Comprehensive Plan Update

City of Oakwood, Ohio

Prepared by URS ● TPAP

May 2004

Table of Contents

Executive Summary

The *Comprehensive Plan* is Oakwood's official policy guide for physical improvement and development. It considers not only the immediate needs of the community, but also projects improvement and development 10 to 15 years in the future.

The *Plan* is "comprehensive" in both scope and coverage. It encompasses the use of land, the movement of vehicles and pedestrians, the protection of community character, and the provision of parks, schools, and other public facilities. It addresses residential neighborhoods, commercial areas, public and institutional lands, and the public rights-of-way.

Plan recommendations are briefly highlighted below. More specific policies and recommendations for each component of the *Comprehensive Plan* are presented in the sections that follow.

Oakwood's *Comprehensive Plan* focuses on the needs of a "mature" community. It strives to maintain and enhance the traditional form, character and distinguishing features of Oakwood, while still promoting high-quality and compatible improvements and new developments in selected locations.

Community Setting

The City of Oakwood covers an area of approximately three square miles, located two and one-half miles south of downtown Dayton. It is also convenient to several major institutions, employment centers, and cultural and entertainment facilities.

Oakwood is a mature, built-up community with a population of approximately 9,200 persons. In terms of physical development, Oakwood is composed primarily of low-density, single-family neighborhoods and has an established reputation as a premier residential community. While existing neighborhoods are quite varied, all are characterized by sound housing stock, well-maintained public improvements, and a quality living environment.

Attractive tree-lined streets and a "pedestrian-friendly" environment characterize its residential neighborhoods. Many of its homes have a style, ambiance, and quality of workmanship very difficult to duplicate in new construction. Most homes are within walking distance of parks, schools, shopping areas, and public transportation. Many buildings have architectural and historical interest. It has a responsive local government, and it offers top-quality municipal services. Oakwood is also served by an outstanding school system. Local residents are both active and informed, and Oakwood has a true "sense of community."

Goals and Objectives

To be effective, the new *Comprehensive Plan* must respond to the needs, values and desires of the Oakwood community. Planning goals and objectives help provide this guidance.

Goals and objectives provide an important foundation for the new *Comprehensive Plan*. Goals and objectives describe what a community wants to become in the future, and establish policies to help achieve that future vision.

- *Goals* describe desired end situations toward which planning efforts should be directed. They are broad and long-range. They represent an end to be sought, although they may never actually be fully attained.
- *Objectives* describe broad actions that should be undertaken in order to advance toward the overall goals. They provide guidelines for further study of specific projects, with economic justifications a priority, in order to implement appropriate actions to accomplish the objective.

The goals and objectives are divided into eight categories:
1. Community Image and Character.
2. Housing and Residential Areas.
3. Commercial and Business Development.
4. Transportation.
5. Community Facilities.
6. Parks and Open Spaces.
7. Marketing and Promotion.
8. Communication and Cooperation.

Land Use Plan

The *Land-Use Plan* provides a guide for future land-use and development within the City. It identifies which lands should be devoted to residential, commercial, public and semi-public land uses. It also describes how various land-use areas are to be related and interconnected, and highlights the types of projects and improvements to be undertaken within each area.

Even though Oakwood is primarily a built-up community, there will continue to be demand for a modest amount of new residential and commercial development in the future. New development will entail the redevelopment of existing properties and the development of the few remaining vacant land parcels.

The *Plan* builds upon the existing land use structure of Oakwood. It strives to reinforce and strengthen the traditional residential character of the community. Single-family residential development will continue to predominate, and the distinctive qualities and characteristics of individual neighborhoods will be enhanced.

Commercial uses should continue to be located primarily within the Far Hills business district, the Park Avenue district, and in several other smaller locations. Existing commercial areas should be improved and upgraded as required, and compatible new investment and development should be promoted.

Transportation Plan

While Oakwood's roadway system is essentially in place, operational improvements should be undertaken to meet the needs of future development and to preserve and protect the integrity of existing neighborhoods.

The safe and convenient use of transportation corridors by pedestrians, bicyclists, public transportation, and private vehicles is emphasized in the *Transportation Plan*. Traffic flow and traffic safety should be improved along key routes without adversely impacting adjacent land development or overall community character.

Adequate parking should be provided where appropriate to accommodate the needs of the commercial areas and public and institutional facilities.

Community Facilities Plan

The City should continue to offer its residents and businesses top quality community facilities and services.

The City should continue to cooperate with the Oakwood City Schools to ensure that high-quality educational facilities continue to be available. The Oakwood school system is one of the City's most important assets. The school system is one of the primary reasons young families with school-age children choose Oakwood as a place to live. Existing school sites are in the process of being improved and upgraded.

The local parks and recreation system should be enhanced as important community assets. Existing parks should be improved and upgraded as required.

Other community facilities, including the Library, the Historical Society Homestead, the Post Office, the City Building, and other municipal sites, should continue to be important assets of the community.

The City should continue to upgrade public utilities and infrastructure in order to maintain top quality service in the future.

Community Character Plan

The City of Oakwood is an attractive community characterized by quality neighborhoods, historic homes, tree-lined streets, compact commercial areas, extensive landscaping, and a variety of public and institutional amenities. Oakwood's traditional image and character help distinguish it from neighboring communities and makes it a very desirable place to live, work and do business.

The *Community Character Plan* strives to ensure that new construction and redevelopment— which are essential if a mature, established community is to remain strong and viable—are compatible with, complement and enhance the existing image and character of the City of Oakwood.

Implementation

The *Comprehensive Plan* sets forth an agreed-upon "road map" for community improvement and development within the City of Oakwood during the next 10 to 15 year period. It is the product of considerable effort on the part of the Comprehensive Planning Committee, City staff, the City Council, the Planning Commission, and the Oakwood community.

In many ways the planning process in Oakwood has just begun. Completion of the *Comprehensive Plan* is only the first step.

The implementation section briefly highlights the next steps that should be undertaken to begin the process of plan implementation. These include:

1. Adopt and Use the Plan on a Day-to-Day Basis.
2. Review and Update the Zoning Ordinance.
3. Promote Cooperation and Participation.
4. Capital Improvements Program.
5. Prepare an Implementation Action Agenda.
6. Explore Funding Sources and Implementation Techniques.
7. Enhance Public Communication.
8. Update the Plan on a Regular Basis.

Introduction

In 1989, the City of Oakwood adopted its first *Comprehensive Plan*. Prior to 1989, growth and development had been essentially guided by the Zoning Ordinance and various decisions made by City Council and the Planning Commission.

The primary objectives of the 1989 *Comprehensive Plan* were to: a) reinforce and strengthen the existing land-use structure of Oakwood; b) encourage compatible and high-quality new development in selected locations; c) improve traffic circulation and public transportation service; and d) enhance the community facilities and municipal services that have traditionally been a hallmark of the Oakwood community.

Based on the 1989 Plan, several follow-up planning efforts were undertaken, including a *Subarea Plan* for the Far Hills and Schantz area, *Design Guidelines* for the Far Hills Business District, and a major update to the City's *Zoning Ordinance*.

While the 1989 Comprehensive Plan has served the community well, an updated Plan was needed to respond to changing conditions and potentials, address the unique needs and concerns of a mature community, and prepare Oakwood for the future.

The Oakwood Vision Statement

In 1997, the City of Oakwood established a Vision Statement that focuses on continuing the City's heritage as a premiere residential community.

- *Where citizens know and respect one another.*
- *Where principal emphasis is placed on neighborhoods, schools, responsive city services and parks.*
- *Where citizens contribute to and benefit from strong, responsible stewardship of community resources.*
- *Where a responsible citizenry helps establish and follows community standards that preserve the quality of individual and community property.*
- *Where residents feel comfortable and secure in their homes and as they move about the community.*
- *Where education is a vital community tradition.*
- *Where viable business and professional enterprises are clearly compatible with the residential integrity of the community.*
- *Where citizen participation is valued and encouraged to give definition to the high expectations of the community and its residents.*
- *Where Oakwood benefits from the involvement of its residents and employees in a variety of regional business, cultural and governmental activities.*

Purpose of the Comprehensive Plan

Preparation of a new *Comprehensive Plan* is an important undertaking for the Oakwood community. The fact that the new *Plan* is an "update" to an existing plan should not diminish the significance of the current planning program.

The *Comprehensive Plan* is Oakwood's official policy guide for physical improvement and development. It considers not only the immediate needs and concerns of the community, but also projects improvement and development 10 to 15 years in the future.

The *Plan* is "comprehensive" in both scope and coverage. It encompasses the use of land, the movement of vehicles and pedestrians, the protection of open spaces and environmental resources, and the provision of parks, schools, and other public facilities. It addresses residential neighborhoods, commercial areas, public and institutional lands, and the public rights-of-way.

The *Comprehensive Plan* establishes the ground rules for private improvement and development. It provides guidelines by which the Planning Commission and City Council can review and evaluate private development proposals. The *Plan* also provides a guide for public improvements, and can help to ensure that local tax dollars are spent wisely and in a cost effective manner.

Finally, the *Comprehensive Plan* can serve as a marketing tool to promote Oakwood's unique assets and advantages, and it can be used to help attract new families, new businesses, and desirable new investment to the community.

Preparation of the *Oakwood Comprehensive Plan* entailed a five-step planning process. The process was designed to produce a *Comprehensive Plan* that will promote desirable new development and redevelopment, while preserving and protecting the unique image and character of the Oakwood community.

The Oakwood Planning Process

Each step in the planning process is briefly highlighted below. The process is illustrated in Figure 1.

- *Step 1: Project Initiation.* Step 1 entailed establishing the 25-member citizen Comprehensive Planning Committee that worked with the Consultant throughout the planning process. Members of the committee are shown in Appendix A. The 25 citizens were selected by City Council and represent a cross-section of the community. The five members of City Council, City Manager and Deputy City Manager also served on the committee. The committee met on several occasions over the course of the 12-month project. Step 1 also included the initial meeting with the Committee to review and discuss the upcoming planning program and conduct a workshop to identify issues and opportunities facing the community.

  In addition to the 25-member Comprehensive Planning Committee, each Committee member was asked to develop a network of 10 Oakwood citizens to review and discuss the planning process at key junctures.

  It should also be emphasized that even though the Comprehensive Planning Committee worked with the Consultant throughout the planning process, and even though general consensus was reached on the Draft *Comprehensive Plan*, all members of the Committee did not necessarily agree with all recommendations in the *Comprehensive Plan*.

  City Staff worked closely with the Consultant on a daily basis throughout the planning process. Staff aided the Consultant in revising and modifying the *Comprehensive Plan*, based on the City's overall objectives and initiatives. In addition, City Council attended the Committee meetings and added their insight and suggestions, as the Plan was prepared.

- *Step 2: Community Outreach.* Step 2 entailed several community outreach activities to promote community involvement and encourage citizen participation. These included:
  a) A community workshop to provide residents and business persons the opportunity to express their ideas and concerns about Oakwood (approximately 90 citizens attended this workshop).
  b) A written survey that was mailed to residents and businesses asking a range of questions about the City (approximately 600 citizens completed the survey).
  c) Confidential interviews with 22 persons conducted by the consultant to obtain additional information regarding community conditions, issues, and concerns.

- *Step 3: Data Collection and Analysis.* Step 3 entailed the collection and analysis of information about existing conditions and future potentials within Oakwood. The analysis encompassed demographics, land-use, zoning, community facilities, public utilities, trans-

portation, community appearance, and the plans prepared by neighboring communities and institutions.

- ***Step 4: Preliminary Plans and Policies.*** Step 4 entailed the preparation of preliminary plans, policies, and guidelines for various aspects of the Oakwood community. This step included the preparation of community goals and objectives; community-wide plans for land use, transportation, and community facilities; and plans for several "priority planning areas" of special concern to the City.

   During this step, City Council conducted a community open house and five neighborhood meetings to review preliminary goals and objectives. Approximately 30 residents attended the open house and between 15 and 20 residents attended each of the five neighborhood meetings. Also, a city consultant (Strategic Visioning, Inc.) conducted a telephone survey to assess the community's level of satisfaction with City services and to gather opinions on the draft goals and objectives. The survey included contacting 400 households.

- ***Step 5: Comprehensive Plan Document.*** Step 5 included the preparation of draft and final versions of the new Oakwood *Comprehensive Plan* document, as well as the Public Hearing and the *Plan* adoption process. At the request of the Comprehensive Planning Committee, the consultant also prepared a summary version of the *Plan* entitled "*Comprehensive Plan Summary*".

Organization of the Plan Report

The *Comprehensive Plan* report is divided into seven sections, as follows:

- ***SECTION 1: Community Setting.*** This section describes the location of the City of Oakwood within the Dayton region, and highlights the City's major assets and advantages.
- ***SECTION 2: Goals and Objectives.*** This section presents goals and objectives for the Oakwood community. Planning goals and objectives strive to transform community values into policies and guidelines to support the planning program.
- ***SECTION 3: Land-Use Plan.*** The *Land-Use Plan* provides a guide for future land development within the City. It identifies which lands should be used for residential, commercial, public and semi-public land-uses in the future.
- ***SECTION 4: Transportation Plan.*** The *Transportation Plan* presents recommendations for traffic circulation, pedestrian and bicycle safety, and public transportation.
- ***SECTION 5: Community Facilities Plan.*** The *Community Facilities Plan* presents recommendations for parks, schools, municipal facilities, utilities, and other public and semi-public uses.
- ***SECTION 6: Community Character Plan.*** The *Community Character Plan* highlights the features and characteristics that make Oakwood unique, and presents recommendations for enhancing and preserving these features in the future. Oakwood is an attractive community characterized by quality neighborhoods, historic homes, tree-lined streets, compact commercial areas, extensive landscaping, and a variety of public and institutional amenities.

- *SECTION 7: Implementation.* This section briefly highlights the next steps that should be undertaken to begin the process of implementing the *Comprehensive Plan*.

In addition, the *Appendix* includes several additional materials prepared during the course of the Oakwood planning process. These include:

a) Members of the Comprehensive Planning Committee.
b) A review of demographic conditions in Oakwood and the surrounding region.
c) The plans prepared by neighboring communities and institutions.
d) An overview of existing zoning.
e) A summary of the community outreach activities undertaken during the planning process, including:
   - The Committee Workshop.
   - The Community Workshop.
   - Key Person Interviews.
   - Written Survey of the community.
   - Telephone Survey of the community.

Figure 1: **Comprehensive Planning Process**

City of Oakwood, Ohio

Step 1
Project Initiation

Step 2
Community Outreach

Step 3
Data Collection and Analysis

Step 4
Plans & Policies

Step 5
Comprehensive Plan Document

Establish Planning Committee

Kick-Off Meeting

Key Person Interviews

Community Workshop

Other Outreach Activities

Transportation
Community Facilities
Community Character
Existing Land Use
Regional Issues
Demographics

Data Collection & Analysis

Synthesis Report

Facilities Plan
Transportation Plan
Community Character
Land-Use Plan
Goals & Objectives

Community-Wide Plan

Subarea Plans

Open House

Draft and Final Plan Documents

Step 1 will include the establishment of a Comprehensive Plan Committee (CPC) and an initial meeting with the Committee to discuss ideas and concerns regarding the Oakwood community.

Step 2 will entail several work activities designed to involve local residents and business persons in the planning process. These may include:

● Interviews
● Workshops
● Web Materials
● Newsletters
● Written Survey

Step 3 will entail the collection and analysis of information about existing conditions and future potentials within the Oakwood community. It will be based on inventories and analyses undertaken by the Consultant and City Staff.

Step 3 will conclude with a "Synthesis Report" highlighting the needs, issues and opportunities to be addressed in the new Comprehensive Plan. Agreement will be reached on these issues before beginning to prepare plan and policy alternatives.

Step 4 will entail the preparation of policies and recommendations for the Oakwood community. It will include the generalized Community-Wide Plan, and more specific plans and policies for key "subareas."

An "Open House" will be conducted to permit informal review and discussion of preliminary plan and policy recommendations with the community. The Consultant Team, City Staff, and the Committee will work together to facilitate the Open House session.

Step 5 will entail finalizing the plan, policy and project recommendations, and preparing the draft Comprehensive Plan document. Following the public review process, refinements and corrections will be made to the draft Plan as required, and the final Comprehensive Plan report will be prepared.

Committee Input

Committee Input

Committee Input

Committee Input

Committee Input

Section 1: *Community Setting*

The City of Oakwood covers an area of approximately three square miles, located two and one-half miles south of downtown Dayton. Oakwood is bordered on the east, south, and west by the City of Kettering and on the north and northeast by the City of Dayton (see Figure 2).

The University of Dayton is adjacent to Oakwood on the northeast. Dayton Country Club and Hills and Dales Park are located immediately west of the community. Far Hills Avenue (State Route 48), an important north-south arterial street, extends through the center of Oakwood.

At the turn of the century, Oakwood was primarily farm land, and it was incorporated as a City in 1908. In 1913, when a disastrous flood devastated downtown Dayton, Oakwood was advertised as "an area on a hill 275 feet higher than downtown." Oakwood's major growth period began at this time and by 1930, the population numbered over 6,000 people. In 1932, Oakwood adopted the City's current Council/Manager form of government.

One of the early residents of Oakwood was Orville Wright, whose historical home, Hawthorn Hill, was listed to the National Register of Historic Places in 1974 and designated a National Historic Landmark in 1991. Other National Register Properties include the Long-Romspert Homestead, the Adam Schantz Sr. House, and the Schantz Park Historic District. Oakwood was also home to John Patterson, founder of the National Cash Register Company (NCR).

Oakwood is currently a mature, built-up community with a population of approximately 9,200 persons. In terms of physical development, Oakwood is composed primarily of low-density, single-family neighborhoods and it has an established reputation as a premier residential community. While existing neighborhoods are quite varied, all are characterized by sound housing stock, well-maintained public improvements, and a quality living environment.

Most existing commercial development is located within the Far Hills business district–a small, compact shopping area at the south end of the community. Sugar Camp, the 24-acre educational and training facility owned by NCR, occupies an attractively landscaped campus at the north end of the community. The Sugar Camp property is currently for sale. NCR Corporation is also considering the sale of additional land at the corner of Far Hills and Schantz. In 1997, the City approved a *Subarea Plan* for the Sugar Camp and Far Hills & Schantz property. That *Plan* is retained as a supplement to this 2004 *Plan*.

Oakwood is characterized by attractive homes and public buildings, many of which have historical and architectural significance; attractive public and private landscaping; rolling topography; and a number of parks, public facilities, and religious institutions which add to the City's unique image and character.

Needs and Concerns of the Oakwood Community

Oakwood, like most mature suburban communities, faces many challenges as it competes with newer suburbs for families and small businesses.

Like other mature communities, Oakwood is characterized by aging infrastructure that requires continued maintenance and replacement efforts. Much of its housing stock is older, and many smaller homes lack the size and amenities afforded by new construction.

However, in contrast to many mature suburbs, Oakwood continues to be a "community of choice" for both residents and small businesses. This is largely because of several unique and distinguishing characteristics that make Oakwood very different from other communities in the Dayton area.

Oakwood occupies a superb location. It is convenient to downtown Dayton, as well as several major institutions, employment centers, and cultural and entertainment facilities. Attractive tree-lined streets and a "pedestrian-friendly" environment characterize its residential neighborhoods. Many of its homes have a style, ambiance, and quality of workmanship very

difficult to duplicate in new construction. Most homes are within walking distance of parks, schools, shopping areas, and public transportation. Many buildings have architectural and historical interest. It has a responsive local government, and offers top-quality municipal services. Oakwood is also served by an outstanding school system. Local residents are both active and informed, and Oakwood has a true "sense of community."

