

# SUMMERSIDE / Mt. CARMEL REINVESTMENT CORRIDOR COMMUNITY DEVELOPMENT STRATEGY

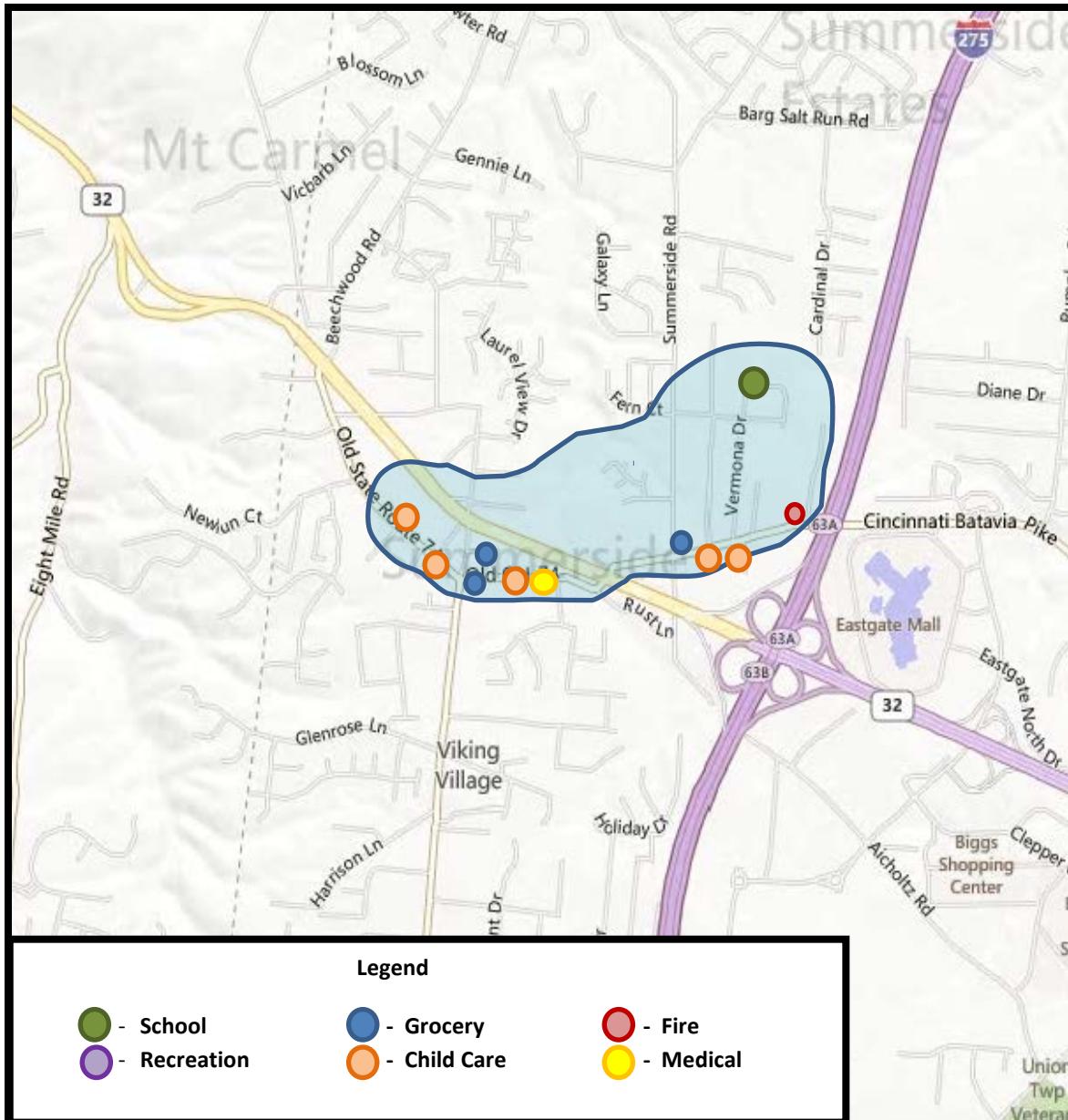


**UNION TOWNSHIP**  
*Clermont County, Ohio*

FEBRUARY 2013

## I. Location of the Summerside/Mt. Carmel Reinvestment Corridor

The Summerside/Mt. Carmel Reinvestment Corridor is located in the west-central portion of Union Township, Clermont County, Ohio, and is generally framed by I-275 to the east, and Old SR 74 to the south, and is bounded as shown on the amenities map. The corridor incorporates key parts of the Summerside community of Union Township, as well as the Mt. Carmel Business Corridor.



## II. Statement of Development Objectives to be achieved by the Summerside / Mt. Carmel Reinvestment Corridor Community Development Strategy

The goals of Union Township in establishing the Summerside/Mt. Carmel Reinvestment Corridor include working closely with key stakeholders to: 1) eliminate blight and to prevent the recurrence of blight in the defined reinvestment corridor; 2) eliminate incompatible land uses in the focus area and to further encourage an appropriate mix of uses and intensity of development; 3) facilitate the development of new housing and new retail opportunities in the project study area to offset and prevent economic stagnation; 4) establish development standards to guide the development of new structures and activities 5) facilitate the redevelopment of the Mt. Carmel and Summerside Commercial corridors by developing an attractive, convenient and accessible environment for business, residential and cultural uses within the Summerside/Mt. Carmel Reinvestment Corridor, and 6) increase the overall investment, and diversity of land uses in the immediate vicinity of the defined reinvestment corridor.

To carry out the aforementioned goals, the following specific objectives are proposed:

### A. Land Use Objectives

1. Encourage and/or facilitate the removal of blighted properties within the project area that are deteriorated, or a threat to the public health, safety and general welfare, or morals, by fostering appropriate redevelopment and private investment.
2. Faciliate and "fast-track" new commercial investment and reinvestment through a combination of public-private parternships with Union Township, including utilization of the Union Township Community Improvement Corp., and through the use of a flexible regulatory framework, best achieved through the Planned Development District zoning classification and/or Overlay District regulations.
