

Land Use and Buildings

The Village of Greenhills extends over 807 acres or 1.23 square miles, with a density of 3.3 people per acre. The Village, incorporated in 1939, is surrounded by a preserved green space - zoned greenbelt and owned by numerous private and public property owners - that occupies 30% of the community's land. There is less than 1% of developable land vacant. The main land uses in the Village of Greenhills are Residential, Greenbelt, Institutional, Community Services and Commercial.

Table 16
Existing Land Use

Land Use	Parcels	Area in Acres	Average Parcel Size	Percent of Total
Commercial / Office	11	16.84	1.53	2.00%
Single Family Residential	1,286	244.52	0.19	30.3 0%
Multi-Family Residential (1)		42.59	0.26	5.28%
Industrial	0	0	0	0%
Public Institutional (2)	79	233.52	2.96	28.94%
Parks & Recreation	13	172.63	13.28	21.39%
Vacant	97	96.9	1	12.01%
Not Available	0	0	0	0%
Community Total	1,649	807	2.04	100%

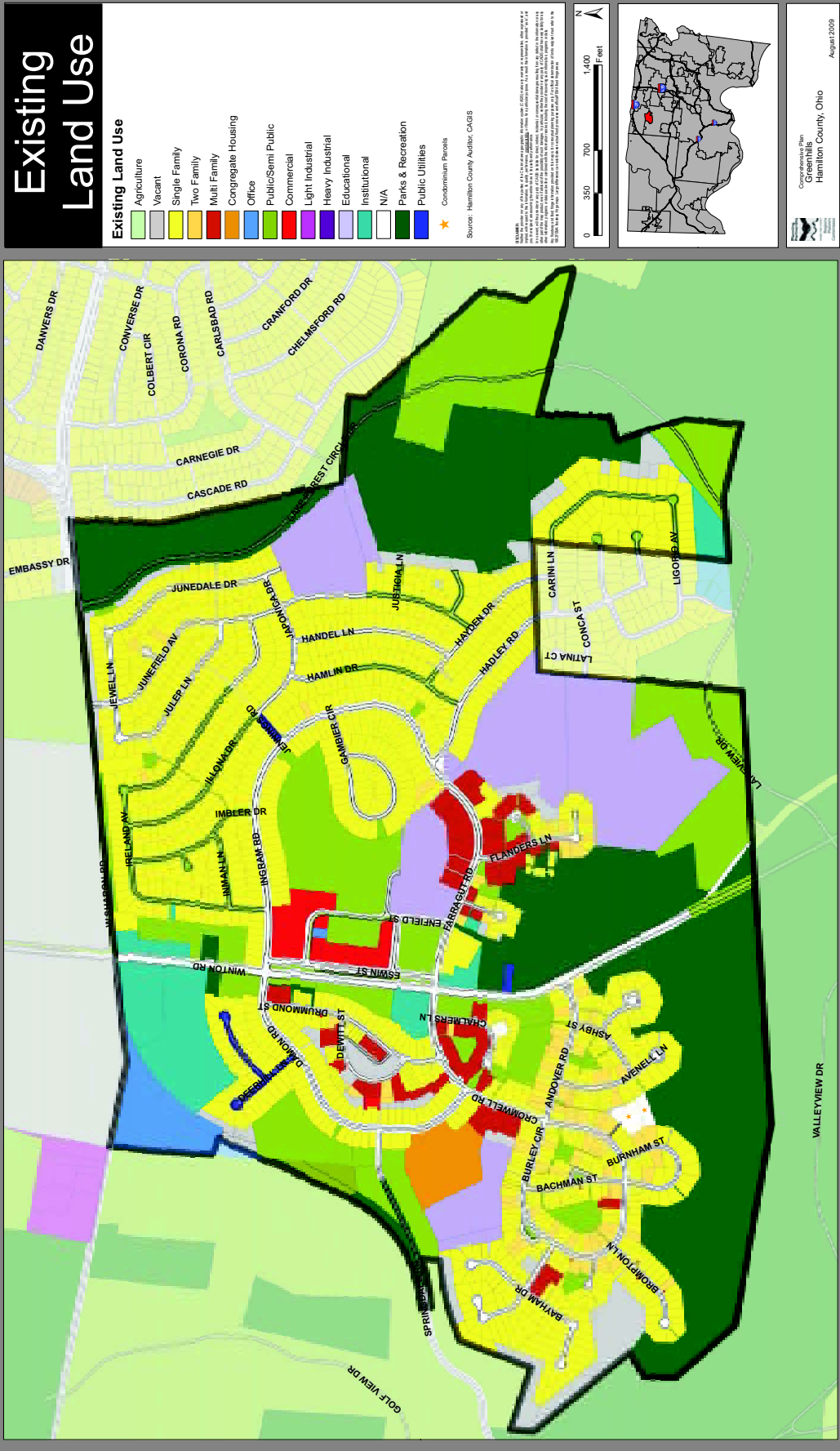
Notes: (1) Includes Two-family, Congregate Housing, and Multi-family land uses
(2) Includes Public Utilities, Institutional, and Public/Semi-Public land uses