In fact, the City of Oakwood has many of the basic traditional urban qualities and characteristics that architects and developers are attempting to create in new communities.

Focus of Oakwood's New Comprehensive Plan

The new *Comprehensive Plan* addresses the following issues and concerns:

- Preserve and enhance the unique and distinguishing characteristics that help make Oakwood different from other municipalities in the Dayton area.

- Allow for and promote high-quality and compatible new investment and development in selected locations.

- Assess the regional issues, trends, and concerns that may influence or affect the future health and viability of the Oakwood community.

- Focus on specific geographic areas that represent the most significant opportunities and challenges for the future.

- Establish policies for preserving and enhancing existing residential neighborhoods, upgrading the older housing stock, and promoting compatible new housing development in selected locations.

- Address issues within Oakwood's small commercial areas, including the mix of uses, opportunities for building improvements and new development, traffic and parking, and design and appearance.

- Recognize Oakwood's top quality community facilities as important assets that help attract residents and businesses.

- Continue to support Oakwood City Schools and promote continued cooperation between the City and the schools to maintain a quality educational system.

- Identify opportunities to further enhance the park system, natural areas, and open spaces as important community assets.

- Promote continued improvement and replacement of aging infrastructure facilities and services.

- Identify opportunities to improve traffic safety and traffic flow, bicycle and pedestrian circulation, and public transportation.

- Promote significant local input and participation, which has helped establish consensus and support for planning policies and recommendations.

Figure 2: **Community Setting**

Map labels: Dayton Airport, 40, 40, Vandalia, 70, 70, 75, Huber Heights, 4, Wright Patterson Air Force Base, Trotwood, 48, Salem Ave., Main St., Wright State University, 675, 49, Dayton, Dayton, 4, 3rd St., 35, Beavercreek, Xenia Pike, 35, University of Dayton, **City of Oakwood**, 35, Germantown Pike, Moraine, 75, Kettering, Far Hills Ave., West Carrollton, 675, Miamisburg, 48, 75

Section 2: *Goals and Objectives*

To be effective, the new *Comprehensive Plan* must respond to the needs, values and desires of the Oakwood community. Planning goals and objectives help provide this guidance. They strive to transform community values into policies and guidelines to support the planning program.

The goals and objectives provide an important focus and foundation for the new *Comprehensive Plan*. Goals and objectives describe what a community wants to become in the future and establish policies to help achieve that future vision.

Goals and objectives each have a different purpose in the planning process:

- *Goals* describe desired end situations toward which planning efforts should be directed. They are broad and long-range. They represent an end to be sought, although they may never actually be fully attained.

- *Objectives* describe broad actions that should be undertaken in order to advance toward the overall goals. They provide guidelines for further study of specific projects, with economic justification a priority, in order to implement appropriate actions to accomplish the objective.

Goals and objectives express many ideas and concepts that cannot be shown on plan maps or depicted in other plan components. Because of this, the goals and objectives are an important part of Oakwood's new *Comprehensive Plan*.

The goals and objectives are divided into eight categories:

1. Community Image and Character.
2. Housing and Residential Areas.
3. Commercial and Business Development.
4. Transportation.
5. Community Facilities.
6. Parks and Open Space.
7. Marketing and Promotion.
8. Communication and Cooperation.

The preliminary goals and objectives presented below are based on: a) the goals and objectives of the 1989 *Comprehensive Plan*, b) advice and suggestions from City Council, Staff and the Comprehensive Planning Committee, and c) input received from the Oakwood community as a part of the community outreach activities.

It should be emphasized that all of the goals and objectives presented in this Section are essential to the new *Comprehensive Plan*. Following adoption of the *Comprehensive Plan*, it will be important for City Council, the Planning Commission, City Staff and the Comprehensive Planning Committee to work together in order to highlight key priorities that should be pursued within the next few years.

The objectives are presented in the form of *Existing Objectives* and *New Objectives*, and are defined as follows:

- *EXISTING OBJECTIVES:* Objectives that are currently being addressed and are considered to be of continuing importance. Many of these were identified in the 1989 *Comprehensive Plan*. The City should continue to pursue these objectives.

- *NEW OBJECTIVES:* These represent new or expanded initiatives that the City should pursue.

1. COMMUNITY IMAGE and CHARACTER

Goal:

An attractive and distinctive community image and character that builds upon Oakwood's unique traditional qualities and characteristics, and helps distinguish it from other communities in the Dayton region.

EXISTING OBJECTIVES:

1. Retain Oakwood's "small town" atmosphere and character by maintaining Oakwood as primarily a residential community offering high-quality housing choices and premier neighborhood areas.
2. Retain the attractive tree-lined streets, open space character, pedestrian scale, and other distinguishing qualities of the Oakwood community.
3. Assist the Oakwood Schools wherever appropriate in their commitment to excellence in education.
4. Provide top quality City services and facilities that respond to the needs and desires of local residents and businesses.
5. Work with the City of Kettering, the City of Dayton and the University of Dayton to improve the "community edges" along Shroyer Road and Irving Avenue and other roadways and areas along our shared corporation lines.
6. Maintain the community "gateways" along the major streets that enter the City of Oakwood through the use of special signage, landscaping and other entry design features.
7. Enforce high standards of construction for all new buildings and landscape development within the City of Oakwood.

NEW OBJECTIVES:

1. Work with the local business community to upgrade the image and appearance of existing commercial and business areas, including buildings, parking lots, signage, and the public rights-of-way.
2. Establish criteria to identify and define important and authentic historical buildings in Oakwood, and develop programs and resources to help educate the community on the value of preserving these historical structures.
3. Collaborate with the Oakwood Historical Society and the Oakwood Preservation Trust to explore options for preserving historic properties.
4. Develop a long-range plan for "green space" preservation and/or development throughout the community.

2. HOUSING and RESIDENTIAL AREAS

Goal:

A housing inventory and living environment that supports the local population, attracts new families, and enhances the traditional image and character of the City.

EXISTING OBJECTIVES:

1. Retain the predominant single-family character of the City of Oakwood.
2. Maintain the scale, quality and appearance of existing residential neighborhoods.
3. Encourage efficient land-use planning, yet maintain the predominant low density character and environmental quality necessary to preserve the existing residential neighborhoods.

4. Protect residential areas from the impacts of nearby non-residential uses, while recognizing the special needs of non-residential uses.

5. Promote adequate screening and buffering on all development, particularly between residential areas and adjacent commercial areas and parking lots.

NEW OBJECTIVES:

1. Develop ways to enhance enforcement of the Property Maintenance Code to ensure proper up-keep of the community's housing stock; include citizen committee involvement in Code administration activities at the most effective level.

2. Review and evaluate the current policies regarding subdivision of residential properties, and if needed, modify the subdivision and zoning codes to maintain existing neighborhood ambiance.

3. Support the development of new or upgraded housing options that would be attractive to Oakwood's elderly population and empty nesters, and improve existing multi-family housing units within the community.

4. Ensure that home improvements, additions and new housing construction are compatible with, complement and enhance existing neighborhood scale and character; review and revise, as needed, zoning regulations as they relate to building bulk issues.

5. Take steps to ensure high standards for building and landscape design within all residential areas; consider the establishment of a Design Review Board, as a voluntary resource that would provide creative advice and assistance to the Planning Commission, Board of Zoning Appeals, City Council and to property owners considering home improvements or new construction.

3. COMMERCIAL and BUSINESS DEVELOPMENT

Goal:

A system of retail, service and office development that provides local residents with needed goods and services, increases the City's tax base, and is a vital part of the Oakwood community.

EXISTING OBJECTIVES:

1. Maintain Oakwood's existing commercial areas as primarily community-oriented shopping and business districts, rather than regionally-oriented centers.

2. Ensure that all commercial sites and buildings are adequately maintained, and that maintenance and repairs are undertaken as required and in a timely fashion.

3. Regularly review customer and employee parking within Oakwood's commercial areas and consider improvements where appropriate.

4. Seek ways to enhance the pedestrian scale and orientation of Oakwood's commercial areas.

NEW OBJECTIVES:

1. Ascertain the best mix of business uses in Oakwood. Target development of appropriate high-quality and compatible new commercial and business uses within Oakwood's existing commercial areas that would enhance the City's tax base and add community-valued businesses.

2. Work with property owners to undertake improvements to further upgrade the appearance of the business area, including enhancements to private properties and the public rights-of-way.

3. Review the existing "Business District Design Guidelines" to ensure that all new retail and business developments complement the traditional image and character of Oakwood.

4. Review existing zoning regulations to help promote creative site and building design solutions that can help off-set the small site sizes and other constraints present within Oakwood's commercial areas.

4. TRANSPORTATION

Goal:

A balanced transportation system that provides for the safe and efficient movement of vehicles, pedestrians and bicyclists, and complements the City's traditional image and character.

EXISTING OBJECTIVES:

1. Monitor traffic circulation and operational conditions along Far Hills Avenue. Consider the adoption of regulations to protect the corridor from uses or activities that negatively affect rush hour traffic.

2. Monitor traffic speeds within residential areas, particularly where streets are seen as cut-though routes and where speeding is reported.

3. Enhance pedestrian and bicycle safety within Oakwood, particularly around public facilities and at street crossings along Far Hills Avenue and other major streets.

4. Develop a Capital Improvements Program which regularly maintains and improves existing streets, sidewalks, alleys, and driveway aprons.

5. Minimize non-local and commercial traffic within residential neighborhoods.

6. Maintain adequate access to and circulation around all commercial districts, public facilities, and other activity areas.

7. Work with the Greater Dayton Regional Transit Authority (GDRTA) to maintain a high level of public transportation services within the City and capitalize on GDRTA funding opportunities for city projects where applicable.

NEW OBJECTIVES:

1. Undertake a comprehensive study of roadway safety issues and make improvements where needed.

2. Work with the Oakwood City Schools to alleviate traffic congestion and improve parking in the vicinity of public schools, and enhance school pedestrian routes.

3. Work with the Miami Valley Regional Planning Commission and other local governments in continuing to develop the new regional bike trails.

5. COMMUNITY FACILITIES

Goal:

A system of community facilities and an inventory of capital equipment that provides for the top quality delivery of public services and enhances the City as a desirable place in which to live and do business.

EXISTING OBJECTIVES:

1. Maintain top quality police, fire and emergency medical services throughout the City.
2. Assist the Oakwood City Schools with facility projects, where needed and as appropriate, to promote the continued excellence of public schools and educational services.
3. Provide a quality public water supply to serve the needs of the City and continue steps to protect the aquifers from which the water is drawn.
4. Provide adequate water distribution, sanitary sewer and storm sewer systems throughout the community.
5. Maintain a high level of refuse collection service within Oakwood and continue to promote and encourage recycling.
6. Provide adequate sites and facilities for all City departments and services. Ensure that sites and facilities are attractive and that they complement the neighborhoods in which they are located. Undertake maintenance, expansion and replacement programs as necessary.
7. Maintain a high quality vehicle fleet and the capital equipment needed to deliver top quality services to the community.
8. Seek grants and other sources of revenue from outside agencies and organizations that can be utilized to help maintain top quality municipal services, facilities and infrastructure within the City of Oakwood.

NEW OBJECTIVES:

1. Develop a long-term plan for the maintenance and improvement of aging infrastructure systems within Oakwood including water distribution, sanitary sewers, storm sewers, and roadways.
2. Promote Wright Memorial Library as an important resource for the community. Work with the Library Board and Oakwood City Schools to resolve Library space needs and other issues as needed.
3. Work with the Oakwood Historical Society to improve and enhance the Long-Romspert Homestead as a focal point for local historical materials.
4. Identify opportunities for new or expanded public services to better address specific citizen needs and to enhance the overall quality of life within Oakwood and help attract new families and small businesses.
5. Cooperate with nearby communities, other governmental agencies, and public and private agencies to improve and expand the range and quality of public services and facilities available to Oakwood residents.

6. PARKS and OPEN SPACE

Goal:

A park and open space system that satisfies the recreational and leisure needs of Oakwood residents, and enhances the traditional image and character of the community.

EXISTING OBJECTIVES:

1. Maintain existing parks and recreational facilities and preserve natural areas. Undertake improvement and replacement programs as required.
2. Develop and promote new recreational programs that respond to the needs and desires of Oakwood residents.
3. Continue landscape planting programs on public properties, pocket parks, and along roadways to further enhance the character of Oakwood.
4. Cooperate with Oakwood City Schools in the provision of recreational services.
5. Preserve and protect open space areas and environmental features throughout the City.
6. Work closely with local community groups and other voluntary organizations in the provision of recreational services within the City of Oakwood.

NEW OBJECTIVES:

1. Study the desirability, feasibility and cost implications of constructing new indoor and/or outdoor recreational facilities within and around Oakwood; proceed with projects if supported by the community and if funding is available.
2. Identify opportunities for more fully utilizing selected existing park sites and recreational areas.
3. Educate and encourage private property owners to preserve and protect open space areas and environmental features on their property.

7. MARKETING and PROMOTION

Goal:

A cooperative and coordinated approach to marketing and promotion that stresses Oakwood's many assets and advantages, its high quality living and business environments, its convenient location, and its superior City services and facilities.

EXISTING OBJECTIVES:

1. Work with the Kettering Moraine Oakwood Chamber of Commerce to market and promote Oakwood on a regional level.

NEW OBJECTIVES:

1. Undertake a targeted marketing program that will help attract quality and appropriate new commercial and business uses within the existing commercial areas of the community; depict Oakwood as an easily accessible and viable location for new business development, with a cooperative and supportive City administration.
2. Implement outreach programs that will make all new residents, particularly among racial and ethnic minorities, feel welcome and at home within the Oakwood community.

8. COMMUNICATION and COOPERATION

Goal:

A communication approach in which the City actively promotes cooperation and support among local residents and businesses, public agencies and organizations, nearby communities, and Dayton's regional planning agencies.

EXISTING OBJECTIVES:

1. Sponsor and promote programs, activities, events and celebrations that can stimulate community involvement, foster a strong community spirit and identity, and bring together residents from various neighborhoods on a regular basis.

2. Promote continued cooperation and collaboration between the various public agencies serving the City, including Oakwood City Schools and Wright Memorial Library.

3. Continue Oakwood's effective support of community groups and other voluntary organizations in providing community services.

4. Establish cooperative relationships between City government and Oakwood churches and synagogues to provide community services and programs.

5. Work closely with the City of Dayton and the University of Dayton to improve roadway conditions, parking, neighborhood appearance issues, and housing conditions along the Irving Avenue corridor.

6. Work with the Miami Valley Regional Planning Commission and the greater Dayton Regional Transit Authority on area-wide transportation issues and other regional issues that may influence or impact Oakwood.

NEW OBJECTIVES:

1. Promote additional participation from all residents and businesses in municipal affairs. Consider development of a citizen volunteer service group.

2. Cooperate with nearby communities to help ensure that Oakwood residents have access to a wide range of services, facilities and activities in the greater Dayton area.

Section 3: *Land-Use Plan*

The *Land-Use Plan* provides a guide for future land-use and development within Oakwood. It identifies which lands should be devoted to residential, commercial, public and semi-public land uses. It also describes how various land-use areas should be related and interconnected, and highlights the types of projects and improvements that should be considered within each area.

Even though Oakwood is primarily a built-up community, there will continue to be demand for a modest amount of new residential and commercial development in the future. New development will entail the redevelopment of existing properties and the development of the few remaining vacant land parcels.

The *Land-Use Plan* builds upon the existing land use structure of Oakwood. It strives to reinforce and strengthen the traditional residential character of the community. Single-family residential development should continue to predominate, and the distinctive qualities and characteristics of individual neighborhoods should be enhanced.

EXISTING LAND-USE

To document existing land-use within Oakwood, a parcel-by-parcel field survey was conducted by the Consultant in July, 2003.

Land-uses were mapped and recorded in the following categories:

- Single-family Residential.
- Two-family Residential.
- Multi-family Residential.
- Retail and Service.
- Office.
- Public Utilities.
- Governmental.
- Schools.
- Parks and Open Space.
- Churches and other Institutional Lands.
- Parking.
- Vacant Land.

Existing land-uses are briefly described below. Existing land-use is illustrated in Figure 3.

Single-Family Residential Areas

Oakwood is primarily a single-family residential community and its neighborhoods are among its most important physical assets.

The City is composed of several different residential neighborhoods, each with somewhat different characteristics such as street configuration, lot sizes, age of housing, and the size and price of homes.

Smaller homes, many of wood frame construction, are located in the southeastern quadrant of the community. This neighborhood is served by a grid system of streets. A similar pattern of development is present in the southwestern portion of Oakwood. Somewhat larger lots characterize the area between Lonsdale and Patterson, although this neighborhood is also served by a grid system of streets.

The single-family neighborhoods west of Far Hills Avenue are characterized by larger lots, larger homes, more varied topography, and a curvilinear street system. In addition, the neighborhood east of Far Hills bordered by Far Hills, Schenck, Schantz and Thruston, shares many of these same characteristics.

Even though the appearance of Oakwood's neighborhoods are different, they are all characterized by sound housing stock, well maintained public improvements and infrastructure, and a quality living environment. Many single-family homes on both sides of Far Hills Avenue have architectural and historical interest.

Multi-Family Residential Areas

Multi-family developments in Oakwood include two-family homes, apartments and condominiums.

Existing multi-family development in Oakwood is limited. While existing multi-family uses are distributed throughout the community, most are located along Far Hills Avenue, Oakwood Avenue and Shroyer Road; and in the blocks south of Harman Boulevard and east of Far Hills Avenue. Except for the frontage development along Far Hills Avenue, there are no multi-family uses in the neighborhoods west of Far Hills.

Most two-family residential structures are located in the southeastern portion of the community, generally between Dellwood Avenue and Hadley Avenue. Three- and four-family residential buildings are located along or near Shroyer Road, in the blocks just east of the Far Hills business district, and along the west side of Far Hills between Park Avenue and Harman Avenue.

Somewhat larger multi-family developments are located at Far Hills and Oakwood Avenue and at Far Hills and Harman. Also included in this land-use category is the Sunrise Assisted Living facility, located at Far Hills and Park Road, across from Wright Memorial Library.

As with single-family homes, existing multi-family developments are essentially sound and well-maintained, although many of the older units in the southeast quadrant are somewhat dated and have few of the amenities typically found in newer multi-family developments.

Commercial Areas

Most existing commercial development in Oakwood is located in the Far Hills business district, at the southern end of the community. The Far Hills business district contains a mix of retail stores, restaurants, convenience shops, service establishments, and office uses. The business district is occupied by locally owned stores and businesses, as well as a few national retailers. It is a compact and pedestrian-oriented commercial area located on both sides of Far Hills Avenue.

In general, the east side of Far Hills is more intensely developed than the west side. Selected commercial uses along the east side of Far Hills include Bank One, National City Bank, Dorothy Lane Market, the 2600 Far Hills building, Talbot's, Chico's, Starbuck's, the Oakwood Club, Graeter's Ice Cream, Complete Pet Mart, and US Bank.

Selected commercial uses along the west side of Far Hills include CVS Pharmacy, Fifth Third Bank, Oakwood Eye Clinic, Zimmerman's Fine Furniture and Interiors, Nazari Rugs, Rife Jewelers, Fazel Rug Gallery, Huntington Bank, the new 2331 Far Hills building including Liberty Bank, and the Oakwood Building.