3. Increase the attractiveness and stability of the residential area by facilitating new commercial and residential construction of substantial quality and design.
4. Work to assure that existing structures meet present day development standards and design guidelines through a comprehensive redevelopment approach.
5. Eliminate incompatible land uses that detract from the viable development of the area and that threaten the security or safety of the community, or otherwise undermine property values and/or deter investment.



6. Prohibit undesirable uses from locating in the project area, including uses that disrupt a safe, pedestrian-oriented residential environment, or otherwise result in negative adverse impacts upon established businesses or residential properties, or the community.

## B. Housing Objectives

1. Foster the creation of new housing of varying densities through the utilization of Planned Development Zoning and Overlay District regulations. Single family home ownership should be encouraged and fostered where appropriate, but the reinvestment corridor should retain a strong mixed use element. Multifamily housing should be encouraged where consolidated areas of vacant lands are adjacent to commercialized areas, and where established multi-family densities already exist within the corridor, thereby fostering mixed-use walkable development.
2. Provide for the construction of a variety of housing types to provide a choice for Union Township residents in terms of size, style and price. The Summerside/Mt. Carmel Reinvestment Corridor is in close proximity to Eastgate Mall and the Eastgate South area, which are Union Township's main retail employment centers and economic drivers. Affordable housing options must be a priority for housing a growing workforce, including rental apartment communities.
3. Promote policies that actively acknowledge the need for diversity among compatible land uses, as well as the need for diversity of housing stock choice within the Summerside/Mt. Carmel Reinvestment Corridor.
4. Discourage conversions of single-family homes into multi-unit residential structures in order to preserve established residential areas.
5. Ensure appropriate and orderly transitions among differing land uses and intensities of development through the deployment of creative buffering strategies.
6. Preserve, protect, and enhance existing property values and investment through continued enforcement of established zoning and nuisance condition regulations.