Source: Hamilton County Auditor - Existing Land Use CAGIS

Residential Uses

The Village of Greenhills was developed in four phases. Architecture, materials, and layout/access to the greenbelt pinpoint the phase to which buildings belong. The first phase, with almost 700 housing units, was built by the Federal Government in 1938. In the late 40s additional housing was built by private developers on Damon Road and Gambier Circle. During the 50s housing development occurred on the east side of the Village behind the Shopping Center and the Commons. In the 60s, 243 housing units were built mostly on Beckford and Bayham. The most recent development occurred in the early 2000s as an infill redevelopment on FDR Walk and on segment "D" at DeWitt Landing.

VILLAGE OF GREENHILLS



Map 6 Existing Land Use

Village of Greenhills Age of Housing

Although Greenhills was conceived as a community of renters, once the Federal Government transferred ownership to the Cooperative, many residents became property owners. The ratio of owner occupied units to rental units has varied throughout the years.

A combination of internal and external factors has affected the desirability and value of the housing in Greenhills. These factors include: age of housing,¹ lax property maintenance enforcement practices, declining desirability of Greenhills due to competition with newer - residential and commercial - suburban developments, lower rents² that result in a lack of economic incentives for property owners to re-invest in their properties, and loss of local school choices/autonomy. Properties have become investment opportunities for “absentee landlords and residences for a transient population that does not participate in community life.”³

Greenhills has been affected by foreclosures at a lesser degree than other communities in Hamilton County. By the end of 2008 most of the mortgage foreclosures were concentrated in Blocks A & B of the Historic District and dispersed in the east side in Blocks I and G. Still, the ripple effect of property value loss affects the immediate neighbors and impacts the Village and School District property tax revenues.

Table 17
Age of Housing

Sources:

¹ Hamilton County Auditor data accessed through CAGIS

² The Hamilton County Regional Planning Commission - May 18, 2008

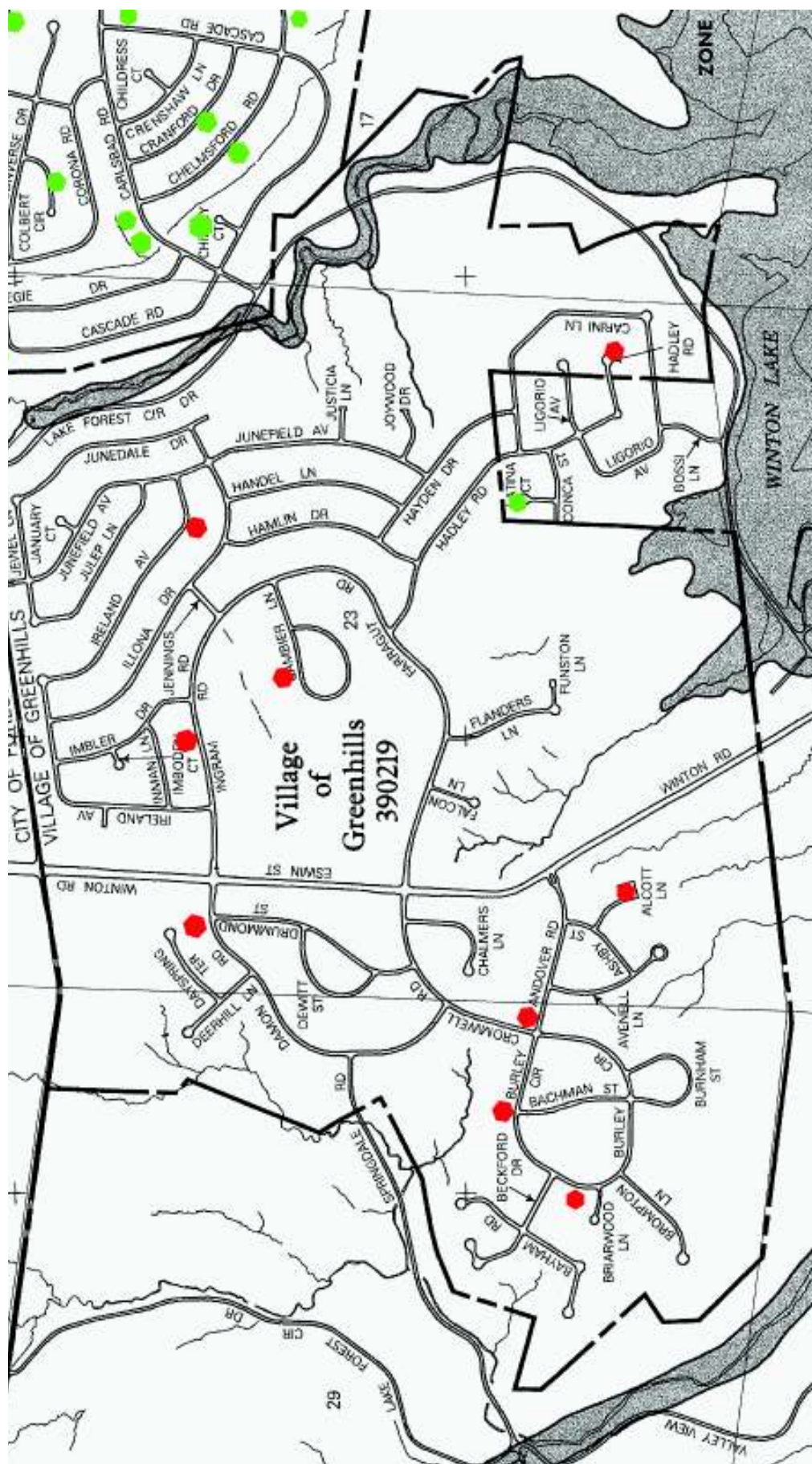
³ New Residential Building Activity by Political Jurisdiction, Hamilton County - HCRPC Data Products