While most buildings within the Far Hills business district are well-maintained, several would benefit from façade and other design and appearance improvements. In addition, there are several older, converted homes and small, marginal commercial buildings that should be subject to redevelopment in the future.

The City has implemented a number of urban design and traffic improvements along the public rights-of-way to improve the appearance and operation of the Far Hills business district. These include street lights, banners, hanging baskets with flowers, accent lighting, bus shelters, trash receptacles, street trees and other landscaping, directional signage, public off-street parking lots, and diagonal parking along selected side streets.

Because of the small size of the Far Hills business district, there is very little space for business growth or expansion, or for the provision of additional parking. Existing residential areas closely border the business district on both the east and west sides. There is some concern on the part of nearby residents about the spillover of commercial traffic and parking within the adjacent neighborhoods.

Other commercial areas in Oakwood include the following:

- Commercial uses along Park Avenue near the Oakwood City Building, which includes small retail and service shops, offices, and personal and business services. While conditions are generally good in this area, there is some concern that this area is somewhat underutilized and that it should be upgraded and enhanced in the future.

- The Sugar Camp educational and training center, owned by NCR, has traditionally been a major anchor in the northern portion of Oakwood. The facility consists of several buildings constructed in 1969 and arranged in a campus-like setting. However, Sugar Camp is currently for sale and will be subject to reuse or redevelopment in the future.

- Smaller commercial areas also exist at:
  a) Far Hills and Schantz Avenues, including legal and real estate offices;
  b) Springhouse Road and Oakwood Avenue, including the US Post Office and Routsong Funeral Home; and
  c) Shroyer Road and Acorn Drive, including a day spa and other services.

Public and Semi-Public Areas

Public and semi-public land-uses are widely scattered throughout Oakwood, including parks, open spaces, schools, governmental facilities, several churches, and a Jewish education center/synagogue. Virtually all of these are in good condition and are well located to serve the community. Many of the public and institutional buildings have architectural or historical interest and they add to the overall image and character of Oakwood.

Public and semi-public facilities are discussed in more detail in the *Community Facilities* section of the Plan report.

Parking Areas

Figure 3 highlights the parking lots that serve the Far Hills and Park Avenue business districts, as well as the parking lots that are part of schools, churches and other public sites within Oakwood.

Vacant Areas

Since Oakwood is a mature, built-up community, there is little remaining vacant land. The only vacant parcel of significant size, which totals approximately 12 acres, is located at the northwest corner of Far Hills and Schantz, adjacent to the Sugar Camp training facility.

However, as noted above, Oakwood does contain a number of larger residential properties that could be subdivided in the future, based on current zoning. Most are located west of Far Hills Avenue.

LAND-USE PLAN RECOMMENDATIONS

Residential Areas

Oakwood is primarily a residential community and its residential neighborhoods are among its most important assets. Much of the City's image and identity are due to the unique character of its residential neighborhoods. The distinguishing features and characteristics of each neighborhood should be preserved and enhanced in the future.

Volusia
Springrove
Glendora
Schantz
Oakwood
Rubicon
Ridgewood
Schenck
Schantz
Northview
Far Hills
Thruston
Schantz
Woods
Garden
Southview
Patterson
Dixon
Thruston
Schantz
Wisteria
Runnymede
Dixon
Beverly
Shafor
Park
Spirea
Harman
Harman
Dellwood
Sweetwood
Greenmount
Delaine
Thornhill
Lonsdale
Oakwood
Ridgeway
Forrer
Forrer
Park
Aberdeen
Coolidge
Telford
Wiltshire
Grandon
Corona
Deep Hollow
Hadley
Hadley
Far Hills
Shafor
Hathaway
Monterey
Peach Orchard
Alpine
Triangle
Ridgeway
Hilltop Ave.
Orchard
Fairmont
Roanoke
Hillview Ave.
Wonderly
Oak Knoll
Claranna
Shroyer
East

Single-Family Residential
Two-Family Residential
Multi-Family Residential
Office
Parking
Retail and Service
NCR Educational and Training Center
Governmental
Schools
Parks and Open Spaces
Religious, Institutional and Cemetery
Vacant Land

Principles and Standards for Residential Areas

A primary focus of the *Land-Use Plan* is to maintain Oakwood's high-quality residential environment, which is characterized by sound housing stock and an attractive residential atmosphere. The following principles and standards should guide improvement and development within residential areas:

- Neighborhoods should be designed primarily for residential use. Shopping and services, elementary schools, and parks and playgrounds should be easily accessible by pedestrians, bicyclists and vehicles. The boundaries between neighborhoods and adjoining land-use areas should be clearly defined and screening and buffering should be provided as required.

- Through-traffic should be routed around residential neighborhoods. Pedestrian walkways and bikeways should connect homes with schools, parks and neighborhood facilities. The City should continue to maintain a neighborhood atmosphere in which all residents feel safe and secure.

- Existing single-family neighborhoods should continue to be strengthened where necessary through community facility and infrastructure improvements.

- The City should continue its effective and consistent code enforcement activities to assure that the older existing housing stock is maintained and that repairs are undertaken in a timely manner. Maintenance of Oakwood's older homes is essential.

- Significant natural environmental features, such as topographic changes, streams and heavily wooded areas should be preserved and protected. These features add greatly to the ambiance of the City. Through public policy and private cooperation, these significant environmental features should be preserved for future generations.

- All new residential development, including additions and remodeling, should be characterized by high-quality construction and should be compatible with the scale and character of the surrounding neighborhood.

- Oakwood includes a number of estate properties that could be subdivided in the future. Current zoning would permit the subdivision of some estates, particularly in the R1 Zoning District. While the replacement of some older housing is both normal and desirable, the *Plan* strives to ensure that the subdivision of estate properties is compatible with and enhances existing neighborhood character, particularly in terms of setbacks, site landscaping, and the design character of new homes.

- Multi-family residential development should be located along major roadways and on sites occupying locations between commercial areas and single-family neighborhoods. These sites can provide a "transition" between the commercial and neighborhood areas. New multi-family development should be of a scale and character compatible with nearby existing single-family homes.

- Senior residential, including senior housing, assisted living and extended care facilities, should continue to be provided in convenient locations to accommodate the needs of Oakwood's senior citizens.

- While Oakwood contains several high-quality multi-family units that would be attractive to the higher end of the market, many multi-family developments in Oakwood are older and somewhat dated. Although Oakwood should continue to be primarily a single-family community, the City should explore locations for new multi-family development. The City might also encourage the updating of older multi-family units.

- Related to the issue of multi-family housing is the need for new housing choices for older residents that may desire to move out of their single-family homes but stay in Oakwood. There are currently few high-end townhouses or condominiums in Oakwood that would be

attractive to empty nesters and seniors, and therefore, many of these residents are leaving the community.

- Upon completion of the new *Comprehensive Plan*, the City's Zoning Ordinance should be reviewed in order to ensure that zoning is compatible with and complements the new *Plan*.

Recommendations for Residential Areas

Oakwood has traditionally been a strong and desirable residential community. The *Land-Use Plan* strives to strengthen and reinforce existing residential neighborhoods and promote quality new residential development in selected locations.

The *Land-Use Plan* includes five residential designations. Each is described below.

Estate Residential. Single-family lot sizes of 40,000 square feet and larger are located in the western portion of the City, primarily along and near Ridgeway Road, Runnymede Road, Deep Hollow Road, Oakwood Avenue, and West Thruston Boulevard. The homes in these areas are on large lots, and the rolling terrain and wooded land give these areas an estate-like character.

While these areas are essentially developed, they do include several parcels that could be further subdivided for new development under the current zoning code. This issue is discussed below.

Low-Density Single-Family Residential. Lot sizes of 12,000 square feet and larger are found in the western portion of the City north of Peach Orchard Road. Low-density residential lots are also located in the northeastern portion of the City, in the area generally bounded by Far Hills Avenue, Schantz Avenue and Patterson Road. They are also founding the northeast corner of the city, north of Thruston Boulevard.

Environmentally, these residential areas are similar in many respects to the estate residential areas, except that most existing homes are on somewhat smaller lots. Like the Estate Residential areas, these neighborhoods are characterized by curvilinear streets, attractive landscaping, and gently rolling terrain. These areas are fully developed with no remaining vacant land. Virtually all existing homes are in good condition, and future emphasis should be on maintenance and preservation of neighborhood character and identity.

Medium-Density Single-Family Residential. Lot sizes of 8,000 square feet and larger are found in the northeast quadrant of the City and in several areas west of Far Hills.

These neighborhoods are somewhat different from the residential areas described above. In addition to smaller lots, these areas are characterized by a grid pattern of streets and minor topographic changes. In general, these neighborhoods have a "small town" character.

These areas are well-maintained, attractively landscaped, and virtually all homes are in good condition. The emphasis in these neighborhoods should continue to be on routine maintenance and enhancement of existing neighborhood character. Any replacement homes should be of similar quality, size and style to those in the surrounding area.

Moderate-Density Residential. Lot sizes of 6,000 square feet and larger are found in the area generally bounded by Far Hills, Patterson Road, Shroyer Road and East Drive. They are also found in the southwest corner of Oakwood.

These residential areas are suitable for both single-family and two-family homes. They are served by a grid pattern of streets and display little topographic change. In addition to smaller lot sizes, many homes are of wood frame construction. These neighborhoods are well-maintained and have an attractive "small-town" image and character.

Although most homes are in good condition, buildings in these areas may be more susceptible to maintenance concerns because of their age and type of construction. The City should continue to monitor conditions in these areas to ensure that individual homes and overall neighborhood quality are maintained in the future.

Multi-Family Residential. Multi-family areas are found in the following locations: a) in the triangular area bounded by Far Hills Avenue, Schantz Avenue and Oakwood Avenue; b) along the west side of Far Hills, both north and south of Park Avenue; c) along Shroyer Road; and d) in the area just east of the Far Hills business district. These areas are suitable for single-family homes, two-family homes, and multi-family developments.

Oakwood's current zoning map allows multi-family residential throughout much of the southeastern portion of the community and along the Far Hills corridor. The *Land-Use Plan* focuses multi-family uses within smaller, more compact clusters. This should help preserve existing neighborhoods and avoid large concentrations of multi-family development.

Many of the designated multi-family areas are located around the edges of single-family neighborhoods, adjacent to or accessible from arterial streets, and near public transit routes. Several also occupy transitional locations between commercial areas and single-family neighborhoods, providing a buffer between these two areas.

In addition, a portion of the Sugar Camp property should be considered for high-quality new multi-family development, as discussed below.

Subdivision of Large Residential Properties

Oakwood is experiencing a trend common to many mature, affluent communities. The City is beginning to see some interest in the subdivision of large residential properties and the development of new homes on smaller lots, particularly in the R1 District. Current zoning permits the subdivision of large residential properties.

Related trends are the construction of major additions to existing homes and the replacement of older, smaller existing homes with larger residential structures.

While residential improvements and new construction are good for the local economy and serve to upgrade the community's housing stock, the City should ensure that residential improvements and new developments complement existing neighborhood character.

Issues of primary concern include:

    a) Bulk.
    b) Setbacks.
    c) Building height.
    d) Lot coverage.
    e) Traffic access.
    f) Site landscaping.
    g) Design character and building materials of new homes.

The Zoning Ordinance should be the primary tool for controlling new subdivisions, replacement housing, and major additions. The City should continue to monitor these activities to determine if additional controls are necessary to protect existing homes and traditional neighborhood character.

Community Edges

While Oakwood continues to be an attractive and well-maintained community, the City should focus attention on two "community edges" that may be impacted by nearby uses and other developments outside the City of Oakwood. These include the Irving Avenue area, across from the University of Dayton, and the Shroyer Road corridor, which is adjacent to the City of Kettering.

Irving Avenue. The City of Oakwood is located directly south of the University of Dayton. The University Plan, prepared in August 2002 (see Appendix C) suggests a number of improvements along the Irving Avenue corridor. These include:

a) Articulating the campus edges with landscaping, stone walls, and nicely kept houses to be more compatible with the City of Oakwood.

b) Guidelines for Irving Avenue, documenting improvements for each house along the street and addressing the need for a definable campus edge. The guidelines will specify improvements to help emulate the quality and care of the facades of Oakwood neighbors, while at the same time providing a unique identity and entrance to the student neighborhood.

c) Parking will be provided in large lots to the rear of the houses along Irving Avenue. This will provide more parking spaces and enhance the appearance of Irving Avenue and the residential streets.

d) Improve existing neighborhoods with front porches and gabled roofs.

e) Provide a strategy for locating new houses of a similar style and renovating existing houses.

The City of Oakwood should work closely with the University of Dayton to help ensure that these policies and improvements are undertaken in the future.

Shroyer Road. The Comprehensive Plan for the City of Kettering was completed in August 2002 (see Appendix C). The plan provides a long-range vision for redevelopment, housing, and urban design.

While the Plan does not specifically mention Shroyer Road as an area for improvement and enhancement, the Plan does highlight the need to work with neighboring communities to resolve issues of mutual concern. The City of Oakwood should continue to work with Kettering to further enhance this corridor.

The City recently completed a resurfacing program along Shroyer Road that has significantly enhanced the appearance of the corridor. Other opportunities for improvement might include:

a) Enhancement of the older homes and multi-family developments along the corridor.

b) Improvement of sidewalks, with attractive parkway treatments and street trees;

c) New street light fixtures.

d) Attractive public signage.

It would also be desirable to improve the commercial area within Dayton, located between Acorn Drive and Shroyer Road. This area provides a major entrance to Oakwood at Patterson Road. Many of the commercial properties in this area are marginal and deteriorated.

Commercial Land-Use

The *Land-Use Plan* recommends that Oakwood's established business areas continue to be the commercial focal points within the community. Together, these areas provide for most of the day-to-day commercial needs of Oakwood residents. Commercial uses should continue to be located primarily within the Far Hills business district, the Park Avenue district, the Sugar Camp area, and in several other smaller locations.

Existing commercial areas should be improved and upgraded as required, and compatible new investment and development should be promoted in selected locations.

Principles and Standards for Commercial Areas

The following basic principles and standards should guide improvement and development decisions regarding commercial land-use.

- Oakwood is primarily a residential community, and local commercial areas should continue to be strongly oriented to community needs. Commercial uses should be located within Oakwood's existing commercial areas. These areas should remain small and compact, and their present scale and character should be essentially maintained.

- Since commercial and business areas are located along important traffic routes, access to individual properties should be carefully controlled to minimize conflicts with through traffic. The consolidation of access drives for adjacent properties should be encouraged where possible.

- Adequate off-street parking should be provided within all commercial and business areas. The consolidation of parking facilities for two or more businesses should be encouraged. Parking lots should be attractively landscaped, particularly along major streets and sidewalks. Parking for commercial uses should be provided in a manner that is compatible with adjacent residential areas.

- While a number of improvements have been undertaken within the Far Hills business district, additional projects might be considered to further enhance the appearance and pedestrian orientation of this key commercial area. For example, this might include façade improvements, more design compatibility between buildings within the same block, and the landscaping and enhancement of parking areas.

- The image and appearance of the public rights-of-way might also be enhanced in the future, including additional landscaping, pedestrian lighting, signage, crosswalks, seating areas, and other pedestrian amenities. In particular, streetscape treatment along the west side of Far Hills, in the blocks south of Dell Park, could be upgraded. The rocks and wood walls, which were installed in the 1970s, are now somewhat dated, yet still serve their intended purpose.

- Commercial and business areas should not adversely impact adjacent neighborhoods. Screening and buffering should be promoted between commercial and residential areas, including landscaping and attractive fencing. Commercial traffic and parking should not "spill over" into adjacent neighborhoods.

- While most residents favor the small, compact commercial areas that currently exist in Oakwood, the City might explore opportunities for high-quality and compatible new commercial and business development in existing commercial areas that would serve to supplement and enhance the City's tax base. Compatible new construction can help existing commercial areas remain strong and viable, and help ensure that community service needs continue to be met. This might entail:

    a) Further utilization of the Park Avenue area.

b) Small-scale redevelopment on selected properties within existing commercial areas.

c) New business or commercial development at and around the Sugar Camp property.

- New commercial and business development should be of a size and scale compatible with the established image and character of Oakwood. Commercial and business development should be characterized by the highest possible standards of design and construction.

- Multi-family residential development has already occurred in several blocks adjacent to the existing commercial areas, and more should be considered in the future. These locations can be quite convenient and desirable for many residents, particularly those who are elderly or less mobile. Multi-family development can add life and vitality to the commercial areas, and provide a market for many stores and businesses. Multi-family residential developments can also provide a transition between the commercial and single-family neighborhoods.

- A comprehensive study should be undertaken of the commercial and business uses now located within the City of Oakwood. The study should determine the uses and activities that are underrepresented within the community at the present time. Based on this study, the City should develop a strategy to help attract new commercial and business uses that would help further support local residents and businesses.

Recommendations for Commercial Areas

The *Land-Use Plan* designates four commercial and business areas, including: 1) the Far Hills business district, 2) the Park Avenue business area, 3) Sugar Camp and the adjacent vacant properties, and 4) the smaller commercial areas along Far Hills Avenue, Oakwood Avenue, Shroyer Road, and Springhouse Road.

Recommendations for each commercial and business area are presented below.

Far Hills Business District

The Far Hills Business District is Oakwood's primary shopping and business area. It extends from the southern corporate boundary to Peach Orchard Avenue on the north. The Far Hills business district is the traditional commercial and service focal point for the City. It contains a range of retail, service, and office uses.

The *Land-Use Plan* strives to strengthen and enhance the character and role of the Far Hills business district. It should be maintained as Oakwood's multi-purpose commercial and business area. The Far Hills business district should remain unique in terms of its pedestrian orientation and the range of businesses, services and other activities it offers to the community.

Business Area Parking. Parking within the Far Hills Business District has been a subject of concern for many years. The amount of land area available for surface parking is limited, since the commercial area is closely bordered by residential neighborhoods.

Part of the "parking problem" within the business district may be that of perception. Many patrons of a small business district prefer to park directly in front of the store or business they intend to visit. If these patrons find it necessary to park a block or so away from their destination, they may perceive a "parking concern."

Making parking areas more easily accessible and identifiable, improving the appearance of parking areas, and enhancing pedestrian connections between parking areas, stores and shops could help minimize these perceived parking concerns.

Several actions could be considered in the future to improve parking conditions within the Far Hills business area:

- Several existing lots would benefit from layout and striping improvements to improve parking efficiency.
- The use of directional signage to identify the location of off-street parking facilities.
- Visual enhancement of parking facilities through additional landscaping, fencing and light fixtures.
- Advising employees to use designated off-street spaces, thus freeing up more conveniently located on-street spaces for shoppers and business patrons.
- Encourage shared parking and explore the possibility of public easements that would allow multiple businesses to utilize the same parking facility.
- Consider the possibility of establishing a "parking fund" into which a developer could contribute dollars in lieu of providing parking. This fund might then be used by the City to upgrade existing parking lots and provide new facilities in the future.

As new parking is developed within the Far Hills business district, several policies and guidelines should be considered:

- To the extent possible, off-street parking should be evenly distributed throughout the Far Hills business district so that all areas are well served.
- On-street parking should continue to be permitted throughout the Far Hills business district, including the east-west side streets.
- Except for on-street parking, parking lots should be located behind buildings or at mid-block. Parking lots in front of buildings or at corner locations should be discouraged. Landscaping and decorative fencing should be installed along the edges of surface parking lots that border public walkways.
- Small, separate parking lots within the same block should be combined and consolidated where possible. Curb cuts and access drives should be minimized, particularly along pedestrian shopping streets and arterial routes.
- In the future, the City should consider undertaking a comprehensive, area-wide study of parking within the Far Hills business district.