### C. Environmental Objectives

Develop an attractive and visually improved environment within the Summerside/Mt. Carmel Revitalization Corridor through the following policies:

1. Facilitate the removal of blighted and unsafe buildings or structures that are poorly maintained or deteriorated, attract nuisance activities and are detrimental to the health, safety and welfare of the general public and persons who pass through the area.
2. Encourage the removal of blight in the area caused by vacancies or inappropriate land use by appropriately directing reinvestment to the corridor.
3. Implement redevelopment that will prevent blighted conditions from recurring which are harmful to persons within, adjacent to, and who pass through the focus area.
4. Improve the functional and physical condition of the corridor through continuous improvement in the built environment, which can be accomplished through creative design strategies and deployment of development Best Management Practices (BMP's).
5. Continue to enforce existing rules, regulations, and statutes regarding the accumulation of debris, trash and litter, or other nuisance conditions, thereby eliminating blighting influences upon neighboring properties.
6. Create an attractive, well-landscaped and well-lighted pedestrian-friendly environment throughout the Summerside Community to encourage visits to the Boys & Girls Club and Health Source of Southwest Ohio, and surrounding business developments, and to attract future sustainable economic development.
7. Require the development and installation of sidewalks when properties develop or redevelop, in order to further promote connectivity and multiple modes of transportation.
8. Promote the installation of stormwater management BMP strategies in the area to improve water quality, through the use of such innovative techniques as rain gardens, vegetated bioswales, or other non-traditional detention strategies, subject to regulatory approval.



#### **D. Public Improvements Objective**

1. Provide the public improvements necessary for ongoing redevelopment, including streets, utilities, water and sewer, sidewalks, curbing, street trees, street lighting, etc. where necessary.

#### **E. Circulation and Transportation Objectives**

1. Reduce conflicts among all forms of circulation routes, including pedestrian, vehicular, school and commercial traffic.
2. Provide a pedestrian-oriented streetscape in the focus area to connect major uses.
3. Advance the 2012 Safe Routes to School Travel Plan adopted by the Township and approved by the State of Ohio.
4. Collaborate with Clermont Transportation Connection to determine the feasibility of routes in and around, and servicing the Summerside/Mt. Carmel Reinvestment Corridor, in order to provide alternative modes of transportation to and from established employment centers within the Township.



#### **F. Economic Objectives**

1. Promote new housing construction and retail development where appropriate to revitalize the Summerside/Mt. Carmel Reinvestment Corridor and provide new housing opportunities for Union Township residents.
2. Continued revitalization of the Summerside Community as a viable area for businesses to locate. Develop smaller scale, neighborhood retail and office uses as appropriate to provide neighborhood residents with necessary services. Where parcel consolidation allows for larger developments, such development should be encouraged, with an eye towards preserving the mixed-use character of the area.
3. Interact appropriately and cohesively with the other areas of the Township in the capacity as a quality residential atmosphere to house the workforce for businesses located in and around the nearby Eastgate Mall, Eastgate South, and/or Ivy Pointe Commerce Park.

### **III. Other Provisions**

#### **Relationship to Local Objectives**

The existing Union Township Comprehensive Land Use Plan 20/20 is intended to communicate to residents, property owners and developers, the type of expansion that the township is willing to consider for any land area. The plan is a dynamic document that changes over time as the

community develops and conditions transform. This Reinvestment Corridor Plan is intended to augment, update, and further refine recommendations for portions of the Summerside and Mt. Carmel area, and reflect a shift towards an inclusive housing strategy in Union Township.

