the Plan. Activities included dot voting, Post-it comments, map mark-ups, and money allocation exercises. Each open house focused on different planning elements and progressed with each phase of the planning process. More information about each public open house can be found in the Appendix.

## 2017 COMMUNITY SURVEY

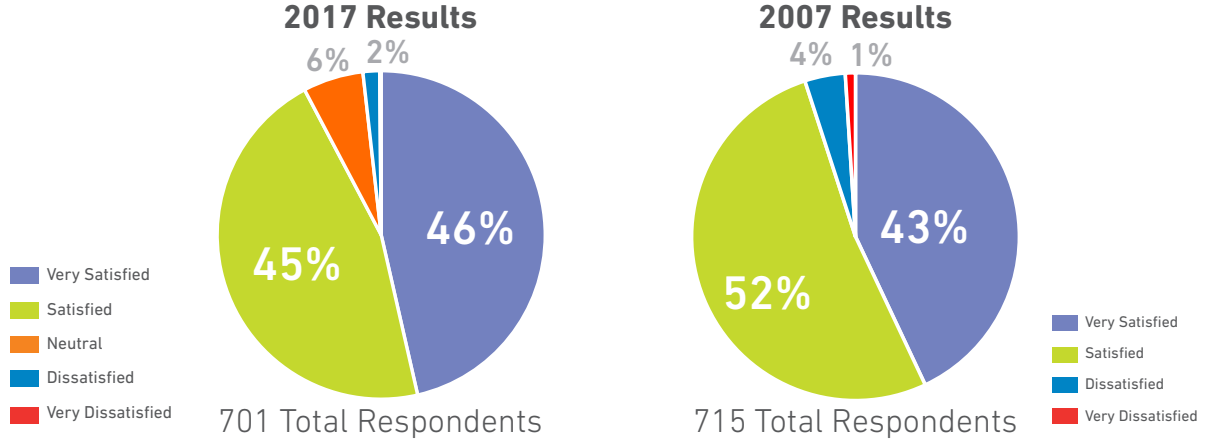
One of the most robust elements of the public engagement process was the 2017 Community Survey. The 121-question survey was developed to replicate a similar survey used during the 2007 Master Plan process, including both level of satisfaction/importance and open-ended response questions. The survey was available to Wyoming residents and business owners at www.wyomingmasterplan.com, and was mailed in paper format to every household in the City. The survey was a cornerstone of the planning process and received 701 individual responses.

While the survey results were analyzed using typical, accepted methods of qualitative data analysis and the number of survey responses represents a sizable portion of the population, the Community Survey was not designed and controlled to be considered a "statistically valid" survey. Still, the survey results provide a representative picture of the thoughts, ideas, concerns, and priorities of the community.

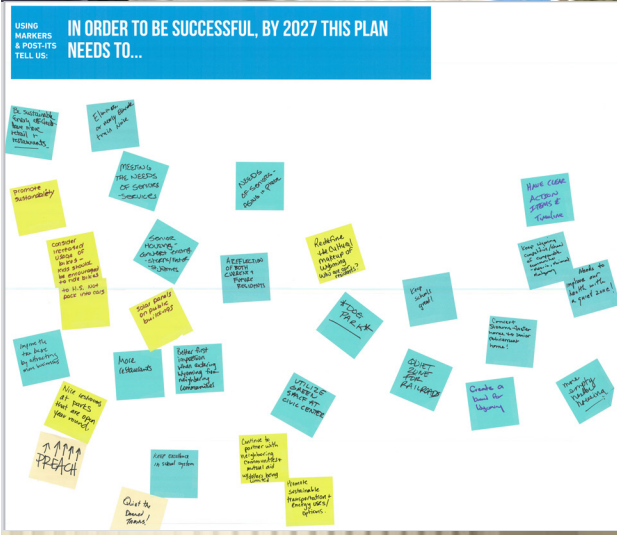
In general, the Community Survey responses are largely consistent with the community conversations and feedback obtained during stakeholder sessions and at each of the public open houses. Respondents indicated a high level of satisfaction with their experience living in or conducting business in Wyoming (over 92% satisfied or highly satisfied). Of greatest concern is the perceived high cost of living and the potential of increased taxes. The survey results were instrumental in helping the planning team to understand community priorities and concerns. Throughout the next section of this document (Looking Forward), relevant survey results and respondent comments are highlighted as appropriate to frame the recommendations of the Plan.

**The results and analysis of a number of the more noteworthy questions may be found in the Appendix (see pages 133-143).**

### LIVING AND WORKING IN WYOMING SATISFACTION ASSESSMENT




* Note, in 2007 "neutral" category was not provided.



Throughout this Plan, you will see graphics like this

Each of the statements represents direct quotes provided by members of the community as part of the planning process

# COMMUNITY SENTIMENT

## SWOT ANALYSIS

Early in the planning process, the project team conducted a SWOT analysis with the Steering Committee to gather their insight on Wyoming's strengths, weaknesses, opportunities, and threats. Topic questions included:

+ What are Wyoming's greatest strengths?
+ Are there places or things that need to be improved in the community?
+ Are there underutilized areas or opportunities that should be recognized in the Plan?
+ Are there any immediate or long term threats to the community?

There was general consensus on a number of themes:

+ **Strengths:** Community, Quality of Life, Strong School System
+ **Weakness:** Transportation Options, Gathering Spaces, Variety of Businesses
+ **Opportunities:** Community Facilities, Parks and Open Spaces, Programming, Improving Neighboring Communities
+ **Threats:** Safety, Economic Conditions of Neighboring Communities

### Protect Strengths

- Engaged Community
- Enduring Sense of Place & Community
- Strong Community Knowledge/ Intelligence
- Ability to have Challenging Conversations; Schools
- Varied Demographics & Socioeconomic Population
- Housing Variety
- Location
- Trees, Parks & Greenspace
- Ambiance
- School District; & Relationship between School & City
- Master Plan Strategies
- Planning Commission
- City Staff & Management
- Police & EMS
- Maintenance of Infrastructure
- Having City Water Department

### Fix Weakness

- Walkability to & within the City
- Tax Base & Resources
- Aging Homes & Infrastructure
- Lack Variety of Businesses
- Lack of Informal Gathering Space (hang-out space & for people who work at home)
- Lack of Park/ Open Space to Meet Activity Demand
- Expensive to Live: Cost of Housing & Taxes
- Condition of Neighboring Communities
- Social Media Communication
- Methods to Encourage Engagement/ Input of Disgruntled
- Continued Angst over Springfield Pike Redesign

### Chase Opportunities

- Adding Walkable Destinations
- Civic Center
- Rec Center
- Village Green
- Strengthening Adjacent Neighborhoods
- Recreation & Parks
- St. James School Reuse
- Farmer's Market
- Programming for Greenspace
- North End of Springfield Pike

### Shield Threats

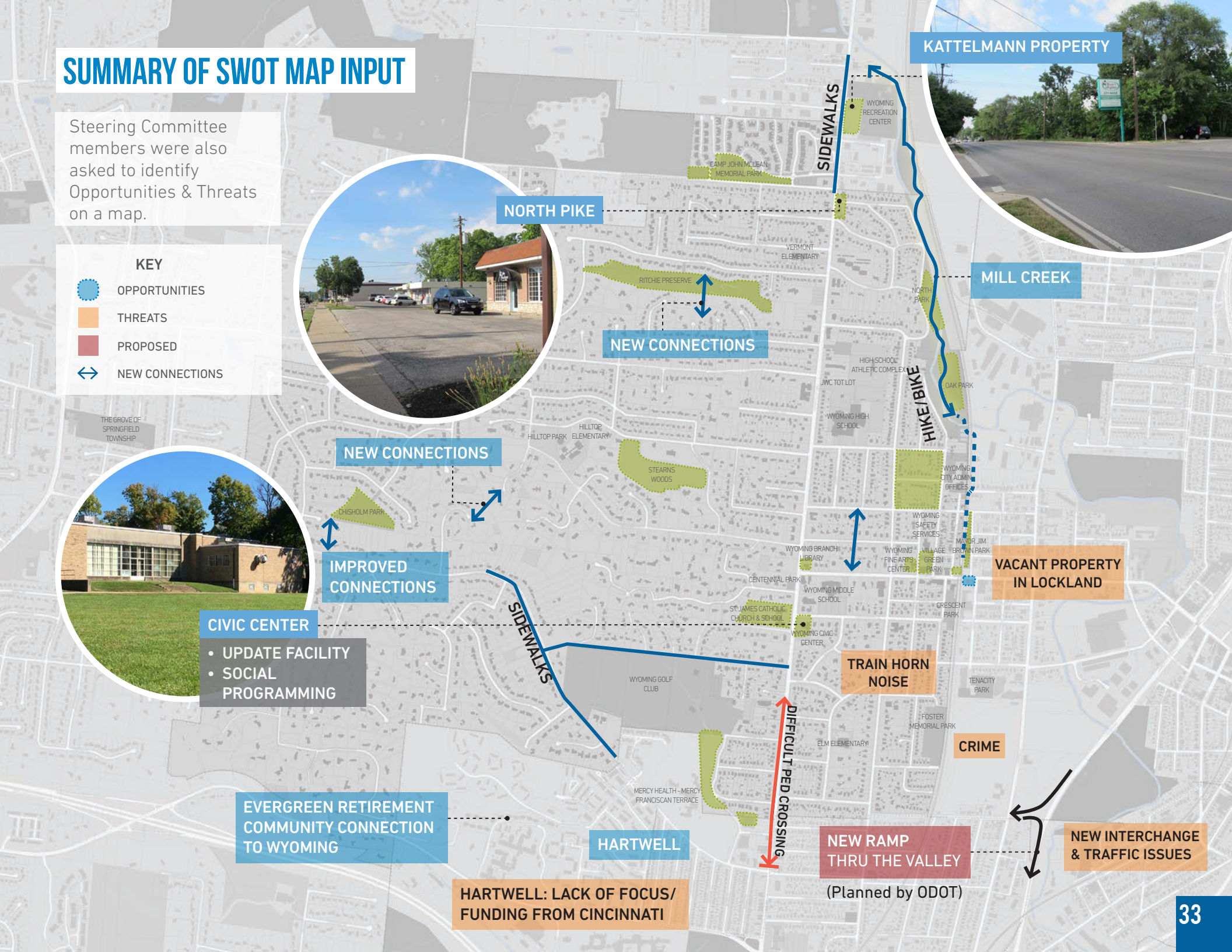
- Funding (all types)
- Perception of Safety
- Loss of School District Quality
- Loss of St. James School
- Condition of Neighboring Communities
- Concern about human/wildlife conflict

# SUMMARY OF SWOT MAP INPUT

Steering Committee members were also asked to identify Opportunities & Threats on a map.

**KEY**

- OPPORTUNITIES
- THREATS
- PROPOSED
- NEW CONNECTIONS



# COMMUNITY SENTIMENT

## STAKEHOLDER GROUP MEETINGS

Over the course of two days in December 2016 the planning team conducted a series of roundtable sessions. These meetings took place at the Wyoming Safety Services Facility on Grove Avenue. Involved and passionate Wyoming residents and other community stakeholders were asked to participate in a "Post-it" activity and roundtable conversations centered on the following questions:

+ What do you love about living in Wyoming?
+ Things you might change - Improvements?
+ What projects or initiatives are currently occurring that are important to consider?
+ What needs to happen during the next ten years to continue improving Wyoming?

The stakeholder groups included: business owners, real estate professionals, seniors, youth, City staff, religious organizations, school officials, adjacent jurisdiction officials, and various committee representatives.

A total of 86 stakeholders attended, providing great insight and delivering 390-plus Post-it comments. Findings that emerged from the stakeholder roundtable discussions are summarized here.

### Stakeholder Group Input Summary

+ **"Things I Love Theme..."** includes: the "feel" of the community, aesthetics, greenspace and recreation, schools and education quality, and City services.
+ **"Things to Improve Theme..."** includes: more retail/restaurants, sidewalk connections and walkability, more community and recreational events, increasing diversity of housing options, community beautification.

**EMERGING THEMES:**

**People and Place**

+ People love Wyoming's small town feel and traditions.
+ There is a desire for a more prominent and functional gathering space (or spaces) that captures the essence of these community values.

**Love Our Neighbors**

+ People appreciate Wyoming's diversity of residents.
+ Provide for seniors with roots in the community to enable them to better remain in the City.
+ What programs, initiatives, and investments (by City or others) will foster lasting friendships/interpersonal connections?

**A Special Thing to Love**

+ Residents feel they live in a special community, but there is a perception that Wyoming lacks a unique asset(s) that truly defines the community (other than schools).
+ How do we communicate the specialness of Wyoming - both as a physical place and the intangible characteristics of the community?
+ Perhaps Wyoming's greatest asset is the sum of its parts: People + Places + Services + History + Schools + Aesthetics + etc.
+ How do we balance and enhance all of these things to greatest effect?

**After the Kids Leave...**

+ Concern with residents leaving after kids are out of the school system.
+ Desire for "Grown-Up" activities (restaurants, date spots, senior activities).
+ Housing options for empty nesters (and related property taxes) are part of the equation.
+ How can Wyoming be enhanced as an aging-in-place community?

**Housing Diversity**

+ Existing housing is considered an asset - both the aesthetics and styles of older homes and the well-designed newer homes.

## THINGS WE LOVE | THINGS TO CHANGE

+ Some new builds are of concern when not in keeping with the character of existing neighborhoods.
+ Concern with lack of empty nester and senior housing options.

### Great City Services

+ Nearly unanimous support for the high quality of City services.
+ What specific things is the City doing well that might translate to other services?
+ What synergies can be capitalized on between the schools and City functions or facilities?

### Trees and Greenspace

+ The community values its natural aesthetics - and mature trees specifically.
+ Some concern with loss of mature trees.
+ Can new construction help to reinforce the look and feel of Wyoming's suburban woodland setting?

### Business Growth

+ There is a desire for more business activity (neighborhood service, retail, restaurants, etc.) within the City.
+ What retail assets do other communities have that Wyoming is lacking?
+ Where might new businesses be located and best thrive?
+ What can be done to attract and retain desired businesses?

### Streets and Traffic

+ Tendency to cite specific issues in specific locations (e.g. school zones during pick-up/ drop-off).
+ Some concern and uncertainty about the impacts of planned Springfield Pike improvements.
+ Solutions likely include both infrastructure improvements and traffic management, depending on the specific issue.

### Great Schools

+ Residents often say they moved to Wyoming for the schools.
+ The schools are widely regarded as one of the top assets of the community.
+ What can the City do to support the continued long-term success of the school district?

### Sidewalks and Walkability

+ Many perceive Wyoming to be a walkable community, but also are concerned with lack of sidewalks on some streets and in some neighborhoods.
+ Physical limitations may make sidewalks infeasible in some locations.
+ Where would infrastructure improvements have the greatest impact in expanding walkability?
+ Connecting destinations is what makes a great community walkable.

### Community Gateways

+ Residents appreciate that Wyoming looks and feels like a quality community when entering the City...
+ But would prefer it not be viewed as an isolated bubble.
+ How best can appropriate transitions be achieved?
+ Public infrastructure and private development character both have an impact on the appearance of the City.
+ Springfield Pike upgrades provide a new opportunity.

### Neighboring Communities

+ Increasing concern with conditions in surrounding jurisdictions - and the increasing feeling of being an "island".
+ How can Wyoming leverage its ability and assets to pro-actively support the betterment of the surrounding communities?

# COMMUNITY SENTIMENT

## A SUMMARY OF COMMUNITY SENTIMENT IN WYOMING TODAY

It is clear from the community engagement conducted throughout the Master Plan process that **Wyoming is a special place** and that its residents care deeply about their community. Wyoming is known as one of the most desirable and distinctive places to live in the Cincinnati metropolitan area. This is reflected in the Community Survey, in focus groups and public meetings, and in other conversations with community members.

### Strengths to Build On

While many Wyoming residents have lived in the community for their entire lives, the City continually attracts new families, who in turn fall in love with the place and people. It is clear that the primary reason people move to Wyoming is for the **outstanding school district**, though they also are attracted by the **quality of housing stock** and **historic architecture**, the **tree-filled neighborhoods**, the **great City services** and amenities, and the Wyoming spirit of **support, family, volunteerism**, and pursuit of knowledge. Wyoming is a unique combination of place and people that is difficult to find in other communities.

One of the fundamental goals expressed by the community during this planning process is to **remain a desirable community and competitive City** for those searching for a great place to live within the greater Cincinnati metropolitan area. Part of this equation is **maintaining neighborhood and housing attractiveness and value**. The people living in Wyoming already value the community. Long-term attractiveness is maintained by continuing to be a highly-desirable place to live – a place where people will pay to live.

### Opportunities to Advance

Wyoming residents clearly recognize how fortunate they are to live in such a special place, but they also recognize there are opportunities for enhancements to the community, to improve their families' quality of life, attract new residents, and also to improve the quality of life of their neighbors in surrounding, more challenged communities.

Residents overwhelmingly would like to see **more amenities in Wyoming** - particularly **more restaurants and retail**. They value public spaces and community interaction, and desire **investments in the civic core and public gathering spaces**. They want the visual quality of their public streets and spaces to reflect the pride they have in their community. And they want to find ways to **improve conditions at the community's edges and in surrounding communities** that will benefit all.

At the same time, residents are concerned with the **cost of living** in the community, primarily through City and School District taxes. They value the services and **quality of life** provided through their investment in tax dollars, but are concerned with the potential for increased costs. This requires the City to strike a balance in how it prioritizes resources and public investments to **ensure the community remains fiscally sustainable**, which is of high priority to residents.

THE COMMUNITY SENTIMENTS IDENTIFIED IN THE MASTER PLAN PROCESS ARE THE BASIS FOR THE SERIES OF COMMUNITY GOALS, OBJECTIVES, AND STRATEGIES OUTLINED IN THE NEXT SECTION OF THE PLAN: **LOOKING FORWARD**

WOODLAWN
LINCOLN HEIGHTS
SPRINGFIELD TOWNSHIP
WYOMING
LOCKLAND
CINCINNATI
SPRINGFIELD TOWNSHIP
HARTWELL
ARLINGTON HEIGHTS

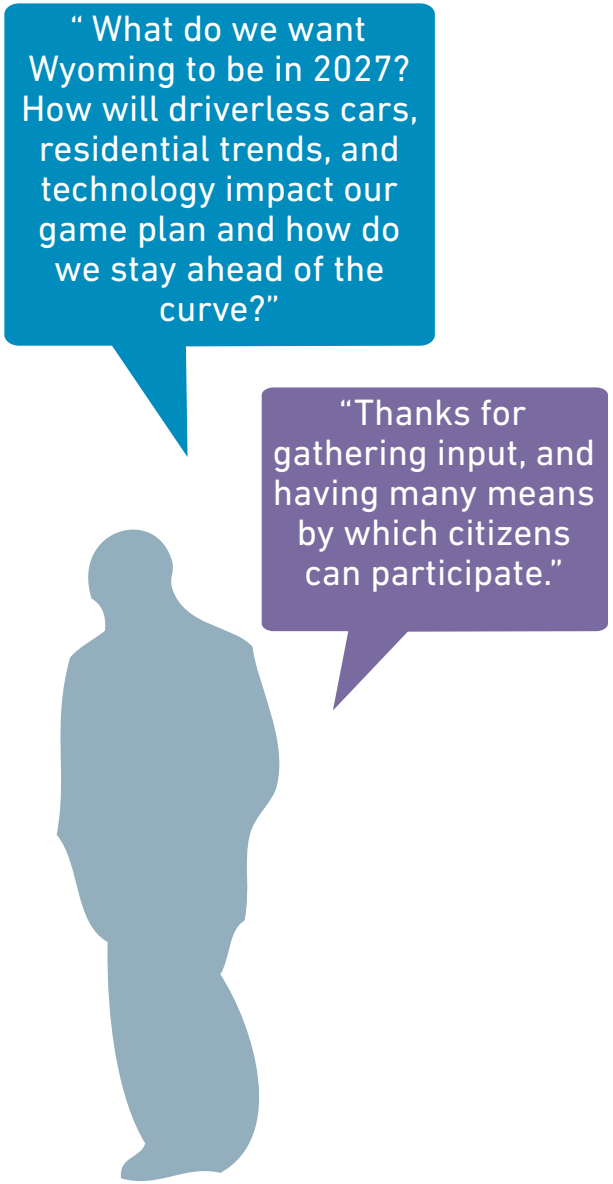
SECTION 3

# LOOKING FORWARD

# LOOKING FORWARD

## INTRODUCTION

The 2018 Master Plan builds on the framework of Wyoming's previous Master Plan documents, most recently the 2007 plan, which was organized around 7 Key Themes, each with a set of objectives and strategies for implementation. Based on input from the community, these themes remain relevant and have been carried forward as part of this Plan, with some adjustments and additions – described in detail in this section of the Plan. The themes embody important topics of interest to the community, all oriented toward achieving Wyoming's vision for its future, as established in the **Vision Statement** at the opening of this document. The Vision Statement serves as the inspiration for how Wyoming sees itself as a community, and what it wants to be as it moves forward. Extending from this Vision, the 2018 Plan introduces **4 Primary Goals** – these serve as the lens through which all of Wyoming's decisions as a community should be evaluated. The **7 Themes** reinforce and advance these goals. These are the important initiatives, programs, policies, investments, and actions that public input has indicated that Wyoming should emphasize as it works to advance the Vision and achieve its Goals.



# 4 GOALS

**1** ENSURE WYOMING'S POSITION AS A COMPETITIVE AND DESIRABLE COMMUNITY IN THE GREATER CINCINNATI REGION.

**3** MAINTAIN WYOMING'S LONG-TERM FISCAL SUSTAINABILITY.

**2** CONTINUALLY ENHANCE THE HIGH QUALITY OF LIFE FOR WYOMING'S RESIDENTS.

**4** CELEBRATE WYOMING'S HISTORY, CULTURE, AND IDENTITY AS A FRIENDLY, NEIGHBORHOOD-ORIENTED COMMUNITY.

# 7 THEMES

- GOVERNANCE & FISCAL HEALTH
- COMMUNITY CHARACTER & IDENTITY
- NEIGHBORHOOD IMPROVEMENTS & HISTORIC PRESERVATION
- ECONOMIC DEVELOPMENT & ZONES OF POTENTIAL CHANGE
- ADJACENT JURISDICTIONAL COOPERATION
- ECOLOGICAL STEWARDSHIP & SUSTAINABILITY
- COMMUNITY MOBILITY

## Introduction

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, Mayor's Court, and general administrative services.

Like most bedroom communities, Wyoming's financial resources are limited, and the City budget has suffered from state cuts to the local government fund and the elimination of the estate tax. The City must prioritize its expenditures and make strategic decisions to balance residents' needs and desires with acceptable levels of taxation, while maintaining expected levels of service and continually advancing the community's quality of life.

Since the 2007 Master Plan, Wyoming was upgraded from a 'AA' to 'AAA' bond rating by Standard & Poor's, the highest rating available.

## Maintaining Revenues & 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 Fund revenue. In order for the City to maintain and expand the quality of services in ways that do not place additional burdens on taxpayers, new sources of revenue should be identified and sought. One area of emphasis should be growing the City's taxable base through new development (increase property tax revenues) and the attraction of additional wage earners (increase income tax revenues).

Because Wyoming levies an income tax on all wage earning residents regardless of where they work, residential development targeting income earning adults and families is an important part of the City's revenue base, especially given that there are few locations within the City to support substantial commercial development that would contribute to revenue through employment generation.

Still, where opportunities do arise to introduce additional office, medical or professional service jobs in the City, such businesses should be supported. Maintaining and improving property, and thus property values, also helps to achieve this objective. The City has been resourceful in identifying grant opportunities and outside funding sources for various initiatives, and should continue to do so. It should also pursue opportunities for public/private partnerships for needed infrastructure, service, and development projects.

## *Maintaining City Services*

One of the things Wyoming residents love about their community is the high standard of living and quality of the community as experienced through various public services provided by the City. For many City services, residents have expressed high levels of satisfaction (and also high levels of importance) through the Master Plan Community Survey, with satisfaction levels above 90% for services such as policing, recycling/waste collection, and snow removal, and above 80% for general neighborhood safety, fire/EMS service, leaf removal, and drinking water quality. Lower levels of satisfaction were expressed for the City's street tree planting program at 58% (see the Community Character & Identity Theme for more discussion on this); water billing at 49%; general customer service at 72%; community development permitting/inspections at 41%; and the City Administration in general at 61%. The City should continue to evaluate its levels of service to maintain its high standards, and to identify opportunities to improve service where appropriate.

## *Communications*

In reviewing general comments regarding City services, many residents expressed much appreciation for what the City does on a day-to-day basis, but a number of concerns were expressed with how some decisions are made and communicated to the community, such as the reasoning for the Springfield Pike Reconstruction, status of Civic Center upgrades, and removal of the community gardens. Disagreement with how the City handles high profile issues such as these suggests a desire for more consistent and open forms of community engagement – not only to educate and inform, but also to elicit direct public opinions with the goal of establishing a representative understanding of community sentiment. While it will rarely be possible to reach a decision that pleases all people, it is critical that residents trust that the process used to make the decision was legitimate, thoughtful, and inclusive of the public.

Despite these concerns, it should be recognized that Wyoming City Government has made great strides in public communications efforts in recent years. The City publishes a frequent community newsletter, the *Word on Wyoming*, as well as an online blog, *What's Up Wyoming* (in addition to the official City website), among other regular communication efforts in order to share and exchange information.

### *The Impact of Social Media*

The modern age of social media and online communication platforms presents a new and somewhat counterintuitive challenge – more and more people are connecting with each other through these platforms, but private and semi-private discussion forums can make it difficult for City government to share complete and accurate information within these social media spaces. As residents continually choose amongst a growing array of options for consuming and sharing information, it will be necessary for City officials to continually adapt and respond to the changing social media landscape.

### *Clear & Consistent Messaging*

It is critical that the City focus on clear, consistent, and frequent messaging regarding important issues or initiatives within the community – especially when a significant change is being proposed, such as major facility or infrastructure improvements, potential development projects, changes to City services, bond and tax levy proposals, and the like.

**53% OF COMMUNITY SURVEY RESPONDENTS SAID THEIR PREFERRED METHOD TO RECEIVE INFORMATION FROM CITY IS ELECTRONIC NEWSLETTER, 37% PREFER PAPER NEWSLETTER, AND 10% OTHER MEDIA**

Word on Wyoming (WOW) periodic publication.

| KEY | I - Priority | II - Important | III - Long Term |
|---|---|---|---|

| | |
|---|---|
| **Objective 1. Revenues: Enhance City revenues through additional internal and external funding opportunities.** | I |
| **Strategies** | |
| + Minimize the need to increase City taxes/prioritize alternative funding sources. | I |
| + Explore external funding mechanisms for community improvements and project financing.<br>» Continue to seek and obtain state and federal grant funding for community improvements for both existing and new programs and services (e.g. Safe Routes to School, We THRIVE!, Community Development Block Grant (CDBG)).<br>» Assess and continue to pursue development ventures with joint public/private financing.<br>» Build on previous experience to enhance public/private partnerships.<br>» Regularly meet with potential funding agencies regarding funding and project partnership opportunities (e.g. Hamilton County, OKI, Great Parks, Regional Economic Development Initiative (REDI), etc.).<br>» Continue to use eCivis (online grant seeking service) program to locate possible grant sources.<br>» Explore opportunities to solicit public "crowd funding" for certain projects. | I |
| + Continue to share and gain experience from other communities. This includes identifying similar cities within Ohio to share effective strategies. | I |
| + Continue to educate the community on all the services the City provides, the sources of City revenues, and how City revenues are spent. | I |
| + Continue to collaborate with the School District to identify opportunities for sharing resources (e.g. IT resources, facilities, etc.) | II |
| **Objective 2. Financial Planning: Ensure long-term fiscal health through thoughtful fiscal planning.** | I |
| **Strategies** | |
| + Maintain existing 'AAA' bond rating (upgraded in 2009).<br>» Consult bond counsel to define steps to maintain and improve this level.<br>» Perform benefit and cost analyses related to capital improvements and incentives for priorities 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 while maintaining fiscal sustainability.<br>» Revise/improve Performance Metric program that provides data points to quantify and evaluate service delivery.<br>» Continue to evaluate services requested by residents and businesses as well as monitor the services provided in peer communities. | II |

| KEY | I - Priority | II - Important | III - Long Term |
|---|---|---|---|

| **Objective 3. Facilitate Strategic Redevelopment: Encourage targeted redevelopment to improve quality of life and tax base for the community.** | I |
|---|---|
| **Strategies** | |
| + Examine and prioritize redevelopment opportunities and public investments that build the City tax base (directly or indirectly). | I |
| + Examine incentive programs to encourage private investment in properties. | II |
| + Study fiscal costs and benefits of catalytic projects over the long term. | II |
| + Investigate the use of Tax Increment Financing (TIF) Districts and Downtown Redevelopment Districts (DRD) in targeted areas of potential change to facilitate catalyzing investment. | III |

| **Objective 4. Services: Maintain and enhance Wyoming's high level of municipal services.** | I |
|---|---|
| **Strategies** | |
| + Maintain, and improve where possible, the quality of City Services and explore opportunities to increase the types of services being provided.<br>» Continually benchmark Wyoming's level of service provision against other similar communities through maintaining programs such as those offered by the International City/County Management Association (ICMA).<br>» Evaluate the various services offered by the City to determine if those services are meeting the needs of the community and to eliminate services that are no longer needed.<br>» Continue to adjust service levels to ensure that community needs are being met and are among the best in the region.<br>» Take advantage of available technologies such as Geographic Information Systems (GIS) and geolocating to increase service performance and efficiency. | I |

| KEY | I - Priority | II - Important | III - Long Term |
|---|---|---|---|

| Objective 5. Communication: Continue to improve City communication and information-sharing with all sectors of the community. | I |
|---|---|
| **Strategies** | |
| + Provide clear, consistent, and frequent messaging on issues of major importance to the City and community, including the use of visual representations and infographics to supplement community understanding.<br>» Make resources available about how citizens can get information or get response to an issue. | I |
| + Continue to monitor, and improve where necessary, City communication efforts, outreach, and responsiveness to residents; including evaluating City communication channels.<br>» Evaluate communication opportunities for the City within social media platforms that are popular with residents and Wyoming businesses.<br>» Continue to collaborate and explore communication and information partnership opportunities with the School District.<br>» Build communication channels for residents after their kids graduate from the School District.<br>» When feasible, solicit public input (via meetings, forums, surveys, blogs, etc.) regarding high profile issues/projects in the City.<br>» When possible, utilize Wyoming talent (of residents) to assist with project planning and design (and discussion). | II |

| Objective 6. Events & Promotion: Expand and promote community programs and festivals. | I |
|---|---|
| **Strategies** | |
| + Continue to invest in programming and events for the community.<br>» Fund expanded recreational programming for all ages.<br>» Support the expansion of community events that are inclusive of the widest demographic of residents possible.<br>» Support community causes and local businesses.<br>» Examine the need for additional senior programming and interaction.<br>» Promote/provide sports/fitness-oriented events.<br>» Identify additional opportunities for and promote night-out events for parents/adults (e.g. beer/wine and social events). | II |

# COMMUNITY CHARACTER & IDENTITY

## *Introduction*

Wyoming has a distinct "sense of place" that is largely expressed through its aesthetic, visual quality. The natural landscape and built environment communicate its identity to both existing citizens and visitors. Wyoming is recognized as a place of beautiful homes with well-appointed lawns, walkable tree-lined streets, a charming business district, and quality neighborhood parks.