Year Structure Built	Single Family	Two-Family Multi-Family	Total	Percent
1930 - 1939	363	254	617 ¹	38%
1940 - 1949	121	0	121 ¹	8%
1950 - 1959	591	0	591 ¹	37%
1960 - 1969	223	34	257 ¹	16%
1970+	9	0	9 ¹	1%
1980-1989	0	0	0 ²	0%
1990-1999	0	0	0 ²	0%
2000-2008	11	2	13 ³	1%
Total	1318	290	1608	100%

¹ Average Age of Housing is 53 Years Old

² See Appendix No. 3 Table – Comparison with selected Hamilton County Communities

³ Greenhills Comprehensive Plan Kick of Meeting December 3, 2008: residents’ comments



Map 7 Mortgage Foreclosures 2008 - Greenhills

Source: Mark Abell, HCRPC

Red dots depict properties in Greenhills. Green dots are properties in Forest Park and Springfield Township.

There are a wide variety of housing types in Greenhills, including single family, two-family, multi-family (townhomes and apartment style groupings, and nursing homes.

Single-Family Homes



Image 8: Alcott Lane



Image 9: Ashby Street



Image 10: Bayham Drive



Image 11: Landominium, FDR Walk



Image 12: Drummond Street

Two-Family Homes



Image 13: Duplex

Multi-Family Homes



Image 14: Three-family attached



Image 15: Nursing Home, Damon Road

Photos Source: Internet

The Greenbelt

The Greenbelt G-1 zoning district extends over approximately 270⁴ acres (30+% of the Village's land area) and includes the following land uses:⁵ Parks & Recreation, Public-Semipublic, Institutional, Educational, and Vacant. The designated Greenbelt district follows the topography of the land consistently and includes numerous ravines and waterways. This explains why the area has remained largely undeveloped. Interestingly, the greenbelt is made of numerous parcels, many of them privately owned. According to the zoning ordinance, the G-1 district is to remain a green open space, except for the following purposes⁶:

- Public park reservation and playgrounds
- Public recreational buildings
- Allotment gardens, farms, nurseries, and gardens
- Public utilities
- Bus passenger stations
- Signs erected by public authority of an educational or directional nature for the welfare and convenience of the public