Business Expansion. While most residents favor the small, compact commercial areas that currently exist in Oakwood, the City should explore opportunities for high-quality and compatible new commercial and business development within the Far hills business district that would serve to supplement and enhance the City's tax base. New commercial uses, particularly restaurants, convenience retail and service uses, and offices would enhance the business district.

Compatible and high-quality commercial and business development might be promoted in selected locations. New business development would help the existing business district remain strong and viable, and help ensure that community service needs continue to be met. This might entail:

- ***Properties for redevelopment.*** While most buildings within the Far Hills business district are well maintained, there are several older, converted homes and small, marginal commercial buildings that should be subject to replacement in the future. These properties are located on both sides of Far Hills Avenue.
- ***Minor expansion.*** The possibility of small-scale expansion of the Far Hills Business District has been discussed in the past. The City might consider the possibility of acquiring selected properties along the east side of the business district to allow for additional surface parking to be located behind stores and businesses. Additional surface parking behind stores would permit all frontage properties along Far Hills Avenue to

be used for stores, shops, and businesses. However, any minor expansion of the business district would have to be balanced within existing neighborhood character.

- *Underground parking.* Underground parking within the Far Hills Business District was considered a number of years ago, but was not approved. It is recommended that the City again consider the possibility of underground parking. Underground parking could be a long-term solution for the Far Hills business district. Underground parking, perhaps as a part of new business development, would offer a number of advantages to the business district. Underground parking would conserve land within the business district, and create opportunities for new commercial and business development. It could also create the possibility of a small new public plaza that could become a "centerpiece" for the business district and provide additional pedestrian amenities within the area.

Guidelines for the Far Hills Business District

The Far Hills business district should continue to be improved and enhanced as the traditional, pedestrian-oriented shopping, service and office focal point for Oakwood.

Building on the existing *Business District Design Guidelines* for the Far Hills business district, the City might consider the following additions to further enhance the district.

Land-Use

- The Far Hills business district should consist of a diverse mix of retail, restaurant, service, and office uses. It should continue to be oriented primarily to the needs of the Oakwood community.

- The Far Hills business district should remain relatively small and compact, and its present character should be maintained. However, redevelopment could take place in several blocks, along both the east and west sides of Far Hills Avenue.

- Attractively designed and compatibly scaled multi-family residential uses should continue to be located adjacent to the Far Hills business district, providing a transition between commercial uses and adjacent single-family neighborhoods. Residential uses provide a built-in market for many stores and shops. Safe, attractive and convenient sidewalk connections should be maintained between nearby residential areas and the commercial area.

Existing Sites and Buildings

- The storefronts of existing buildings should be improved to enhance the image and appearance of the Far Hills business district, and to help visually unify stores and businesses within the same block. Storefront improvements might include façade treatment and the coordination of colors, materials, signage, awnings, and related design features.

- The rear portions of all commercial properties should be clean and well-maintained. Rear entrances to stores and shops should be encouraged, particularly in blocks where public parking is located behind buildings.

New Construction

- New commercial buildings should respect the existing scale of the Far Hills business district and avoid extreme differences in building height. Two- and three-story buildings should predominate, although the height of buildings on specific parcels should continue to be governed by zoning.

- New commercial buildings should be located at or very near the sidewalk line in order to maintain close contact between pedestrians and the adjacent stores, shops and dis-

play windows. If buildings are set back from the sidewalk, landscaping and/or decorative amenities should be provided to maintain this pedestrian orientation.

- Buildings should "front" the street. The placement of buildings at odd or irregular angles to the street should be discouraged. However, buildings at key intersections may incorporate angled corners or other small setbacks.

- New commercial buildings should be constructed of traditional building materials such as brick and stone in the red and buff color ranges.

Streetscape and Pedestrian Amenities

- Additional streetscape treatments should be considered to visually unify the Far Hills business district and make it more attractive and convenient for pedestrians. Building on the City's existing *Business District Design Guidelines*, a comprehensive "streetscape design system" should be established which addresses street trees, light fixtures, paving materials, banners, benches, public signage, public art, and other features throughout the district.

- Once installed, it is important that streetscape amenities be adequately maintained. Trees and landscaping should be pruned, trimmed and upgraded on a regular basis. Damaged and defective amenities should be repaired or replaced as required.

- Public and directional signage should be improved to direct motorists to parking lots. Attractive new signs might also be considered to direct motorists and visitors to the Far Hills business district from other parts of the community.

Park Avenue Business Area

The Park Avenue business area is a small one-block commercial area located along Park Avenue west of Far Hills and east of Harman Avenue. This area includes a small cluster of offices, shops, and service uses. In addition, the Oakwood City and Public Safety Building is located within this area.

The City should explore opportunities for improving and enhancing the Park Avenue business area, which at one time was a more vital and active commercial area. While market conditions have changed and this area is not appropriate for major retail activity, the Park Avenue area might be intensified with office, service and small commercial uses.

The *Land-Use Plan* recommends that the Park Avenue business area continue to be small and compact, and that its present scale and character be maintained. This area should continue to be oriented toward neighborhood commercial and service needs, and no geographic expansion is recommended.

However, overall design, appearance and operational improvements should continue to be made in the future, including the enhancement of existing commercial buildings, improvement to commercial facades, and parking and signage improvements. The established residential neighborhoods which closely border the commercial area should also be maintained and protected. Selected redevelopment might also take place on certain properties in the future.

In addition, the Park Avenue commercial area could be one of several sites considered for a teen activity center to serve teenagers within the Oakwood community.

Sugar Camp Area

The Sugar Camp property and adjacent vacant land have excellent accessibility and visibility, being located at the intersection of two arterial streets and at the major entranceway to Oakwood. This property is the last remaining vacant land area within the City which has the potential for planned and coordinated new development. It is therefore recommended that this parcel be promoted as a high-quality, mixed-use planned development area which might ac-

commodate a combination of office, multi-family residential, open and recreation space, and business uses.

The Sugar Camp property is established as a *Multi-Use Special Planning District*, which gives the City maximum control over the specific type of uses to be located in the area, as well as other aspects of design and development. The area should be guided by an overall site plan to ensure the coordination of land-use areas, building sites, utilities, drainage facilities and open space systems.

In 1997, the City of Oakwood adopted a supplement to the 1989 *Comprehensive Plan* entitled *Subarea Plan for NCR Sugar Camp and the Far Hills and Schantz Area*. This *Subarea Plan* is retained as the principal guidance document for the Sugar Camp and Far Hills/Schantz area and is a supplement to the 2004 *Comprehensive Plan*. The following guidelines and recommendation should be considered in conjunction with the 1997 *Subarea Plan*.

Preferred Land-Uses

Multi-Family Uses. If Sugar Camp is redeveloped, multi-family residential uses would be a preferred use. This should include high-quality, owner-occupied multi-family residential units, which could be suitable for Oakwood seniors and empty nesters.

It is recommended that the City consider a somewhat higher density than is currently allowed, particularly as an incentive for the provision of special amenities and green space within the area. High-quality, mid-rise condominiums should be compatible with surrounding neighborhoods. The project should be carefully designed and developed, and should be consistent with the City's other guidelines for the area.

Office Uses. If Sugar Camp is redeveloped, offices would also be a preferred use for the area. Corporate offices, general tenant office space, and office/research uses could be appropriate in this location, provided they do not adversely impact adjacent neighborhoods and are consistent with the City's other guidelines for the area. Office uses might reuse some of Sugar Camp's existing buildings.

Retail Uses. Because of the location, environmental and development characteristics of the area, retail would not be a preferred land use, except as a limited, complementary use within a larger residential, office or mixed-use project. Retail uses could be acceptable on the ground floor of selected buildings, provided they are secondary to either the office or residential development. Sugar Camp should not be developed as a free-standing retail center.

Open and Recreation Space. Because of the location and high-value characteristics of the Sugar Camp property, a public park or open space would not be an appropriate land use, except as a complementary use within a larger mixed-use project. A small park or recreation center to serve residents could represent an acceptable use within a larger mixed-use project.

Site Development Guidelines

It is important that the Sugar Camp property, including the vacant land at Far Hills and Schantz, be guided by area-wide design and development. The following guidelines would help ensure that building and site development are compatible with surrounding neighborhoods, enhance Oakwood's image and character, and are consistent with the City's overall goals for this portion of the community.

General Site Development

- The Sugar Camp property should be developed according to an overall site development plan to ensure the coordination of land use areas, building sites, traffic and parking, drainage facilities, and open spaces.

- The Sugar Camp property should be developed as a "campus-type" environment, with buildings located in a well-landscaped and attractive physical setting.
- Development within the Sugar Camp property should not adversely impact the existing residential neighborhoods to the south and east.
- Development within the property should result in community-wide benefits for the City of Oakwood which are commensurate with the property's significant real estate values and locational assets.
- Development within the property should be adequately served by existing public facilities, services and infrastructure.
- Development proposals for the property should include a fiscal impact analysis which clearly identifies the costs and benefits of proposed development to the City and other appropriate jurisdictions.

Access, Traffic Circulation and Parking

- The Sugar Camp property should be served by adequate access facilities and an efficient internal traffic circulation system.
- Development within the property should not adversely impact traffic flow along Far Hills or Schantz, or traffic operations at the intersection of these two important roadways.
- The placement of new buildings and other site improvements should maintain adequate "lines of sight" for motorists approaching the intersection of Far Hills and Schantz.
- Development within Sugar Camp should not result in additional through traffic along nearby residential streets.
- Curb cuts and access drives should be limited and their locations carefully controlled.
- Development within the property should be served by an adequate amount of attractively designed off-street parking.
- Parking lots should be located behind buildings or in other locations that can be effectively screened from views along both Far Hills and Schantz.

Natural Environment

- Development within the Sugar Camp property should preserve and respect the existing natural features and the attractive environmental quality of the property.
- As many of the existing mature hardwood trees as possible should be maintained and protected, particularly along the Far Hills and Schantz frontages.
- Environmental features should be used as visual focal points and design amenities for building and site development.
- Development within the property should maintain soil stabilization along the steep slopes and ravines at the north end of the property.
- The natural drainage channels which pass through the property should be maintained and protected.

Building and Site Design

- All development within the Sugar Camp property should be characterized by high standards of site and building design and construction.
- Building and site development should create an attractive and visually distinctive northern "gateway" for the Oakwood community.
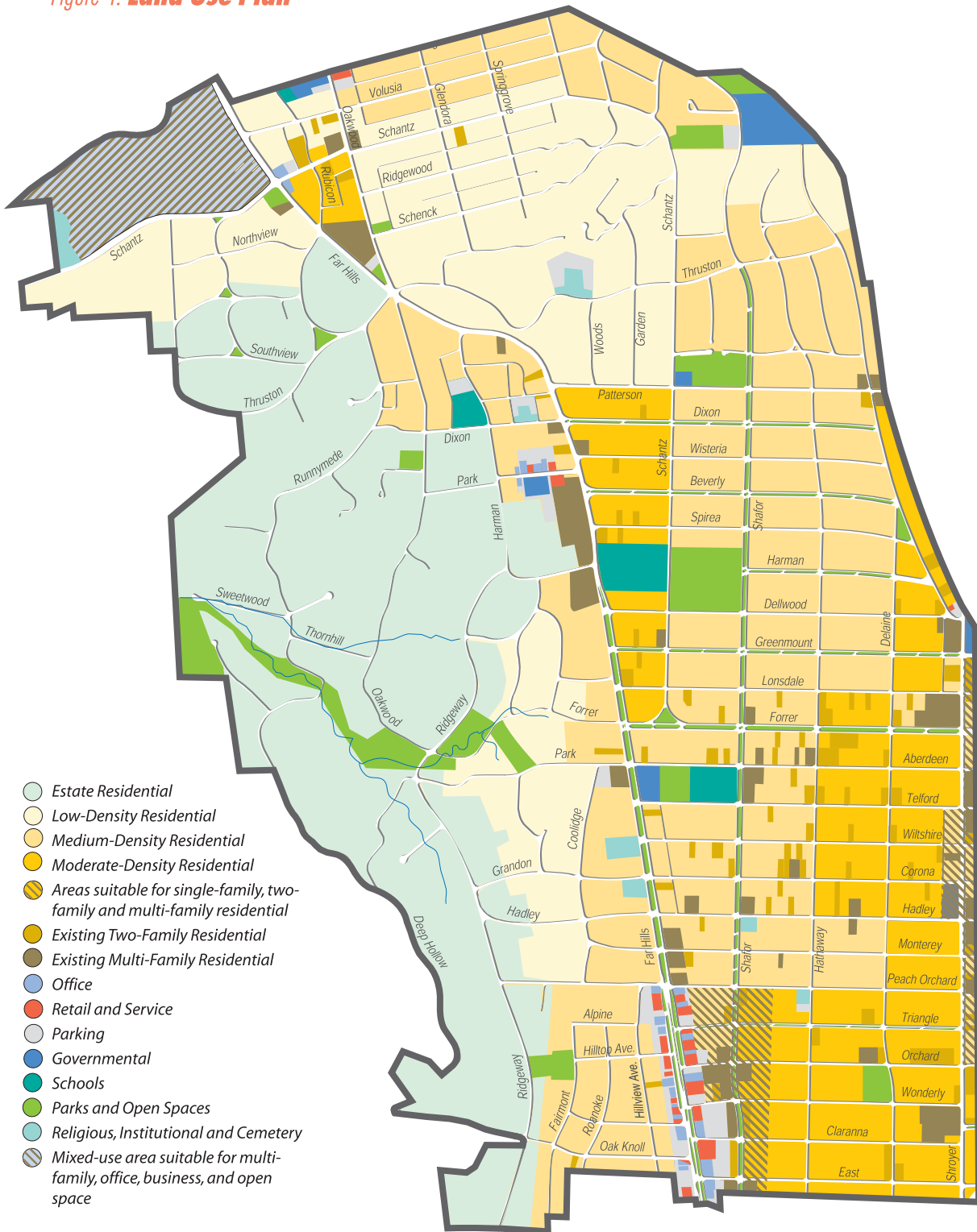
- A landscaped setback should be provided along both Far Hills and Schantz Avenues.
- The architecture and landscaping treatment within the property should be compatible with surrounding existing development.
- New construction should be limited to three to four stories; somewhat taller buildings might be considered for those portions of the area where topographic changes can be used to conceal views from adjacent neighborhoods.
- The owners and developers of property within the property should be encouraged to provide special design amenities which can help the City achieve its overall objectives for this important and highly visible property.

Other Commercial Areas

Several smaller commercial areas are located in the following locations. These areas should remain small and compact, and should not be expanded in the future.

- Far Hills and Schantz Avenues, including legal and real estate offices;
- Springhouse Road and Oakwood Avenue, including the US Post Office and Routsong Funeral Home; and
- Shroyer Road and Acorn Drive, including a day spa and other services.

Figure 4: *Land-Use Plan*

Volusia
Schantz
Springgrove
Oakwood
Schantz
Glendora
Ridgewood
Rubicon
Schenck
Schantz
Northview
Far Hills
Schantz
Thruston
Southview
Woods
Garden
Thruston
Dixon
Patterson
Dixon
Runnymede
Schantz
Wisteria
Park
Beverly
Harman
Spirea
Shafor
Sweetwood
Harman
Thornhill
Dellwood
Oakwood
Ridgeway
Greenmount
Delaine
Lonsdale
Forrer
Forrer
Park
Aberdeen
Deep Hollow
Coolidge
Telford
Wiltshire
Grandon
Corona
Hadley
Hadley
Far Hills
Shafor
Hathaway
Monterey
Peach Orchard
Alpine
Triangle
Ridgeway
Hilltop Ave.
Orchard
Hillview Ave.
Fairmont
Roanoke
Wonderly
Claranna
Oak Knoll
East
Shroyer

Legend

- ○ Estate Residential
- ○ Low-Density Residential
- ○ Medium-Density Residential
- ○ Moderate-Density Residential
- ⊘ Areas suitable for single-family, two-family and multi-family residential
- ○ Existing Two-Family Residential
- ○ Existing Multi-Family Residential
- ○ Office
- ○ Retail and Service
- ○ Parking
- ○ Governmental
- ○ Schools
- ○ Parks and Open Spaces
- ○ Religious, Institutional and Cemetery
- ⊘ Mixed-use area suitable for multi-family, office, business, and open space

Comprehensive Plan Update: *City of Oakwood, Ohio*
Prepared by URS ● TPAP ● May 2004

CITY OF OAKWOOD 1908

Section 4: *Transportation Plan*

This section reviews the existing transportation system, issues and concerns related to traffic, pedestrian and bicycle circulation and safety, and presents recommendations for the future.

The *Comprehensive Plan's* goal for transportation is to:

Develop and maintain a balanced transportation system that provides for the safe and efficient movement of vehicles, pedestrians and bicyclists and complements the City's traditional image and character.

Existing Conditions

Oakwood is served by 55 miles of state and municipally maintained streets as well as 46 miles of sidewalks and other pedestrian/bicycle facilities. Far Hills Avenue (SR-48), an urban arterial of regional importance, carries as many as 28,000 vehicles daily according to recent counts. Far Hills Avenue bisects the community.

The portion of Oakwood east of Far Hills is generally served by a rectilinear grid system of streets, with most streets aligned east-west and north-south. The portion of Oakwood west of Far Hills is characterized by larger lots and lower densities, and is served by a curvilinear street system, which is affected by the area's rolling topography. There are few streets within Oakwood with east-west continuity across Far Hills Avenue. However, just south of Oakwood, Dorothy Lane intersects with Far Hills Avenue and provides access to Interstate 75 at Dryden Road to the west and Interstate 675 to the east.

Other arterial streets include Shroyer Road on the eastern municipal boundary, Patterson Road, Schantz Avenue, and Oakwood Avenue. The Greater Dayton Regional Transit Authority provides public transportation services to the community.

Oakwood has an extensive sidewalk and pedestrian path network which serves the community. Residents have identified Oakwood's pedestrian scale and pedestrian orientation as one of the City's most valuable assets.

The City has undertaken several initiatives to meet the goals and objectives of the 1989 *Comprehensive Plan*, including an annual capital/operational improvement program, engineering studies of selected areas, and enhanced enforcement of existing parking and traffic regulations.

Oakwood does not have any active railroads, airports or navigable waterways within its municipal boundaries. However, regional and national railroad and air passenger and freight services are available to residents and businesses in the Dayton metropolitan region.

Relationship to Other Transportation Studies in the Dayton Area

The Miami Valley Regional Planning Commission (MVRPC) has recently completed a major investment study of the I-75 Corridor in the Dayton region. This study evaluated mainline capacity and access point modifications for I-75 throughout Montgomery County and points north and south. The study has recommended widening and reconstruction of I-75 throughout Montgomery County.

Major changes to the existing Dryden Road/Dorothy Lane Interchange were not recommended in the near term, but the MVRPC long-range plan proposes to conduct an Interchange Justification Study (IJS) for the area in 2011-2015. Oakwood should actively participate in this study, since this interchange provides primary access to the community and will affect regional traffic patterns in the Dorothy Lane corridor.