These are core elements of the community that identify the City as an attractive place to live and invest, and which should be continually promoted and enhanced. Many of the recommendations throughout the other themes of this Plan also relate to preserving and improving on Wyoming's visual quality, community character, and identity as a special place.

## *The Public Realm*

Public space is a valuable asset to community scaled commercial development. It provides a respite from noise of the street and can serve as a place for civic gatherings. Opportunities should be explored to provide additional open space, and, where possible, to improve the quality of existing public spaces.

The selection and detailing of street furnishings, paving, and lights strongly contribute to the character and personality of the street. A Streetscape Plan was implemented in 2003 placing wayfinding signs, benches, trash receptacles, and planters along major corridors.

Public input through the Master Plan process has placed a strong emphasis on the visual quality of the community as it is perceived at important community gateways, such as the entrances to Wyoming along Wyoming Avenue and Springfield Pike. Some residents have expressed opinions that the gateway signage is becoming out-dated in style. As the City considers future gateway improvements, it should review public sentiment about design aesthetics and consider potential updates. It should also continually pursue opportunities to improve streetscapes and landscaping along these primary public travel ways.

Likewise, secondary gateways such as those at Compton and Fleming Roads, Wentworth and Cooper Avenues, and Bonham Road are important entry points to the community and should be evaluated for potential opportunities to indicate to residents and visitors that they are entering Wyoming.

## *Community Gathering Spaces*

It is clear from the community engagement conducted throughout the planning process that there is a strong desire among Wyoming residents to have high-quality, attractive community gathering spaces – places that serve multiple functions, from hosting formal City events to serving as a venue for daily activities and impromptu meetings with fellow Wyoming neighbors. Previous planning efforts, going back to the 1997 Master Plan and continued through the 2007 Plan, emphasized the importance of both the City Center and the Promenade areas.

Each of these places, though only a few blocks in size, serve as important focal points of community life in Wyoming. The City Center along Wyoming Avenue is the community's historic business core and site of the Village Green, the most prominent and heavily programmed outdoor event space. The Promenade is home to the Wyoming Civic Center as well as the Wyoming Branch of the Public Library of Cincinnati and Hamilton County, in addition to other cultural and civic destinations. These gathering spaces, among other venues throughout Wyoming, are part of the City's visual identity, but also part of its social identity - these are the places where residents congregate and celebrate, where volunteers organize events, and where people take visitors to show what the community has to offer. Community gathering spaces such as these should be continually maintained, improved and programmed to maximize their use and contribution to Wyoming's identity. Likewise, other opportunities to introduce community gathering spaces, such as pocket parks and streetscape seating areas should be explored to build upon this key element of Wyoming residents' social life.

### Community Respondents Additional Comments About Community Character & Identity in Wyoming

### TOP FIVE RESPONSES

1. Update signage
2. Improve landscape
3. Improve streetscape
4. Improve private property maintenance*
5. Improve road conditions*

* Further discussion and recommendations regarding property maintenance and roadway maintenance can be found in the Neighborhood Improvements and Historic Preservation Theme, and the Community Mobility Theme respectively.

## *Quality and Character of Development*

Springfield Pike (State Route 4) is Wyoming's primary thoroughfare, setting a tone for community character and visual identity that is universally experienced by the entire City. The Pike is lined by a wide variety of land uses and development types, including single-family estate homes, multiple-family buildings, retail, office, and institutional uses. The character of this development also varies. Residential and institutional buildings are generally set behind a front yard, while commercial buildings range from a walkable orientation (with direct pedestrian access from the sidewalk), to an automobile orientation (with buildings set behind parking lots).

While both development types provide economic value, it is the walkable orientation that contributes to the visual character of the community and best embodies the small town feel that residents love about Wyoming. As opportunities arise for the redevelopment of aging auto-oriented commercial sites, new buildings should be designed with a sidewalk orientation and parking located to the rear or side of the structure. New development should also be designed with an attention to architectural detail that emphasizes craftsmanship, permanence, and quality.

### CASE STUDY

**BEXLEY MAIN STREET DESIGN GUIDELINES**

The City of Bexley is a mature, tree-lined suburb of Columbus, Ohio with ±13,000 residents. In order to ensure quality and character of the one mile long Main Street corridor, the City developed design guidelines in 2003. The guidelines:

+ Provide standards for redevelopment or renovations made to portions of Bexley's Main Street corridor.
+ Require changes to meet or exceed the quality and character established by the existing sites and architecture that define the area.
+ Address alterations that affect a building's exterior, changes to the site design, or changes to any graphic or sign.

## *Street Trees & Community Tree Cover*

Part of Wyoming's physical identity is tied to its extensive tree cover and attractive tree-lined residential streets. Wyoming is a member of the Tree City USA program and has an active Urban Forestry and Beautification Commission that advises City Council on urban forestry issues within the City and promotes public education programs and special initiatives aimed at preserving and improving the quality of Wyoming's trees. The Commission (formerly the Urban Forestry Board) has also partnered with the Wyoming Historical Society to develop an historic tree walking tour through the Village Historic District, featuring the neighborhood's numerous old growth trees, many well over 100 years old and some much older.

The Commission is also exploring options to improve tree protection efforts on private property during construction as part of the building permitting process. This is in keeping with a recurring theme of public sentiment during the Master Plan update for stronger protection of trees in the community, with much of the focus on street trees specifically.

### *Pruning & Tree Location*

Over three-quarters of community survey participants noted the addition and preservation of street trees as important. Although the majority of respondents (nearly 60%) indicated satisfaction with Wyoming's street tree planting program, there were also numerous comments about needs to improve tree planting choices, pruning, and maintenance.

Some comments concerned the need for better pruning along sidewalks to maintain walking clearance, while many comments involve dissatisfaction with pruning techniques for trees located under overhead utility lines. This is a common issue in older urban neighborhoods where conflicts between trees and utility lines present challenges to maintaining both.

Typically, cities have little control over tree pruning in relation to private utility lines, particularly when those lines are located in the public right-of-way. It is thus important to ensure that newly planted trees are selected for compatible mature heights and/or planted in an off-set location that will minimize conflict with utilities – this is often referred to as the "right tree, right place" approach.

### *Utility Relocation*

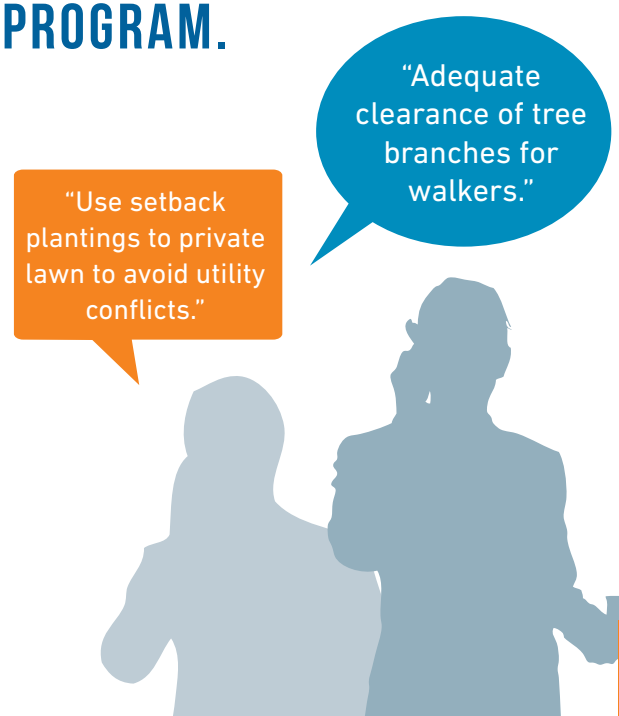
This tree tactic – though necessary – does not always yield the desired effect of creating a dense tree canopy and uniform streetscape aesthetic. For this reason, many public comments include a desire to bury overhead utilities. Unfortunately, overhead utility burial is very expensive and often not feasible. Relocation of overhead lines to another route is often a more practical solution from a cost perspective. While other viable locations are not always available, opportunities to relocate lines outside of street rights-of-way should be considered where practical.

### *Tree Replacement*

There were also a number of observations in the community survey, and in discussions at public open houses, of street trees that have not been replaced after dying and concerns that the tree replacement program may not be adequately funded.

As a clear priority to the community, the street tree program should be evaluated and improved where possible to maximize its positive impact on Wyoming's urban environment and visual character.

**76% OF COMMUNITY SURVEY RESPONDENTS SAID THAT ADDITION AND PRESERVATION OF STREET TREES IS IMPORTANT, BUT ONLY 58% WERE SATISFIED WITH THE CITY'S CURRENT STREET TREE PROGRAM.**



| KEY | I - Priority | II - Important | III - Long Term |
|---|---|---|---|

| | |
|---|---|
| **Objective 1. Identity: Celebrate Wyoming's unique community character, small town feel and charm.** | I |
| **Strategies** | |
| + Consider the creation of Development Design Guidelines for renovation and redevelopment of non-residential and mixed use properties along Wyoming's primary corridors, Springfield Pike and Wyoming Avenue. Consideration should be given to the potential for different design objectives in different segments of the corridors. | I |
| + Consider the creation of Neighborhood Design District overlay zoning to encourage continuity of design themes in certain areas.<br>» Develop prioritized list of potential design district overlay areas.<br>» Evaluate existing site design, architecture, landscaping, and streetscape along corridors and in distinct neighborhoods.<br>» Create demonstration project overlay district language for evaluation. | III |
| + Explore opportunities to continue to build a strong visual identity for Wyoming. | III |
| **Objective 2. Public Realm: Improve landscaping and streetscapes on City land and rights-of-way.** | I |
| **Strategies** | |
| + Continue to implement and expand the street tree planting program to ensure biodiversity for maintenance and enhancement of the tree canopy.<br>» Develop plan to expand street tree planting program with focus on "right tree, right place" tactic.<br>» Develop list of preferred trees for planting program (i.e. drought tolerant, bio-diverse, low maintenance).<br>» Develop tree replacement ratio.<br>» Develop educational materials for property owners and solicit their help on care and maintenance of newly planted trees. | I |

| KEY | I - Priority | II - Important | III - Long Term |
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| | |
|---|---|
| + Create community landmarks, public spaces, and public art.<br>» Assess areas in the community that would be appropriate locations for landmarks, public art, or additional public spaces.<br>» Seek guidance and financial assistance from community groups and/or private donors.<br>» Evaluate language in the zoning code to determine if it should be modified to encourage/require "set asides" for public spaces when properties are redeveloped.<br>» Develop design themes, implementation strategies, priorities, and identify potential funding sources for historic landmarks, markers, and public art in those properties under City control. | II |
| + Assess plantings in rights-of-ways and common areas to determine if choices are appropriate, low maintenance, and sustainable. | I |
| + Continue to invest in the public realm: streetscape, trees, landscape, gateways, and community facilities.<br>» Improve tree planting and landscape maintenance programs.<br>» Continue to make strategic improvement investments in City facilities.<br>» Evaluate the condition of the existing gateway signage and explore potential enhancements to both the primary and secondary entry points to the community. | I |
| + Prune street trees away from power lines to ensure safety while retaining the health of the trees and the preferred aesthetic characteristics.<br>» Maintain communication plan with Duke (and other utility companies) for all pruning activities to ensure that trees are pruned in accordance with the applicable standards of the Internatoinal Society of Arboriculture (ISA).<br>» Continue to request Duke to provide an appropriately credentialed arborist to oversee tree trimming.<br>» Develop guidelines or fact sheets on proper pruning to ensure minimum cutting and to promote the health and value of trees.<br>» Provide guidelines for trees suitable for planting below power and utility lines. | I |

# NEIGHBORHOOD IMPROVEMENTS & HISTORIC PRESERVATION

## *Introduction*

Wyoming is a family-oriented community with a comprehensive variety of housing options. While the City is physically compact, it boasts of a wide selection of neighborhoods, schools, religious institutions, parks, and open spaces, many within a convenient, walkable setting. This Plan includes recommendations to preserve and enhance Wyoming's small town feel and quality of life through investments in neighborhood assets.

Wyoming also possesses a rich heritage of beautiful historic properties, cultural institutions, and a nationally recognized Historic District (The Village). The City's diverse and distinct architectural and historic character represents a unique community asset that helps to define Wyoming's identity as a place. This Plan recommends a series of strategies to preserve Wyoming's history for enjoyment by future generations.

## *Property Maintenance & Investment*

One of the fundamental components that affects housing and neighborhood value is the quality and condition of the housing stock. Wyoming is a well-maintained community with a breadth of quality architecture representative of many styles. Wyoming has some scattered property maintenance issues and complaints that the City addresses in a proactive manner. Community input during the planning process identified some complaints related to the need for required yard maintenance/ mowing and house maintenance issues. More aggressive enforcement of the City's property maintenance code has been discussed in the past, but the majority of residents appear satisfied with the current level of property maintenance and City enforcement. The City could consider strengthening basic lawn and yard maintenance requirements and associated enforcement and evaluating the various neighborhoods within the community to determine whether more focused property maintenance inspections are potentially warranted.

## *Age of Housing Stock*

A larger issue is the age of existing housing stock within the City of Wyoming, spanning from the early vernacular of the 1800s, through the twentieth century, to the present. As societal norms for what is needed and desired in a home change, pressure is placed on renovating and expanding existing housing stock. During public input, a number of residents expressed that during their decision on where to buy, they weighed the price of housing in Wyoming and the associated need to invest tens of thousands of dollars in renovations versus the cost of homes in other communities.

Wyoming needs homeowners to continue to invest and upgrade their homes so that the housing stock in Wyoming remains attractive and competitive with peer communities. It is important, however, that renovations and additions are done appropriately and fit within the character of the neighborhood. To that end, the City might consider an "architect in residence" program where the City or third party provides architectural consulting services for residents looking to renovate their homes. This could consist of retaining several architects with whom residents could meet with for short consultations. The advantage for the local architects is that they might get hired; while the advantage for the City is more thoughtful and complementary renovations and additions.

There are also areas of the City where residents may be struggling to afford upkeep and maintenance. In these areas, the City could help connect residents with available third party "tool-lending library" programs that allow residents to check-out construction tools and equipment from a shared repository, similar to a traditional library program.

**Community Respondents Additional Comments About Neighborhood Improvements & Historic Preservation in Wyoming**

### TOP FIVE RESPONSES

1. Lack of housing diversity
2. Some properties lack maintenance and need improvements
3. Cost of housing is too high
4. Invest in neighborhood beautification and improvements
5. Maintain property values

## *Housing Options*

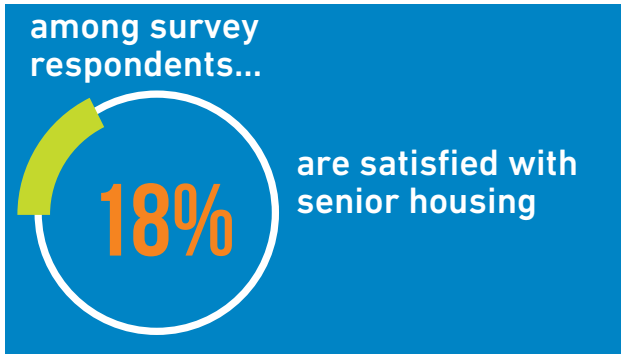
Many people move to Wyoming specifically for its quality school system, and some choose to leave after their children graduate. Still, many choose to stay, or at least desire to do so, having invested much of their lives in the community, making it their home, and establishing lasting relationships with people and the special place that is Wyoming.

As the community continues to mature, and more people desire to stay as they age, Wyoming is experiencing increasing interest in alternative housing options to serve the empty nester population. Public input as part of the Master Plan community engagement efforts has consistently indicated a desire for smaller, low maintenance housing types that would allow empty nesters to downsize to quality housing while remaining in the community. However, as with many other desired additions to the community discussed throughout this Plan, there are few locations available for new development to fill this gap.

While there are some underutilized properties along portions of Springfield Pike, these will better lend themselves to commercial or mixed use (i.e. residential or office above retail) redevelopment, rather than low density housing. Selected opportunities for sensitive infill of new housing types should be encouraged in other locations, provided it is designed in a compatible scale to nearby homes. In particular, introducing some new housing in or near the City Center would allow more people to live in walking distances to the businesses there. While much of the community input has focused on a desire for empty-nester oriented housing, it is important to note that many housing characteristics that are attractive to the empty-nester market are also attractive to younger home buyers, including single households or young couples without children – less square footage, less yard space to maintain, and location in walkable distance to amenities. Where opportunities for infill housing arise, product types that provide flexibility in terms of serving various demographics and market segments should be encouraged. This may include allowing some flexibility in the zoning code to permit more density or reduced setbacks in return for a product that conforms to the design preferences of the City.

### Benchmarks

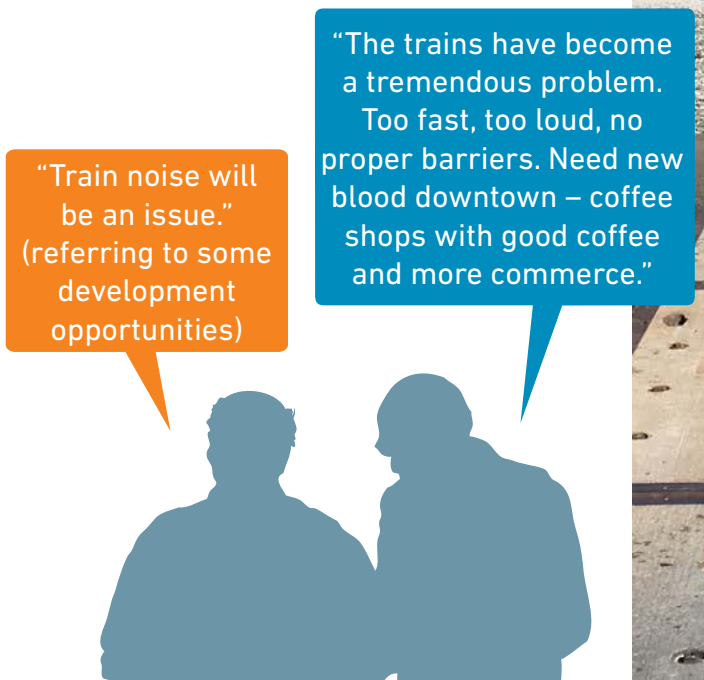
Example of single-family homes with less square footage and less yard space to maintain.

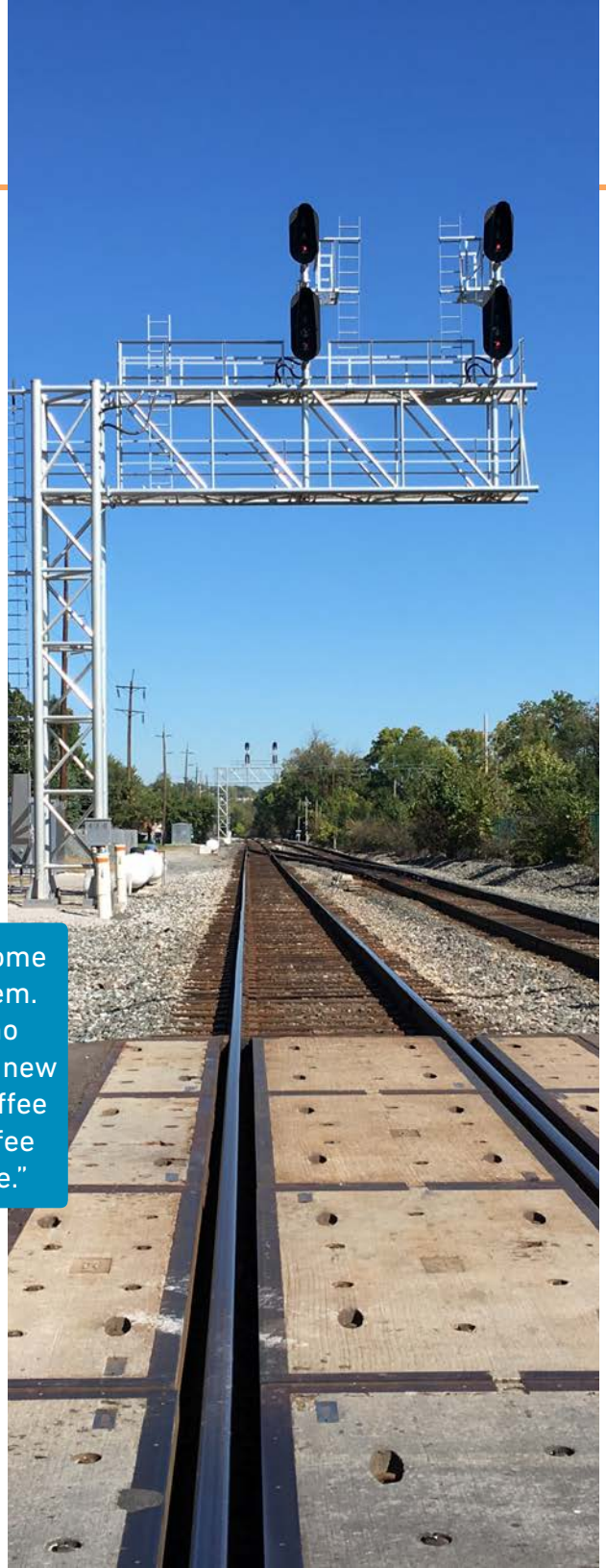


"It's important to have/ promote starter homes at reasonable price points to keep young families here and promote economic diversity."
"Need more condos but of a price point that would make them affordable to families."

## *Community Ambiance – Train Noise*

Wyoming residents love and value the overall character and environment of the City of Wyoming. The one issue that is consistently raised as a quality of life concern related to the ambiance of the City is train noise. While the major railroad line that runs along the eastern edge of Wyoming helped lead to the birth of the City, it is now creating an impact due to the volume of trains that run on the tracks and the requirement for trains to sound their horn when approaching at-grade crossings. This issue particularly impacts the eastern neighborhoods of Wyoming. Indeed, concern about this issue within the community appears to be split, with some residents citing it as high priority and others not seeing it as a critical issue. This divide most likely correlates to the proximity of residents' homes to the railroad tracks. The City has investigated options for mitigating this impact, exploring different railroad crossing barricades and protective crossings that would eliminate the requirement for trains to sound their horns. All of the approved mitigation measures are costly. To adequately address the issue would require installation of these physical crossing improvements at all crossings in the City (both the Wyoming and Lockland sides) as well as those to the south of the City. This requires multi-jurisdictional cooperation and funding as the tracks are not physically located in, or under the jurisdiction of, the City of Wyoming. To date, the adjacent cities have expressed higher priorities. The City will continue to monitor this issue and work with adjacent jurisdictions and regional authorities to explore solutions. If technologies change, requirements are altered, or funding partnerships created that make mitigating this issue achievable, the City should take those actions.



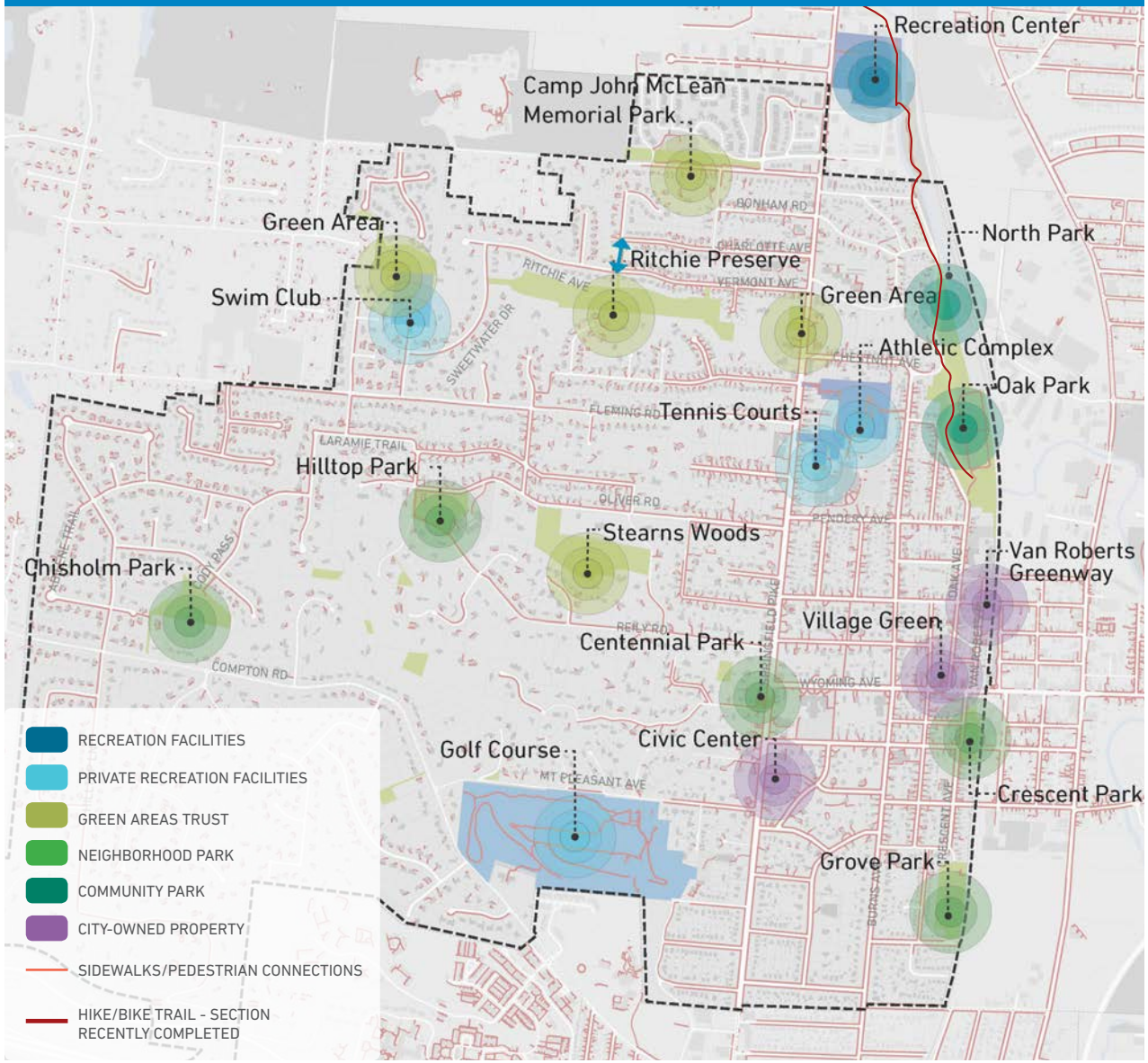
# RAILROAD CROSSINGS

## *Neighborhood Parks*

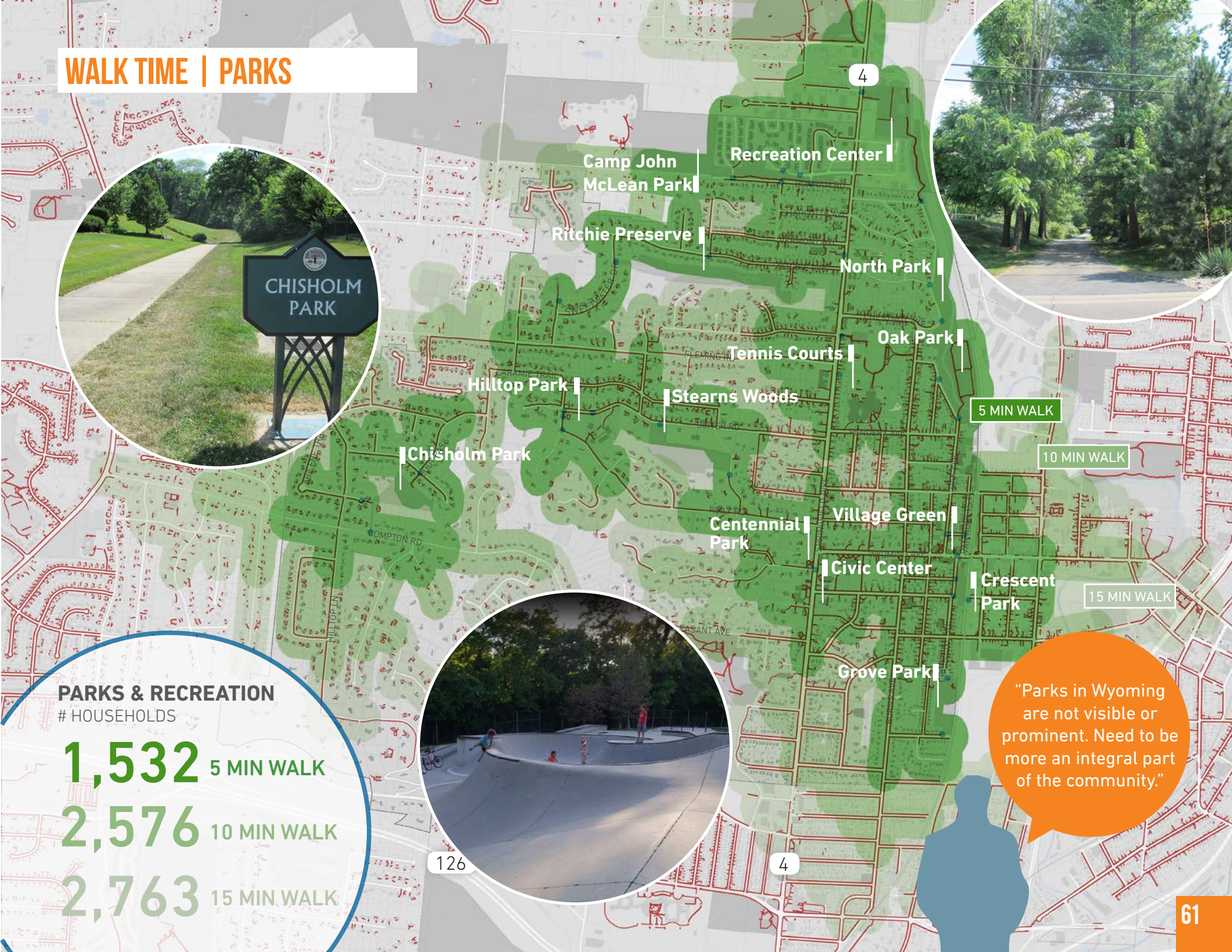
One of the differentiators when choosing a neighborhood to live in includes proximity and access to parks, open space, and trails. Ideally, every neighborhood should be within a ten-minute walk of a neighborhood park. A neighborhood park should have a playground, benches, green space (for active recreation), and be inviting to the entire neighborhood. In this regard Wyoming has good coverage except in the south-western quadrant and, when excluding the preserves (Ritchie and Stearns Woods), the central portion of the City in the heart of the residential neighborhoods. It also highlights the importance of the Recreation Center in serving the northern neighborhoods and the critical importance of Chisholm Park as a park that serves more than the adjacent homes.