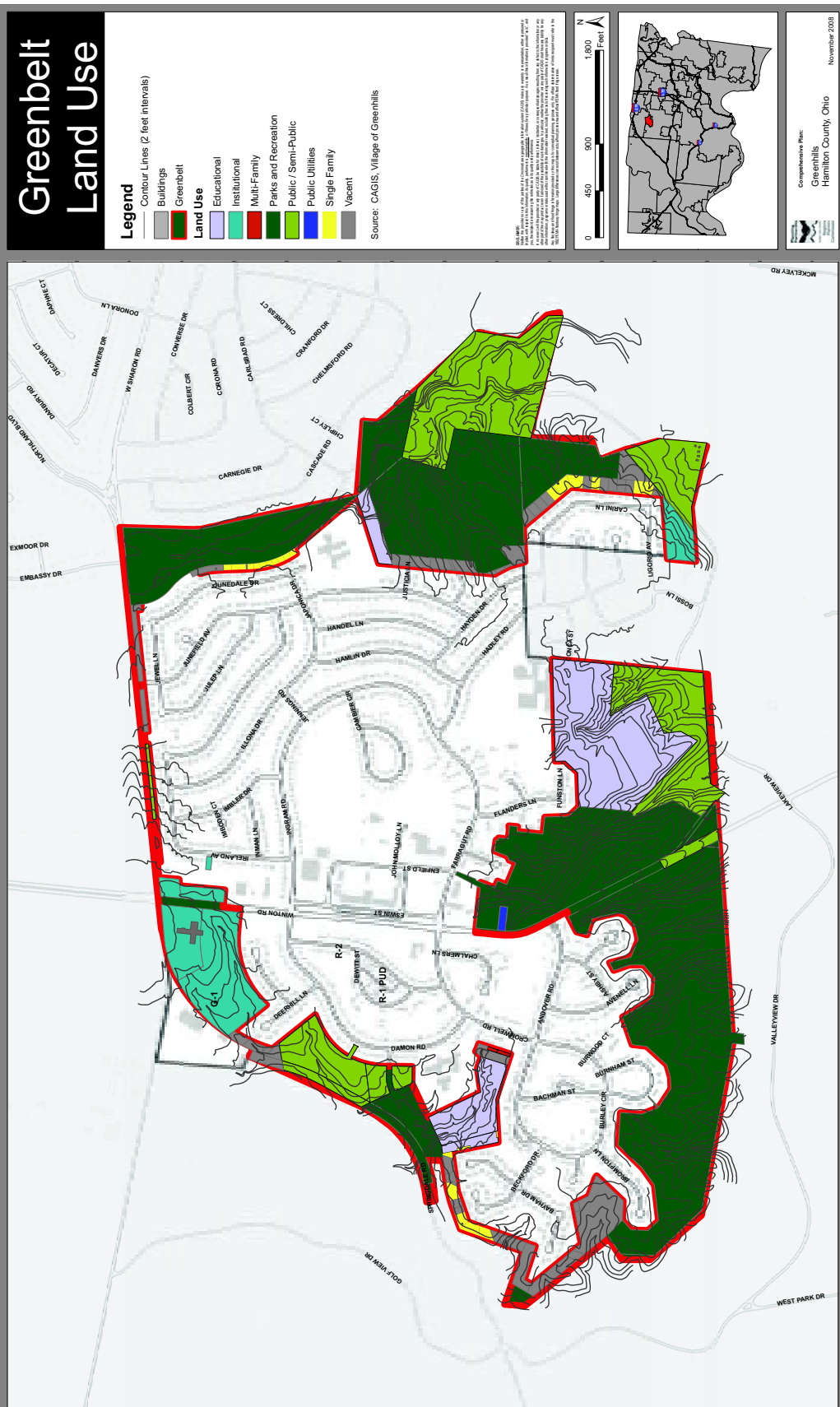
In any case, in a G-1 district, no building shall be erected or altered to exceed 25 feet or one story in height. Unoccupied towers are accepted. In order to develop in the greenbelt, the matter must be put to a vote of the residents. In the past, Messiah Lutheran Church filed suit against the Village and won the right to develop on its property which is located in the greenbelt.

⁴ CAGIS (Cincinnati Area Geographic Information System): Hamilton County Auditor Existing Land Use data

⁵ Hamilton County Auditor land use codes used for taxing purposes.

⁶ Ord. 211. Passed 8-2-49

VILLAGE OF GREENHILLS



Map 8 Land Use in Greenbelt

Commercial Uses

Commercial uses in Greenhills are limited to office and retail. They are concentrated in the epicenter of the community on Block E, east of Winton Road. There is approximately 10 acres of land zoned B-1 (Business district) and B-3 (Professional Business district) located in the Village.

The main buildings include the original shopping center compound, an 87,000 square foot building, underutilized and in disrepair, and a separate vacant freestanding 51,000 square foot store that used to house Johnny's Toys.⁷ The Village owns the parking lots of this shopping center.