MVRPC is also updating its Long-Range Transportation Plan (LRTP) to address regional transportation needs for the next 30 years with completion estimated in the summer of 2004. There are two significant improvements proposed to the regional transportation network that

could affect Oakwood. As mentioned above, an Interchange Justification Study is proposed for the Dryden Road/Dorothy Lane Interchange. In addition, widening Patterson Road from Wilmington Pike to the western municipal border of Oakwood to three lanes has also been proposed to occur in 2006-2010.

The current bikeway and pedestrian chapter of the LRTP plan identifies the former Conrail railroad right-of-way along the North East municipal border of Oakwood as a potential regional bikeway connecting Dayton with Oakwood, Kettering, and Centerville. This former railroad right-of-way is now owned by the City of Dayton and serves as a sewer access road.

Street Classification System

Streets are classified according to the function they should perform. Decisions regarding traffic control devices, geometric design and restrictive measures can then be prescribed in a relatively straightforward manner to assure that the preferred functions are achieved. In addition, the classification system permits the identification of deficiencies in the street system and facilitates the analysis of street system needs.

The Functional Classification System groups all roadways within Oakwood into four categories, based on the type of service they are intended to provide within the community. The classification system includes:

- Major arterials.
- Minor arterials.
- Collector streets.
- Local streets.

The functional classification of Oakwood City streets is currently codified in the City's Traffic Regulations. These classifications are generally consistent with those listed by the Ohio Department of Transportation.

The Ohio Department of Transportation, in conjunction with the MVRPC, reviews and updates the functional classification of the region's street network based upon forecasted traffic volumes and changes in population identified in the decennial census. Based on discussions with MVPRC, it is not anticipated that the functional classification of the street network serving Oakwood will change in the foreseeable future. Oakwood's Municipal Classification System is as follows:

Major Arterials

A major arterial street is intended to serve vehicle trips oriented beyond the City boundaries. Major arterial streets within the City should also serve a significant portion of trips generated by land-uses within the City. This type of street has regional importance because of its alignment, continuity, capacity, and its connections with other regional traffic carriers.

Major arterial streets within and nearby Oakwood include:

- Far Hills Avenue (SR-48), for its full length within Oakwood.
- Dorothy Lane (CR-612), just south of Oakwood.

Minor Arterials

A minor arterial street is intended to serve vehicle trips generated by land-uses within the City and within adjacent communities. Minor arterial streets should not serve long-distance trips, but do have community importance in terms of traffic capacity and service to abutting land-uses.

Minor arterial streets within and around Oakwood include:

- Schantz Avenue (CR-659), west of Far Hills.
- Irving Avenue (CR-660), east of Oakwood Avenue.
- Patterson Road (CR-611), east of Far Hills.
- Oakwood Avenue, north of Far Hills.
- Shroyer Road (CR-609), along the eastern boundary of Oakwood.
- Patterson Boulevard, just west of the City.

Collector Streets

A collector street is intended to serve vehicle trips generated to and from the neighborhoods it serves. Collector streets collect and distribute traffic between neighborhoods and the arterial street system. Collector streets have access to abutting properties and connect local streets to the arterial streets. Collector streets within Oakwood include:

- Schantz Avenue, between Oakwood Avenue and Patterson Road.
- Shafor Boulevard, between Irving Avenue and Dorothy Lane.
- Ridgeway Road, from its intersection with Harman Avenue to Dorothy Lane.
- Harman Avenue, between its two intersections with Far Hills.
- Peach Orchard Road, between Far Hills Avenue and Ridgeway Road.

Local Streets

All other streets within Oakwood are classified as local streets. Local streets are intended to serve only vehicle trips generated by land-uses abutting the street. The function of this type of street is local access within a neighborhood.

Traffic Circulation

Oakwood is primarily a mature, fully developed community. Municipal planning and expenditures on the City's transportation network will continue to be focused on maintenance and improvement of the existing system, rather than constructing new facilities or providing service to newly developed areas. Improvements to the current network of pedestrian and bicycle facilities are envisioned in the near future.

Far Hills Avenue (SR-48) is the most significant through-route within Oakwood and it serves the Far Hills Business District and several major institutional facilities. In many ways, Far Hills serves as the center of the community and is Oakwood's primary transportation corridor. Efforts to minimize congestion and to enhance operational efficiency and safety are important objectives of the community.

While traffic volumes are not expected to grow substantially in the future, short-term congestion and vehicular/pedestrian conflicts due to school activities and commercial businesses are of concern. The city school campuses are located on sites with limited capacity for off-street surface parking and vehicular loading.

Some residents have expressed a concern with non-local and commercial traffic within residential areas. Several residential streets are perceived as "cut-through" routes and require strict enforcement of the City's traffic regulations. The possibility of potential traffic calming measures might also be explored.

Factors Affecting Transportation

Several factors affect traffic operations within the community. These include accident rates, traffic volumes, traffic signalization, speeding, and other conditions. These are briefly described below.

Accident Rates

Accident rates on City streets have been consistent with no significant variability noted that would indicate a specific intersection or roadway segment might warrant improvement or modification based on accident data alone.

Traffic Volumes

The City of Oakwood conducts regular traffic counts on City roadways. The MVRPC, through its regional travel demand model, predicts traffic volumes for most roadway facilities larger than local streets. These traffic volumes are forecasted for the year 2000 and 2030, as well as intermediate planning years.

Through these forecasts, needs for potential future widening or improvements of facilities can be identified for future study. Generally there are no significant congestion problems within Oakwood due to regional travel with the exception of Far Hills Avenue in the vicinity of Dorothy Lane during peak commuting times.

Traffic volumes are indicated in Table 1, based on 2003 average daily traffic data provided by the Miami Valley Regional Planning Commission with specific counts taken from 1997 to 2002. The average traffic volumes in the table are based on 24-hour counts that are seasonally adjusted to represent an average day of the year. All volumes are bi-directional.

Traffic Signalization

The City has recently completed the replacement of all City maintained traffic signal controllers and is exploring coordination of traffic signals with the City of Kettering. These efforts should maximize the efficiency of the existing signal system and reduce congestion attributable to ill-timed traffic signals. Additionally, Oakwood has interconnected and modernized traffic signals and has installed a municipal fiber optic network. These efforts should result in increased operational efficiency.

Speeding

Speeding in residential areas is a concern in some locations, particularly where streets are seen as cut-through routes. These areas should be evaluated on a case by case basis with a variety of means to reduce speeding, including signage, pavement markings, and geometric or pavement modifications. Specific areas identified for future evaluation are Harman Blvd., Schantz Avenue west of Far Hills Avenue and Oakwood Avenue from its intersection with Far Hills to the north corporation line, as well as Hathaway Road and Delaine Avenue. The City of Oakwood has aggressively enforced speed limits in order to deter excessive speeds, especially in residential areas.

Parking

Parking in residential and commercial areas is provided in both on-street and off-street parking facilities. There is concern from residents that parking in the commercial districts overflows into the adjacent residential streets, leading to a lack of on-street parking. This issue is discussed in more detail in the *Land-Use Plan*.

Traffic Control and Parking in School Areas

There has been concern expressed over short-term vehicular congestion and lack of parking in the vicinity of Oakwood City School sites. Enrollment in the City schools has risen by approximately 21% over the past five years, with additional growth of 3 to 5% forecast for the next 5 years.

Many residents have noted congestion and insufficient parking at Oakwood's school facilities as a community issue. A comprehensive review of policies practices and standards should be applied at each school location to insure completeness, uniformity and conformance with local and state guidance and regulations. School zones have been established and appropriately signed at each of the school sites with the speed limit reduced to 20 mph during the AM school arrival and PM dismissal periods. Signage and pavement markings are present and in good condition. Regulatory signage is present restricting on-street parking in the vicinity of the schools to a two-hour maximum during school hours.

Table 1: 2003 TRAFFIC VOLUMES

ROUTE NO.	ROUTE NAME	LIMITS	CLASSIFICATION	AVERAGE DAILY TRAFFIC
CR 612	DOROTHY LANE	FROM PATTERSON BOULEVARD TO FAR HILLS AVENUE	MAJOR ARTERIAL	20,600
CR 660	IRVING AVENUE	FROM SHROYER ROAD TO FAR HILLS AVENUE	COLLECTOR	9,500
CR 611	PATTERSON ROAD	FROM FAR HILLS AVENUE EAST TO SHROYER ROAD	MINOR ARTERIAL	15,400
SR 48	FAR HILLS AVENUE	FROM DOROTHY LANE NORTH TO PEACH ORCHARD AVENUE	MAJOR ARTERIAL	27,800
CR 659	SCHANTZ AVENUE WEST	FROM DIXIE DRIVE NORTHEAST TO OAKWOOD AVENUE	MINOR ARTERIAL	3,800
CR 609	SHROYER ROAD	FROM DOROTHY LANE NORTH TO PATTERSON ROAD	COLLECTOR	16,300
	WILTSHIRE BOULEVARD	FROM FAR HILLS AVENUE EAST TO ACORN DR.	LOCAL STREET	1,100

The City, in cooperation with the schools, is currently instituting turning movement restrictions at selected intersections in the vicinity of Harman and Smith Elementary Schools to improve circulation and to minimize vehicular/pedestrian conflicts. In addition the City is investigating options to improve traffic flow around the Junior/Senior High School.

The establishment of a school route plan for each site should be considered. This plan should be developed in accordance with guidance in the latest edition of the "Ohio Manual of Uniform Traffic Control Devices." The plan should encompass all regulatory signage, pavement markings, signals, and policies for crossing guards and on-street parking. In addition, specific traffic, pedestrian and bicycle circulation and parking should be thoroughly reviewed at each site. In conjunction with the Oakwood City Schools, pedestrian

and bicycle facilities should be evaluated to maximize accessibility, safety and convenience to promote walking and bicycle trips in an effort to reduce student loading and parking demands.

Pedestrian and Bicycle Facilities

Oakwood has a well-developed network of pedestrian facilities with sidewalks provided on both sides of most streets with well-marked crosswalks and pedestrian signals. The character and scale of the community lends itself to walking throughout the community and this is one of Oakwood's most desirable attributes.

Citizens have voiced a strong desire to preserve and enhance the pedestrian amenities in the community. Removal of the current chain and bollard barriers is planned along Far Hills Avenue north of Patterson Road. Also, the City is planning to replace the chain and bollard barriers along Far Hills between Patterson Road and the Junior/Senior High School and to widen the sidewalk in this area. Modifications to the existing wooden wall separating the through lanes from the parking areas and sidewalks in the Far Hills business district is also planned and should improve the aesthetic attractiveness of the area as well as enhance pedestrian safety.

The Pedestrian and Bicycle Information Center (PBIC) has been awarded federal funding to develop safe routes to school facilities and to promote a national "Walk to School Day." The City of Oakwood would be well-suited to take advantage of this program, as a means to publicize city-wide pedestrian routes and to advocate walking to school facilities with the additional benefits of reducing congestion and parking at the school facilities.

Additionally, the City should review all pedestrian and bicycle facility design requirements to ensure that new or rehabilitated facilities are designed where feasible in accordance with the *Designing Sidewalks and Trails for Access Best Practice Design Guide* by the United States Department of Transportation. This publication provides recommendations for promoting pedestrian access and safety for all users, including the disabled.

In addition, the City has several signed bike routes. City staff intends to investigate the possibility of updating the citywide bicycle route signage to adhere to current guidelines for signage and accessibility.

A portion of Deep Hollow Road from Oak Knoll Drive north to Park Road is planned for conversion to a pedestrian path in accordance with the Master Plan for Hills and Dales Park. This project is included as a part of an extensive plan for reconfiguration and improvements of walking and multi-use trails within Hills and Dales Park by Five Rivers Metro Parks. Oakwood should cooperate with Five Rivers Metro Parks to coordinate planning activities and to maximize connectivity to the Hills and Dales Park while at the same time protecting the privacy and security of residents near Hills and Dales.

It is recommended that a comprehensive review of the existing pedestrian and bicycle signage and pavement markings throughout the City be undertaken. Emphasis should be given to designated pedestrian routes linking schools, community facilities, and recreational areas. Although there are topographic challenges, connectivity with Hills and Dales Park should also be explored to improve pedestrian and bicycle access.

As noted previously, the MVRPC has recommended the potential development of the former railroad right-of-way northwest of Acorn Drive, now used as a sewer access road by the City of Dayton, into a regional bike trail connector linking Dayton with Oakwood, Kettering and Centerville.

This bike facility could provide a major regional recreational trail connection to Oakwood and also link the community to the existing Great Miami River Corridor Bikeway and other trails under various stages of development. While some residents have indicated that this is not a

major priority, it is suggested that the City work with the regional stakeholders to determine if this bike facility would enhance Oakwood and if this route should be undertaken with cooperation and potentially assistance from the City of Oakwood.

Public Transportation

The Greater Dayton Regional Transit Authority (GDRTA) provides public transportation service to Oakwood. Oakwood has been served by fixed route services since its early development as a streetcar suburb.

The GDRTA has the following fixed routes with service either through or on the periphery of Oakwood:

- **Route 5:** Trolley bus service along Oakwood and Far Hills Avenues.
- **Route 11:** Diesel service on Far Hills and Schantz Avenues.
- **Route 14:** Peak (AM and PM) diesel service along Far Hills Avenue.
- **Route 17:** Diesel service along Irving Avenue and Shroyer Road.
- **Route 21:** Peak (AM and PM) diesel service along Irving Avenue and Shroyer Road.

These bus routes generally run on 10 to 20 minute intervals during rush hours, with intervals twice as long during the remainder of the day. Most routes are oriented north-south through Oakwood and link the community with Dayton's central business district, the University of Dayton, and with Kettering and the GDRTA "South Transit Hub."

In addition to this fixed route service, RTA provides "Project Mobility" demand response para-transit service to the entire Oakwood area, with both vans and small buses, in full compliance with the federal Americans with Disabilities Act (ADA) regulations.

According to discussions with GDRTA officials, there are no plans for service changes at this time, nor are there any key issues or concerns with public transportation services or facilities within Oakwood.

A regional issue for the GDRTA currently is a reduced level of revenue from the dedicated transit sales tax. Recent decreases have resulted in the need to make some service reductions in fixed route service. It is not known if this current reduction in revenues will spur reductions in transit services or increased fares for Oakwood and the other municipalities served by the GDRTA.

In general any future capital improvements within the City should include provisions for public transportation facilities including fixed facilities such as shelters, seating, signage, etc. as well as pavement markings and perhaps most importantly pedestrian connectivity.

Maintenance and Capital Improvement Funding

The City of Oakwood has implemented an annual Capital Improvement Program to rehabilitate the existing transportation infrastructure in Oakwood. The City projects expenditures of approximately $1.0 million on an annual basis for the next 5 years for transportation maintenance and improvements. The funding for this program is derived from City funds as well as state and federal transportation funds.

Oakwood has developed a five-year Capital Improvements Program which lists tentative projects and estimated budgets. This working document attempts to anticipate, identify and prioritize needs so that projects can be properly incorporated into the annual operating budget.

The Capital Improvement Program is reviewed and adjusted on a yearly basis. This program has been very successful and is cited by citizens as an effective program to meet the community's transportation needs. The program includes allocations for ongoing regular maintenance activities for pavement rehabilitation, sidewalk and curb repairs, as well as pavement markings. In addition to these regular maintenance activities, non-reoccurring rehabilitation or im-

provements for specific streets or facilities are also budgeted for single or multiyear projects. It is recommended that this program be continued and expanded as funding and City resources will allow.

At present, federal transportation funding is distributed under the auspices of the Transportation Equity Act for the 21st Century or TEA-21. This funding legislation will expire in 2004 and be replaced with new federal transportation funding legislation. The final form of this new legislation is under debate in Congress as this *Plan* is being produced. Additionally Ohio's Motor Fuel Taxes were raised over 25% in 2003. This will produce additional revenues to local governments as it is phased into full implementation by 2008.

Following passage of the federal legislation, the City of Oakwood should consult with MVRPC and the Ohio Department of Transportation on how to best take advantage of the new funding programs and their respective requirements to leverage local funding to meet the community's needs. ODOT's Local Technical Assistance Program offers several training programs and technical seminars to assist municipal governments in managing their transportation infrastructure and applying for these new funding opportunities.

Figure 5: **Transportation**

Oakwood Avenue

Irving Avenue

Schantz Avenue

Far Hills Avenue

Schantz Avenue

Shroyer Road

Patterson Rd.

Harman Avenue

Far Hills Avenue

Shafor Boulevard

Ridgeway Road

Patterson Boulevard

Peach Orchard Rd.

Far Hills Avenue

Shroyer Road

Dorothy Lane

Major Arterial Street
Minor Arterial Street
Collector Street
Local Street
Greater Dayton RTA Bus Routes

Comprehensive Plan Update: *City of Oakwood, Ohio*
Prepared by URS ● TPAP ● May 2004

CITY OF OAKWOOD 1908

Section 5: *Community Facilities Plan*

Top quality community facilities and services have always been a hallmark of the City of Oakwood. The *Plan* promotes community facilities and services as important assets that can help attract new residents and small businesses. Community facilities and services are important parts of the community and they add significantly to the overall quality of life in the City.

The following community facilities and services are described below – the Oakwood City Schools, the Public Library, the City Building, Public Safety, Engineering and Public Works, the Historical Society, and Leisure Services. The Community Facilities Plan is illustrated in Figure 6.

It is important to emphasize that the *Comprehensive Plan* presents general policies and guidelines for community facilities. The *Plan* is not intended to preempt or substitute for the more detailed planning and programming which will be undertaken by the agencies and organizations that are responsible for each community facility.

Principles and Standards

Oakwood is well served by facilities and services and no major new public building projects are anticipated during the next few years, with the exception of a possible renovation and expansion of Wright Memorial Library. This possible renovation and expansion is being considered to meet current needs and accommodate potential growth. The primary emphasis during the next 10 to 15 years should be on enhancing existing sites and buildings as required, and on undertaking upgrades and replacements.

- The City should continue to promote cooperation, interaction and collaboration among the various agencies and organizations that serve Oakwood, including Oakwood City Schools, Leisure Services, the Library, and other community facilities.

- Community facilities should be compatible with surrounding uses and should enhance the character of the neighborhoods in which they are located. Sites should be attractively landscaped and screening and buffering should be provided if necessary. Traffic generated by community facilities should not adversely impact surrounding neighborhoods.

- Adequate parking should be available at all community facility sites; however, it is recognized that site limitations make it impossible to provide all required parking. The City must continue to rely on on-street parking to supplement off-street parking.

- The City should be attuned to the changing needs and requirements of local residents and businesses, and new facilities and services should be provided if they become necessary or desirable in the future.

- New public facilities should be viewed as opportunities to create new civic landmarks within Oakwood. Where possible, new facilities should be located, designed and developed as focal points and "signature" projects within the City.

Public Schools

Schools are among the most important community facilities, especially in predominantly residential communities such as Oakwood. They not only provide educational services, but also play important recreational, cultural and social roles within the community.

The Oakwood school system is considered one of the City's most important assets. The school system is one of the primary reasons young families with school-age children choose Oakwood as a place to live.

Oakwood City Schools operates five school campuses (see Table 2). Four of these are located in Oakwood – Edwin D. Smith Elementary, Harman Elementary, Oakwood Junior High, and Oakwood Senior High. Julian & Marjorie Lange School is located in the City of Kettering.

All school buildings, except Lange, are currently in the process of renovation and expansion. Infrastructure is being upgraded; roofs are being repaired; and improvements are being undertaken on the school interiors. Renovations are addressing safety and many structural issues. New classrooms are also being added at Harman, Smith and Oakwood Junior/Senior High School.