A trail system that provides access to regional parks and destinations is increasingly important as a community and regional amenity. The Mill Creek (Hike/Bike) Trail is a great start and the City should continue to work with adjacent jurisdictions and regional agencies (Great Parks of Hamilton County, etc.) to connect and extend the bike system network. Within the City, providing signed links and bike connections from the neighborhoods to the regional system is an important objective.

### NEIGHBORHOOD AMENITIES



# WALK TIME | PARKS




**PARKS & RECREATION**
# HOUSEHOLDS

**1,532** 5 MIN WALK

**2,576** 10 MIN WALK

**2,763** 15 MIN WALK

| KEY | I - Priority | II - Important | III - Long Term |
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|---|---|
| **Objective 1. Affordability: Ensure Wyoming remains an affordable place to live and be a community for all ages.** | I |
| **Strategies** | |
| + Review the zoning code and consider potential amendments that may be necessary to accommodate desired housing types at appropriate densities and with appropriate design standards. | I |
| + Consider the need to increase housing options within the community (e.g. empty nesters, young or single adults, and young families). | I |
| + Explore opportunities to assist homeowners in reinvesting in and improving their properties. | II |
| + Explore possible incentives to encourage Wyoming seniors to stay in Wyoming. | II |
| **Objective 2. Housing: Continue to be a first choice for homeowners in the Greater Cincinnati Metropolitan Area.** | II |
| **Strategies** | |
| + Provide incentives to encourage reinvestment in aging housing stock and protect property values.<br>» Continue to be a resource to residents in providing information on available incentives such as the Hamilton County Home Improvement Program (HIP) and referrals to agencies such as "People Working Cooperatively," whenever appropriate.<br>» Consider creating City-sponsored or affiliated programs such as an "architect in residence" for consultations and a "tool lending library" to encourage appropriate renovations.<br>» Find more opportunities to partner with developers to promote neighborhood stabilization and spur private development.<br>» Consider creation of a façade improvement grant program to be administered by the City or CIC. | II |
| + Identify sites/areas within the community (particularly within the City Center) where housing products meeting the needs of aging residents could be developed, establish general architectural guidelines for these properties/areas, and review and modify the zoning code as appropriate to facilitate the desired outcome. | II |
| + Strengthen enforcement of property maintenance codes with adequate code enforcement staff. | II |

| KEY | I - Priority | II - Important | III - Long Term |
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| **Objective 3. Quality of Life: Provide a variety of programs and services that enhance the quality of life of its residents.** | II |
| **Strategies** | |
| + Evaluate program and population needs to determine if there are underserved groups, improve opportunities for underserved populations (if present), and expand existing programs that are in high demand.<br>» Expand youth leisure opportunities and programs.<br>» Continue to develop and administer traditional youth sports as well as add new programs.<br>» Maintain and improve senior leisure opportunities and programs. | II |
| + Work with appropriate authorities, regional agencies, and neighboring jurisdictions to reduce train nose.<br>» Revisit and pursue the possibility of a quite zone plan or other mitigation in collaboration with adjacent communities as opportunities arise. | III |
| + Identify the positive aspects of the railway system, its history as it relates to the founding and development of the community, and explore opportunities to capitalize on these attributes. | III |
| **Objective 4. Parks and Recreational Facilities: Develop, maintain, and manage parks and recreation facilities that enhance the residents' quality of life.** | I |
| **Strategies** | |
| + Improve existing parks, trails, and recreation facilities and expand where appropriate, including cooperative ventures with neighboring jurisdictions.<br>» Review facilities annually and list needed repairs and improvements for subsequent action.<br>» Identify additional needs and associated costs and add to the Recreation Commission projects summary with priority assigned.<br>» Hire a landscape architect to develop options and strategies for improving facilities.<br>» Extend connectors to the West Fork Mill Creek Hike/Bike Trail through the City. | I |
| + Review the City's parks, trails, and recreation areas to ensure that physically challenged residents have access to appropriate facilities where feasible.<br>» Continue to assess and evaluate to continue bringing facilities into ADA compliance. | I |
| + Strive to provide a park with a playground within a five to ten minute walk of every home in Wyoming. | III |
| + Ensure that parks, trails, and recreational facilities provide appropriate and desirable opportunities for all segments of the population. | II |

| KEY | I - Priority | II - Important | III - Long Term |
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| | |
|---|---|
| + Improve and maintain signage for parks and recreation facilities. | III |
| **Objective 5. Historic Identification and Designation: Encourage the continued identification and designation of significant historic districts, landmarks, and landscapes.** | II |
| **Strategies** | |
| + Explore the desirability to expand the applicability and comprehensiveness of the Historic District Guidelines and review process to ensure compatible renovation and new development within the Village Historic District and protects the character of the neighborhood and community. | II |
| + Re-survey the boundaries of "The Village" National Register of Historic Places (NRHP) Historic District. | II |
| + Investigate the desire of the residents and policy makers to potentially expand the boundaries of the existing Historic District and to create other districts as appropriate. | II |
| + Encourage property owners to register their contributing historic structures outside "The Village" District with the National Register of Historic Places (NRHP).<br>» Educate property owners on the benefits of individually registering their properties, or having them included in a historic district, such as increased property value, promotions, and possible tax incentives.<br>» Provide the support to assist and orient property owners interested in applying for NRHP. | II |
| **Objective 6. Guidelines: Encourage and promote historically sensitive development or redevelopment.** | II |
| **Strategies** | |
| + Promote the use of the Design Guidelines for Historic Properties to encourage and facilitate historically sensitive development, redevelopment, renovation or rehabilitation by property owners. | II |
| + Investigate additional methods to encourage property owners to maintain the historic character of their homes.<br>» Explore the use of tax incentives/deferrals, reduced or waived permit fees, abatements, funding or partial funding of specific improvements to encourage historic property owners to follow the established guidelines or regulations.<br>» Explore becoming a Certified Local Government to provide additional resources and make properties eligible for state and federal matching grants. | II |

| KEY | I - Priority | II - Important | III - Long Term |
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| + Continue to explore the use of Historic Preservation Commission (HPC) and/or Architectural Review Board (ARB) to review and approve Certificates of Appropriateness to cover any exterior change within the Historic District.<br>» Approve minor changes administratively per established criteria and the Design Guidelines.<br>» Extend this review process to the Springfield Pike corridor as well (see "Zones of Potential Change"). | II |
| + Develop and maintain a list of preservationist professionals known to be sensitive to historic architecture as a community resource. | II |
| **Objective 7. Education: Encourage the continued education of the history and culture of the City.** | III |
| **Strategies** | |
| + Creatively incorporate the history of the community into public places where appropriate and when opportunities arise.<br>» Maintain Wyoming Historical Society (WHS) Historical Markers sub-committee to develop a funding and action plan to increase historical markers throughout the City.<br>» Explore opportunities to create an historic recognition/art walk to link the Wyoming Avenue Business District to the Promenade. | II |
| + Maintain existing and develop new educational programs to recognize neighborhoods of unique character.<br>» Explore ways to work with other educational organizations to promote historic and cultural resource preservation in Wyoming.<br>» Maintain and elevate the Historic Preservation Award (reintroduced in 2014) along with the successful Beautification Awards.<br>» Continue and augment the Historic Preservation Committee (HPC) community education efforts about the Design Guidelines with ongoing presence in City's newsletter (WOW) and on the City's website.<br>» Promote educational pieces, such as partnership with the Architecture program at DAAP-UC to develop a coloring book to teach school students the history behind architecture in the City of Wyoming. | II |
| **Objective 8. Quality Learning: Support and partner with the Wyoming School District to ensure its continued excellence.** | I |
| **Strategies** | |
| + Support reinvestment in private properties and strategic new development as a means of improving the property tax base of the School District. | I |

# ECONOMIC DEVELOPMENT & ZONES OF POTENTIAL CHANGE

## *Introduction*

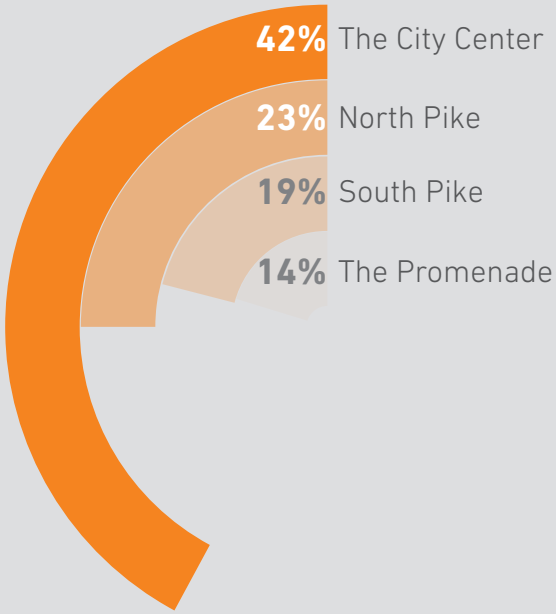
Wyoming is a mature community with little land available for growth. Yet all communities face change over time and must be prepared to guide that change toward the best outcomes for all. This Plan continues to emphasize the four Zones of Potential Change (identified in the 2007 Master Plan) within Wyoming and its neighboring communities. These include:

+ The City Center (Wyoming Avenue business district and surrounding neighborhoods);
+ And three focus areas along the Springfield Pike Corridor:
  - »The Promenade area around the Civic Center;
  - »And the Northern and Southern gateways to the City (North Pike and South Pike).

This Plan includes strategies for each area.

### Community Sentiment

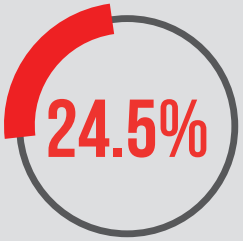
**Survey respondents ranking of the highest priority areas**




**When asked for additional comments TOP THREE RESPONSES**

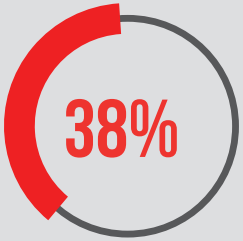
1. Wyoming needs more restaurants/dining options
2. Increase diversity and number of businesses
3. Encourage development and renovations

**BUSINESS DISTRICTS**



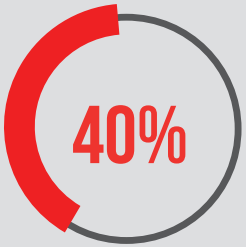

are not satisfied with overall size and scale of the Business Districts

**RETAIL OPTIONS**



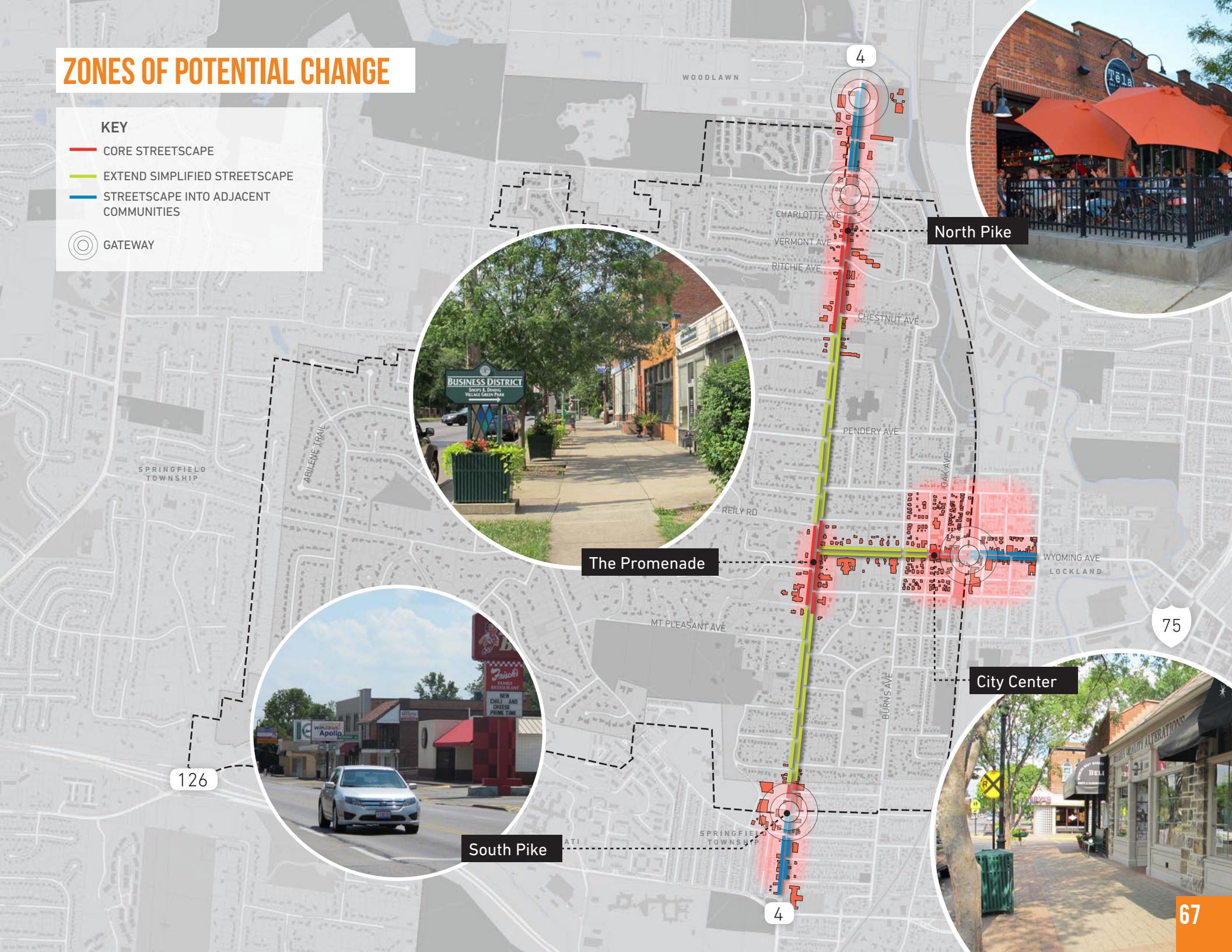

are not satisfied with the diversity and number of retail options

**DINING OPTIONS**




are not satisfied with the diversity and number of restaurant options

# ZONES OF POTENTIAL CHANGE



## *The City Center*

The Wyoming Avenue business district (aka The City Center) is a logical location for focused efforts in attracting more restaurants. Wyoming Avenue is already the clear civic heart of the City, with the Village Green serving as the prominent community gathering space. The authentic and historic character of this place, coupled with the pedestrian-friendly quality of the street (wide sidewalks, street trees, line of storefronts, single lane of traffic, and on-street parking), make for an ideal location to cluster restaurants and locally-owned shops. However, Wyoming Avenue lacks the sustained vehicular traffic and visibility that Springfield Pike benefits from. Still, the positive impact of a clustering of restaurants will make it a destination people seek out.

The City Center offers a variety of options for additional restaurant space, including existing commercial buildings, reconfigured historic structures, and potential new development or redevelopment. Key opportunities include:

### *Public Parking Site*

Development site on the northeast corner of Wyoming Avenue and Van Roberts Place (currently a public parking lot) and the vacant land to the north up to Wirtz Way. The CIC took ownership of the property, on which the parking lot is located, in 2017.

### *Commercial Redevelopment*

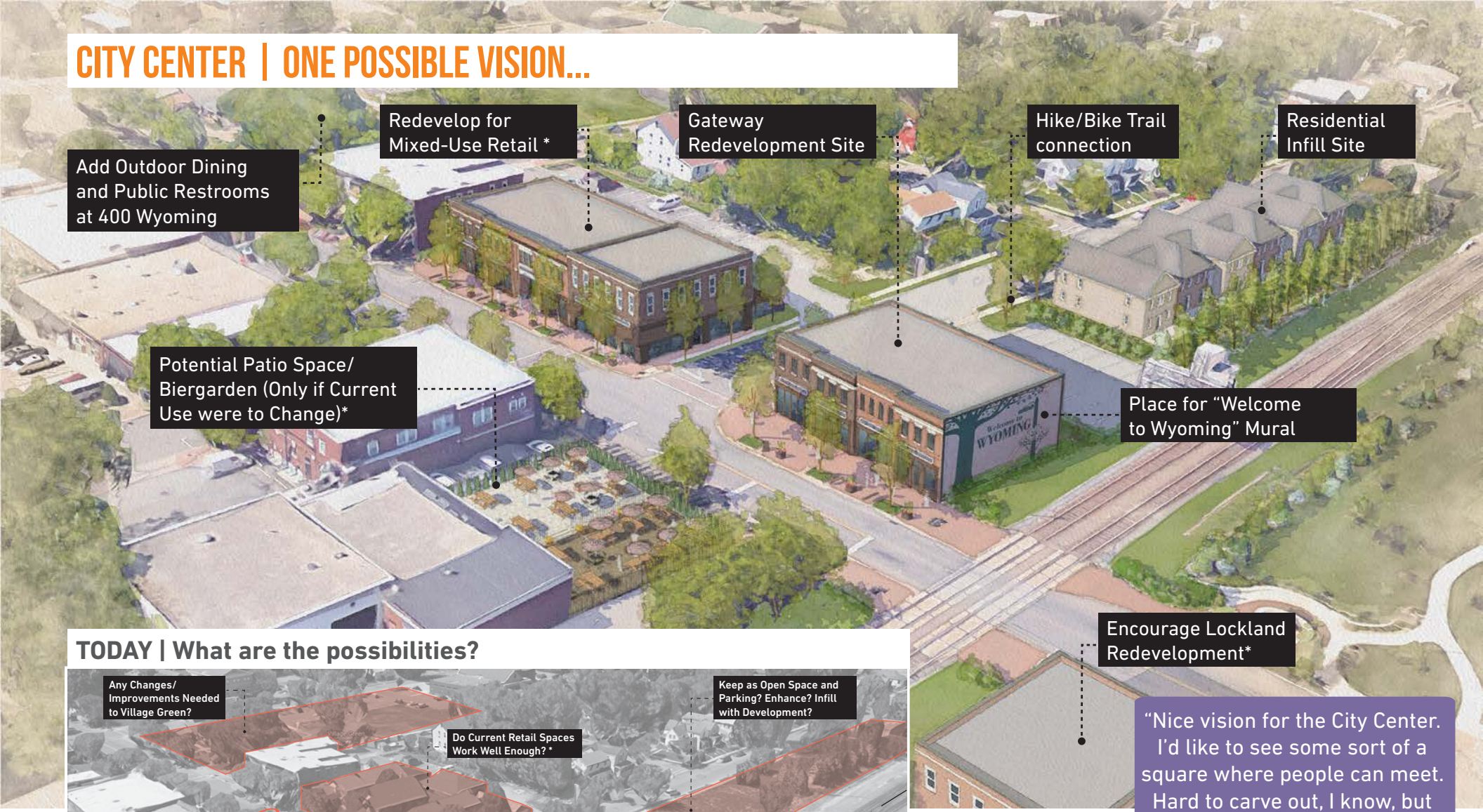
Redevelopment of formerly residential structures on the north side of Wyoming Avenue (east of the 500 Wyoming Avenue Building). Over the years, these structures have been altered from their original form to add storefront retail space, in some cases significantly changing the residential character of the buildings. These spaces represent challenges for tenant leasing in terms of size and efficiency of internal layout, especially for restaurant activity. Appropriately scaled redevelopment could complement the character of the 500 Wyoming Avenue Building and other commercial/mixed use buildings in the City Center while providing more functional leasable space.

**The City Center | Benchmarks**

Example of the re-purposing of a garage. Queen City Radio with outdoor seating, food truck, and featuring local breweries.

Example of a restaurant that enhances sidewalk and pedestrian experience.

# CITY CENTER | ONE POSSIBLE VISION...




## TODAY | What are the possibilities?

Any changes to public areas/holdings require community consensus, City support, and funding sources.

### *Ground Floor Conversion*

Conversion of existing retail/office space to restaurant use as opportunities arise. This could be part of a targeted strategy to help relocate ground floor office users to upper floor space in order to create dining opportunities at the storefront level. The 500 Wyoming Avenue Building (owned by the CIC) could be a candidate for such a strategy. In particular, its location at the corner of Oak Avenue, directly across the street from the Village Green, is a prime location for restaurant activity. Similarly, if Wyoming Automotive ever relocated, this site could be reimagined with a plaza and outdoor seating to serve as a family restaurant, micro brewery, or full mixed-use redevelopment. A shared parking lot with Gabby's Café could be created to the rear of the lot. A reconfiguration of the property might also allow for an outdoor dining opportunity for Gabby's.

### *400 Wyoming Avenue*

The 400 Wyoming Avenue Building, located at a prime corner and with direct frontage along the Village Green, presents perhaps the greatest opportunity for restaurant activity that could enliven the Green and the business district in general. While this historic building (owned by the CIC) has already been converted to a dining and event space, it has not operated as a restaurant with regular hours, a point which has been noted with concern by Wyoming residents throughout the planning process. Near the end of the Master Plan process, the lease for the banquet center tenant was terminated, opening up an opportunity to explore more active uses for the facility. Previous plans and proposals (e.g. Feasible Options Report) have considered the potential for outdoor dining to be added along the east edge of the building adjacent to the Village Green. This idea should be pursued as a means of further activating the park edge, along with the addition of public restrooms. Likewise, the Wyoming Avenue frontage could also be reconfigured to add outdoor dining space, with appropriate modifications to the building's façade, respecting the structure's original historic character, while creating a better connection between indoor and outdoor space. A combination of physical enhancements and regularized business operations has the potential to transform the 400 Wyoming Avenue Building into Wyoming's signature dining destination. However at ±10,000 square feet in size, the facility is likely too large to house an individual restaurant as a sole tenant. This could be coupled with complementary supportive retail and/or office space on the second floor and in portions of the ground floor. Other creative uses such as artist gallery space could be considered. A public/civic use could be considered for the entire facility, but ideally should be of a nature that attracts frequent daily activity. A larger civic use could incorporate a smaller dining venue, such as a cafe to enliven the edge of the Village Green.

"Surrounding neighborhoods make Wyoming feel like an "island". Lack of options for retail or restaurants in comparison to places like Hyde Park or Mt. Lookout."

### *The Village Green*

The Wyoming Village Green is a cherished community gathering space, home to annual and special events in the heart of the Wyoming Avenue business district such as the Summer Concert Series, Fall Festival, Holiday Celebration, "Yappy Hour" dog gathering, and the Wyoming City Schools May Fete fundraiser among others. In recent years, the City has explored the potential for design upgrades to the Village Green with the intent of enhancing the space as a multi-purpose public amenity.

There are a number of design improvements that could be considered to enhance the Village Green, each involving varying degrees of change from the current configuration. One option could include the construction of an open pavilion at the north end of the green to accommodate special event functions. It may also be possible to add a modest number of additional parking spaces immediately to the north of the green. Additional trees could be added to line the edges of the main lawn space, but care should be taken to maintain access into the space for set up/tear down of equipment associated with events. There is also an opportunity to better integrate the Village Green with the 400 Wyoming Avenue facility by incorporating outdoor dining or café space along the building's edge and providing publicly accessible restrooms to the rear of the building

### *305 Crescent Avenue*

The UC Health Physicians office, located at the corner of Crescent Avenue and South Cooper Avenue, south of the City Center, offers another potential redevelopment opportunity. In the event that the current owner were to divest the facility, its age and location in a residential neighborhood make it a less than ideal space for continued commercial activity. This site could be considered a candidate for residential redevelopment with new, alternative housing options as discussed elsewhere in this Plan. Any redevelopment should be generally compatible in scale and character with the surrounding homes.

"Wyoming is a community of highly verbal people who need space to get together and chat about stuff - have workshops on topics of concern, host travel discussions, (we used to have these and they were well attended)."

## The Village Green | Benchmarks

Example of a pavilion that enables a parking lot to function as an outdoor market.

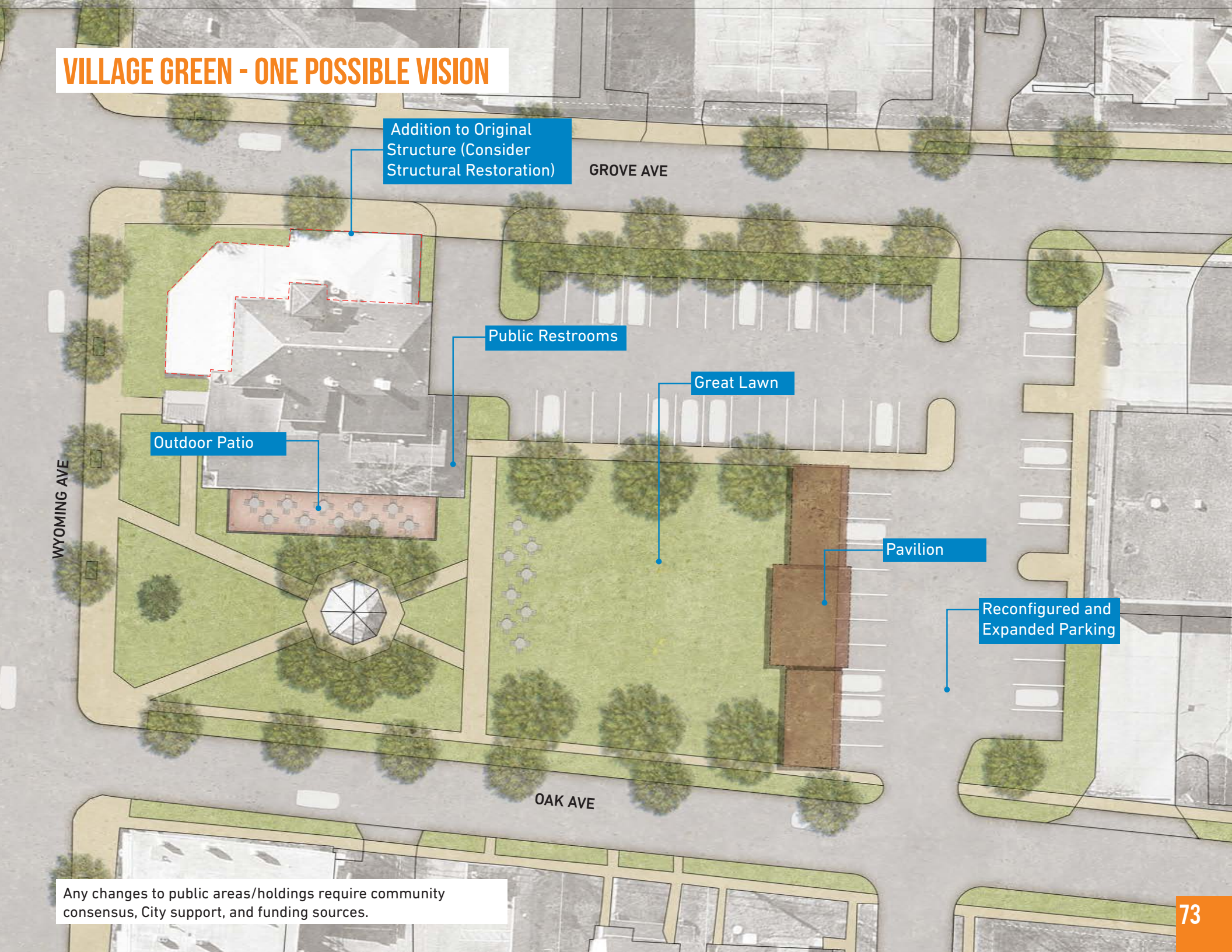
Example of hardscape/landscape design that provides seating area.