Image 16
Greenhills Shopping Center

Photo Source: Joe Simon



Image 17
Johnny's Toys Building on Winton Road

Photo Source: Joe Simon

The Community Building is owned by the Winton Woods School District. The property is zoned residential. It houses school district offices, classrooms, and several community rooms.



Image 18
Community Building

Photo Source: Cyburbia

⁷ June 2009: Property acquired by Grandview Outlet. Set to open in the summer.

Image 19
Mobilcomm Combined Technology

Photo Source: Mobilcomm Website



Light-Industrial Uses

The 9.8-acre parcel located in the northwest corner of the Village on 1211 W. Sharon Road is zoned B-2 (Light Industrial District) and currently houses Mobilcomm Combined Technology. Mobilcomm is a full service communication provider offering analysis, consultation, sales, service, and ongoing maintenance.

Image 20
Community Pool

Photo Source: Greenhills Historical Society



Community Services

In the center of the Village, large tracts of land have been reserved for community uses in what is considered the Village Recreation Complex. It includes swimming pool, waterslide, and bathhouse; a nine-hole par 3 golf course; a community center/banquet hall; tennis courts, and picnic pavilion/shelter located on an 17-acre lot behind the shopping center.

Image 21
Nick Bates Commons

Photo Source: Flickr



The Nick Bates Commons, east of Winton Road and south of the shopping center is frequently used for community festivals.

Children and their families enjoy a beautiful Easter Sunday at the 70th Annual GFD Easter Egg hunt held on the Nick Bates Commons in Greenhills, Ohio. A blast from the fire engine's horn signals the start of the hunt and it is all over in under two minutes!

Winton Road Corridor Study¹ Summary

In early 1997, a corridor study was commissioned to PKG Consultants Inc. to analyze and recommend the best uses and improvements on the Winton Road Corridor. For purposes of the study, the corridor was analyzed in two segments. The first segment, studied during Phase I, extends from Damon/Ingram Road to Sharon Road. Phase II extends from Damon/Ingram Road to the southern corporate limits. The following is a summary of findings and recommendations.

Phase I -Damon/Ingram Road to Sharon Road - Findings:

- Properties along the corridor are zoned G-1 Greenbelt District (west side of Winton Road),. On the east side, a R-1 One-family residence district extends for about 600' from Ingram Road to the north. The remaining properties to Sharon Road are zoned G-1 Greenbelt District.
- The zoning ordinance establishes a minimum setback of 85' along Winton Road.
- Permitted uses for zoning districts are primarily limited to recreational, residential, and institutional uses.
- Existing uses: municipal and institutional uses and open space greenbelt areas.
- Ownership and topography: Municipal Building, American Legion Post and the First Baptist Church are the current owners and users of the buildings in the corridor. Only minor expansions of uses are anticipated. Natural topographic conditions may help maintain as open space the current Greenbelt district.
- Controlled access points on Winton Road allow traffic to move continuously and reduces potential conflicts.
- Traffic volume, on January 13, 1997 was 23,720 on a 24-hour count.
- Potential for redevelopment was identified on the Greenbelt "stub" on the west side area immediately north of Damon Road. It is not clear what specific use it could be, but access to the site should be on Damon Road, provided that street trees are maintained.
- A redevelopment site of approximately 2.3 acres zoned R-1 single family residence is partially used by the American Legion for parking. Access to this can be provided through a stub street connecting to Ireland Avenue.

Phase II -Damon/Ingram Road to the southern corporate limits - Findings:

- Properties along the corridor are zoned B-1 Business District, B-3 Professional Business District, R-1 Single-Family District, R-2 Multi-Family District, and G-1 Greenbelt District.
- The zoning ordinance establishes a minimum setback of 85' along Winton Road.
- Existing uses: business and institutional uses and open space greenbelt areas. Residential uses of diverse density and quality are located behind the properties fronting Winton Road.
- Topographic conditions may assist in keeping the Greenbelt District in the southern border.
- Potential for reuse of Community Building, currently owned by the School district and used for a mix of uses.
- Shopping center and commons are expected to have same type of uses in the future.

Recommendations:

- Preserve and enlarge greenbelt whenever possible
- Encourage redevelopment of some residential sections
- Enhance attractiveness of shopping center
- Utilize street fixtures and other public structures that are compatible with the residential character of area

¹ 1997 Winton Corridor Study Phase I and Phase II commissioned to PKG Consultants Inc.