The current renovation program is the result of a three-year study and numerous evaluations of asbestos, roofing, and ADA compliance. When the renovations are complete, Oakwood school buildings should be adequate for the next 20 to 30 years.

Existing schools are well located to serve the Oakwood community. An elementary school is located on both sides of Far Hills Avenue, and the Junior and Senior High Schools are near the geographic center of the community. All areas of the City are within walking distance of school facilities.

Enrollment at the end of the 2003-2004 school year was 2,039 students. Oakwood City Schools have experienced a growth of approximately 21% in the last five years. According to enrollment projections, steady growth is anticipated for the next 3 to 5 years, adding about 30 to 40 students per year in grades K through 12. The current renovation program should position Oakwood schools to absorb the anticipated growth in student enrollment.

However, even though renovations will upgrade Oakwood schools, there are still concerns about certain schools. All schools are located on relatively small sites. For example, Harman Elementary School is located on a 2-acre site and has very little land available for recreation. In fact, the addition of new classrooms at Harman will absorb much of the remaining recreation space. Off-street parking space is also in short supply at all four schools in Oakwood.

The City should continue to support Oakwood City Schools and promote continued cooperation between the City and the schools to maintain a quality educational system, improve and enhance school facilities as required, and promote communication between the schools, the City, and local residents.

Wright Memorial Public Library

Oakwood has had library service since 1913, and the first library facility opened in a building on Park Avenue in 1923. The present facility, Wright Memorial Public Library, was constructed in 1939, at Katherine Wright Park (see Table 3).

The Wright Memorial Library is a school district library, which means that the School Board appoints Library Board members and is the Library's taxing body. The Library is funded primarily through the State of Ohio's Library & Local Government Support Fund and a local property tax levy, although there are fines, and user fees.

The Library building was built in 1939. Additions were made in the early 1960's, 1970's and 1980's. Currently, the building is approximately 23,500 square feet. While efforts have been made to keep the building in good condition, many elements of the building require frequent maintenance. Storage and office space are limited, and parking is difficult.

The Library provides reference service, programming for all ages, a Web page, and written and audiovisual materials. The Library collection is approximately 160,000 items. Because of limited space, the Library has to remove one item for each new item added. The space constraints also make it difficult to provide books and other items for Oakwood residents.

Table 2: **PUBLIC SCHOOLS,** *Comprehensive Plan, City of Oakwood, Ohio*

Name	Date Built	Site Size (acres)	Area Available for Recreation	No. of Classrooms	2003-2004 Enrollment	Evaluation						Comments
						Adequacy of Site Size	Location in Service Area	Capability for Expansion	Recreational Area	Off-Street Parking	Quality of Environment	
Edwin D. Smith Elementary	1928	3 acres	Limited	34	519	Good	Good	Good	Good	Poor	Good	Addition adds 5 classrooms, but absorbs recreation space
Harman Elementary	1909	2 acres	Very limited	31	451	Poor	Good	Poor	Poor	Poor	Good	Addition adds 6 classrooms, but absorbs much recreation space
Oakwood Senior High	1927	3 acres	Stadium Sports Complex	33	581	Good	Good	Good	Good	Poor	Good	Addition adds 5 classrooms
Oakwood Junior High	1932	(same as above)	(same as above)	32	330	(same campus as Oakwood Senior High)						
Julian & Marjorie Lange Kindergarten	1940	3 acres	Limited	9	158	Fair	Good	Good	Good	Good	Good	Renovated 3 years ago

Note: All schools, except Lange, are currently being renovated. Infrastructure is being upgraded; roofs repaired; and improvements being undertaken on the school interiors. Additionally all schools, except Lange, are currently undergoing major expansions.

In many ways, the Library serves as a focal point for Oakwood, a foundation for the educational system, a source of cultural amenities, and an information hub for the community. In the recent past, the Library has added dozens of items, including videos, DVDs, e-books, and Internet access. These services should grow in importance, as Oakwood continues to be a community of choice for families with school age children. New media, programs and services will be needed during the next 10 to 15 years.

The Library Board employed an architect to do a space study in 2002. The study concluded that additional space is needed at Wright Memorial Public Library. Since the Library serves as a focal point for Oakwood and a foundation for the educational system, the City should work with the Library Board and Oakwood City Schools to help resolve space needs in the future.

Oakwood City and Public Safety Building

The attractive and historical Oakwood City and Public Safety Building is a two-story structure located at 30 Park Avenue. The building houses all City departments except for Leisure Services and Public Works. These departments include: a) the City's administrative offices, b) Public Safety, c) Finance, d) Income Tax, and e) the Municipal Court.

The original portion of the building was constructed in 1920, with an administrative wing added in 1960. An improvement program completed in 1985 included the addition of new office space, new elevator service, and general overall remodeling and upgrading of existing space.

The building is currently undergoing a major renovation project which is scheduled for completion in late 2004. Completion of the Oakwood City and Public Safety Building renovation should resolve the space needs for the City's administrative offices, Public Safety, Finance, Income Tax, and the Municipal Court. The building will be of sufficient size and configuration to meet the present and long-term future needs of the departments.

The Oakwood Public Safety Department is one of only 32 fully consolidated police and fire departments in the country. All of Oakwood's sworn officers are state certified in law enforcement, fire fighting, and emergency medical techniques. The underlying philosophy of the Department is that public safety services can be most effectively provided by deploying officers trained in the basics of all three disciplines.

The Public Safety Department currently employs 32 sworn officers, plus six civilian personnel. The current officer staffing level is considered adequate. There are no plans to add personnel in the immediate future.

The Fire Department operates three fire-fighting apparatus, including; a) a 1996 Central State Fire Apparatus; b) a 1996 McCoy-Miller emergency medical vehicle; and c) a 1979 American La France fire apparatus. The Department recently purchased one new fire apparatus and anticipates delivery in September 2004. The new engine will replace the 1979 engine. Also, the Department plans to add one new emergency medical vehicle in 2005.

All Public Safety services are housed at the Oakwood City Building. The facility is centrally located in the community, thus facilitating response to police, fire and medical emergencies.

Oakwood does not experience significant crime problems. The number one priority is to reduce larcenies, which account for the major portion of Part 1 crimes in Oakwood. According to the Department, Oakwood has the lowest crime rate in the area.

Since surface streets in Oakwood are heavily used by pedestrians, all traffic and speed violations are a major concern to the community.

Engineering and Public Works Department

The responsibilities of the Engineering and Public Works Department include the following:

a) City-wide vehicle maintenance.
b) Water production and distribution.
c) Storm and sanitary sewer maintenance.
d) Street, sidewalk and alley maintenance, including snow and ice control.
e) Design and inspection of City construction projects.
f) Development and maintenance of the City's GIS system.
g) Mowing and trimming of public areas.
h) Refuse collection, brush and branch collection, and recycling.
i) Traffic signal and street sign maintenance.

The Department currently employs 34 full-time personnel. The Department also hires several seasonal employees during the summer months and during the fall leaf collection season. The current personnel level is considered adequate. The Department does not intend to add full time personnel in the near future.

The Department currently operates a variety of vehicles and equipment, including several dump trucks, hook trucks, pick-up trucks and other vehicles, mowers, tractors, sewer cleaners, excavators, backhoes, loaders, fork lifts, etc. The equipment level is considered adequate, and there are no plans to add new equipment in the near future. However, the Department will continue its normal schedule of equipment maintenance and replacement.

The Department operates several different sites in Oakwood, including the Public Works Center at 210 Shafor Boulevard; the water softening plant at 120 Springhouse Road; a water tower and booster located in Fairridge Park; and the Shroyer Road water booster. In general, all sites and facilities are in good condition and should adequately serve the community for the next 15 to 20 years or more. The primary facility, the Public Works Center, was completely rebuilt and opened in the spring of 2000.

The Department is considering the need for a pole barn storage building at the Firwood Well Field to allow for the storage of equipment, building materials, and supplies. The Department is also considering the need for a refuse transfer facility to handle brush and branch material, recyclables and other waste debris.

Public Utilities

Existing public utilities that serve the City of Oakwood include: a) the water system, b) sanitary sewer system, c) storm drainage system, and d) fiber optic communications system.

Because most of Oakwood was developed many years ago, the City's infrastructure system will need to be upgraded and improved on a regular basis, particularly the water mains, sewer lines and local streets. The City has an aggressive program for upgrading the public infrastructure as required, and this should be further promoted in the *Plan*.

Water System

The City of Oakwood has owned and operated a municipal water system for over 50 years. The system serves the entire community of 9,215 residents or approximately 3,600 customers. The average daily water demand in 2003 was 1.40 million gallons.

The water system consists of the following components:

- Eight water production wells.
- The Shafor Boulevard Iron & Manganese Plant and Water Softening Plant (Plant #1).
- The Springhouse Water Softening Plant (Plant #2).
- The Ridgeway Road Standpipe Water Tower.
- The underground water distribution system.
- Two interconnections with the City of Dayton water system.
- One interconnection with the Montgomery County water system.

The water system is operated automatically by a control system based on the water level in the Ridgeway Road water tower. The City produces over 95% of the water used throughout the City. The balance is purchased from the City of Dayton.

Water Production Wells. The eight existing wells are located in three different well fields. The Springhouse well field contains Wells #1, 2 and 3 and is located in Oakwood near the intersection of Oakwood Avenue and Springhouse Road. These wells supply water to the Springhouse Road Water Softening Plant. The Firwood well field contains Wells #4, 5, 6, and 8. The Firwood well field is located in the City of Dayton just east of the corporation line along Acorn Drive. The four Firwood wells supply water to the Shafor Boulevard Water Plants. The soccer field well field contains Well #7 and is also located in the City of Dayton. This well field is located north of Irving Avenue just east of Shafor Boulevard. Water from Well #7 also flows to the Shafor Boulevard plants.

All three well fields are located at the edge of the Great Miami River Buried Valley Aquifer. The groundwater flow is generally from the southeast to the northwest and travels through tributary aquifers in a direction towards the main buried valley aquifer. As such, none of Oakwood's water is believed to come directly from the buried valley aquifer.

Shafor Boulevard Iron & Manganese Removal Plant and Water Softening Plant. Water from Wells #4, 5, 6, 7 & 8 is treated by the Iron and Manganese Plant and Water Softening Plant #1. This plant has a capacity of 1.08 million gallons per day. The Iron and Manganese Plant includes a potassium permanganate chemical feed system and two iron and manganese removal filters. The water softening plant includes four ion exchange softening filter systems and a sodium hypochlorite disinfection system. The Shafor Boulevard Water Treatment Plants are served by an emergency power generator in the event of a power outage. The iron and manganese plant was constructed in 1984 and the Water Softening Plant in 1989.

Springhouse Road Water Softening Plant. The Springhouse Road Water Softening Plant has a capacity of 1.15 million gallons per day. The system includes three ion exchange softening filters, a sodium hypochlorite disinfection system, a clearwell for storing treated water and three high pressure booster pumps. The Springhouse Water Plant facility is served by an emergency power generator in the event of a power outage. The Water Softening Plant was constructed in 1993 as a replacement to an older water plant which only provided chlorination treatment.

Ridgeway Road Standpipe Water Tower. The Ridgeway Road Standpipe Water Tower has a capacity of 1.5 million gallons. The Water Tower was constructed in 1953 and measures 50' in diameter and 90' in height. The Tower is of steel construction. In 1996, the City completed a major tower refurbishment project which included removal of all interior and exterior coat-

ing systems and application of new coatings. All coatings on the tower are now 100% lead-free. The project also included installation of a new cathodic protection system to prevent corrosion. The tower is located in Fairridge Park just west of the intersection of Hilltop Avenue and Fairmont Avenue. An area around the Water Tower is served by a boosted water pressure system. This system serves approximately 300 properties.

Water Distribution System. The water distribution system includes approximately 44 miles of underground pipe varying in size from 4 to 16 inches. There are approximately 675 main line water valves and 338 fire hydrants. Most of the underground piping was installed between 1920 and 1940. Over the past 15 years, the City has replaced sections of this distribution system. Also, the City has replaced a majority of the underground water main valves and all of the fire hydrants. The City expects to continue replacing water lines over the next 25 years.

Interconnections with City of Dayton Water System. One interconnection is located at the Springhouse Water Softening Plant and another is located at the intersection of Dellwood Avenue and Shroyer Road. The interconnections with Dayton serve as the primary backup or supplemental water service for the City of Oakwood. The connection with Dayton's water system at the Springhouse Water Plant includes an automatic valve that delivers water from Dayton to the Oakwood finished water clearwell when called for by the system controls. This typically occurs during the summer months when the City experiences heavy water use for irrigation. This Springhouse interconnection was reconstructed in 1993. The Shroyer Road interconnection includes a booster pump system which also automatically provides water to the Oakwood distribution system when called for by the system controls. The Shroyer Road booster system was completely reconstructed in 2002.

Interconnection with Montgomery County Water System. This interconnection is located at Fairmont Avenue and Dorothy Lane. The interconnection with Montgomery County's water system serves as the City's secondary backup. It includes a manually operated valve which, when opened, provides water directly to the Oakwood distribution system. It is generally only used in an emergency, when the City of Dayton water system is not available.

Sanitary Sewer System

The City of Oakwood owns and operates its own underground sanitary sewer system. The system includes approximately 39 miles of buried pipe in sizes ranging from 5 to 18 inches. Most of the sewer lines were installed between 1920 and 1940. The sewer lines drain to three different wastewater treatment plants. Approximately 50% of the City sewage flows north to the City of Dayton Wastewater Treatment Plant. The majority of the remaining sewage flows east to the Montgomery County Eastern Regional Wastewater Treatment Plant. A very small percentage of the sewage from the southwest corner of Oakwood flows to Montgomery County's Western Regional Wastewater Treatment Plant.

Over the past 15 years, the City has begun replacing parts of the sanitary sewer system. The City expects that this replacement will continue over the next 25 years as many of the old lines age.

Storm Drainage System

The City of Oakwood owns and operates its own storm sewer system. The system includes approximately 25 miles of underground storm sewer piping in sizes ranging from 12 to 60 inches. A majority of Oakwood is located within the Lower Great Miami Basin drainage area as defined by the Miami Valley Regional Planning Commission (MVRPC). This includes the northern and western two-thirds of the City. The southeast corner of Oakwood drains to the Little Miami Watershed Basin as defined by MVRPC. All areas within the City of Oakwood

are located above the 100-year flood elevation as defined by the United States Geological Survey. Although some areas of Oakwood may experience local stormwater drainage problems, none are related to river flooding events.

Fiber Optic System

In 2002, the City of Oakwood completed installation of an underground fiber optic communications system interconnecting all public buildings in Oakwood. This includes the City and Public Safety Building, Public Works Center, Community Center, water system facilities, school facilities and library. The fiber optic system also connects to all 14 traffic signal intersections in Oakwood. The system includes a main trunk line with 48 single-mode fibers. It currently serves the traffic signal interconnect system, the City telephone systems, the City water production control system, and the City and School computer systems. It is also capable of serving other future needs including video cameras and security systems.

Table 3: **PUBLIC SITES and BUILDINGS,** *Comprehensive Plan,* City of Oakwood, Ohio

Name	Building Function	Date Built	Date of Last Addition	Building Condition	Remaining Useful Life (Yrs)	Site Size (acres)	Is Site Size Adequate?	Is Location Satisfactory?	Is Parking Adequate?	Is Building Adequate?	Comments
								Evaluation			
Wright Memorial Public Library	Library Services	1939	1982	Good	40	2.9	No	Yes	No	No	Needs twice the square footage
Oakwood City Building	Admin, Public Safety, Finance, Court	1925	1960	Undergoing renovation	40	3.0	Yes	Yes	Yes	Yes	Evaluation applies after renovation
Shroyer Road Water Booster	Now storage; formerly pump house	unknown	None	Good	20	.023	Yes	Yes	No	Yes	Parking at this site is not a major issue
Water Tower and Booster	Water storage and pressure booster	1953	None	Excellent	50	1.86	Yes	Yes	Yes	Yes	
120 Springhouse Road	Water production, softening and chlorination	1992	None	Excellent	30	1.2	Yes	Yes	Yes	Yes	Wells 1,2 and 3 on site
210 Shafor Water Plant	Water softening, chlorination, and material storage	1989	None	Excellent	30	7.33	Yes	Yes	Yes	Yes	
210 Shafor Iron & Manganese Plant	Pressure filtration plant (Iron & Manganese removal)	1980	1984	Good	30	as above	Yes	Yes	Yes	Yes	
Public Works Center	Offices, equipment, maintenance, storage	2000	None	Excellent	50	as above	Yes	Yes	Yes	Yes	
Firwood Well Field	Water production	1978	2004	Good	50	8.826 total	Yes	Yes	Yes	Yes	Wells 4, 5, 6 and 8 on site
Oakwood Historical Society	Historical Museum and Homestead	1863	1920	Fair	100	0.9	Yes	Yes	No	Yes	Needs more renovating
US Post Office	Post Office services	unknown	unknown	Good	50	0.55	Yes	Yes	Yes	Yes	
Soccer Field Well Field	Water production	1984	None	Good	50	5.7	Yes	Yes	Yes	Yes	Well 7 on site
Oakwood Community Center	Recreation	1920s	None	Good	20	0.33	No	Yes	No	No	
Smith Garden House	Public Garden	1930s	1991	Excellent	20	1.00	Yes	Yes	Yes	Yes	Garden House, meetings, storage

Department of Leisure Services

The Department of Leisure Services was created in 1987, in response to a growing need throughout the community to address quality of life issues in Oakwood. The Department offers a variety of activities and programs for Oakwood citizens. Its purpose also includes building upon the natural beauty of the City, as well as the care and maintenance of parks, public gardens, boulevards, and public rights-of-way.

Park and Open Space Facilities. The Department operates 13 park sites totaling approximately 32.9 acres (see Table 4). The three neighborhood parks (Shafor, Orchardly and Fairridge) have been updated within the last twelve years. Improvements include enhancements of playground equipment and landscaping at all three parks, and tennis courts at Orchardly Park. Two shelters are available for a minimal rental fee for family gatherings and picnics. Plans are under discussion to update the Orchardly Park wading pool, to reconstruct the tennis courts at Shafor Park, and possibly update park shelters. Active sports fields include Irving Field, a 5.7-acre site located on Irving Avenue adjacent to Patterson Park in Dayton, and Creager Field, a 2.12-acre site, adjacent to the Public Works Center.

The Department operates and maintains several gardens and natural areas, including Smith Gardens, Elizabeth Gardens, Loy Gardens, Houk Stream, and Huffman Park. Smith Gardens is available for weddings and other community events. The Department also has several small pocket parks that add to the ambience of the tree-lined streets and neighborhood areas.

In addition to the parks in Oakwood, the City leases the 22-acre Old River sports complex from NCR for sports activities and special events. Oakwood City Schools also utilize Old River for sports activities.

The Oakwood Community Center (OCC), located west of Shafor Park, is a focal point for recreation and leisure activities. During the past year, 23 new programs and events have been added to increase participation. Several improvements were also made to update the Community Center, and new equipment was added to the Health Center.

Finally, Oakwood's location adjacent to the cities of Dayton and Kettering also afford local residents with a variety of nearby recreational and cultural activities, including golf, boating, music performances, museums, and amusement parks.

Recreational Programs. The Department of Leisure Services operates the majority of the recreational programming within Oakwood and offers a range of programs, sports, and community events. Programming has increased significantly over the past five years.

The most popular programs are: gymnastics, art, health and fitness classes, swimming, sports including tennis, soccer, t-ball, coach pitch, kickball, volleyball and basketball, senior luncheons, and various community events.