Example of a park edge lined with trees providing shaded lawn area for passive and active uses.

Example of using string lights to enliven outdoor space at a gazebo .

Example of outdoor dining area on a park edge.

# VILLAGE GREEN - ONE POSSIBLE VISION




Any changes to public areas/holdings require community consensus, City support, and funding sources.

## *The Promenade*

Springfield Pike offers additional visibility and a more central location within the community for restaurant and retail businesses than does the "City Center". The prominent location of the Promenade area, particularly the block between Wyoming and Worthington Avenue, offers another prime location to encourage local businesses. Additional dining activity, through retrofit of the existing commercial buildings and potentially with new development to the south of these buildings, will further activate this important stretch of Springfield Pike and reinforce the goal of fostering this area as a prominent amenity destination in the community. This area is currently in the process of gaining a coffee shop in a former retail space, fulfilling a long-held desire in the community.

While results from the community survey show mixed priorities in terms of which zones of potential change should receive the most attention, many of the responses, as well as conversations at public open houses, indicated a desire for public and private improvements to advance the vision for the Springfield Pike Promenade concept. Many ideas for the Promenade were explored by the City's Promenade Task Force (2010), including various scenarios for potential infill development and redevelopment to expand business activity and introduce new housing options along Springfield Pike. The 2010 Task Force Report also explored options for potential relocation and redevelopment of both the Civic Center and the library, ideas which have since been determined as not currently feasible or desirable.

### *Expanding Restaurant & Retail Space*

An additional opportunity for retail space exists immediately to the south of the commercial row. A single-family home remains between the commercial building and the Wyoming Middle School parking lot. This site offers at least two opportunities that are consistent with the input provided by residents. As the last single-family home on the block, with no similar structures or uses nearby, the structure could be considered for redevelopment, extending the line of commercial buildings and providing modern space that could be designed to best accommodate new restaurant or other appropriate commercial/retail activity.

Another alternative would be the preservation of the historic structure, but conversion to a restaurant or retail use. This would require architectural study to confirm the feasibility of conversion and identification of an appropriate business that could successfully utilize a retrofitted space. Under this scenario, it is recommended that the front yard of the home be converted to an outdoor dining patio space and integrated into a larger streetscape improvement to integrate the building into the larger Promenade design.

In the long term, extending the line of commercial buildings further south (potentially reconfiguring the Middle School parking lot and vehicular access on Springfield Pike), with a consistent sidewalk orientation and architectural form, will contribute to the success of the Promenade as a dining and shopping destination.

Other improvements to connect the current parking lot at 15 Wyoming Avenue, for both pedestrians and vehicles, to surrounding parking areas and ultimately to Springfield Pike, should be considered.

## The Promenade | Benchmarks

Example of outdoor seating area on main commercial road.

Example of local coffee house that enhances pedestrian experience.

Example of suitable redevelopment that provides local commercial activity.

Example of the re-purposing of a residential structure for commercial use.

"(Zones of Potential Change) This is very important. We need to work to help improve the quality of life for the region."

### *The Promenade Streetscape*

The core and consistent element of the Promenade concept is the creation of a highly-amenitized streetscape linking the library to the Civic Center, including wide sidewalks, seating areas, street trees and landscape plantings. In essence, implementation of the Promenade design would create a linear park along this important stretch of Springfield Pike, visually signifying entry into Wyoming's Civic Core and creating a beautiful public space to support high-quality infill development and other improvements to private and public properties within the area.

Extension of streetscape elements from the Wyoming Avenue Business District, including brick paver sidewalks and/or crosswalks, street lamps, and seating, would help to visually tie these places together. Additionally one of the most prominent visual features of the Springfield Pike streetscape today is the continuous line of utility poles and overhead utility lines, which visually detract from the character of the public realm and create a physical impediment to quality street tree plantings. Indeed, burial of overhead utilities has been consistently cited as a strong desire throughout the community. However, undergrounding utilities – especially electric lines – is extremely expensive and in most cases cost prohibitive (general estimates place the cost to do so at up to or even more than $1 million per mile). On the other hand, physical relocation of utility poles and aerial wires is typically much more cost effective, although it requires a feasible location for new utility routing. While it will not be practical to relocate utilities throughout the entire City, the Promenade area should be prioritized for such an improvement.

**The Promenade | Benchmarks**

Example of a "pocket plaza" seating area integrated with a streetscape.

Example of garden beds integrated with a high quality streetscape.

# THE PROMENADE | ONE POSSIBLE VISION...

Library Renovation

Pedestrian Crosswalk Bumpout

Relocated Utility Lines

Enhanced Tree Planters

Planned Coffee Shop

Parking Lane

TO WYOMING AVE

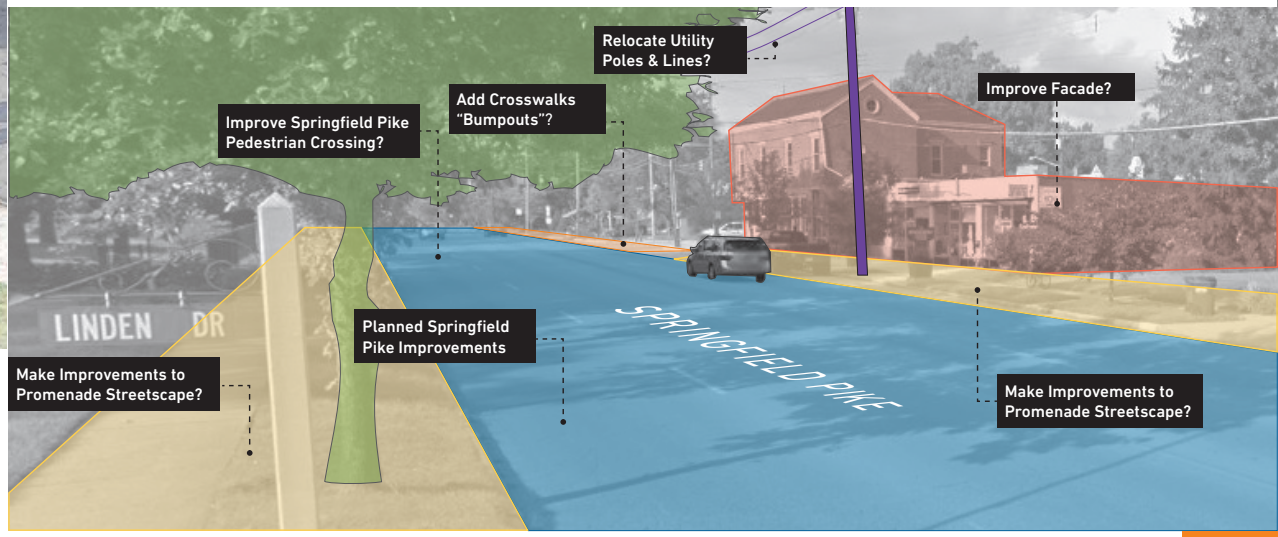
Special Paver

Turn Lane

Sharrows

Coordinated Streetscape and Widened Sidewalk

## TODAY | What are the possibilities?




* Any "Infill Development" or property improvements dependent on property owner.

### *The Civic Center*

The Wyoming Civic Center is one of the community's core physical assets and its future has been the subject of much community conversation over the years. The Civic Center is widely recognized as a place of history, tradition, and great memories amongst Wyoming residents, but the building is aging and in need of modernization to best serve the community today and into the future. Previous plans have considered the potential for complete demolition, relocation and construction of a new facility, but this has not been widely supported throughout the community and recent direction has focused on retention and renovation of the existing structure. In particular, the potential loss of the unique and historic candlepin bowling alley in the Civic Center basement had been cause for concern. A 2015 community engagement effort explored a variety of possible futures for the Civic Center, with a focus on low-cost but high-impact improvements.

### *Planned Upgrades*

The City is currently implementing a first phase of renovation including updates to the main entry and front lobby, including providing a handicap accessible male restroom which the facility currently lacks, and creation of an exterior courtyard patio space adjacent to the lobby and the main assembly room (the Main Hall). These are important steps toward updating the Civic Center, but continual improvements will be needed to ensure the facility fulfills its potential as a community hub and multi-purpose gathering place. While strategic improvements will enhance the Civic Center's utility as a public space, they will also elevate its desirability as a rental space for private events, providing an improved revenue source to help maintain the facility.

### *The South Lawn*

As interior and exterior upgrades are incrementally advanced according to available budget, it will also be important to plan for improvements to the adjacent green space located immediately to the south of the building. The Civic Center's South Lawn, (nearly two-thirds of an acre in size) offers an alternative to the Village Green for certain community events, such as the Halloween Hoopla, Summer "Pics on the Pike", and the annual Wyoming Art Show.

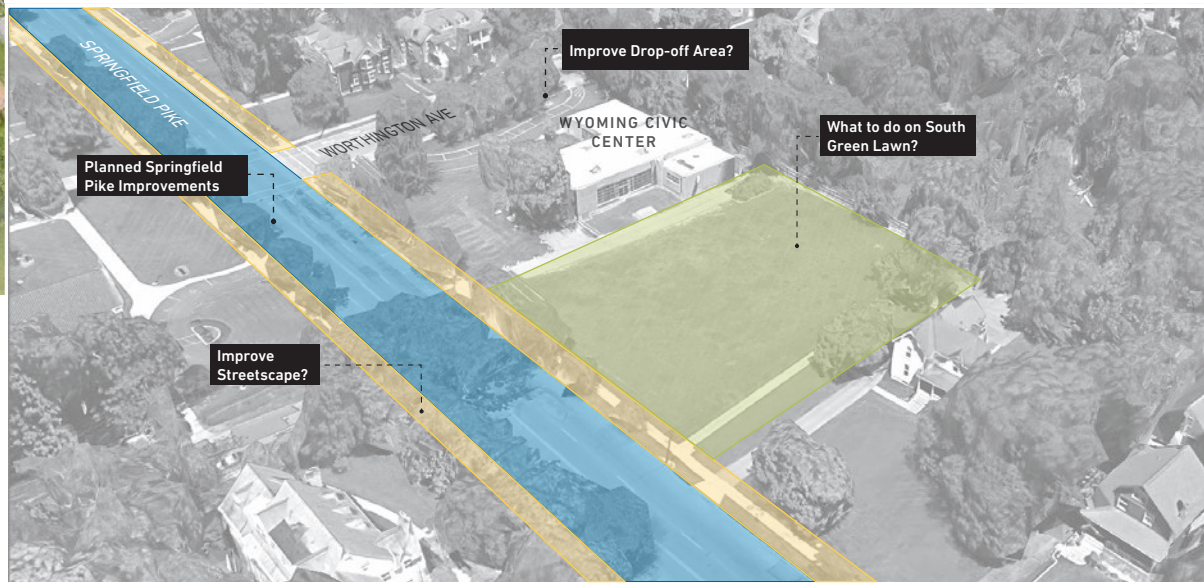
Strategic improvements to the South Lawn would better integrate the outdoor space with the Civic Center building. A second outdoor patio space was recently added to the south side of the Main Hall, complementing the courtyard being planned for the front of the building. The rear vehicular service drive, while necessary for kitchen access and event service, could also be improved with aesthetic paving, better tying the drive into the South Lawn. The South Lawn itself could also be improved with perimeter trees and landscape beds to help formalize the space while maintaining its function as an open area for flexible programming.

"Civic Center needs a face lift - seems like it could get a different name - better marketing, rent it out to businesses for events to generate income!"

# CIVIC CENTER | ONE POSSIBLE VISION...

Any changes to public areas/holdings require community consensus, City support, and funding sources.

## TODAY | What are the possibilities?



## Civic Center | Benchmarks

Example of landscape passive open space that adds color and provides seating area.

Example of dining with outdoor seating along park edge.

Example of trellis by open lawn providing a semi-shaded transition area.

"More educational and entertainment options for empty-nesters."

"Would like to see more kids' classes/ activities for after school."

### *The Library*

The Wyoming Branch of the Public Library of Cincinati and Hamilton County is another important community asset that has received much attention for potential improvements over the years. While Community Survey responses ranked satisfaction with the library very high (over 75 percent), numerous comments provided through the survey and during other public engagement events have indicated a desire for a larger and updated facility. While considered as a possibility at one time, relocation of the library to another location has not been identified as feasible in the near-term. Its current location, at the intersection of Wyoming Avenue and Springfield Pike, makes it an ideal civic anchor at the north end of the Promenade. However, the building has a limited architectural presence on Springfield Pike and the main entrance has limited visibility from the street. A targeted expansion of the facility could be explored to provide additional internal space while establishing a stronger architectural presence at the corner of Springfield Pike and Wyoming Avenue. This would require close coordination and likely joint fundraising efforts with the Cincinnati Library System, as this facility is not owned or operated by the City of Wyoming.

## CASE STUDY

### HUDSON, OH LIBRARY AND HISTORIC SOCIETY

In 2005, the Hudson, OH Library & Historical Society, moved from an 18,000 square foot facility to a 54,000 square foot state-of-the-art facility in the community's downtown. The library features an internet café, business/career center, an early literacy center, art gallery, historic displays, and multiple community meeting rooms. Much of the facility's physical expansion, meeting spaces, displays, and programming have been made possible through private endowments, gifts, and donations. Many of the funders are permanently recognized through naming opportunities for meeting rooms, gallery spaces, and education centers within the facility.

*Funding mechanisms include:*

+ Volunteer opportunities and Friends of the Library donations
+ Established fund for Arts & Humanities, Local & National History, Women's Studies, and Children's Authors & Illustrators
+ Named fund: Any gift of $5,000 or more provides a named recognition opportunity
+ Memorial gift & recognition gift for a family member or friend
+ Restricted gift for a specific purpose or area of the library
+ Unrestricted gifts to enhance current functions of the library

## *Linking the City Center and Promenade*

In considering the potential of the City Center and Promenade, it is important that neither be seen as competing with the other, be it in terms of municipal investment, economic development, or community activity. Rather, they should be viewed as together forming a larger "Civic Core" of the City. Currently, the City Center and Promenade feel disconnected from one another – two separate places. But in reality, they are only separated by a five-minute walk along Wyoming Avenue, spanned by a stately double row of historic homes, as well as the Wyoming Presbyterian Church and the Wyoming Middle School. While the residential and institutional character of the intervening blocks clearly prevents the potential of creating a continuous connection of restaurants and shops, the relationship between these places can be reinforced in other ways. First, by extending key elements of the City Center streetscape design further along Wyoming Avenue to the Promenade, including brick sidewalks, paver cross walks, street lamps, planters, and other street furnishings. Visually tying these places together through coordinated design will help convey to the community that they are indeed part of a larger civic core.

## *North Pike*

The northern portion of Springfield Pike includes a wide collection of commercial uses and structures, most of which have been developed in a suburban style with buildings set behind parking. Many of these represent opportunities for re-purposing to restaurant or more contributing uses, which has been occurring in some locations, such as Tela Bar + Kitchen at Chestnut Avenue and CWC, the Restaurant across from North Avenue. These areas are also opportunities for redevelopment into more pedestrian-friendly patterns, with buildings or patios oriented closer to the sidewalk and parking located to the side or rear of the structures.

With the Wyoming City line located just west of the Recreation Center site (across Springfield Pike) along the edge of the Wyoming Glen neighborhood, there is a gap along the east side of Springfield Pike, between Barron Drive to just north of North Avenue, in which properties (primarily commercial and industrial) are within the Village of Woodlawn's jurisdiction. A number of the properties with direct frontage on the Pike are underutilized and do not contribute to a positive visual image for either Wyoming or Woodlawn. This is also true of some adjacent commercial properties in Wyoming's jurisdiction.

A notable example is the Wyoming Food Mart and dry cleaner business at the northeast corner of Springfield Pike and North Avenue. While providing viable business activity along the Pike, the physical design of the site and the building does not reflect the visual quality of the built environment on which Wyoming prides itself. This site, and others like it along the Pike, represents an opportunity for redevelopment to modern and more appropriate standards. A redevelopment concept for this site is illustrated on the next page.

It should be noted that this and many other sites along the Pike are limited in site depth, and thus are physically constrained in terms of development potential. It may be appropriate to consider possible rezoning of rear-adjacent residential lots to facilitate desired redevelopment. Care should be taken to engage property owners and neighbors if rezoning is considered, and design standards should be adopted to ensure appropriate buffering and compatible development.

It will be important for the City to set clear expectations for redevelopment in terms of building location and height, architectural characteristics, parking, pedestrian access, landscaping and street edge treatments. Wyoming should also consider working with Woodlawn to establish a set of shared development guidelines for the section of Springfield Pike that spans both jurisdictions. Over time, as redevelopment and reinvestment occurs within this area, this strategy will help to improve the visual character and quality of this gateway to the community and to soften the transition between the jurisdictions.

**Recent Additions to Wyoming's Restaurant Activity**

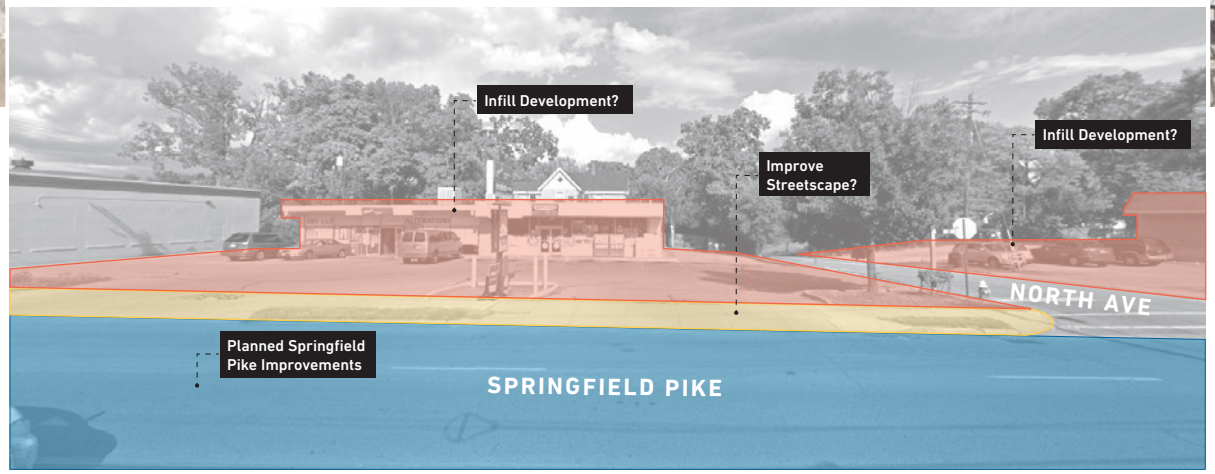
# NORTH AVE & SPRINGFIELD PIKE | ONE POSSIBLE VISION...

Improved Restaurant Frontage with Outdoor Dining Space

Redevelopment Opportunity

Support Local

## TODAY | What are the possibilities?




Any changes to public areas/holdings require community consensus, City support, and funding sources.

Any changes to public areas/holdings require community consensus, City support, and funding sources. Likewise, changes to private properties are dependent on the property owner.

### *Connecting the Recreation Center*

Wyoming has made considerable investments in its Recreation and Family Aquatic Center, most recently with a series of extensive renovations to improve and expand the facility in order to provide more recreation services to the community. Yet the Rec Center's location within the Village of Woodlawn, just outside of Wyoming's corporate limits, tends to make it feel disconnected from the larger community, especially for those who might wish to travel there by foot or bike. The City has significantly improved access to the Rec Center by connecting the property to the North Park neighborhood via the Hike/Bike Trail and has most recently extended the Hike/Bike Trail to Oak Park which will further enhance access to the facility.

However, safe and convenient access from neighborhoods west of Springfield Pike remains a challenge. Although located very close to the City boundary, the design of the Pike leading to and along the Rec Center property is not particularly pedestrian friendly, with a narrow sidewalk located immediately behind the curb. Topography also presents a challenge, as the land slopes downward behind the sidewalk, making it difficult to expand the walkway. But this topography also presents an opportunity to improve the Rec Center's frontage along the Pike by creating a terraced landscape which would provide multiple benefits, including allowing the sidewalk to be relocated further from the curb and creating a viewing area for the recreation fields below. This design treatment would also allow for a pedestrian and bicycle connection into the Rec Center site from the south (near the Harmon Drive/ Barron Drive intersection with Springfield Pike). The City has strategically acquired the formerly residential properties along the Pike (including the land known as the Kattelmann Property) and with ownership control of the land, Wyoming is now in a position to improve the physical appearance and walkability of this important stretch of Springfield Pike despite its location in another jurisdiction.

The illustration on the next page represents a concept that provides a more pedestrian friendly approach to the facility and that provides for terraced seating for spectators. Further development of this concept should be directed by the Recreation Commission in order to determine the best utilization of the property to meet the City's recreational needs.

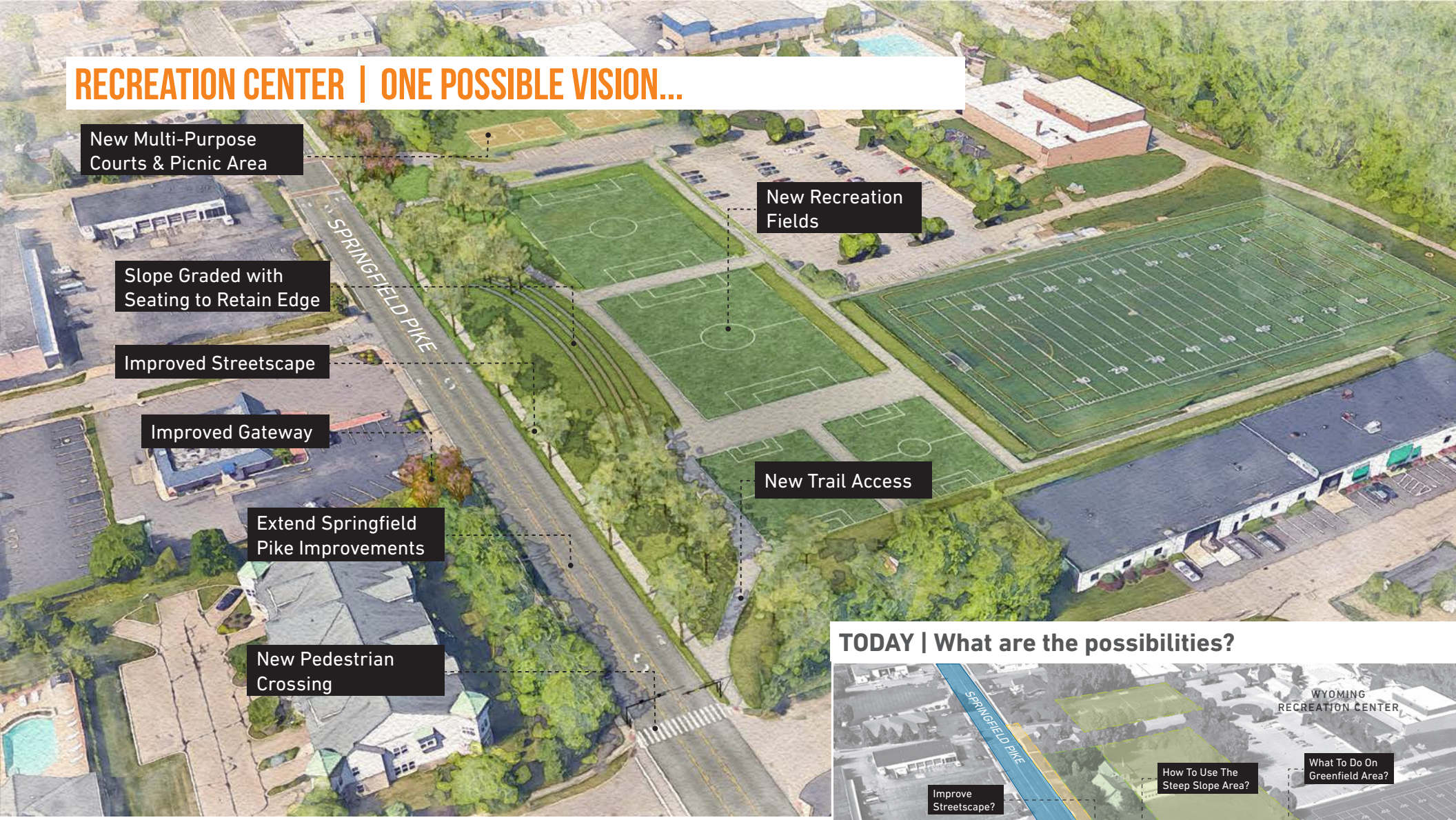
**Benchmarks**

Example of landscaped trail connection meandering on sloped terrain.

Example of landscaped gateway signage.

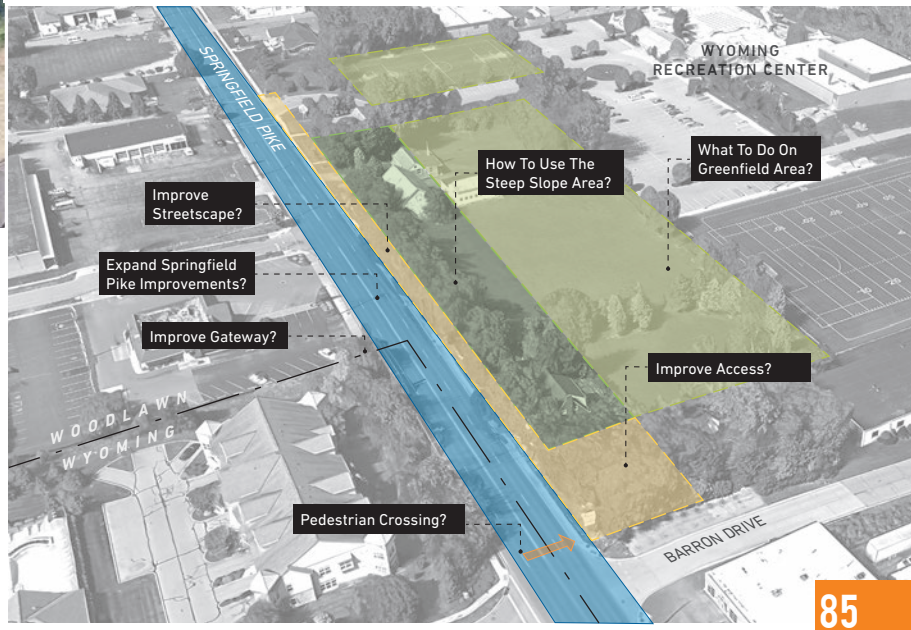
Example of pedestrian activated hawk signal.

# RECREATION CENTER | ONE POSSIBLE VISION...




Any changes to public areas/holdings require community consensus, City support, and funding sources. Improvements within the right-of-way in this area will require approval of the Village of Woodlawn and possibly the State of Ohio.

## TODAY | What are the possibilities?



## *South Pike*

Wyoming's southern gateway along Springfield Pike is in some ways more distinct than its northern entrance. The corporation boundary crosses the Pike at a single point, and the character of the streetscape and development changes abruptly. The green edge of Wyoming's street trees is a particularly abrupt change from the sparsely treed streetscape to the south. All of the commercial development in this area is located outside of Wyoming, within the Hartwell neighborhood of Cincinnati and portions of Springfield Township. Still, it is a frequent destination of Wyoming residents, especially those who live nearby and that patronize the area businesses or who commute to the south on a daily basis. Community engagement as part of the Master Plan indicated a strong interest in pursuing improvements to the walkability in this area and to the overall quality of the built environment.