The plan listed four main considerations, which have been implemented within the Summerside/Mt. Carmel Reinvestment Corridor in ways that are unique and respectful of the unique conditions within the study area. Specifically, the existing Land Use Plan has been implemented within the Summerside/Mt. Carmel Reinvestment Corridor in the following ways:

1. Fusion of existing uses with proposed uses:

- Healthsource of Southwest Ohio constructed a \$6.5M medical office facility on Old State Route 74 which opened in May 2012. Development was completed with no negative impact on surrounding commercial or residential uses.
- The Union Township Community Improvement Corporation purchased the vacant Déjà Vu Showgirls building for \$300k for the purposes of renovating and locating the Boys & Girls Club there.



2. Community perception – create a sense of community through residential and mixed-use development:

- Encouraging a potential mixed-use region between Marjorie Lane, Daniel Court, and Old State Route 74 for the purposes of marrying single-family residential, high-density residential, and various light commercial and professional office.
- Summerside Woods, a newly-constructed senior rental living development financed through HUD, is located in the heart of the Summerside Community focus area, providing 45 units of safe, affordable, high-quality housing.



3. Environmental Quality:

- Construction of new buildings, and the rehabilitation of existing structures, has been completed by following all environmental guidelines and/or requirements of the regulatory agencies having jurisdiction over such issues, including the Ohio EPA, Clermont County Building Inspection Department, and Union Township, as applicable.
- Innovative building techniques were utilized in the new construction of the Healthsource of Southwest Ohio office building and the Summerside Woods senior community.

- Stormwater management BMP's were deployed at Healthsource of Southwest Ohio's new facility, in the form of reduced pavement areas and the construction of a stormwater treatment rain garden in the rear of the structure.

4. Economic Integrity:

- Feasibility and market studies were conducted in relation to each new development initiative in order to account for capacity concerns on the local infrastructure. Each new development is reviewed against the existing infrastructure to determine if targeted improvements are required on an as-needed basis, to account for anticipated demand.

# RECORD OF RESOLUTIONS

Resolution No. \_\_\_\_\_

Passed 20 \_\_\_\_\_

## RESOLUTION 2013-04

### RESOLUTION ADOPTING THE SUMMERSIDE / MT. CARMEL REINVESTMENT CORRIDOR COMMUNITY DEVELOPMENT STRATEGY

The Board of Trustees of Union Township, Clermont County, Ohio met in regular session at the Union Township Civic Center on February 14, 2013 with the following members present: Timothy Donnellon, Robert McGee, & Matthew Beamer.

Mr. Beamer made a motion to adopt the following Resolution: 2013-04

**WHEREAS**, the Board of Township Trustees of Union Township, Clermont County Ohio, (hereinafter referred to as "Board") has, from time to time, adopted a Comprehensive Land Use Plan to guide and direct growth and development in Union Township; and

**WHEREAS**, the Board last adopted a Comprehensive Land Use Plan for Union Township on September 11, 2001, identified as the *Union Township Comprehensive Land Use Plan 20/20*; and

**WHEREAS**, the *Union Township Comprehensive Land Use Plan 20/20* has established particular Focus Area Corridors with specific recommendations for development, and growth within particular corridors, based on the context, needs, and opportunities present in each respective, defined geographic sub-area of the Township; and

**WHEREAS**, Since the adoption of the *Union Township Comprehensive Land Use Plan 20/20* on September 11, 2001, the Board has sought and participated in specific corridor-related planning efforts, and has prepared and ratified specific corridor level plans, such as the *Mt. Carmel Downtown Revitalization Plan (2005)*, as a supplement and further detailed effort to guide growth within specific Focus Areas; and

**WHEREAS**, The Board desires to ensure the compatibility of various land uses and development within the boundaries of the Township, and also further desires to ensure compatibility between adopted planning documents and adopted zoning regulations, in order to efficiently guide and direct development within the Township; and

**WHEREAS**, the Summerside and Mt. Carmel Areas have seen positive levels of investment and transformative positive change in recent years, with significant levels of additional public and/or private investment anticipated in the near future; and