Cooperation with Oakwood City Schools. The City cooperates with Oakwood City Schools in providing recreational facilities and services. The Department of Leisure Services utilizes the elementary school gymnasiums for winter sports, including basketball and volleyball programs. The schools use the City's tennis courts for practice and games, and Oakwood's Irving Field for their field hockey program. As mentioned above, the schools also use the Old River sports facility.

*Table 4: **PARKS and OPEN SPACES,** Comprehensive Plan, City of Oakwood, Ohio*

Name	Park Type	Site Size (acres)	Playground	Ball field	Basketball	Tennis	Shelter	No. of Tables	Swimming Pool	Wading Pool	Gardening	Passive Recreation	Walking Paths	Gazebo/Fountain	Location in Service Area	Adequate Site Size	Level of Development	Safety from Traffic	Comments
Shafor Park	Active park	3.59	x	x	x	x	x	4	x	x				x	Good	Yes	Fair	Fair	Pool by membership only
Orchardly Park	Active park	0.91	x	x	x	x	x	2		x					Good	Yes	Good	Good	Has restroom facility
Fairridge Park	Active park	1.86	x					4							Good	Yes	Good	Good	Co-located with water tower
Smith Gardens	Public garden	0.77									x				Good	Yes	Good	Good	Garden house and pond
Houk Stream	Natural area	11.0										x	x		Good	Yes	Good	Good	
Elizabeth Gardens	Natural area	2.98										x	x		Good	Yes	Good	Good	
Loy Gardens	Natural area	1.58										x	x		Good	Yes	Good	Good	
5 Points	Passive park	0.20										x			Good	Yes	Good	Fair	
Huffman Park	Passive park	0.51										x		x	Good	Yes	Good	Fair	
Schenck Park	Green space	0.28										x			Good	Yes	Good	Fair	
Irving Field	Sports field	5.70		x											Fair	No	Good	Fair	Has restroom facility
Creager Field	Green space	2.12		x								x			Good	No	Good	Fair	Only 0.6 acres are useable as recreation space
Wright Park	Play areas	1.40	x	x								x			Good	Yes	Good	Good	Located behind Library

Future Opportunities for Parks and Open Spaces

Because Oakwood is primarily a residential community, parks, open spaces and recreational facilities add to the quality of life within the City. Several opportunities for enhancing parks and open spaces in the future are highlighted below.

- The City should continue to promote enhancement of the open space character of Oakwood as a distinguishing feature of the community. Open spaces are defined as park sites, landscaped boulevards, tree-lined streets, small open spaces at roadway intersections, wooded ravines and other natural areas, and the landscape treatment around public sites and institutional facilities.

- While additional park land may be desirable in Oakwood, the small size of the community and the fact that the community is landlocked with very little vacant land will make the development of new park sites difficult. However, the City might explore options for acquiring additional park land, including:
  a) The purchase of selected lots that become available in locations where park land is in short supply.
  b) The preservation of selected open spaces as large estates are subdivided.
  c) A small park or open space at the Sugar Camp property.
  d) The acquisition or leasing of additional lands outside the City.

- Many Oakwood residents have expressed the need for a new indoor recreational facility. Many nearby communities offer such a facility for their residents. The City should consider undertaking a feasibility study to determine if a new facility should be added. Redevelopment of the Oakwood Community Center may be the most promising opportunity, rather than acquiring new land.

- The City should consider other opportunities for further enhancing parks, open spaces and recreational facilities in Oakwood, including:
  a) More fully utilizing existing recreational areas, such as Creager and Irving Fields.
  b) Continue sharing recreational facilities with Oakwood City Schools, which benefits both organizations.
  c) Adopting more formal procedures to preserve, protect and enhance wooded areas, ravines and other natural features.
  d) Designing new facilities to serve teens and seniors within Oakwood.

- The City of Oakwood does not have a master plan or a comprehensive study of parks, open spaces and recreational needs and opportunities. Since this is an important issue among many residents, the City might consider such a study in order to gather more detailed public input and help address future needs in this key area.

- The City should continue to encourage local property owners to endow land as a means of preserving existing open space areas. Donations can offer tax advantages to property owners, as well as preserve important environmental features and help relieve some of the concerns related to estate subdivision.

- There should continue to be cooperation between the City, the Oakwood City Schools, NCR, nearby communities, and regional agencies in the provision of recreational facilities. Sites and facilities should be shared, and programs and services should be coordinated to the extent possible.

Oakwood Historical Society

The Oakwood Historical Society was incorporated in August 1974. The purpose of the Society is to preserve, research, display, publish, and promote interest among Oakwood residents in the history of the community, its government, schools, public enterprises, local citizens, and its architecture.

In 1983, the Society was revised to expand its ability to receive gifts, endowments, and bequests of historical significance. The Society now acts as a museum to preserve and record historical materials. The Oakwood Historical Society owns two properties:

- The Long-Romspert Homestead, located at 1947 Far Hills Avenue. This structure was constructed in 1863 and includes a summer kitchen and a carriage house. It now serves as the Society's historical museum.

- The adjacent property at 1945 Far Hills Avenue.

The Society has made several improvements to the Long-Romspert Homestead over the past few years and is presently working on a new strategic plan. The major initiative of this plan is to develop the homestead into a historic house museum and archives/acquisition facility for public use. This calls for major renovation of the interior of the homestead and development of educational programs for the schools and for the general public as it pertains to Oakwood history and architecture. The Oakwood Historical Society also hopes to provide a parking area behind the property, enhance landscaping, and widen and improve the circular drive. Because of the growing interest in historic preservation in Oakwood, the City should work with the Society to help satisfy these future needs.

Other Community Facilities

The US Post Office is located at the southwest corner of Oakwood Avenue and Springhouse Road. According to Post Office officials, the current facility is in good structural condition and is adequate to serve the existing needs of the community. No major remodeling, expansion or replacement is anticipated in the immediate future.

Other community facilities in Oakwood include four churches, one synagogue, and a portion of a cemetery. These are important focal points within the community and some have historical interest. They include:

- Lutheran Church of Our Savior.
- St. Paul's Episcopal Church.
- The Chabad Center of Greater Dayton.
- Oakwood United Methodist Church.
- Concordia Lutheran Church.
- A portion of the Beth Abraham Cemetery.

Figure 6: **Community Facilities Plan**

Legend

- 🔵 Governmental Sites
- 🟢 Public Schools
- 🟩 Parks and Open Spaces
- 🟡 Religious Facilities and Cemetery
- 🔵 Oakwood Historical Society Homestead
- 🟠 Wright Memorial Public Library

Schools:
1. Edwin D. Smith Elementary
2. Harman Elementary
3. Oakwood Junior and Senior High
4. Lange School
5. Board of Education

Governmental Sites:
6. City/Safety Building
7. Shroyer Water Booster
8. Water Tower and Booster
9. Water Softening Plant
10. Public Works Center, Water Softening Plant, and Iron & Manganese Plant
11. US Post Office
12. Firwood Well Field
13. Soccer Field Well Field
14. Springhouse Well Field

Parks:
15. Shafor Park
16. Oakwood Community Center
17. Orchardly Park
18. Fairridge Park
19. Smith Gardens
20. Houk Stream
21. Elizabeth Gardens
22. Loy Garden
23. 5-Points
24. Huffman Park
25. Schenck Park
26. Creager Field
27. Katherine Wright Park
28. Virginia Hollinger Tennis Club (private)
29. Old River (NCR property)
30. Irving Field

Comprehensive Plan Update: *City of Oakwood, Ohio*
Prepared by URS • TPAP • May 2004

Section 6: *Community Character Plan*

The City of Oakwood is an attractive and distinctive community characterized by quality neighborhoods, historic homes, tree-lined streets, compact commercial areas, extensive landscaping, and a variety of public and institutional amenities. Oakwood's traditional image and character help distinguish it from neighboring communities and make it a more desirable place to live, work and do business.

This section highlights several of the physical features that help give Oakwood its special community character. Several of these are illustrated in Figure 7.

Neighborhoods

Oakwood developed over a period of many years and its neighborhoods reflect the City's different stages of development. Oakwood's neighborhoods are among its most important visual assets, and neighborhood image and character should be preserved and enhanced.

However, Oakwood is experiencing a trend common to many mature, affluent communities. The City is beginning to see some interest in subdividing large estate properties and the development of new homes on smaller lots. Many similar communities are also experiencing the replacement of older, smaller existing homes with larger residential structures. A related trend is the construction of major additions to existing homes.

While residential improvements and new construction serve to upgrade the community's housing stock, the City should strive to ensure that residential improvements and upgrades complement existing neighborhood character in terms of bulk, setback, building height, lot coverage, and other key design and development characteristics.

The City should also ensure that all new single-family and multi-family developments and major residential additions are compatible with and complement existing neighborhood character and provide overall value to the community.

Building Conditions

The structural condition of buildings in Oakwood is very good, as is the overall level of property maintenance. However, several of the business and commercial uses should be upgraded. Most of these structures have minor deficiencies related to painting, roofs, and windows.

The majority of Oakwood's housing stock was constructed between the 1920s and 1940s, and it is important that the older stock be adequately maintained and upgraded. Since adoption of the Property Maintenance Code in the late 1960's, the City has vigorously enforced property maintenance, which has been very effective in maintaining properties and promoting repairs and improvements when required.

Historic Properties

Oakwood has a number of homes and public buildings with historical and architectural interest, and these add significantly to the charm and character of the community. Currently, the Schantz Park Historic District is the only National Register Historic District in the City. There are three individually listed National Register of Historic Places properties. They include the Long-Romspert Homestead, the Adam Schantz Sr. House, and Hawthorn Hill, the former home of Orville Wright, which was designated a National Historic Landmark in 1991.

In late 1999, several Oakwood property owners established The Oakwood Preservation Trust (OPT). OPT is a not-for-profit organization whose mission is "*To preserve and maintain the history and architecturally significant resources in the City of Oakwood through education,*

advocacy and support." Members of OPT work with City officials and the Oakwood Historical Society to address issues relating to historic preservation.

The Oakwood Historical Society recently researched 16 Oakwood homes, three Oakwood schools, the Library, a church, and Hawthorn Hill. Based on this research, the Society published a booklet with photographs to be used in a driving tour of Oakwood. The historic properties identified by the Society are highlighted in Figure 7. In addition, the Oakwood Preservation Trust is working with local volunteers and University of Dayton students to complete Ohio Historic Inventory forms on several hundred properties. These records are on file at the Ohio Historic Preservation Office in Columbus, Ohio.

In addition to the properties identified above, there are many other homes and public buildings in Oakwood that have local historical and architectural interest.

The City should work with the Oakwood Historical Society and the Oakwood Preservation Trust to establish a list of Oakwood buildings that have historical and architectural significance. The City should also work with these groups to help educate local residents about the value of preserving and protecting historic homes and the fact that these historical features add to the unique image and character of the Oakwood community.

Oakwood is characterized by a wide range of architectural styles and building types and this architectural diversity is also an asset and an important component of the community's character.

Landscaping and Natural Features

Oakwood is a community with extensive public and private landscaping. This includes the landscaping of residential properties, landscaping around public and institutional buildings, tree-lined streets, landscaped boulevards, public gardens, and several public parks and open spaces. Many of these serve as focal points and amenities within the neighborhoods in which they are located.

Oakwood has been recognized as a Tree City USA for 22 years and it was one of the first communities in southwestern Ohio to receive national recognition from the Arbor Day Foundation.

In addition, a total of 2,192 trees have been planted through the City's annual Johnny Appleseed Street Tree Planting Program. The program is offered to homeowners each year and includes a 50% discount to homeowners as long as the trees are planted in the rights-of-way.

The northern and western parts of Oakwood are characterized by attractive natural features, such as rolling topography, ravines, wooded areas, and stream corridors. These features add to the quality and ambiance of the community.

Business Districts

Oakwood's commercial and business areas occupy highly visible locations along the major streets that pass through the community. To complement Oakwood's neighborhoods, all commercial development should be characterized by the highest possible standards of design and construction. The design and appearance of commercial buildings, site development, landscaping, lighting, signs and graphics, parking lots, and pedestrian amenities should all be of concern to the City.

While most commercial properties are well maintained, additional improvements should be considered to further enhance Oakwood's commercial areas, particularly within the Far Hills and Park Avenue business districts.

While many of the residential, public and institutional properties in Oakwood are character-ized by architectural and historical interest, there are very few commercial buildings with his-toric significance. In order to improve the appearance of the commercial areas, and make them more compatible with the historical character of Oakwood, the City should continue identify-ing ways to enhance streetscape features, special design standards for commercial facades, and signage to reflect the traditional image of the Oakwood community.

Street Corridors

The major street corridors are among the most visible parts of Oakwood and they are major determinants in how the community is perceived by residents, visitors and passing motorists.

While tree-lined streets and landscaped boulevards are distinguishing features of Oakwood, more attractive treatments should be considered along certain roadways, particularly Shroyer Road and Irving Avenue. Improvements might include sidewalk treatments, new street trees, street light fixtures, building enhancements, and public signage.

Attractive "welcome" signs and gateway features have been installed at several locations where major roadways enter the City of Oakwood. The City should maintain these gateway features and continually look for opportunities to enhance them in the future.

The City recently replaced the hanging baskets that are placed in selected locations along Oakwood's boulevards and within the business districts. Banners have also been installed along several street corridors. The hanging baskets and banners contribute significantly to the community ambiance.

A new piece of public art was recently placed along Shafor Boulevard near Shafor Park to de-note the 100th Anniversary of "powered flight." Public art can enhance street corridors and activity areas and help augment the community's identity. Oakwood might consider additional public art in selected locations.
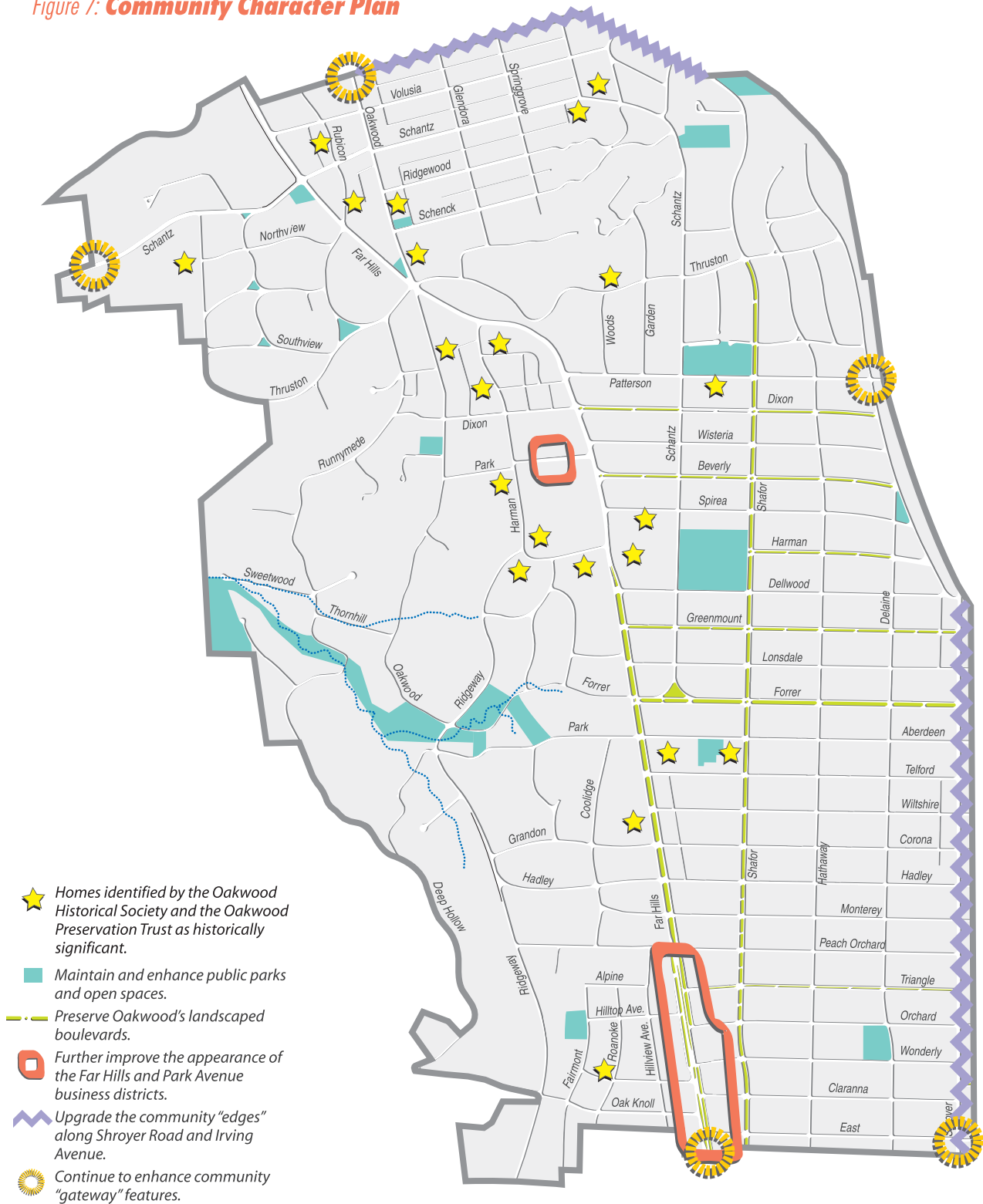
Other Distinguishing Features

Oakwood contains many public and religious properties that add to the image and character of the City, including the City Building, the public schools, Wright Memorial Public Library, and several attractive churches. Some of these have historical and architectural interest and they provide focal points for the neighborhoods in which they are located.

In addition to the physical features highlighted above, many other community characteristics add to the image and character of Oakwood, including a strong community spirit, a tradition of volunteerism, and various community events, celebrations, and activities. These other aspects of Oakwood's "community character" should also be nurtured and enhanced in the future.

Two major annual community celebrations are "That Day in May" and the "Ice Cream So-cial." "That Day in May" is celebrated in May of each year and includes a community pancake breakfast, public parade, a running event, an outdoor carnival and evening concert. The "Ice Cream Social" is celebrated a few days before the start of school each year and includes a chicken dinner and ice cream dessert, outdoor games and entertainment from the high school band and other local groups. The City also conducts a "Lighting up of Oakwood" event in December of each year highlighting the Holiday Season.

Figure 7: **Community Character Plan**

Homes identified by the Oakwood
Historical Society and the Oakwood
Preservation Trust as historically
significant.

Maintain and enhance public parks
and open spaces.

Preserve Oakwood's landscaped
boulevards.

Further improve the appearance of
the Far Hills and Park Avenue
business districts.

Upgrade the community "edges"
along Shroyer Road and Irving
Avenue.

Continue to enhance community
"gateway" features.

Comprehensive Plan Update: *City of Oakwood, Ohio*
Prepared by URS ● TPAP ● May 2004

Section 7: *Implementation*

The *Comprehensive Plan* sets forth an agreed-upon "road map" for community improvement and development within the City of Oakwood during the next 10 to 15 year period. It is the product of considerable effort on the part of the *Comprehensive Planning Committee*, City Council, the City Staff, the Planning Commission, and the Oakwood community.

However, in many ways the planning process in Oakwood has just begun. Completion of the *Comprehensive Plan* is only the first step, not the last.

Following adoption of the *Comprehensive Plan*, it will be important for City Council, the Planning Commission, City Staff, and the Comprehensive Planning Committee to work together to highlight the key recommendations and priorities that should be pursued within the next few years.