As with the Villages of Woodlawn and Lockland, Wyoming should seek out opportunities to partner with the City of Cincinnati and Springfield Township to improve the conditions of the public realm, to encourage revitalization or redevelopment of underutilized properties, and to guide the quality of redevelopment for the benefit of residents in each jurisdiction.

**Springfield Pike South Gateway**

| KEY | I - Priority | II - Important | III - Long Term |
|---|---|---|---|

| **Objective 1. The City Center: Encourage the redevelopment of the Wyoming Avenue Business District and its environs as "The City Center".** | I |
|---|---|
| **Strategies** | |
| + Explore opportunities for strategic infill, reuse, and redevelopment with mixed uses that emphasize neighborhood scale retail, restaurant, office, civic, and residential uses appropriate for Wyoming's village center. | I |
| + Consider the potential for additional strategic property acquisition and/or public-private partnerships for catalytic development projects. | I |
| + Continue to coordinate with the Village of Lockland to ensure the revitalization and improvement of the contiguous business district and to enhance the revitalization of the adjacent residential neighborhood. | I |
| + Review the zoning code and consider potential amendments that may be necessary to accommodate desired housing, commercial, and mixed use development types at appropriate densities and with appropriate design standards. | I |
| + Consider the creation of Development Design Guidelines for renovation and redevelopment of properties. | II |
| + Explore opportunities to improve the connection between the City Center and the Promenade along Wyoming Avenue through streetscape and public realm improvements. | II |
| + Explore opportunities to improve connection with future extensions of the Hike/Bike Trail to promote City Center business to non-residents (e.g. Loveland Bike Trail) | III |
| + Review the 400 Wyoming Avenue Feasible Options Study, and consider next steps that may be necessary to accommodate a new use or tenant in the facility. | III |

| KEY | I - Priority | II - Important | III - Long Term |
|---|---|---|---|

| **Objective 2: The Promenade. Encourage the redevelopment of Springfield Pike between Wyoming Avenue and Worthington Avenue, including the Civic Center and library properties as "The Promenade."** | I |
|---|---|
| **Strategies** | |
| + Complete the planned renovation of the Civic Center facility and investigate the feasibility for further improvements as funding allows. | I |
| + Explore opportunities for strategic infill, reuse, and redevelopment with mixed uses that emphasize retail, restaurant, office, civic, and residential uses appropriate for this community focal point. | I |
| + Augment off-street parking and its connections to Springfield Pike to support the anticipated redevelopment. | I |
| + Explore opportunities to improve the Civic Center exterior grounds as community space, including the South Lawn, Springfield Pike frontage, and Worthington Avenue parking area. | I |
| + Review the zoning code and consider potential amendments that may be necessary to accommodate desired housing, commercial, and mixed use development types at appropriate densities and with appropriate design standards. | I |
| + Explore the opportunity to relocate overhead utilities to a less prominent location. | II |
| + Consider the creation of Development Design Guidelines for renovation and redevelopment of properties. | II |
| + Create a streetscape master plan to establish design standards for widened sidewalks, plantings, street furnishings, street trees, etc. | II |
| + Explore opportunities to improve the connection between the City Center and the Promenade along Wyoming Avenue through streetscape and public realm improvements. | II |
| + Continue to engage the Library Board to ensure retention of the Wyoming Branch and encourage updates to the Library facility. | II |

| KEY | I - Priority | II - Important | III - Long Term |
|---|---|---|---|

| | |
|---|---|
| **Objective 3. North Pike: Encourage the redevelopment of the north Springfield Pike corridor as "North Pike".** | I |
| **Strategies** | |
| + Explore opportunities for strategic infill, reuse, and redevelopment with mixed uses that emphasize retail, restaurant, office, civic, and residential uses appropriate for this commercial corridor and northern gateway to the City. | I |
| + Collaborate with the Village of Woodlawn to ensure revitalization and improvement of the contiguous commercial corridor and extension of the Springfield Pike roadway improvements. | I |
| + Review the zoning code and consider potential amendments that may be necessary to accommodate desired housing, commercial, and mixed use development types at appropriate densities and with appropriate design standards. | I |
| + Explore the potential to improve the streetscape on the west side of Springfield Pike from the south property line of LaRosa's to Rolling Hills Drive and from Brownings of Wyoming to the north corporation line on the east side of Springfield Pike within Wyoming and from that point to the north property line of the Rec Center in conjunction with the Village of Woodlawn. | I |
| + Consider the creation of Development Design Guidelines for renovation and redevelopment of properties. | II |
| + Explore opportunities to improve the Wyoming Recreation Center frontage to add sports fields/courts and spectator space, improve the Springfield Pike streetscape and enhance pedestrian access to the Rec Center. | II |
| + Consider the potential for limited rezoning of residential properties located behind properties fronting Springfield Pike in order to facilitate desired redevelopment along the Pike. Care should be taken to engage property owners and develop appropriate design standards. | II |
| **Objective 4. South Pike: Encourage the redevelopment of south Springfield Pike/Vine Street corridor as"South Pike".** | I |
| **Strategies** | |
| + Collaborate with Springfield Township and the City of Cincinnati to stimulate revitalization and improvement of the Vine Street Corridor and to extend the Springfield Pike roadway improvements through the Hartwell neighborhood. | I |

# ADJACENT JURISDICTIONAL COOPERATION

## *Introduction*

Wyoming's long-term success is directly linked with the success of its neighboring communities. This Plan continues to recognize the need for Wyoming to work closely with surrounding jurisdictions to address issues of mutual interest. This may involve pooling resources, undertaking joint economic development initiatives, and taking advantage of opportunities to improve conditions in all of the adjacent communities with projects aimed at improving transportation, safety, neighborhood stability, and other shared objectives.

One of the regularly expressed concerns of residents in surveys and meetings was certain conditions that are present outside the City of Wyoming and along the corridors that lead into Wyoming. Specifically this includes Lockland, Hartwell, and Woodlawn, particularly along Wyoming Avenue, Springfield Pike, and the streets that connect into historic Wyoming from these communities to the east and south. The challenges affecting these areas are largely economic, both in terms of the residents who live there and those who are charged with maintaining them. This impacts the quality of life of the residents and has a spill-over effect on Wyoming. There are no fast or easy solutions and long-term improvement will require attention, cooperation, persistence, and resources.

**70% OF COMMUNITY SURVEY RESPONDENTS SAID THEY SUPPORT EFFORTS TO COLLABORATE WITH NEIGHBORING JURISDICTIONS TO HELP IMPROVE THEIR BUSINESS DISTRICTS EVEN IF THIS COLLABORATION INVOLVES UTILIZING CITY RESOURCES INCLUDING LIMITED FUNDING**

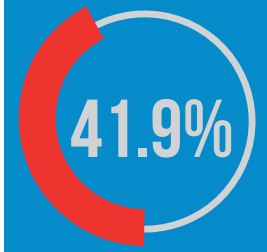
### Community Sentiment

**Community Respondents Additional Comments About Adjacent Jurisdictional Cooperation**

**TOP FIVE RESPONSES**

1. Expressed concern with decline of surrounding communities
2. Support Wyoming providing help to surrounding communities
3. Expressed concerns with crime and safety
4. Prefer to focus resources on Wyoming rather than neighboring communities
5. Concerned Wyoming will be affected by conditions of surrounding areas

**Revitalization of surrounding communities...**




are not satisfied with the current level of revitalization of neighboring communities

## Joint Design Guidelines

The City should investigate collaborating with the Villages of Lockland and Woodlawn, and the City of Cincinnati (Hartwell neighborhood), and Springfield Township to develop mutually beneficial design standards and/or zoning overlays for the Wyoming Avenue and Springfield Pike Corridors. This could take the form of a joint effort between Wyoming and Lockland to look at the Wyoming Avenue corridor in both jurisdictions, or similarly between Woodlawn, Cincinnati, Springfield Township, and Wyoming for Springfield Pike. The goal would be to create site, building, and corridor development guidelines or standards for public and private improvements that, as redevelopment and reinvestment occur over time, would improve the corridors. This could even take the form of a formal agreement (Memorandum of Understanding - MOU or Accord) and joint review panel for redevelopment in these areas. Wyoming could provide the funding and/or staffing to incentivize interest and participation by the adjoining jurisdictions. While public input throughout the Master Plan update has indicated a strong interest in serving as a resource to help surrounding communities, there is less interest in committing Wyoming tax dollars, especially when there are so many potential uses for the City's financial resources within Wyoming proper. Still, some strategic investments at Wyoming's edges could be of great long-term benefit to Wyoming and the adjoining jurisdictions and should thus be considered carefully.

## Joint Development & Service Partnerships

The formation of a Joint Economic Development District (JEDD) and/or Tax Increment Financing (TIF) Districts should be explored with neighboring jurisdictions in an effort to reinvent and improve shared or adjacent commercial districts. Cooperation could allow for reinvestment in infrastructure, improved services, and Wyoming involvement in the pre-development review process to help improve the character, function, and vitality of these areas. Other mutually beneficial initiatives should be identified with adjacent jurisdictions.

Wyoming should continue to look for grant and funding opportunities in partnership with adjacent jurisdictions and regional entities to improve regional infrastructure and connectivity that would benefit residents of the participating communities, including Wyoming. Opportunities to extend sidewalks, bicycle facilities, greenway trails (i.e. Mill Creek), park connections, etc., should be explored as they arise or are identified. This includes, among other things, conversations to this effect with Springfield Township, Hamilton County, Great Parks, OKI, ODOT, etc. The City should also continue to work with these jurisdictions and agencies on large infrastructure projects such as the new I-75 Interchange. Wyoming should be proactive in staying up-to-date on the latest plans and exerting a stakeholder role in making sure such projects are sensitive to the needs of the community: requesting more study when warranted, leveraging opportunities, and ensuring negative impacts are mitigated.

Wyoming should also continue to be an advocate for services, assistance, grants, and programs that would benefit adjacent neighborhoods, even if they might not directly apply/serve the City or its residents. Helping Woodlawn, Lockland, and Hartwell attract investment, training, jobs, services, and new housing will help elevate and improve the lives and conditions there, which indirectly improves the quality of life for Wyoming. Similarly, where appropriate, the City should continue to serve as an information resource and knowledge base for surrounding communities – sharing expertise, lessons learned, contacts, etc.

## *Proactive Land Banking*

The City and related agents (i.e. the Wyoming Community Improvement Corporation, or CIC) have invested in adjacent jurisdictions in an effort to positively impact the physical conditions and residents' quality of life. Effective strategies to date include the City purchase of land outside City limits to meet community needs (e.g. the Wyoming Recreation Center), the use of the CIC to acquire parcels along the borders of the City, and working with adjacent communities on grant applications and initiatives to mitigate issues.

A number of blighted residential structures along the railroad tracks between Van Roberts in Wyoming and Elm Street in Lockland were acquired and demolished, partially funded with a grant, allowing the creation of park space along Elm Street. Additionally, Wyoming has been purchasing deteriorated houses on the east side of Van Roberts Place (in Wyoming) and has turned a portion of the vacant land into a well landscaped "greenway". The streets immediately adjacent to the new Friendship Park are now experiencing new single-family housing infill, including Habitat for Humanity homes. These efforts have significantly improved that edge of the community and helped set the stage for potential redevelopment in Wyoming. These successful strategies should continue to be pursued.

CIC purchase of buildings should be continued, and thoughtful consideration should be given to purchasing property along Wyoming Avenue in the Village of Lockland. While the CIC has priorities within Wyoming, it should be open to opportunities to secure commercial storefront buildings in this area in order to help stabilize them, improve the facades, and attract tenants. The goal is not to become a long-term landlord, but to provide strategic intervention, attract desirable businesses, and help improve the gateway and shopping/service destinations for both Wyoming and Lockland residents. Improvement of this commercial corridor will positively impact desirability and investment in the adjacent residential neighborhoods in this part of Lockland. Long term, it will also reinforce the heart of Wyoming. To this end, the City should consider the costs and benefits of extending some municipal services to this area of Lockland (if desired by both communities) which could help attract market investments.

### Surrounding Neighborhoods

"Our gateway communities seem to be deteriorating but progress has been made just past our border in Lockland."

"We are only as healthy as our neighbors."

"Lockland is our neighbor and I'm not convinced we are doing enough to reach out to them and build relationships with them."

| KEY | I - Priority | II - Important | III - Long Term |
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| **Objective 1. Regional Collaboration: Collaborate with neighboring jurisdictions to address areas of mutual concern.** | I |
| **Strategies** | |
| + Work with ODOT, Hamilton County, and adjacent jurisdictions to ensure that any new I-75 improvements are sensitive and contributing to Wyoming.<br>» Continue to collaborate with the City of Cincinnati about the potential impact of the proposed Wayne Avenue exit, and any necessary actions to mitigate such impact. | I |
| + Work with the First Suburbs Consortium, the Hamilton County Planning Partnership and with neighboring jurisdictions by convening regularly to discuss and address matters of mutual concern, importance, and benefit. | I |
| + Assist surrounding communities to improve their conditions and the quality of life of both their residents and Wyoming's. | II |
| + Investigate the potential of a Memorandum of Understanding or an accord between Wyoming's adjacent jurisdictions to address issues of mutual benefit. | II |
| + Explore the feasibility of coordinating zoning and design guidelines along common borders. | II |
| + Foster the connection and implementation of a regional strategy to revitalize the Galbraith Road area. | II |
| + Create and implement strategies to further improve safety. | I |
| + Create strategies to improve regional and local access. | II |
| **Objective 2. Economic Development Partnerships and Targeted Investment: Work with neighboring jurisdictions to improve the quality of its shared business districts.** | I |
| **Strategies** | |
| + Investigate the potential of a joint "Downtown Redevelopment District" per Ohio House Bill 233 with the Village of Lockland for the Wyoming Avenue corridor. | I |
| + Perform benefit and cost analyses of establishing Tax Increment Financing (TIF) Districts with adjacent jurisdictions, Downtown Redevelopment Districts (DRD – HB 233), and/or Joint Economic Development Districts (JEDDs). | I |
| + Encourage the Community Improvement Corporation to secure, improve, and attract appropriate tenants to strategic properties in adjacent communities. | II |

| KEY | I - Priority | II - Important | III - Long Term |
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| + Explore the feasibility of coordinating building code enforcement and housing improvement programs. | III |
| **Objective 3. Services: Collaborate with adjacent jurisdictions to reduce the expense and increase the effectiveness of public services.** | II |
| **Strategies** | |
| + Advocate for services, grants, assistance, and programs for adjacent communities where appropriate to advance improvements in those communities. | I |
| + Explore opportunities to partner with neighboring jurisdictions to provide joint/expanded recreational opportunities. | II |
| + Continue to evaluate cost sharing of mutually beneficial initiatives with neighboring jurisdictions.<br>» Continue to identify and develop those projects that will provide these opportunities, such as blighted property acquisition, demolition, and/or redevelopment.<br>» Continue fire service collaboration. | II |
| **Objective 4. Adjacent Communities: Strengthen relationships with surrounding communities to promote positive changes beyond Wyoming's borders.** | I |
| **Strategies** | |
| + Collaborate with adjacent communities (Lockland, Woodlawn, Cincinnati/Hartwell, and Springfield Township) to encourage and stimulate the revitalization and improvement of the shared business districts. | I |
| + Collaborate with adjacent communities (Lockland, Woodlawn, Cincinnati/Hartwell, and Springfield Township) to enhance the residential neighborhoods adjacent to Wyoming's borders. | I |

# ECOLOGICAL STEWARDSHIP & SUSTAINABILITY

## Introduction

Wyoming prides itself on being a "green" community, with an impressive tree canopy throughout the City and a strong environmental ethic among its citizens. Protecting and enhancing Wyoming's parks, greenspaces, hillsides, preserves, stream corridors and other natural features is vital to its community identity and sustainability. This Plan recommends local action and regional cooperation to ensure sustainable policies and procedures that will protect Wyoming's natural resources for future generations to enjoy.

## Green Initiatives

The City is committed to reducing its use of natural resources; investing in green buildings, vehicles and materials; saving taxpayer dollars through wise energy use and resource conservation; and 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 innovative design. LEED uses a four-tiered rating system that identifies the degree to which new construction projects meet the standards.

## Green Spaces and Riparian Zones

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 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.

The Mill Creek is Wyoming's most significant riparian corridor and serves as a natural connection of the community to the broader Cincinnati region. However, the creek corridor (largely beyond Wyoming's borders) has historically been subject to significant environmental degradation from heavy industry and urbanization. In recent years, the City has undertaken a number of partnerships and initiatives to clean up the creek and restore its ecological integrity, including a streambank restoration project and invasive species removal along its banks. While much work remains to fully restore the Mill Creek, both within and beyond its path through Wyoming, this natural feature holds great potential not only as an ecological amenity, but also as a recreational asset for the community.

## *Invasive Species Removal and Ecological Restoration*

In addition to the Mill Creek Streambank Restoration and invasive species removal, the City has undertaken other similar initiatives in other community open spaces, most notably in Stearns Woods. Through a partnership with the Mill Creek Watershed Council of Communities (MCWCC) the City is removing ecologically harmful invasive vegetation in the preserve, replanting with native trees and shrubs, removing a defunct dam on Cilley Creek and restoring a stretch of the creek. Like the Mill Creek effort, this initiative includes volunteer planting events, combining Wyoming residents' interest in the environment with their volunteer ethic and serving as an example for other community improvement efforts, both environmental and otherwise. Programs such as these should be pursued throughout Wyoming's parks and open spaces, and encouraged for private properties as well.

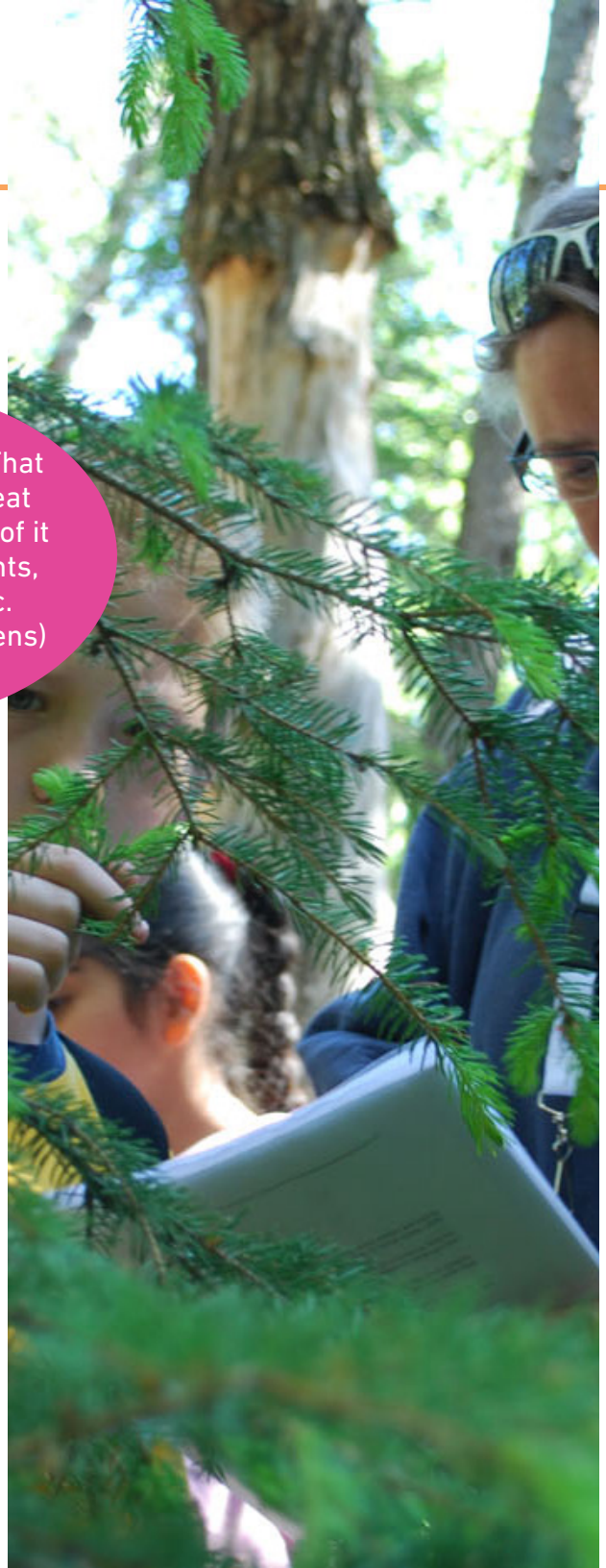
## *Water Quality*

Wyoming has its own drinking water system that relies on groundwater from an aquifer which underlies the community. Protecting and restoring the quality of the underground water 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 stormwater 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 stormwater related pollution.

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

## *Environmental Education*

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 the environment and their relationship to it from youth, and continuing throughout life. Education should begin with the City through its website and newsletter, with annual Earth Day education programs, and other similar programs. Collaboration with the School Board should be pursued to bring these important lessons into the classroom.



| KEY | I - Priority | II - Important | III - Long Term |
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| Objective 1. Green Initiatives: Act as a leader in the region for sustainable best practices. | I |
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| **Strategies** | |
| + Investigate ways to further expand City-wide recycling programs.<br>» Develop program to acquire additional recycling containers, maintain and publicize.<br>» Investigate proven recycling strategies for public events, public spaces, and facilities and evaluate the feasibility of implementation.<br>» Consider "pilot programs" to determine if the placement of recycling containers will achieve the desired results.<br>» Work with the School District to expand recycling into its recreational properties and facilities.<br>» Continue program to provide 65-gallon recycling totes to residents, preferably for free.<br>» Continue to work with the School District in promoting the "Go Green Challenge."<br>» Expand the recycling program to clothing and household items. | I |
| + Encourage and promote green demolition, building, and energy efficiency practices within the City.<br>» Continue to support home deconstruction as opposed to traditional demolition.<br>» Provide incentives for commercial development to obtain LEED eligible certification standards through appropriate regulations.<br>» Strive to construct new public facilities to LEED standards (optionally pursue official certification if cost feasible).<br>» Investigate other green programs and easily implemented standards.<br>» Convert public lighting to LED where practical.<br>» Examine opportunities to establish City targets to shift energy sourcing to non-carbon/non-greenhouse gas producing sources.<br>» Examine grant and partnership opportunities to establish electric charging stations for vehicles. | II |
| + Encourage and/or provide incentives for green practices for all development.<br>» Consider the creation of a demonstration program to highlight the benefits to property owners and the community.<br>» Develop a program and funding mechanism to encourage residents to improve their properties to conserve energy and reduce their impact on the environment.<br>» Encourage property owners to landscape with native vegetation. | III |
| + Study "Buy-Local" opportunities within the City.<br>» Examine and take advantage of opportunities for the City to purchase locally/regionally produced goods and services.<br>» Look for partnership opportunities with the School District and local businesses in these efforts. | III |
| + Encourage and expand residential composting and explore other methods to reduce net solid waste volume. | III |

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| + Establish ecological restoration guidelines/regulations and encourage participation in environmental stewardship.<br>» Assess, modify and/or expand the role of the ESC, since created in 2008, to further advance environmental stewardship and education for the community.<br>» Research existing guidelines and regulations of other communities and determine which ones might be appropriate for Wyoming.<br>» Develop policies/guidelines/regulations.<br>» Obtain community input and buy in as appropriate.<br>» Develop necessary implementation strategies including educational components. | II |
| **Objective 2. Water Quality: Work to protect water quality.** | I |
| **Strategies** | |
| + Work in cooperation with the Metropolitan Sewer District and the Hamilton County Stormwater District. | I |
| + Establish stormwater run off reduction targets and work with property owners and neighborhoods to create rain gardens, reduce run-off, improve water quality, and build partnerships with regional agencies for grants and program opportunities. | II |
| + Require new multi-family and nonresidential development to include Hamilton County or locally adopted "Best Management Practices" in their stormwater management plans. | II |
| **Objective 3. Greenspaces: Preserve existing greenspaces when practical so that these natural ecosystems can continue to perform their vital functions.** | II |
| **Strategies** | |
| + Continue to remove invasive species throughout the City and plant native vegetation on public lands as practical, especially within the riparian corridors.<br>» Identify the scope of the project(s) including the City owned and privately held riparian corridor areas.<br>» Outline an action plan including a significant educational component.<br>» Continue the multi-use trail study to include honeysuckle removal. | II |
| + Work with the Urban Forestry and Beautification Commission and/or the Greenways Committee to identify critical open space and encourage land owners to donate land or grant conservation easements.<br>» Evaluate the areas of natural canopy cover and steep slopes to determine which areas may be appropriate for consideration.<br>» Develop a strategy for procuring possible donations.<br>» Explore options that achieve the same goals that keep properties on the tax roll.<br>» Revise and implement "Project Guidance for the Wyoming Green Areas Trust." | II |

| KEY | I - Priority | II - Important | III - Long Term |
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| + Evaluate, improve and expand current street tree program.<br>» Establish specific tree canopy goals that include standards for preservation of native trees based on visual impact, land use, zoning, density, and type and location of utilities.<br>» Consideration might be given to differentiating between public rights-of-way, parks, and other spaces, single-family, multi-family residential and non-residential properties, and the Historic District using the "right tree/right place" tactic.<br>» Evaluate existing regulations and practices and adjust as appropriate.<br>» Identify the deficiencies/needs/desires.<br>» Determine whether the street tree program should be approached through the adoption of legislation, guidelines, incentives, or a combination thereof. | II |
| **Objective 4. Environmental Education: Provide educational resources to highlight the importance of sustainability.** | II |
| **Strategies** | |
| + Expand nature education and programming efforts. | II |
| + Work with the School District to promote environmental education and implementation pertaining to Wyoming. | II |
| + Continue to provide ecological education programs and/or information utilizing the City website, e-newsletter, and other media and presentations.<br>» Continue to provide regular educational pieces in the City's media outlets.<br>» Publish "fact sheets" to educate the public and keep people informed of the City's environmental efforts.<br>» Investigate feasibility of demonstration projects and/or find local partners with demonstrations underway for various green household practices (e.g., composting, rain barrels, rain gardens, green roofs, pervious pavement, solar panels, etc.).<br>» Identify and sponsor specific programs aimed at increasing environmental awareness, sensitivity and stewardship.<br>» ESC regular education and communication plan in WOW, on website, and e-newsletter. | II |

| KEY | I - Priority | II - Important | III - Long Term |
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| **Objective 5. Human-Wildlife Issues/Interaction: Address human-wildlife conflicts.** | II |
| **Strategies** | |
| + Continue to evaluate whether deer population is negatively impacting residents. | II |
| + Monitor deer population for herd health. | II |
| + Explore other means of controlling deer population, in addition to or other than culling. | II |
| + Consider expansion of existing deer culling program as appropriate (i.e. bow hunting on approved properties). | II |
| + Educate residents on the presence/rebound of (wild) coyote population. | II |
| **Objective 6. Mill Creek: Preserve, Enhance, and Restore the Mill Creek** | III |
| **Strategies** | |
| + Work with adjacent communities and regional agencies to establish Mill Creek as a blue-way trail for its educational and recreational value. | III |
| + Continue to work with regional agencies to protect and enhance the environmental quality of Mill Creek. | III |

# MILL CREEK

"Keep strong connection to Mill Creek & Water Quality, make peace with the wildlife that share our forests & greenspaces."

Community Respondents Additional Comments About Ecological Stewardship in Wyoming

## TOP FIVE RESPONSES

1. Reduce and control deer population
2. Streetscapes and street trees need attention
3. **Unfamiliar with wildlife corridors efforts or programs**
4. Improve sustainable practices
5. Remove invasive species

# COMMUNITY MOBILITY

## Introduction

An extensive sidewalk system provides access throughout most of the City. In order to further enhance accessibility, the Greenways Committee has begun to implement the 2007 Master Plan network of pedestrian and bicycle trails. This plan utilizes low-traffic streets in order to accommodate pedestrian and bicycles on the existing roadways. In addition, Wyoming Avenue has undergone an extensive streetscape and infrastructure upgrade, at which time crosswalks were marked with brick pavers. There are however, a number of streets that lack continuous sidewalks or that were developed without them all together and need to be evaluated.

## A Walkable Community

Many residents specifically describe Wyoming's walkability as a core asset and part of its identity as a place. In this regard, it is primarily the historic Village neighborhood and the City Center area to the east of Springfield Pike that represent the most walkable areas of the City. This portion of Wyoming is characterized by an interconnected grid of tree lined streets and continuous sidewalks which were developed in the early days of settlement when walking was a primary means of daily transportation. It is also this area of the community that has the highest concentration of homes in convenient walking distance to many destinations such as the Wyoming Avenue business district, the Springfield Pike Promenade area, the Middle and High Schools, and multiple City parks.

West of Springfield Pike by contrast, where much of the neighborhood growth occurred after the 1950s, the development pattern becomes more suburban, responding to the rolling topography of the hilltop and surrounding land and larger, more spread out home lots. The street network is more circuitous and broken up with cul-de-sacs, and the sidewalk system was not fully developed in these neighborhoods. In some corridors, limited right-of-way and steep topography make sidewalk installation very challenging – the Compton Road corridor being a prime example. Throughout the community engagement process of the Master Plan update, there has been a strong desire among many residents in these neighborhoods to have sidewalks extended to their streets to provide better connectivity to the rest of Wyoming. This is especially important to the school-aged children in these areas, who are largely disconnected from convenient and independent access to their friends, schools, parks, and favorite hang-out spots.