**WHEREAS**, continued successful economic development efforts in Union Township have led to continued growth in both ancillary commercial uses, mixed-use pedestrian friendly development, and steady demand for a variety of housing options; and

**WHEREAS**, the Board desires to further promote and advance reinvestment and redevelopment efforts in portions of both the Summerside area as well as Mt. Carmel, otherwise identified herein as the "Summerside/Mt. Carmel Reinvestment Corridor"; and

**WHEREAS**, The Union Township Board of Trustees acknowledge that the recommendations and strategies established for the continued development and/or redevelopment of the Summerside/Mt. Carmel Reinvestment Corridor may be considered during the course of engaging in land use planning but will not be bound by the specifications of the Initiative, the Plan, accompanying maps, or its recommendations.

**NOW THEREFORE BE IT RESOLVED**, that the Board of Trustees of Union Township, Clermont County, Ohio hereby adopts the *Summerside/Mt. Carmel Reinvestment Corridor Community Development Strategy*, identified as "EXHIBIT A" to this resolution, for the purposes of guiding future growth, development, infrastructure investment, and policy decisions, in conjunction with the *Union Township Comprehensive Land Use Plan 20/20* and the *Mt. Carmel Downtown Revitalization Plan (2005)*.

**BE IT FURTHER RESOLVED** that the *Summerside/Mt. Carmel Reinvestment Corridor Community Development Strategy* shall serve as a supplement to the existing adopted land use plans, and shall only apply to the boundaries generally delineated by the strategy.

# RECORD OF RESOLUTIONS

Resolution No. \_\_\_\_\_ Passed \_\_\_\_\_, 20\_\_\_\_

**BE IT FURTHER RESOLVED**, that the Board herein establishes that the *Summerside/Mt. Carmel Reinvestment Corridor Community Development Strategy* may be considered, along with all other relevant land use planning tools and documents heretofore adopted by Union Township, in order to assist in the direction of direct local resources, guide local and/or regional planning actions, and best local land use practices.

**BE IT FURTHER RESOLVED**, that the Union Township Board of Trustees acknowledge that the recommendations and strategies established within the *Summerside/Mt. Carmel Reinvestment Corridor Community Development Strategy* may be considered during the course of engaging in land use planning, but will not be limited by the specifications of the corridor reinvestment strategy when considering specific proposals, accompanying maps, or its recommendations.

**BE IT FURTHER RESOLVED** that this BOARD hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this BOARD, and that all deliberations of this BOARD and of its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

**BE IT FURTHER RESOLVED** that this Board upon majority vote does hereby dispense with the requirement that this resolution be read on two separate days, and hereby authorizes the adoption of this resolution upon its first reading.

**BE IT FURTHER RESOLVED** that this resolution is the subject of the general authority granted to the Board of Trustees through the Ohio Revised Code and not the specific authority granted to the Board of Trustees through the status as a Limited Home Rule Township.

Mr. McGee \_\_\_\_\_ seconded the resolution and upon roll call the vote was as follows:

Mr. Beamer \_\_\_\_\_ yea

Mr. McGee \_\_\_\_\_ yea

Mr. Donnellon \_\_\_\_\_ yea

ATTEST:



Ronald B. Campbell, Fiscal Officer

2/14/2013

Date

I, Ronald B. Campbell, Fiscal Officer of Union Township, hereby certify, as official custodian of the records of Union Township, Clermont County, Ohio that the foregoing is taken and copied from the Record of Proceedings of Union Township and that the same is a true and accurate copy of the original on file in the township hall at 4350 Aicholtz Road, Cincinnati, Ohio.

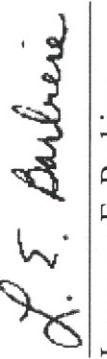


Ronald B. Campbell, Fiscal Officer

2/14/2013

Date

Approved as to form:



Lawrence E. Barbere  
Union Township Law Director