**Community Respondents Additional Comments About Community Mobility**

**TOP FIVE RESPONSES**

1. Improve pedestrian mobility
2. Improve green spaces including hike and bicycle infrastructure
3. Provide road maintenance and streetscape improvements
4. Add/improve street lighting
5. Implement overall bicycle infrastructure

## *Access to Amenities*

Proximity and access to neighborhood parks and trail systems, as well as to amenities such as local restaurants, stores, and civic spaces adds value to neighborhoods. All residents in Wyoming (and other cities) have access to the roadways to reach their destinations. Where market demand is strongest is in the ability to walk and/or bike to neighborhood amenities and destinations. Authentic, strollable mixed use centers – such as the City Center, the Promenade, and to a lesser extent the North Pike and South Pike – make neighborhoods in walkable proximity more valuable and desirable. Nationally, it is these types of walkable places where properties are seeing the highest appreciation. Neighborhoods in peer communities, such as Madeira, Mariemont, and Hyde Park are desirable not only because of the quality of their communities' school districts, but also because of this walkable proximity to active, strollable neighborhood centers.

## *The Pedestrian Boulevards*

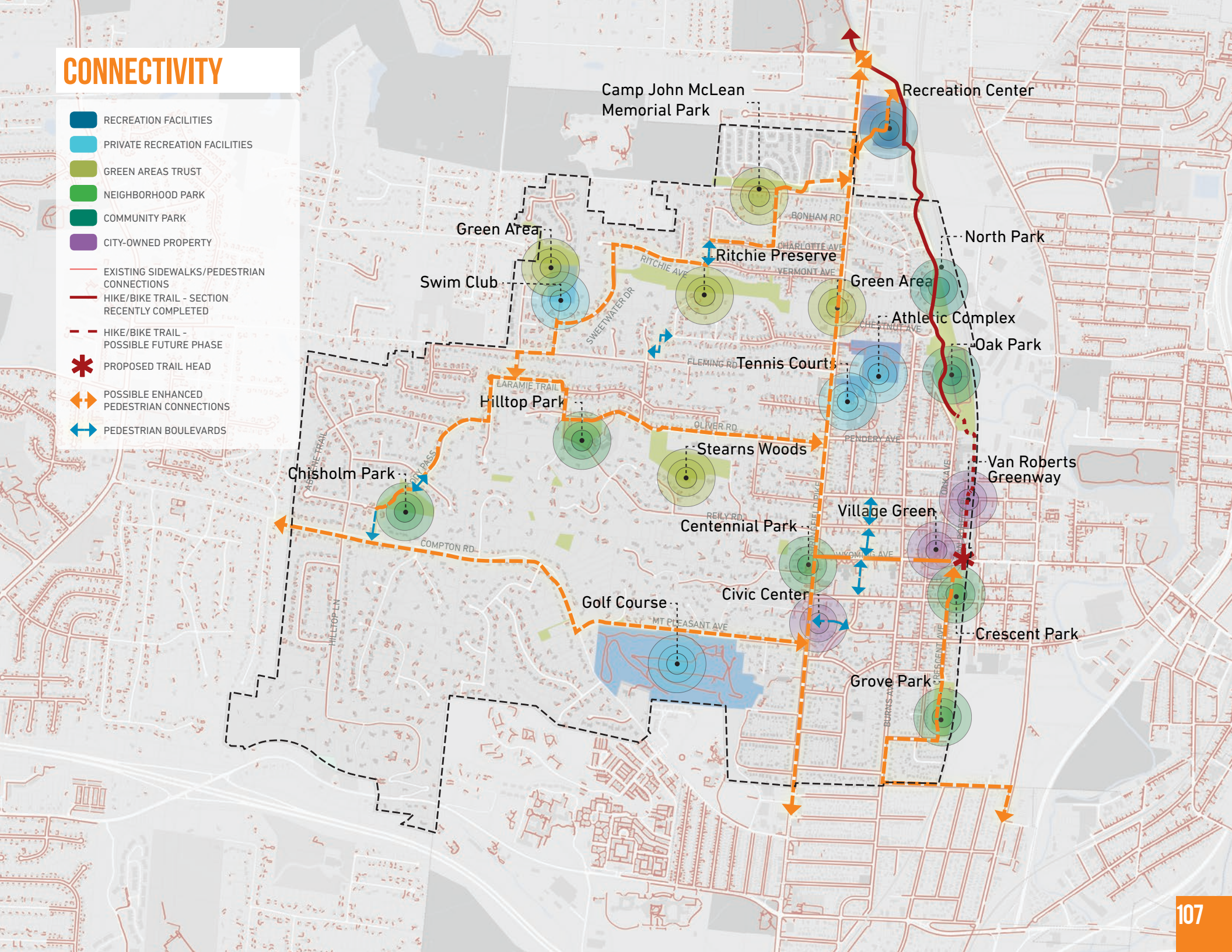
A great neighborhood asset that assists in connecting neighborhoods is the series of pedestrian paths that have been constructed in some locations throughout Wyoming, routed between homes and linking streets and sidewalks via shortcuts. These paths, known locally as "Pedestrian Boulevards", or simply "Boulevards" are a wonderful addition to Wyoming's pedestrian infrastructure. These are particularly helpful for shortening walking distances on longer blocks and for neighborhoods with more circuitous streets, cul-de-sacs, and a less connected grid. One of the most prominent examples connects Wyoming Avenue at the Middle School to Worthington Avenue and Beech Avenue to Springfield Pike along the edge of the Civic Center South Lawn. Other similar connections are tucked in various locations. These are especially used by school children and adolescents and provide alternative connections in neighborhoods with an incomplete sidewalk system.

Public input through the planning process has indicated support for more path connections throughout Wyoming, with ideas generated for specific locations including:

+ Connecting the Edges of Wyoming neighborhood to Ritchie Avenue;
+ Connecting Forest Court to Ritchie Avenue;
+ Connecting Hidden Valley Lane to Oregon Trail to provide an alternate connection from Compton Road;
+ Improving access to and through neighborhood parks in general, and specifically through Chisholm Park;
+ Connecting Fleming Meadows to Cody Pass-through the side yards;
+ Connecting Harmon Drive to Springfield Pike along Rolling Hills Drive;
+ Connecting Linden Drive to Linden Ridge;
+ Connecting the western end of Forest Avenue to the boulevard at the end of the street to Brayton Avenue;
+ Connecting Springfield Pike to Compton Road via completion of the sidewalk on Mt Pleasant Ave.

It should be noted that physical constraints, such as the ravine located north of Compton Road, as well as the limitations of property ownership, may make certain connections difficult or infeasible. However, opportunities for such connections should be continually explored and implemented where possible. This will require close coordination with neighborhoods and homeowners as specific connections are considered.

# CONNECTIVITY



## *Hike/Bike Trail & Mill Creek Greenway*

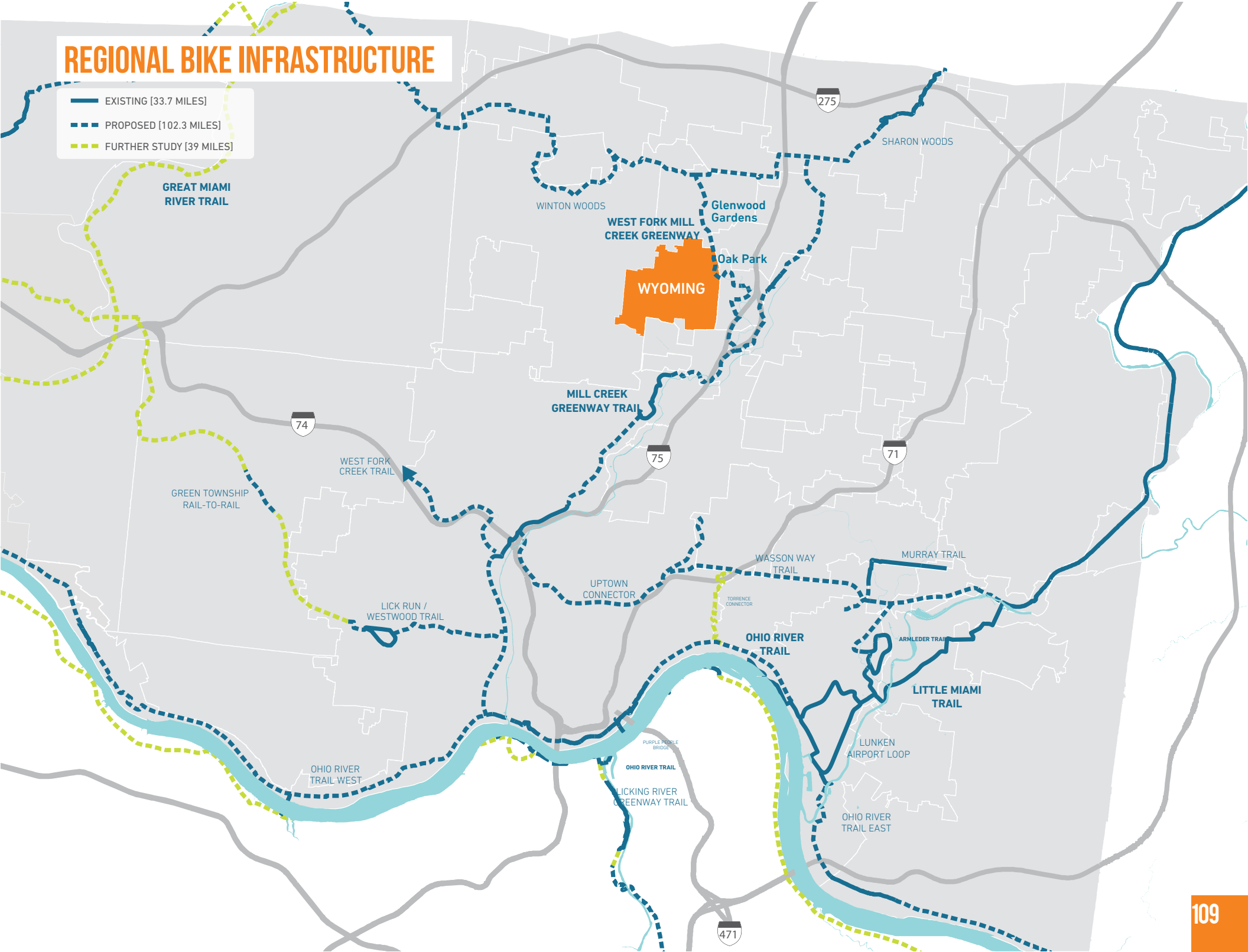
The Mill Creek corridor has been identified for long-term improvement as part of the regional Mill Creek Greenway Trail system. While the trail itself is currently sporadic, including approximately 3 miles of multi-use path to the south of Wyoming, long term plans envision a continuous 14-mile path network that will connect Wyoming to other public open spaces and trail systems and ultimately to downtown Cincinnati and the planned Ohio River trail system. As part of the Hamilton County Regional Trail Network, Wyoming will someday be connected to a network of 175 connected trails. Wyoming's existing Hike/Bike Trail, recently extended south from North Avenue through North Park and Oak Park, will essentially complete the portion of the Mill Creek Trail running though the City. However, the March 2015 report from the Wyoming Greenways Committee proposes that the trail be extended from Oak Park to the City Center. This connection would bring users into the business district, which would provide them with potential dining opportunities while bolstering local businesses. This section of the trail should be completed. As Wyoming completes its portion of the system, it will be important to continually support regional efforts to expand and connect the greenway trail in order to integrate the community into the larger planned system. Also, while locally referred to as the Hike/Bike Trail, Wyoming should brand and promote its section of the trail as a portion of the larger Mill Creek Trail as part of its efforts to advocate for regional connections.

### Trail Head & Facilities

Example of trailhead information facility.

Example of trailhead kiosk and bike repair station.

# REGIONAL BIKE INFRASTRUCTURE



## Springfield Pike

Springfield Pike (Ohio State Route 4) runs north/south through Wyoming, serving as Wyoming's only major arterial street, connecting the City to its neighbors. It is the central spine of mobility in the community. The street is a heavily traveled and posted at a 35 mph speed limit, which is strictly enforced by the Wyoming Police Department.

While quick and efficient travel options are desired by residents, it should also be recognized that the Pike is more than a through-way. Wyoming prides itself as being a walkable community, but Springfield Pike today does not contribute well to that identity. The Pike today functions as a barrier between the east and west sides of the community – particularly for pedestrians wishing to cross from one side to the other. A calmer and more predictable travel pattern will help to balance the important role the Pike plays as Wyoming's central spine.

### *Reconstruction*

In 2014, the City was awarded a federal grant through the Ohio-Kentucky-Indiana Regional Council of Governments (OKI) for reconstruction and reconfiguration of Springfield Pike within the City limits. The funding is contingent on addressing vehicular level of service needs and safety issues on the roadway. The reconstruction design has proceeded concurrently with the 2016-17 Master Plan process, but as a separate project with its own process.

Numerous opinions and concerns about the planned roadway design have been voiced by residents. Chief among these is the conversion of the existing four-lanes to three-lanes. This type of roadway conversion is commonly referred to as a "road diet", and is considered a best practice in updating out-dated thoroughfares to modern standards. Nevertheless, the concerns among residents are understandable, and are common in nearly every community that has undergone a road diet retrofit of a major thoroughfare. Springfield Pike has been a four-lane roadway (with on-street parking in some stretches) for as long as most Wyoming residents can remember. In the new configuration, the roadway will remain the same width as today, but will be re-striped from four travel lanes to two travel lanes (one in each direction) and with a center turn lane (refer to diagram on next page).

The center turn lane is the critical element of the road diet. Currently, Springfield Pike lacks left-hand turn lanes – this creates a safety hazard, as motorists wishing to turn left onto a side street must slow down and stop within the inside travel lane, sometimes resulting in other motorists making unpredictable movements. For this reason, Springfield Pike's current design is outdated and does not meet modern standards for safety or level of service. Federal Highway Administration criteria designate roadways with 20,000 vehicles or less in average daily traffic volumes (ADT) as candidates for this design treatment. Traffic volumes on Springfield Pike range between approximately 15,000 to 18,000 trips per day. At these volumes, research has shown that two travel lanes and a turn lane can move traffic as (or even more) efficiently than four lanes without a turn lane.

### *A First Step Toward Future Opportunities*

The road diet should be considered the first step toward a series of incremental improvements that will over time enhance the Pike as a public way in which the City can take pride. The improvements will provide safe and efficient travel options for people of all ages, including those who can't or choose not to drive (such as children, the elderly, and cyclists).

Future additional improvements should be considered to improve pedestrian crossings along Springfield Pike. These could include additional or improved crosswalk designs and curb extensions (also referred to as "bump-outs") at intersections to shorten pedestrian crossing distance and improve the streetscape quality at prominent locations.

In particular, the intersection of Wyoming, Chestnut, and Worthington Avenues, and Springfield Pike are recommended as priority locations for such a design. Where space allows, additional on-street parking could also be considered to serve businesses as redevelopment occurs. Such improvements will serve to transform Wyoming's one arterial roadway into the type of place that truly captures the essence of the community and the small town, walkable character that residents love.

Springfield Pike Looking North | **Existing Conditions**

Springfield Pike Looking North | **Planned**

## *Thru the Valley*

As desribed in the Introduction section of this document, the Ohio Department of Transportation is in the process of implementing its "Thru the Valley" plan - a seven phase project for I-75 lane additions, resurfacing, and interchange work from State Route 126/Ronald Reagan Cross County Highway to just south of I-275 (approximately 8 miles). Work includes construction of a collector-distributor road to provide ramps to and from Wayne Avenue and Galbraith Road linking to Millsdale Street (East Mills Avenue in Wyoming). Construction work is currently scheduled to take place in 2020-2021. Upon completion of the new access, the existing Lockland interchange which provides access to Wyoming Avenue will be closed.

Wyoming residents have expressed concern with the potential for increased traffic volumes and speeds on residential streets such as East Mills Avenue that could occur when traffic is rerouted. While the 2018 Wyoming Master Plan does not endorse the proposed Thru the Valley connection, it does recognize that it is critical for the City of Wyoming to remain an active partner in the planning and design process to ensure the project positively benefits the community through improved access, while also minimizing potential negative traffic impacts on Wyoming's neighborhood streets.

Burns Ave and Millsdale St/E. Mills Ave Intersection | **Existing Conditions**

# THRU THE VALLEY FINAL ALIGNMENT

Source: ODOT.

| KEY | I - Priority | II - Important | III - Long Term |
|---|---|---|---|

| | |
|---|---|
| **Objective 1. Multi-modal Accessibility: Provide a transportation system that is an integrated, multi-modal network of automobile, bicycle, pedestrian, and transit facilities.** | II |
| **Strategies** | |
| + Investigate opportunities to expand hike/bike trail connections. | I |
| + Improve and promote bicycle opportunities for residents. | I |
| + Provide, where feasible, a network of sidewalks and bicycle paths to connect as many residents as practical to schools, parks, the Recreation Center, Civic Center, the City Center, and other business nodes, and neighborhoods.<br>» Evaluate various needs and establish priorities.<br>» Develop strategy and plan.<br>» Explore the feasibility and acceptability of uniting isolated neighborhoods by walkways most likely on private properties with appropriate agreements from the cul-de-sacs to adjacent streets.<br>» Continue to seek grant opportunities to improve and expand sidewalks and bicycle paths. | I |
| + Improve sidewalk maintenance and expand the sidewalk network. | I |
| + Continue to improve pedestrian connections between neighborhoods and schools. | I |
| + Exlore ways to enhance pedestrian safety on collector and arterial roads.<br>» Establish goals and priority areas for sidewalk and bike facility improvements.<br>» Continue to prioritize and implement new and improved sidewalk programs and projects in the capital improvement budget. | II |
| + Evaluate street lighting in various locations to ensure that streets, sidewalks, paths, and trails are appropriately lighted. | II |
| + Focus on roadway improvements and maintenance. | I |
| **Objective 2. Springfield Pike: Enhance the Pike over time as a public way that provides safe and efficient travel options for people of all ages, including those who cannot or choose not to drive (such as children, disabled, and the elderly).** | I |
| **Strategies** | |
| + Monitor the effectiveness and safety of the Springfield Pike road diet reconfiguration to inform future adjustments as appropriate. | I |
| + Examine additional improvements to address any shortcomings and continue to improve pedestrian crossings.<br>» Assess the potential to add curb extensions ("bump-outs") at pedestrian crossing locations.<br>» Assess the potential to stripe out wide enough lanes to accommodate sharrow (minimum 14 feet) or create designated bike lanes.<br>» Consider the use of decorative paving in the crosswalks similar to that used on Wyoming Avenue in the City Center. | II |

| KEY | I - Priority | II - Important | III - Long Term |
|---|---|---|---|

| | |
|---|---|
| **Objective 3. Connecting the Recreation Center: Improve the physical appearance and walkability of this important stretch of Springfield Pike.** | I |
| **Strategies** | |
| + Coordinate with the Village of Woodlawn to extend the road diet improvements of Springfield Pike. | I |
| + Relocate and possibly widen the public sidewalk along the Rec Center frontage to provide a "tree lawn" to serve as an additional buffer between vehicular and pedestrian traffic. | I |
| + Examine the feasibility of improving the Kattelmann property to provide recreational space and pedestrian/bike access from Harmon Drive/ Barron Drive intersections with Springfield Pike. | I |
| + Explore opportunity to add a crosswalk on Springfield Pike at Harmon Drive. | I |
| **Objective 4. Regional Trail System: Promote Wyoming's position within the regional bicycle and greenway trail system.** | II |
| **Strategies** | |
| + Advocate for regional connections and improvements to the Mill Creek trail system outside of Wyoming to enhance Wyoming's connectivity over the long term. | II |

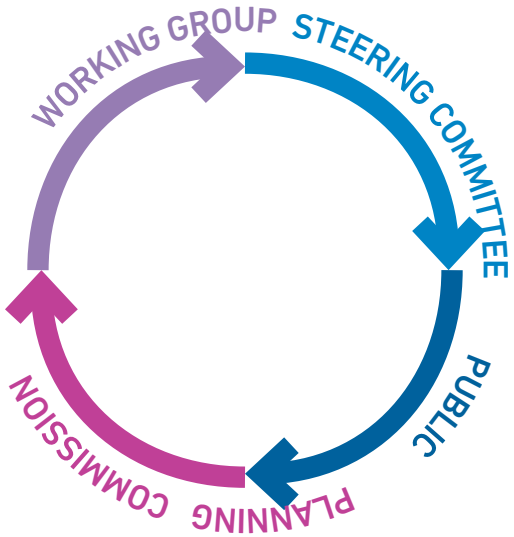
WOODLAWN
LINCOLN HEIGHTS
SPRINGFIELD TOWNSHIP
WYOMING
LOCKLAND
CINCINNATI
SPRINGFIELD TOWNSHIP
HARTWELL
ARLINGTON HEIGHTS

CATERING FOR
ALL OCCASIONS
WYOMING AVE
WYOMING MEAT
CATERIN OR ALL OCCASIONS

# APPENDIX

# PLANNING PROCESS

## Role of Planning Groups



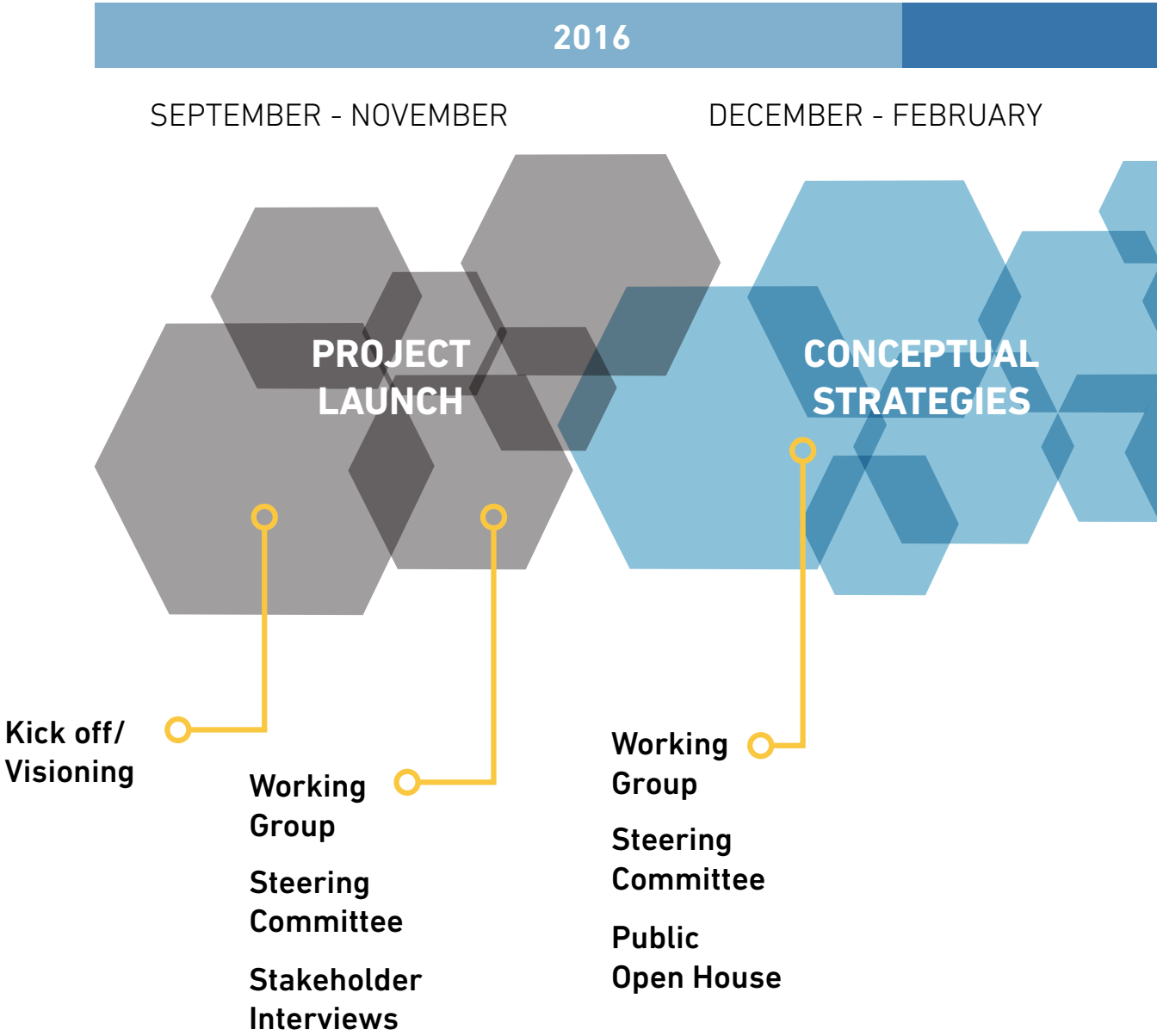

***Working Group***: Provided technical guidance throughout the planning process.

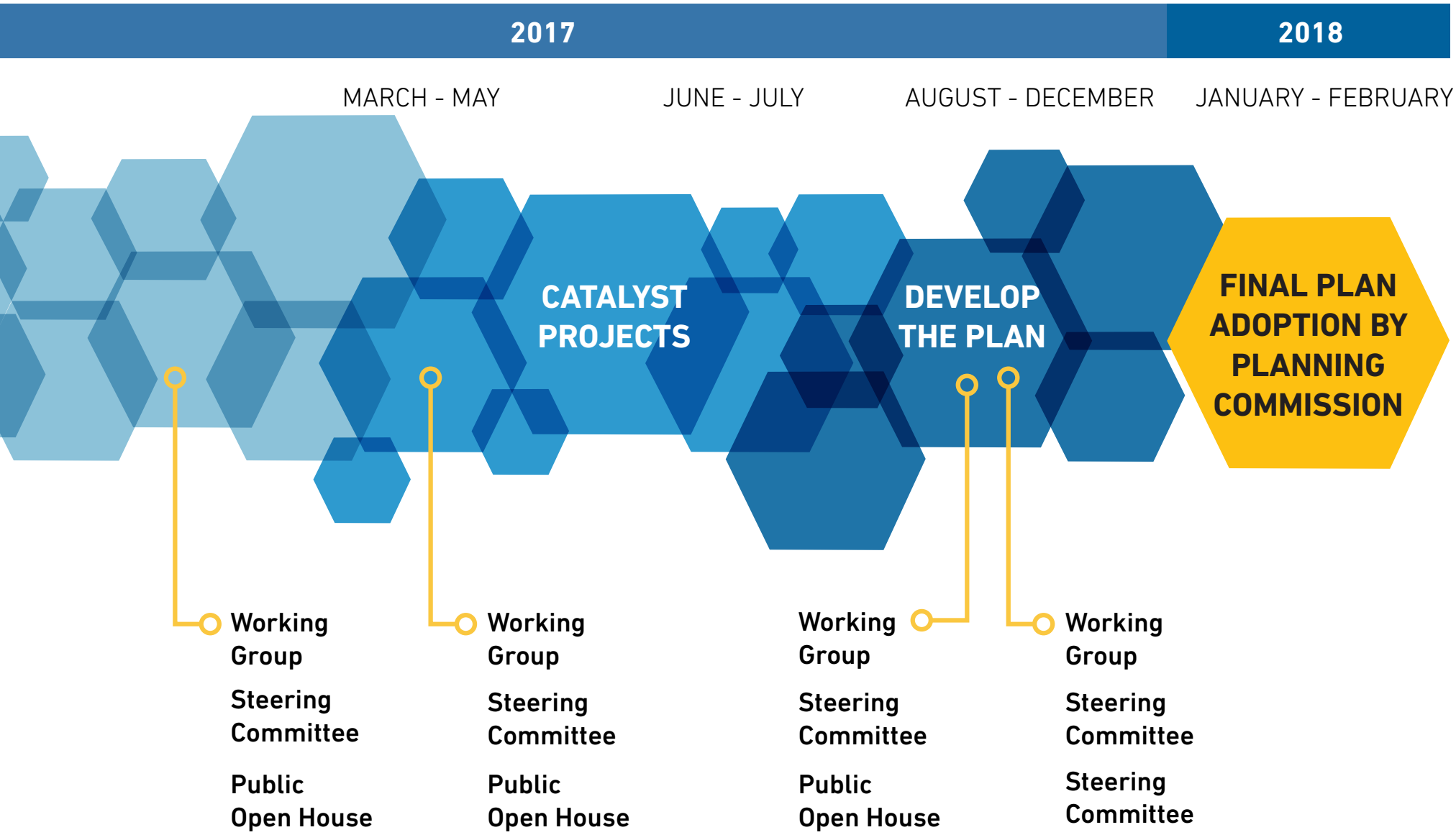
***Steering Committee:*** Reviewed material and served in an overview and advisory role.

***Public:*** Provided input, feedback, and direction through a variety of methods, including:

+ Stakeholders/Focus Groups
+ Public Workshops
+ Community Survey
+ Online Engagement

## PROCESS OVERVIEW DIAGRAM




2017
2018
MARCH - MAY
JUNE - JULY
AUGUST - DECEMBER
JANUARY - FEBRUARY
CATALYST PROJECTS
DEVELOP THE PLAN
FINAL PLAN ADOPTION BY PLANNING COMMISSION
Working Group
Steering Committee
Public Open House
Working Group
Steering Committee
Public Open House
Working Group
Steering Committee
Public Open House
Working Group
Steering Committee
Steering Committee

2
FORD GT
COBRAN

# SUMMARY OF IMPLEMENTATION EFFORTS SINCE LAST PLAN

## Managed Fiscal Responsibility

The 2007 Master Plan emphasized the need to responsibly fund City services, thus ensuring Wyoming's ongoing fiscal health. Like most communities, Wyoming's financial resources are not unlimited. The City must prioritize its expenditures and make strategic decisions to balance residents' needs with acceptable levels of taxation, while maintaining expected levels of service and continually advancing the community's quality of life.

**Significant accomplishments achieved over the past ten years:**

+ Wyoming was upgraded from a 'AA' to 'AAA' bond rating by Standard & Poor's, the highest rating available.
+ The City has sought out and been awarded grant funding for a variety of programs and capital projects. Examples include a Safe Routes to School grant for Compton Road sidewalk improvements, State Emergency Medical Service grants to fund EMS supplies for the Fire Department, and a Municipal Road Fund Grant and zero interest loan for engineering of the Springfield Pike reconstruction.
+ The City has successfully partnered with non-public entities which provided private funding for various projects, such as the new tennis court facilities, sharrow markings on Springfield Pike, tenant improvements to the 400 and 500 Wyoming Avenue buildings.
+ The City has engaged surrounding communities to share the costs of joint planning efforts, service provision, and the acquisition and demolition of blighted properties.

## Neighborhood Preservation & Improvement

Wyoming is a family-oriented community with a variety of housing options serving many lifestyles and budgets. While the City is physically compact (less than three square miles in size) it boasts a wide selection of neighborhoods, schools, religious institutions, parks, and open spaces, many within a convenient, walkable setting from residents' homes. The 2007 Master Plan included several recommendations aimed at both preserving and enhancing Wyoming's small town feel and the quality of life for residents through investments in neighborhood assets.

**Significant accomplishments achieved over the past ten years:**

+ The City acquired and demolished dilapidated homes along Van Roberts Place and Oak Avenue.
+ 344 properties were rezoned in the area between Burns Avenue, the eastern corporation line, Chestnut Avenue, and the south corporation line in order to promote single-family uses.
+ Numerous programming opportunities have been promoted for youths and seniors through the Civic Center and the Recreation Center.
+ The City has continued to expand the Hike/Bike Trail network.
+ After a professional survey and community engagement forum, the City decided to retain the Civic Center and have necessary improvements and repairs made.
+ The City adopted a new Property Maintenance Code in 2012 and hired a part-time Code Enforcement Officer to assist in its administration.

# SUMMARY OF IMPLEMENTATION EFFORTS SINCE LAST PLAN

## Historic Preservation

Wyoming possesses a rich heritage of beautiful historic properties, cultural institutions, and a nationally recognized Historic District (The Village). The City's diverse and distinct architectural and historic character represents a unique community asset that helps to define Wyoming's identity as a place. The 2007 Master Plan recommended a series of strategies to preserve Wyoming's history for enjoyment by future generations.

**Significant accomplishments achieved over the past ten years:**

+ The Historic Preservation Commission has re-introduced the Historic Preservation Awards program.
+ Funding has been secured for an historical sign marking the location of the original Lockland-Wyoming Train Station. This is part of a broader historical marker program being planned for the City.
+ The Historic Preservation Commission has developed recommended Design Guidelines for Historic Properties.
+ A detailed survey of historic properties in the Village Historic District is currently in process.

## Ecological Stewardship & Sustainability

Wyoming prides itself as a "green" community, with an impressive tree canopy throughout the City and a strong environmental ethic among its citizens. Yet its natural features are less abundant and more fragile than they were in the City's earliest days of settlement. Protecting and enhancing Wyoming's parks, greenspaces, hillsides, preserves, stream corridors, and other natural features is vital to its community identity and sustainability. The 2007 Master Plan recommended local action and regional cooperation to ensure sustainable policies and procedures that will protect Wyoming's natural resources.

**Significant accomplishments achieved over the past ten years:**

+ The City has expanded use of more efficient lighting in parking lots and public facilities and has made it easier for homeowners to install solar panels.
+ Wyoming is consistently among the top recyclers in Hamilton County, and has maintained the 1st place spot for recycling two years in a row
+ The City's recycling program has been expanded and was awarded the John Van Volkenburgh Award in 2009 for Recycling Excellence.
+ The City partnered with the Mill Creek Watershed Council of Communities to implement a stormwater management pilot project on Worthington Avenue.
+ The West Fork Mill Creek streambank restoration project was completed with grant funding from the Ohio EPA.
+ There have been several projects to remove invasive vegetation species and replace them with native species in areas such as Stearns Woods, the Green Areas and the banks of the Mill Creek.

## Visual Resources

Wyoming has a distinct "sense of place" that is largely expressed through its aesthetic, visual quality. The natural landscape and built environment together communicate the community's identity, both to its existing citizens and to visitors. Wyoming is recognized as a place of beautiful homes with well-appointed lawns, walkable tree-lined streets, a charming business district, and quality neighborhood parks. These are core elements of the community that identify the City as an attractive place to live and invest, and which should be continually promoted and maintained.

**Significant accomplishments achieved over the past ten years:**

+ The wayfinding and signage program has been expanded throughout the City.
+ New street furniture (benches, trash cans, and planters) have been installed along Springfield Pike and Wyoming Avenue.
+ New street trees are being planted to replace Ash trees suffering from the Emerald Ash Borer.
+ The City established the Tree Setback Planning program to allow City trees to be planted behind sidewalks and/or otherwise on private property of willing owners to help promote the tree canopy over rights-of-way.
+ Gaps in the sidewalk network continue to be addressed, while crosswalk conditions continue to be improved through collaboration with ODOT and funding opportunities such as Safe Routes to School.
+ A schematic design concept was adopted for the Village Green, which proposes improvements that include opportunities for public/private partnerships with 400 Wyoming Avenue.
+ New public parking areas, such as those that were created behind 500 Wyoming Avenue and 400 Wyoming Avenue, are heavily landscaped and use architecturally interesting light and signage.
+ Streetscape and landscaping improvements are being designed as part of the Springfield Pike reconstruction project.

## Adjacent Jurisdictional Cooperation

Wyoming's continued success as an attractive community with a high quality of life is directly linked with the success of its neighboring communities. The 2007 Master Plan recognized the need for Wyoming to work closely with surrounding jurisdictions such as Lockland, Woodlawn, and the City of Cincinnati among others, to address issues of mutual interest, pool resources, undertake economic development initiatives, and take advantage of opportunities to improve conditions in all of the communities, with projects aimed at improving transportation, safety, neighborhood stability, and other shared objectives.

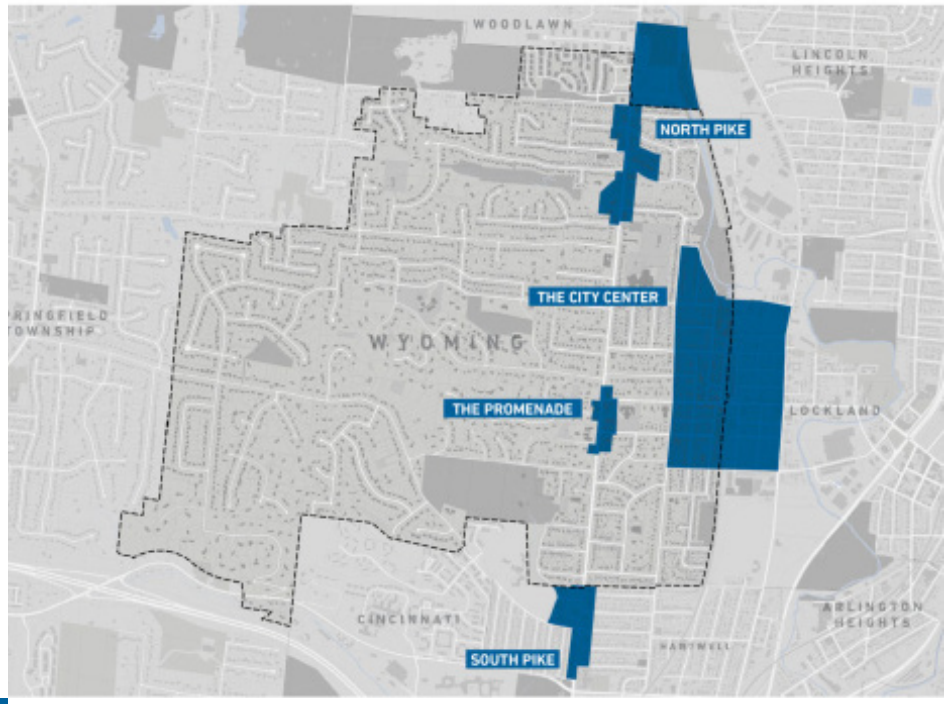
**Significant accomplishments achieved over the past ten years:**

+ Police and fire services have participated in regional mutual aid contracts and special teams.
+ The City of Wyoming has worked with the Village of Lockland to acquire and demolish dilapidated residential homes on Elm Street, as well as commercial property at Elm and Wyoming Avenue, to create public greenspace.
+ An agreement was reached between the City of Wyoming and Springfield Township which allows for use of athletic fields and collaboration on senior services, programming, and facilities.
+ Collaboration on the I-75 exit continues between Wyoming and adjacent jurisdictions.

# SUMMARY OF IMPLEMENTATION EFFORTS SINCE LAST PLAN

## Zones of Potential Change

Wyoming is a mature community with little land available for growth. Yet all communities face change over time, and must be prepared to guide that change toward the best outcomes for all. The 2007 Master Plan identified four zones of potential change within Wyoming and its neighboring communities. These include the City Center (Wyoming Avenue business district and surrounding neighborhoods), and three focus areas along the Springfield Pike Corridor (The Promenade area around the Civic Center, and the North and South gateways to the City). The Plan includes strategies for each area.




## The City Center

**Significant accomplishments achieved over the past ten years:**

+ The Wyoming Community Improvement Corporation (CIC) acquired the 400 Wyoming Avenue Building and stabilized the building for restaurant and banquet use.
+ The City has acquired and demolished multiple properties between Van Roberts Place and the railroad to advance the Van Roberts Place Greenway project, as well as the expanded public parking along Wyoming Avenue.
+ The City has commissioned a preliminary design effort for potential upgrades to the Village Green.
+ The City and CIC have worked with multiple businesses to maintain commercial activity along Wyoming Avenue, including direct leasing of CIC-owned space and business coaching initiatives to assist with business model improvements.
+ The Economic Development Commission (EDC) developed a plan and is exploring opportunities for residential infill development in the neighborhoods of the City Center area.
+ The City has engaged with the Village of Lockland to jointly plan for improvements and development opportunities along the communities' shared boundary. The City has also partnered with the Village to strategically acquire and demolish property within Lockland to help create the Jim Brown Friendship Park along the railroad tracks and to remove other blighted homes.
+ Purchased the property at 500 Wyoming Avenue and worked with business owners as prospective tenants to renovate the building.

## The Promenade

**Significant accomplishments achieved over the past ten years:**

+ The City has worked with Wyoming Schools through the improvements to the Middle School site.
+ City Council established the Promenade Task Force in 2009. The Task Force developed a report and recommendations for potential improvements and development in the Promenade area.
+ The City engaged the Wyoming Library to explore its long-term plans for its current location or potential relocation, and has confirmed there are no immediate plans for relocation.
+ The City has undertaken a series of feasibility studies and community engagement sessions to explore opportunities and preferences for the future use of the Civic Center. While the 2007 Plan considered the potential for relocating the Center, it has since been determined that the facility will remain in its current location, and is currently being renovated. Potential programming and facilities upgrades continue to be explored.
+ The City is currently working with the Hamilton County Engineer to reconstruct and improve Springfield Pike to enhance vehicular, bicycle, and pedestrian safety and corridor aesthetics.

## Springfield Pike

**Significant accomplishments achieved over the past ten years:**

**North Pike**

+ The City and CIC have worked with multiple businesses to repurpose existing buildings for new commercial activity. These include new restaurants, coffee shop, and doctor's office.
+ The City is working with the Village of Woodlawn to coordinate plans for streetscape improvements along Springfield Pike and to ensure an appropriate transition between the communities with the planned reconstruction of the Pike.
+ Renovations to the Recreation Center have recently been completed and include a new fitness room, locker room/ bathrooms, and updated lobby and offices.
+ Acquisition of Kattelmann property (3 acres in front of the Rec Center) and demolition of the residential buildings.
+ Wyoming has engaged the Village of Woodlawn to discuss issues and opportunities of mutual concern to both communities.

**South Pike**

+ To-date, the City's efforts have been primarily focused on opportunities in the North Pike, Promenade, and City Center areas. The planned reconstruction of Springfield Pike will introduce roadway enhancements within the Wyoming portion of the South Pike Area. The City is currently working with City of Cincinnati and the Hartwell neighborhood to ensure an appropriate transition between the communities with this project.

# MARKET ANALYSIS | NEIGHBORING COMMUNITIES

| | WYOMING | LOCKLAND | WOODLAWN | ARLINGTON HEIGHTS | LINCOLN HEIGHTS | SPRINGFIELD TOWNSHIP | HARTWELL | CINCINNATI | OH-KY-IN METRO AREA |
|---|---|---|---|---|---|---|---|---|---|
| Total Families | 2,437 | 763 | 694 | 256 | 873 | 9,651 | n/a | 61,230 | 538,680 |
| Median Age | 42.6 | 33 | 38.2 | 33.4 | 39.3 | 39.9 | 38.86 | 32.5 | 37.4 |
| Median Home Rent | $1,068 | $540 | $1,031 | $880 | $651 | $860 | $777 | $653 | $750 |
| Median Home Value | $304k | $87k | $98k | $78K | $74K | $122K | $48K | $122k | $153k |
| Median Household Income | $108k | $33k | $50k | $41k | $23k | $52k | $35K | $34k | $55k |

# MARKET ANALYSIS | COMPARABLE COMMUNITIES

| | WYOMING | BLUE ASH | MONTGOMERY | MADEIRA | MARIEMONT | GLENDALE | HYDE PARK |
|---|---|---|---|---|---|---|---|
| Total Families | 2,437 | 3,417 | 2,881 | 2,379 | 813 | 628 | 4,030 |
| Median Age | 42.6 | 45 | 46.3 | 40.5 | 36.9 | 51.8 | 35.8 |
| Median Home Rent | $1,068 | $1,030 | $1,181 | $985 | $918 | $1,065 | $819 |
| Median Home Value | $304k | $224k | $318k | $224K | $330K | $351K | $358K |
| Median Household Income | $108k | $66k | $105k | $86k | $93k | $94K | $76k |

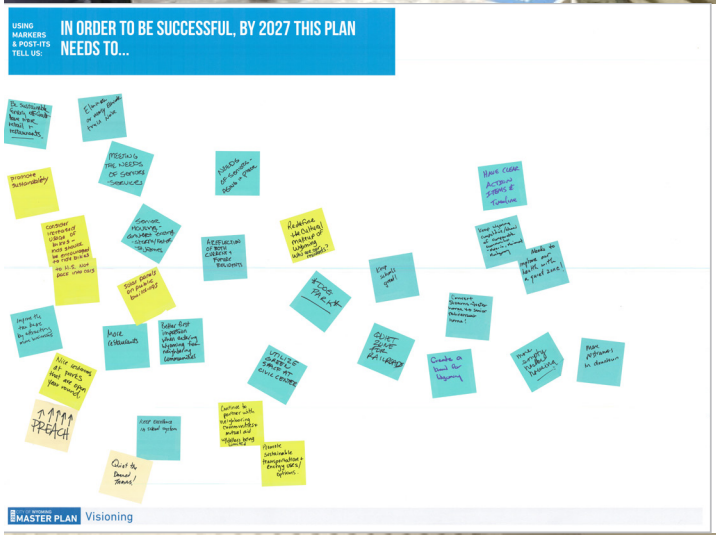
# COMMUNITY SENTIMENT

## *Public Open House 1*

The first of four Public Open Houses was hosted by the City of Wyoming and held at the Civic Center on December 7, 2016. More than 50 members of the Wyoming community came out to learn about — and contribute their ideas for — the 2018 City of Wyoming Master Plan.

The meeting started with an introductory presentation with an overview of the planning process and Wyoming existing conditions and analysis. After the presentation, participants were invited to interact with exhibits and the planning team for one-on-one conversations at several topic-based stations, including:

+ Master Plan Themes
+ Zones of Change
+ What do you love/what would you like to change?
+ Where are places you like to go and where are places you tend to avoid?
+ In order to be successful, by 2027 this Plan needs to...
+ Draft Master Plan Vision Statement



## *Public Open House 2*

Close to 70 Wyoming residents attended the Second Public Open House. Also held at the Civic Center on February 2, 2017. The purpose of this meeting was to introduce the Planning Framework.

The planning team provided a summary of the public feedback collected to date, including online engagement through the project website. The presentation introduced the updated themes followed by emerging focus areas and preliminary concepts and strategies.

After the presentation, participants were asked to visit several stations to:

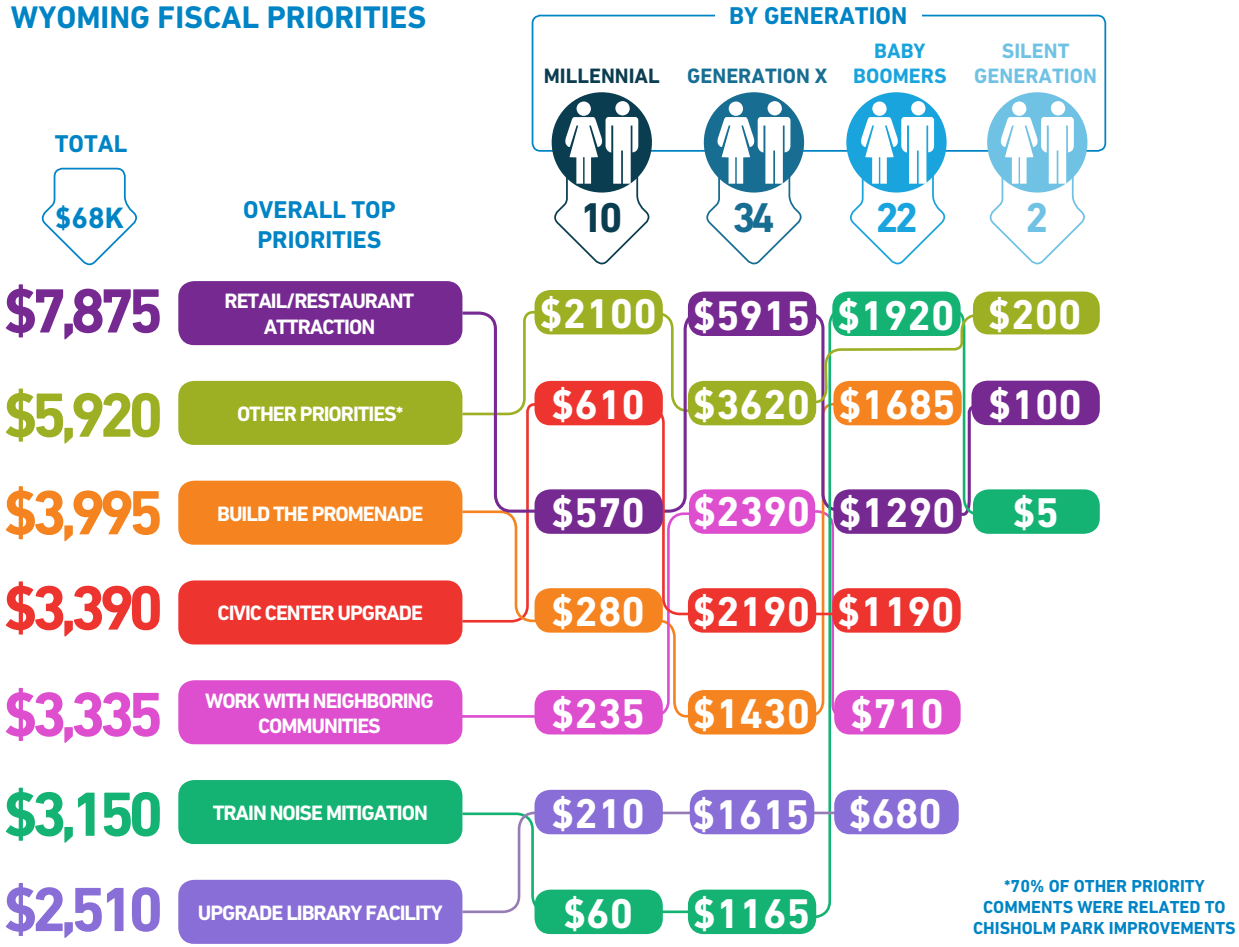
+ Revise and prioritize the 2007 Master Plan recommendations.
+ Revise and validate the Master Plan Focus Areas.
+ Participate in a visual preference exercise.

# COMMUNITY SENTIMENT

## *Public Open House 3*

At the third public open house, held on April 12, 2017, participants were asked to engage in a fiscal prioritization exercise. Each person was allocated $1,000 (in play money!). This represents an approximate per capita annual City tax contribution. There were 10 topic-based stations, each with multiple options for municipal investments, plus, a station for the attendees to suggest their own priorities. The public was invited to consider their priorities, decide how much of their tax dollars should be allocated to each one of their priorities and make their contributions.

The diagram on this page shows the results of this exercise portraying overall and by generation top priorities. As an example, "retail and restaurant attraction" ranked first overall and was among the top three across generations.




*70% OF OTHER PRIORITY COMMENTS WERE RELATED TO CHISHOLM PARK IMPROVEMENTS

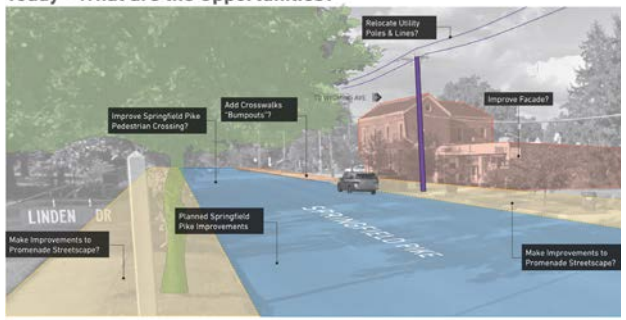
## *Public Open House 4*

The final public open house was held on June 28, 2017. Planning team opened the meeting with a short presentation to reinforce the Master Plan primary goals and themes, and introduce opportunities and possible vision for targeted areas.

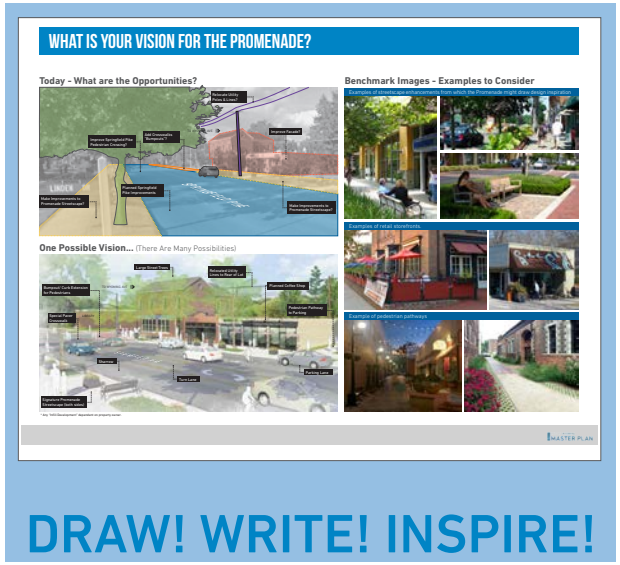
Participants were asked to review and prioritize a series of draft objectives and strategies organized according to eight planning themes.

Participants were also invited to review conceptual graphic renderings of potential public improvements and private development ideas and to sketch their own ideas for the future.

**Today - What are the Opportunities?**



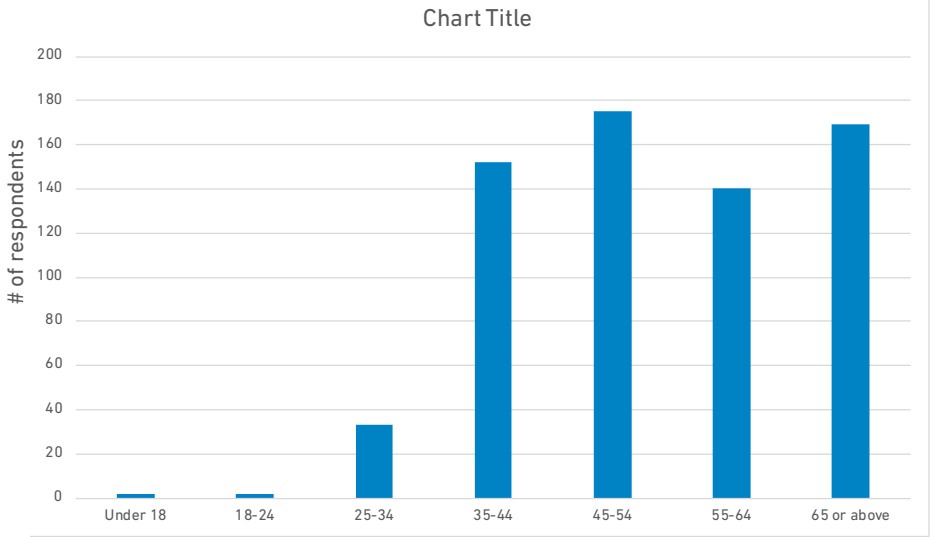

**One Possible Vision...** (There Are Many Possibilities)



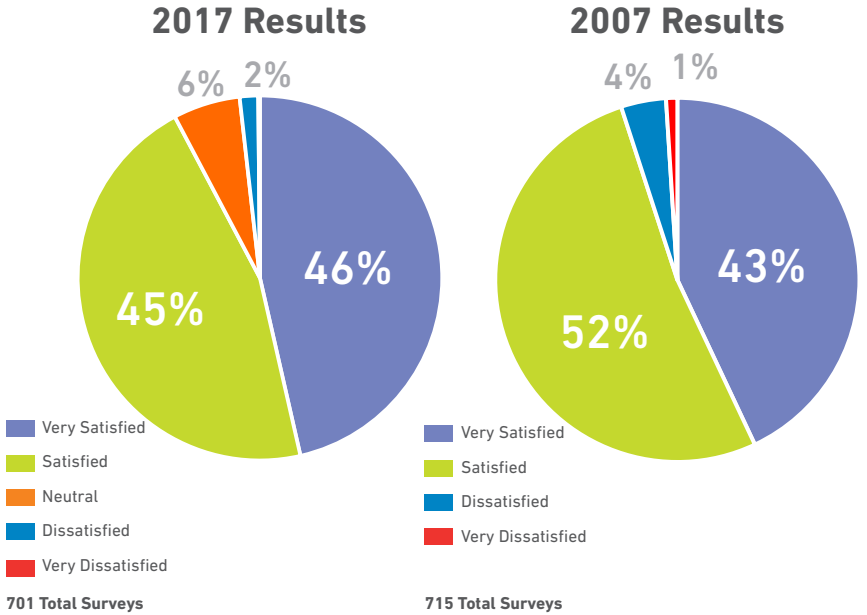

**DRAW! WRITE! INSPIRE!**

# SURVEY SUMMARY CHARTS

## AGE DISTRIBUTION OF SURVEY RESPONDENTS

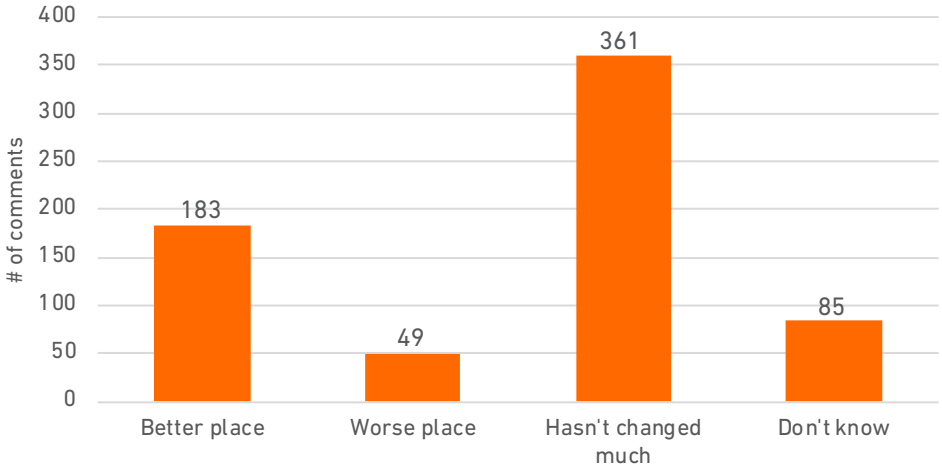



## LIVING AND WORKING IN WYOMING SATISFACTION ASSESSMENT



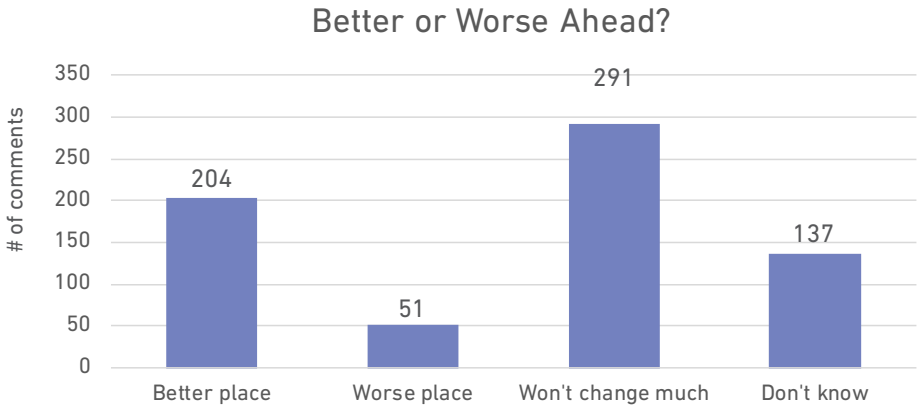

## HOW WYOMING HAS CHANGED

**Over the past 5 to 10 years, do you believe that Wyoming has become a better or worse place to live or to operate your business, or has it not changed much?**



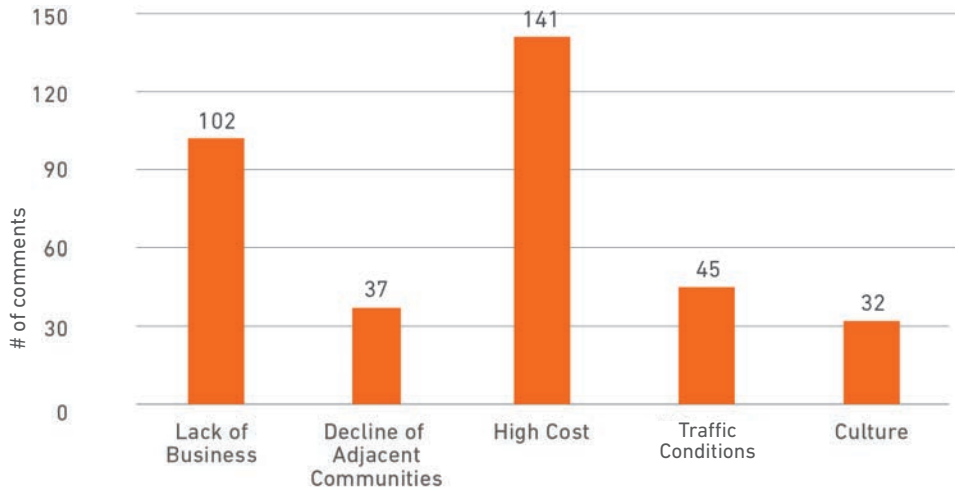

## HOW WILL WYOMING CHANGE

**Looking ahead to the next 5 to 10 years, do you think Wyoming will become a better place or worse place to live or operate your business, or will it not change much?**



# SURVEY SUMMARY CHARTS

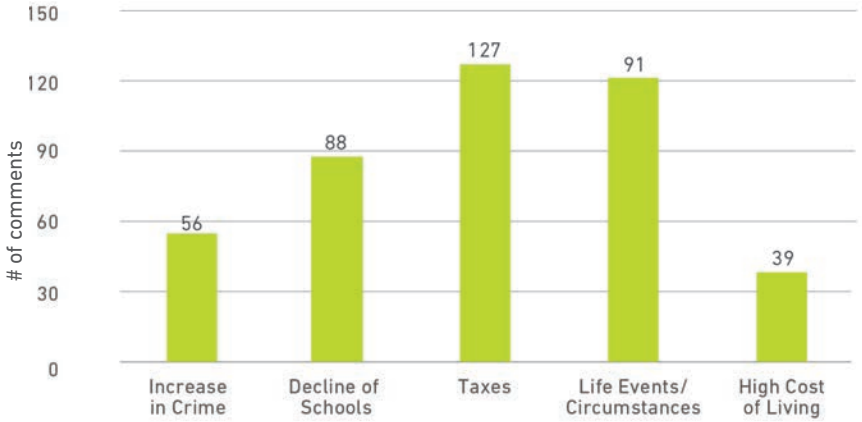
## DISLIKES




* 4% RANGE: NOTHING, LACK OF PUBLIC TRANSIT/WALKABILITY/LACK OF SIDEWALKS
3% RANGE: CITY GOVERNMENT, CHARACTER OF THE COMMUNITY, TRAIN NOISE, CRIME

## REASONS TO RELOCATE

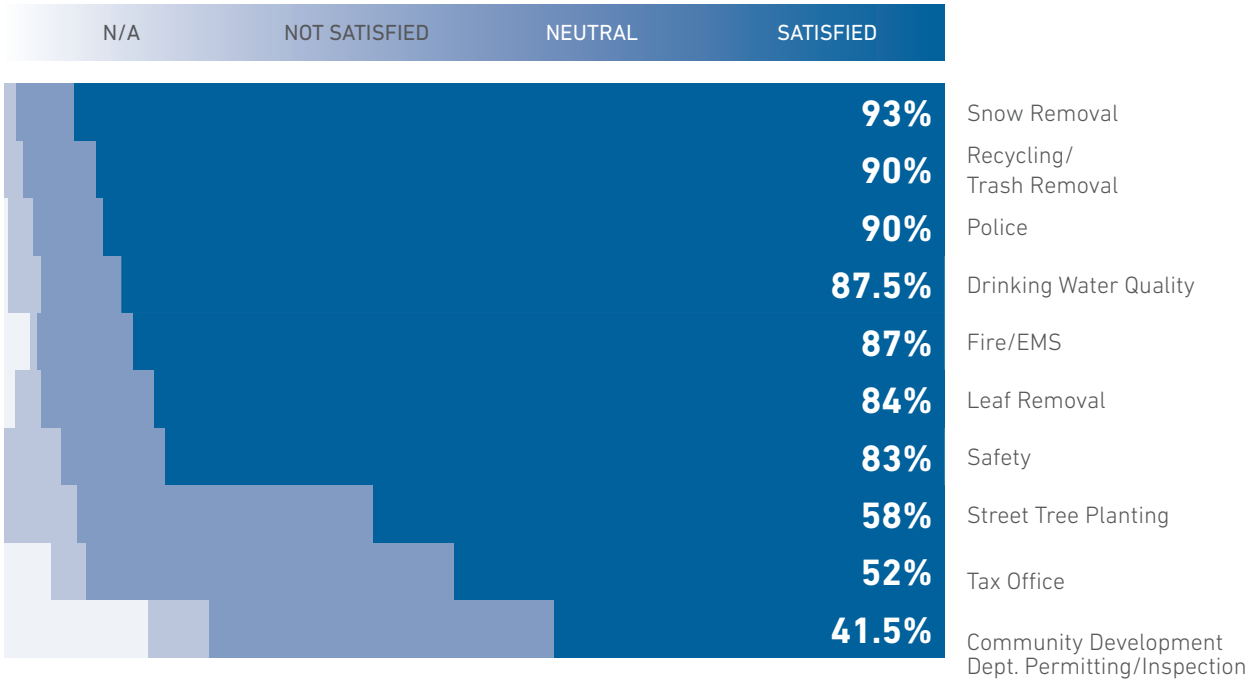
**What things would cause you to move away or relocate your business from Wyoming?**




* 4% RANGE:: DECLINE OF PROPERTY VALUES,
3% RANGE: LOSS OF BUSINESS, CHANGE IN CITY SERVICES, CHANGE IN HOUSING, WOULD NOT MOVE AWAY, INCREASED TRAFFIC

# SURVEY SUMMARY CHARTS

## QUALITY OF CITY SERVICES SATISFACTION ASSESSMENT

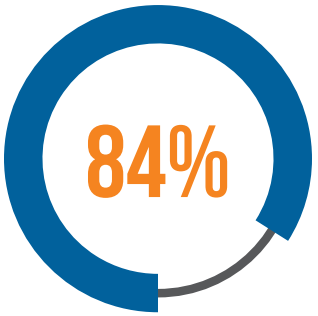



When asked for additional comments

## TOP FIVE RESPONSES

1. The City is doing a great job!
2. **Expand services** (electronic payments, use credit card)
3. Improve tree program
4. Improve communication and responsiveness
5. Water is expensive

## COMMUNICATION

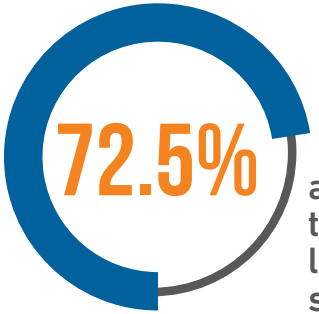



are satisfied with City's Communication to Residents

## ADMINISTRATION

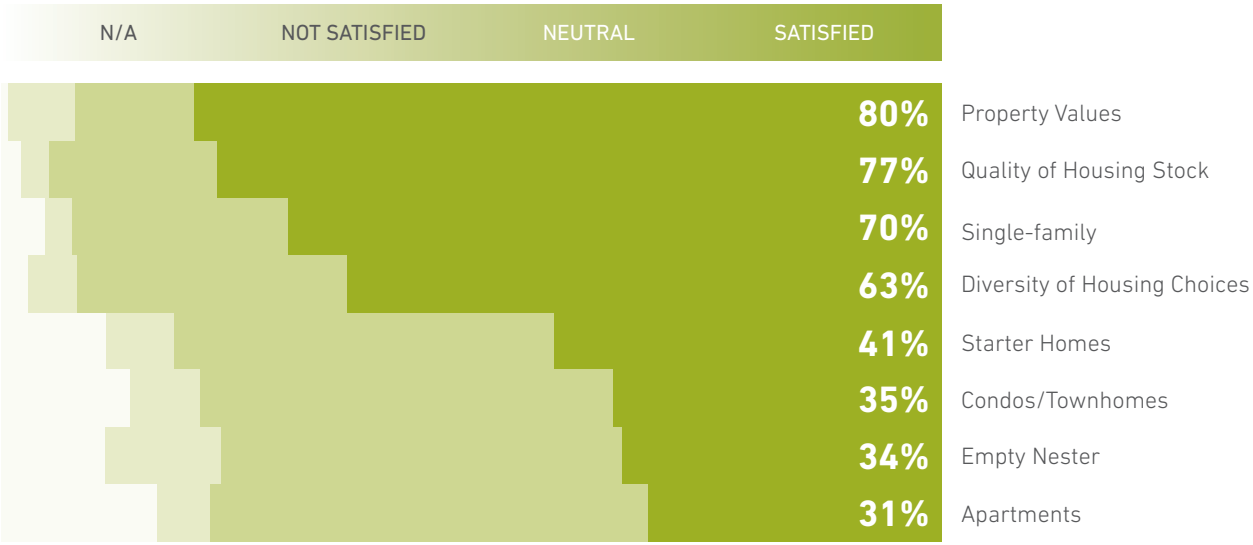
are satisfied with City's Administration

## CUSTOMER SERVICE




are satisfied with the City's general level of customer service

## HOUSING, NEIGHBORHOOD CHARACTER & HISTORIC PRESERVATION SATISFACTION ASSESSMENT




When asked for additional comments

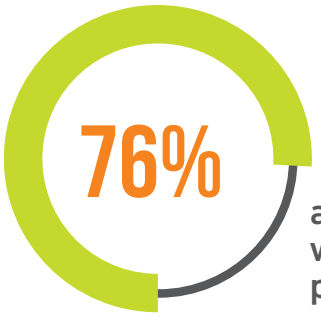
### TOP FIVE RESPONSES

1. Lack of housing diversity
2. Properties lack maintenance & need improvements
3. Cost of housing is too high
4. Invest in neighborhood beautification and improvements
5. Maintain property values

## BUILDINGS VISUAL QUALITY

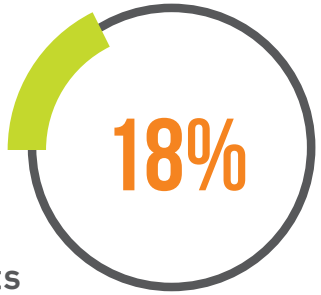
are satisfied with visual quality of the commercial and other non-residential buildings

## HISTORIC PRESERVATION



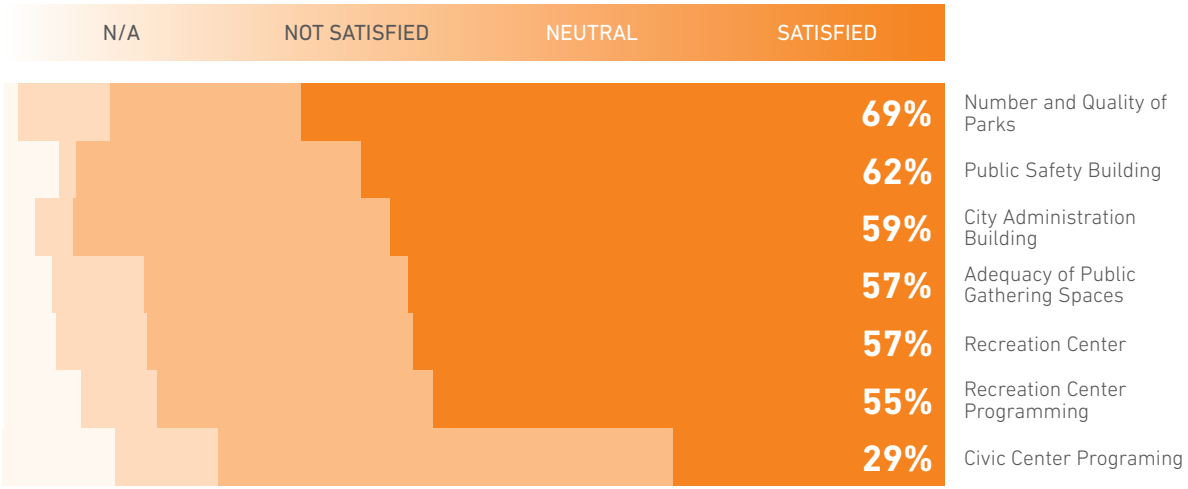

are satisfied with historic preservation efforts

## HOUSING OPTIONS




are satisfied with the senior housing types (assisted living, nursing homes, etc)

## COMMUNITY CULTURAL INSTITUTIONS SATISFACTION ASSESSMENT

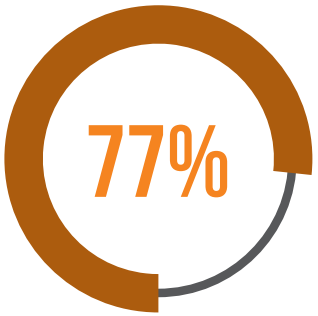



When asked for additional comments

## TOP FIVE RESPONSES

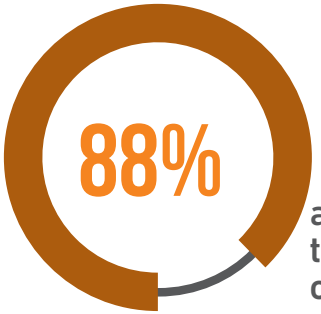
1. Improve Civic Center
2. More public gathering space
3. Improve facilities in general
4. Library maintenance and improvements
5. Improve schools

## PUBLIC LIBRARY




are satisfied with the local Public Library

## EDUCATION

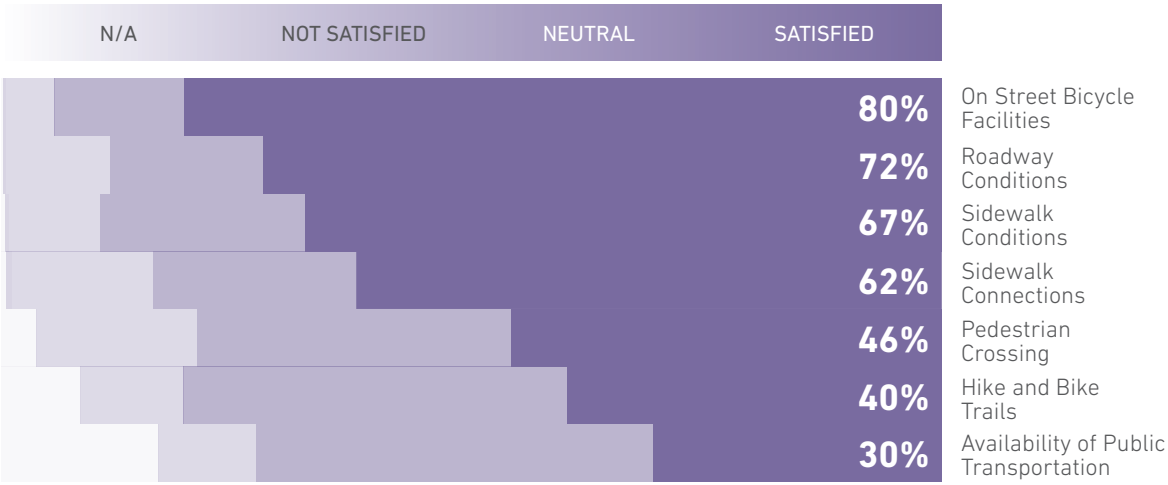



are satisfied with the overall quality of education

## CIVIC CENTER

are not satisfied with the Civic Center conditions

## COMMUNITY MOBILITY

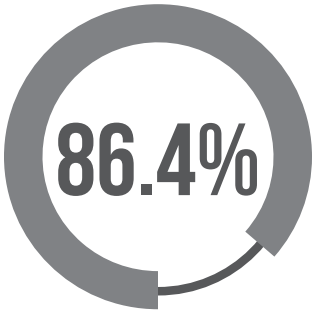



When asked for additional comments

### TOP FIVE RESPONSES

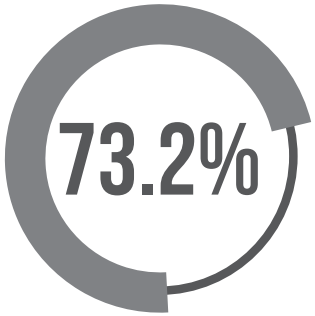
1. Improve pedestrian mobility
2. Improve green spaces including hike and bicycle infrastructure
3. Provide road maintenance, improvements and **streetscape**
4. Add/improve street lighting
5. Implement overall bicycle infrastructure

## PARKING AVAILABILITY




are satisfied with the availability of public parking

## ACCESS TO GREENSPACE

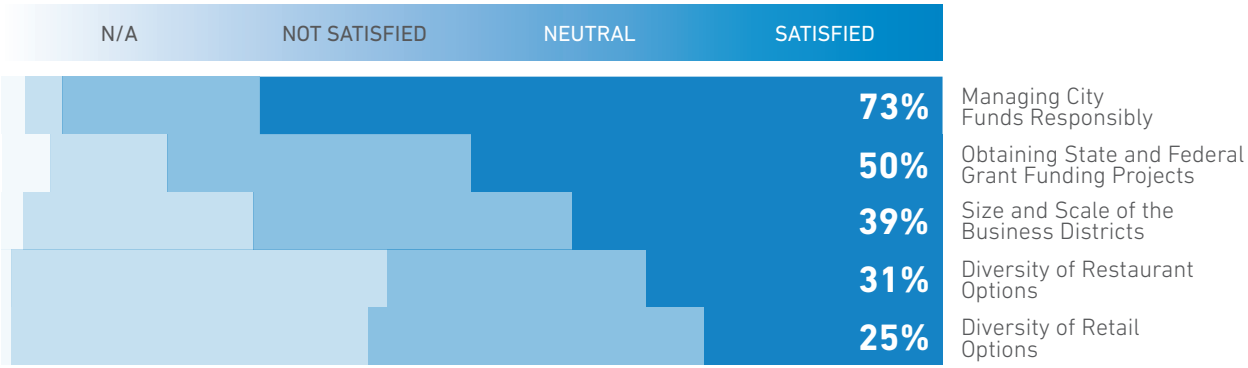



are satisfied with their access to City owned greenspace

## STREET LIGHTING

are satisfied the street lighting

## ECONOMIC DEVELOPMENT

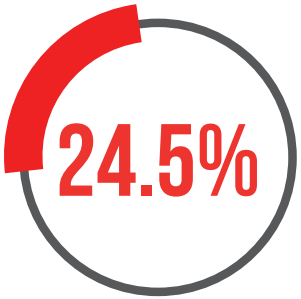



When asked for additional comments

### TOP FIVE RESPONSES

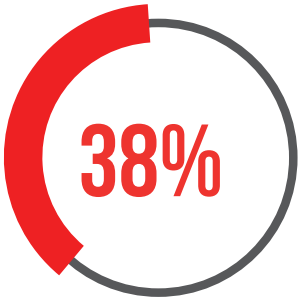
1. More restaurants/dining options
2. Increase diversity and number of businesses
3. Encourage development & renovations
4. Expand tax base
5. Wyoming is doing a good job!

## BUSINESS DISTRICTS



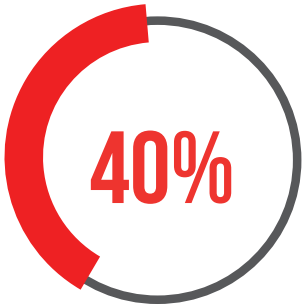

are not satisfied with overall size and scale of the Business Districts

## RETAIL OPTIONS



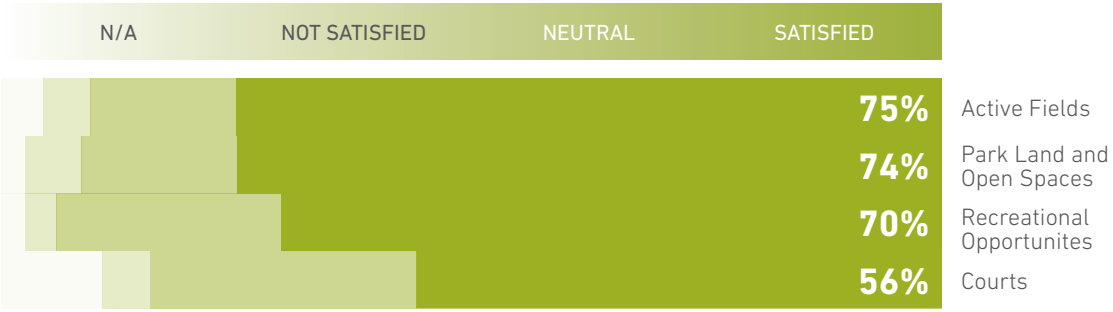

are not satisfied with the diversity of retail options

## DINING OPTIONS




are not satisfied with the diversity of restaurant options

## PARKS AND OPEN SPACES




When asked for additional comments

### TOP FIVE RESPONSES

1. Improve existing facilities and sports fields
2. Provide more recreational opportunities and sports fields
3. Become more pedestrian and bike friendly
4. Dog park
5. Develop and manage greenspace

## SENIOR ACTIVITIES

are satisfied with the senior-oriented activities and programs

## YOUNG PROFESSIONAL ACTIVITIES

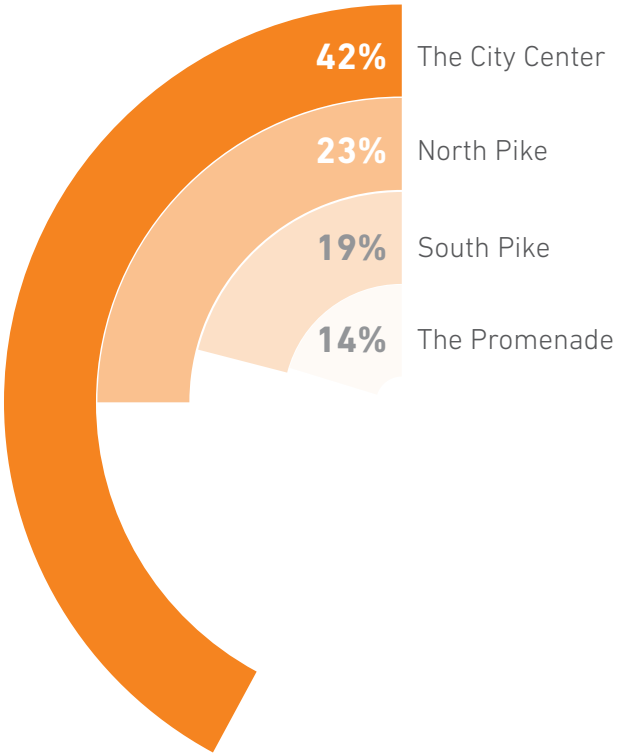
are satisfied with the young professional-oriented programs

## YOUTH ACTIVITIES

are satisfied with the youth-oriented activities and programs

# SURVEY SUMMARY CHARTS

## ZONES OF POTENTIAL CHANGE




When asked for additional comments

### TOP FIVE RESPONSES

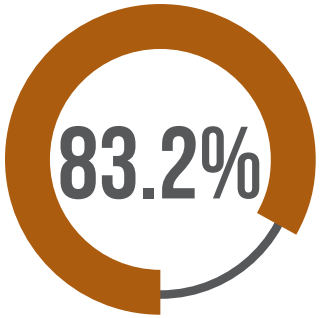
1. Encourage development and more business
2. Improve roads and streetscapes
3. Improve City Center
4. Improve South Pike
5. Strengthen relationship with neighboring communities

When asked for additional comments

### TOP FIVE RESPONSES

1. People are in support of using City funds to help neighboring communities
2. Focus on Wyoming
3. Need more information to answer
4. Are not in support of helping neighboring communities
5. Are in support of helping neighboring communities in ways other than funding

## PLAN RECOMMENDATIONS

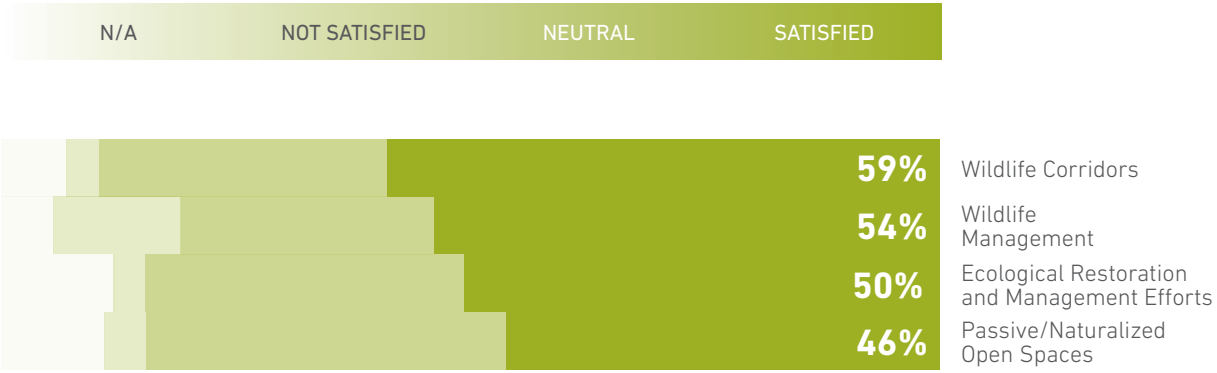



are familiar with the recommendations for these areas in the 2007 Master Plan

## IMPLEMENTATION

are satisfied with the City's efforts to implement the Plan in these areas

## ECOLOGICAL & ENVIRONMENTAL STEWARDSHIP

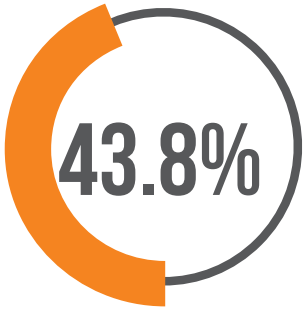



When asked for additional comments

### TOP FIVE RESPONSES

1. Reduce and control deer population
2. Streetscapes and street trees need attention
3. Never heard of wildlife corridors, efforts, or **programs**
4. Improve sustainable practices
5. Remove invasive species

## REMOVAL OF INVASIVE PLANTS

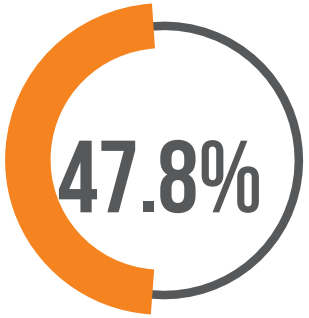



are satisfied with the removal of invasive plant species

## STREET TREES

are satisfied with the addition and preservation of street trees

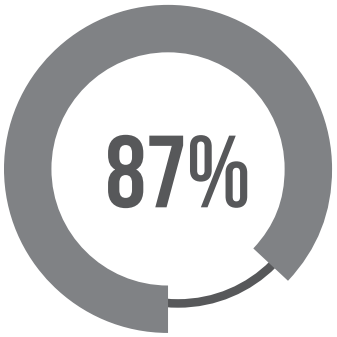
## EDUCATION OPPORTUNITIES AND PROGRAMMING




are satisfied with the nature education opportunities and programming

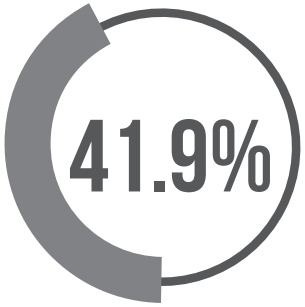
## ADJACENT JURISDICTION

### WYOMING'S IMAGE




are satisfied with Wyoming's image in relation to the region

### REVITALIZATION OF SURROUNDING COMMUNITIES




are not satisfied with the revitalization of neighboring communities

When asked for additional comments

### TOP FIVE RESPONSES

1. Concern with continuous decline of surrounding communities
2. Support Wyoming provide help to surrounding communities
3. Perception of safety
4. Not focus on neighboring communities
5. Wyoming will be affected by conditions of surrounding areas