This section briefly highlights several next steps that should be undertaken to begin the process of plan implementation.

Adopt and Use the Plan on a Day-to-Day Basis

The *Comprehensive Plan* should become Oakwood's official policy guide for improvement and development. It is essential that the *Plan* be adopted by the City Council and then be used on a regular basis by City staff, boards and commissions to review and evaluate all proposals for improvement and development within the community in the years ahead.

Review and Update the Zoning Ordinance

Zoning is one of the most common regulatory measures used by governmental units to implement planning policies. Zoning divides the community into a series of districts and sets forth regulations for the use of land within these districts, including permitted uses, lot size, building height, density, etc.

Following adoption of the *Comprehensive Plan*, the City should undertake a review of the Zoning Ordinance to ensure that it supports and complements the new *Plan*. Since the entire Ordinance was updated in 2000, significant changes are not anticipated.

In addition to zoning, Oakwood has a number of other codes and ordinances that govern land and building development, including the Subdivision Regulations, Property Maintenance Code, Business District Design Guidelines, and Building Code. All of these codes should be reviewed and updated as needed.

Promote Cooperation and Participation

The City of Oakwood should assume the leadership role in implementing the new *Comprehensive Plan*. In addition to carrying out the administrative actions and many of the public improvement projects called for in the *Plan*, the City may choose to administer a variety of programs available to local residents, businesses and property owners.

However, in order for the *Comprehensive Plan* to be successful, it must be based on a strong partnership between the City, Oakwood City Schools, other public agencies, the local business community, residents and various neighborhood groups and organizations, and the private sector.

The City should be the leader in promoting the cooperation and collaboration needed to implement the new *Comprehensive Plan*. The City's "partners" should include:

- ***Local agencies and service districts***, such as the Oakwood City Schools, the Library Board, the Historical Society, Oakwood Preservation Trust, the Post Office, etc.

- *Other governmental and quasi-governmental organizations*, such as the Ohio Department of Transportation, the Miami Valley Regional Planning Commission, the Greater Dayton Regional Transit Authority, the City of Dayton, and the City of Kettering.
- *Local institutions*, such as the various churches and religious organizations within Oakwood, and the University of Dayton.
- *The Kettering Moraine Oakwood Chamber of Commerce*, which plays an important role in marketing and promoting the community, and in organizing improvement efforts within the various commercial and business areas.
- *Local banks and financial institutions*, which can provide assistance in upgrading existing properties and facilitating desirable new development.
- *Builders and developers*, who should be encouraged to undertake improvements and new construction that conform to the *Plan* and enhance the overall quality and character of the community.
- *The Oakwood community*. All residents and neighborhood groups should be encouraged to participate in the on-going planning process, and all should be given the opportunity to voice their opinions on improvement and development decisions within the community.

Capital Improvements Program

The City of Oakwood should continue with its an annual Capital Improvements Program. The Capital Improvements Program lists public projects to be undertaken over the next five-year period and also estimates the budget for each project. Funding for the program is derived from City funds as well as state and federal funds. The Capital Improvements Program anticipates, identifies and prioritizes projects so that they can be incorporated into the City's operating budget. This program has been successful and is cited by citizens as an effective program to meet the community's needs.

The Capital Improvement Program is reviewed and adjusted on a yearly basis. Because of its age, greater attention should be directed on evaluating the condition of the public water and sewer systems and planning for needed capital improvements. It is recommended that the entire Capital Improvements Program be continued and expanded as funding and City resources will allow.

Prepare an Implementation Action Agenda

The City should prepare an implementation "action agenda" which highlights the improvement and development projects and activities to be undertaken during the next few years. For example, the "action agenda" should consist of:

a) A detailed description of the projects and activities to be undertaken.

b) The priority of each project or activity.

c) An indication of the public and private sector responsibilities for initiating and participating in each activity.

d) A suggestion of the funding sources and assistance programs that might potentially be available for implementing each project or activity.

In order to remain current, the "action agenda" should be updated once a year. The City should consider retaining the Comprehensive Planning Committee to assist with developing the "action agenda" and to review progress made each year in addressing the goals and objectives outlined in the *Plan*.

Explore Funding Sources and Implementation Techniques

While many of the projects and improvements called for in the *Comprehensive Plan* can be implemented through administrative and policy decisions or can be funded through normal municipal programs, other projects may require special technical and/or financial assistance.

The City should continue to explore and consider the wide range of local, state and federal resources and programs that may be available to assist in the implementation of planning recommendations. For example, Tax Increment Financing may be a tool to explore for the mixed-use redevelopment of the Sugar Camp property.

Enhance Public Communication

The City should prepare a summary version of the new *Comprehensive Plan* and make it available throughout the community. It is important that all local residents, businesses and property owners be familiar with the *Plan's* major recommendations and its "vision" for the future.

The City should also consider additional techniques for responding quickly to public questions and concerns regarding planning and development. It might consider special newsletters or Web page features that focus on frequently raised questions and concerns regarding planning and development.

Update the Plan on a Regular Basis

It is important that the *Comprehensive Plan* be a vibrant document. If community attitudes change or new issues arise which are beyond the scope of the current *Plan*, the *Plan* should be revised and updated accordingly.

The *Comprehensive Plan* should be reviewed every two years by City Council, Staff and selected residents and business persons to reflect the changes that have occurred and to incorporate the recommendations that have been accomplished. The Comprehensive Planning Committee could play a key role in this bi-annual update.

In addition, a major update to the Plan should be undertaken at least every 10 years.

Appendix A:
Comprehensive Planning Committee

The *Comprehensive Planning Committee* included City Council, the City Manager, the Deputy City Manager, and 25 citizens of Oakwood. Those members are listed below:

CITY COUNCIL

Mayor Judy Cook
Vice Mayor Richard Killworth (through 12/31/03)
Vice Mayor Carlo McGinnis
Roger Blumensheid
William Duncan
Stanley Castleman

CITY STAFF

City Manager Norbert Klopsch
Deputy City Manager Jay Weiskircher

CITIZENS

Darrell Apt	Bill Kendell
Kip Bohachek	Bill Lockwood
Bob Curry	Paula MacIlwaine
Dave Dickerson	Bill Martin
Joy Erd	Laura Nyquist
John Fitzpatrick	Harvey Pierce
Norm Fogel	Mary Pryor
Bill Frapwell	Bill Schuerman
Leigh Ann Fulford	Jo Shank
Harrison Gowdy	Pam Stephens
John Haddick	Bill Tully
Jonathan House	Rodney Yarger
Jan Kegelmeyer	

In addition to the 25-member Comprehensive Planning Committee, each Committee member was asked to develop a network of 10 Oakwood citizens to review and discuss the planning process at key junctures.

Appendix B:
Demographics

This section provides an overview of recent trends in population and housing within the City of Oakwood, as well as a current snapshot of key demographics in Oakwood, neighboring communities, and the greater Dayton region.

An understanding of demographics and the composition of the local population provides an important basis for Oakwood's new *Comprehensive Plan*. Estimates for 2003 and forecasts for 2008 and 2030 are also included in this overview.

The demographic overview includes an assessment of: a) population and household characteristics; b) racial and ethnic composition; c) housing unit characteristics; and d) income and employment statistics.

In order to analyze trends, 1980, 1990 and 2000 data have been included in this overview. This analysis is based on data gathered from the U.S. Bureau of the Census, the Miami Valley Regional Planning Commission (MVRPC), and Claritas, Inc., an independent demographic service.

To make the demographic characteristics more meaningful, Oakwood is compared with neighboring communities and the surrounding region. The City of Oakwood is located in Montgomery County, Ohio, within the Dayton-Springfield Primary Metropolitan Statistical Area (MSA). Data from that MSA, Montgomery County, and the nearby communities of Centerville and Kettering are utilized in this analysis.

In general, Oakwood is an affluent community experiencing minor population change. The population is well-educated and family-oriented. The housing stock is older, but also highly desirable. Most of the residents of Oakwood are long-term residents. While population, social, and housing characteristics have remained fairly stable over the last 20 years, there are some changes occurring in Oakwood that have implications for long-range planning.

The statistical tables used in this overview are presented at the conclusion of this section. They include:

> **Table 5:** *Population and Households, 1980-2000*
>
> **Table 6:** *Race/Ethnicity, 1980-2000*
>
> **Table 7:** *Housing Profile, 1980-2000*
>
> **Table 8:** *Income and Employment, 2000*
>
> **Table 9:** *Demographic Comparisons, 2000*

Population

- Oakwood's official population count in 2000 was 9215 persons. The population of Oakwood decreased slightly over the last 20 years. From 1980-2000, the population decreased by 157 citizens, a 1.6% decrease. However, it should also be noted that Oakwood's population experienced an increase of approximately 2.8 percent over the ten-year period of 1990-2000.

- In 2000, the population of the Dayton-Springfield MSA was 950,558 persons. The 2000 Census indicates that the MSA's population decreased by approximately 0.1% between 1990 and 2000. During this same 10 year period, the City of Kettering lost 5.1% of its population, while the City of Centerville saw a 9.2% increase in population.

- Oakwood's 2003 population is estimated at 9206 persons. The five-year projection shows a stable population, with no major increase or decrease expected. According to projections prepared by MVRPC, Oakwood's population is expected to be approximately 9534 in the year 2030, an increase of 328 people.

Age Distribution

- Oakwood has a slightly younger population profile than nearby communities. In Oakwood, the percent of the population over eighteen is estimated at 70.9%. In Kettering, the percent of the population over eighteen is estimated at 77.5%, and in Centerville it is estimated at 78.4%.

- The median age in Oakwood is close to that of the surrounding communities. It is estimated that the 2000 median age of Oakwood residents is 39.4 years, compared to 42.6 years in Centerville, 38.9 in Kettering, and 36.6 in the Dayton-Springfield MSA.

- Over the last twenty years, the under age 5 population has grown by 48.8%, although the population under nineteen has remained about the same (27.6% in 1980 and 31.0% in 2000).

- Significant changes have also occurred in the 18-24 and 20-24 age cohort groups. Between 1980 and 2000, the population in these groups decreased by 41.7%.

- The elderly population has also decreased by 27.9% over the past 20 years, partially due to the overall population decrease. However, the percent of the population over age 65 has increased slightly in recent years, from 13.8% in 2000, to 14.0% estimated in 2003. Oakwood has a smaller percentage of the population over the age of 65 than the rest of Montgomery County, the region, Kettering, and Centerville.

Households

- According to the *United States Census Bureau*, "A household includes all the people who occupy a housing unit as their usual place of residence." Household formation generally exceeds the rate of population growth, largely as a result of the increase in single-person households, longer life expectancies, single-parent households, and the rate of divorce. A by-product of these trends is a decreasing household size. However, the current general demographic trends in the United States indicate that the household rate is slowing, single-person households are increasing, and divorce rates are stabilizing.

- Household size in the City of Oakwood varies somewhat from this general trend. Oakwood's average household size has remained constant since 1980, when it was 2.5 persons per household. Oakwood's estimated 2003 average household size (2.5) is the same as it was in the 2000 Census.

- The MSA has an average household size of 2.4. Centerville's average household size is 2.3, and Kettering's is 2.2. In Montgomery County, the average number is 2.3 persons per household.

- Oakwood had 3633 households in 2000. Between 1980 and 2000, Oakwood has seen a 2.3% decrease in the number of households, which is consistent with the minor decrease in overall population. However, between 1990 and 2000, Oakwood gained an additional 12 households, which reflects a minor increase.

- The majority of households in Oakwood (71.5%) are family households. 61.8% are married-couple families. Only 28.5% are non-family households, indicating a strong family orientation.

- The 2003 estimated number of households is 3603 and the 2008 projection is 3506. By the year 2030, MVRPC projects that Oakwood will have approximately 4043 households, an increase of 410 households from the 2000 Census.

Racial/Ethnic Identification

- The vast majority of Oakwood's population identifies themselves as "White" (97.4%). This has remained consistent over the last twenty years and Oakwood's racial composition reflects little change. From 1980-1990, the racial/ethnic characteristics have remained almost the same.

- However, over the ten-year period of 1990-2000, the population saw some very minor changes in composition. The growing minority population in Oakwood is the Asian/Pacific Islander sector that comprises 1 percent of the population. This sector has doubled and has increased by approximately 45 persons over the last ten years.

- While the African-American population in Oakwood remains small, it has made a slight increase from 0% in 1990 to .05% of the population in 2000.

- The 2003 estimates are nearly identical to the 2000 Census data. Five-year (2008) projections of race and ethnicity are not available at this time. However, based on recent trends, it is unlikely that the racial/ethnic composition of Oakwood will change significantly.

Housing

- The number of housing units in Oakwood has remained fairly stable over the last 20 years. Between the years 1980-2000, Oakwood's housing stock decreased by only 8 units, from 3823 to 3815. The current estimate of housing units in the City is 3787, a decrease of 28 housing units (.7%) over the past three years (2000-2003).

- The City has a very low vacancy rate (4.8%). The vacancy rate has remained low, and has actually decreased by about 2% over the last twenty years. The low vacancy rate is a sign of consistently high demand for housing within Oakwood. Centerville's vacancy rate is similar (4.1%), as is Kettering's (4.7%). Compared to Montgomery County (7.7%) and the region (7.0%), Oakwood's vacancy rate is quite low.

- Oakwood is a community of homeowners. In the most recent census, 83.6% of the housing units in Oakwood are owner-occupied, as opposed to renter-occupied units that account for 16.4%. The previous two censuses have shown a high owner-occupancy rate of 81.7% and 78.3%, respectively. Oakwood has a higher owner-occupancy rate than Kettering (66.6%), Centerville (73.5%), Montgomery County (64.7%) and the region (67.2%).

- Oakwood has an older housing stock. According to the 2000 Census, the largest percent of homes in the City fall into the "built before 1939" category. Only about 3% of the homes in Oakwood have been built since 1980.

- Housing values in Oakwood are high. The median home value has increased by $15,903 in just three years. Both the 2000 Census and the 2003 estimates indicate a very high median home value, which were $183,500 in 2000 and $199,403 in 2003. In 2000, Centerville's median household value was $148,700; Kettering's was $111,000; Montgomery County's was $95,900; and the median home value in the region was $98,300.

Education, Income and Employment

- Oakwood has a highly educated population, with almost all of its residents having a high school diploma or higher (95.5%). The majority of the population has a college education (63%).

- Oakwood's work force is heavily white collar. The largest segment of the employed population is in the management, professional and related occupations (65%). Sales and office occupations comprise the next largest segment of the population, approximately 19.6% percent in 2000.

- Only recent data and current estimates are used in the income part of this analysis, due to inflation and other changing conditions. Much of the population of Oakwood is in the high-income brackets. Oakwood's median household income in 1999 was estimated at $72,392, which is much higher than nearby communities. Montgomery County's median household income was $40,156, the region's was $41,550, Kettering's was $45,051, and Centerville's was $54,892.

- Oakwood's median household income has increased over the past three years to an estimated $85,526. Per capita income has also increased. In 1999, per capita income was $41,567, and in 2003 it estimated to be $45,837.

- The poverty rate in Oakwood is very low. Oakwood's estimated family poverty rate in 2000 was 1.7%, which was much lower than surrounding communities. Montgomery County's poverty rate was 8.3 percent in 1999, and the MSA had an estimated poverty rate of 7.4%. In Oakwood, the poverty rate for individuals in 2000 was 3.3%.

*Table 5: **POPULATION & HOUSEHOLDS, 1980-2000***

	1980	*Percent*	*1990*	*Percent*	*2000*	*Percent*	*1980-2000*	*Percent*
TOTAL POPULATION	*9,372*	*--*	*8,957*	*--*	*9,215*	*--*	*-157*	*-1.7%*
HOUSEHOLDS								
Number of households	*3,719*	*--*	*3,621*	*--*	*3,633*	*--*	*-86*	*-2.3%*
Average household size	*2.5*	*--*		*--*	*2.5*	*--*	*0.0*	
MEDIAN AGE	*38.5*	*--*	*NA*	*--*	*39.4*	*--*	*0.9*	
GENDER								
Male	*4292*	*45.8%*	*4204*	*46.9%*	*4,339*	*47.1%*	*47*	*1.1%*
Female	*5080*	*54.2%*	*4,753*	*53.1%*	*4,876*	*52.9%*	*-204*	*-4.0%*
AGE DISTRIBUTION								
Under 5 years	*445*	*4.7%*	*565*	*6.3%*	*662*	*7.2%*	*217*	*48.8%*
*5-17 years/*5-19 years*	*2,139*	*22.8%*	*1,601*	*17.9%*	*2,198*	*23.9%*	*59*	*2.8%*
*18-24 years/*20-24 years*	*369*	*3.9%*	*478*	*5.3%*	*215*	*2.3%*	*-154*	*-41.7%*
25-44 years	*2448*	*26.1%*	*2780*	*31.0%*	*2,493*	*27.1%*	*45*	*1.8%*
45-64 years	*2,211*	*23.6%*	*2,043*	*22.8%*	*2,378*	*25.8%*	*167*	*7.6%*
65 + years	*1,760*	*18.8%*	*1,490*	*16.6%*	*1,269*	*13.8%*	*-491*	*-27.9%*

Source: *U.S. Census Bureau, 1990 and 2000 Census; Miami Valley Regional Planning Commission, 1980 data*

* Each Census provides data in slightly different cohort groups.

Table 6: **RACE/ETHNICITY, 1980-2000**

	1980	*Percent*	*1990*	*Percent*	*2000*	*Percent*	*1980-2000*	*Percent*
TOTAL POPULATION	*9,372*		*8,957*		*9,215*		*-157*	*-1.7%*
POPULATION								
White	*9,305*	*99.3%*	*8,912*	*99.5%*	*8,976*	*97.4%*	*-329*	*-3.5%*
Black or African American	*15*	*0.2%*	*0*	*0.0%*	*44*	*0.5%*	*29*	*100.0%*
American Indian and Alaska Native	*2*	*0.0%*	*0*	*0.0%*	*6*	*0.1%*	*4*	*100.0%*
Asian/Pacific Islander	*27*	*0.3%*	*45*	*0.5%*	*93*	*1.0%*	*63*	*233.3%*
Some other race	*23*	*0.2%*	*0*	*0.0%*	*27*	*0.3%*	*4*	*17.4%*
Two or more races	*0*	*0.0%*	*0*	*0.0%*	*69*	*0.7%*	*69*	*100.0%*
HISPANIC OR LATINO								
Hispanic or Latino (of any race)	*38*	*0.4%*	*49*	*0.5%*	*111*	*1.2%*	*73*	*192.1%*
Not Hispanic or Latino	*9,334*	*99.6%*	*8,908*	*99.5%*	*9,104*	*98.8%*	*-230*	*-2.5%*

Source: *U.S. Census Bureau, 1990 and 2000 Census; Miami Valley Regional Planning Commission, 1980 data*

*Table 7: **HOUSING PROFILE, 1980-2000***

	1980	*Percent*	*1990*	*Percent*	*2000*	*Percent*	*1980-2000*	*Percent*
OCCUPANCY STATUS								
Total housing units	*3823*		*3,822*		*3,815*		*-8*	*-0.2%*
Occupied housing units	*3719*	*97.3%*	*3,668*	*96.0%*	*3,633*	*95.2%*	*-86*	*-2.3%*
Vacant housing units	*104*	*2.7%*	*154*	*4.0%*	*182*	*4.8%*	*78*	*75.0%*
TENURE								
Occupied housing units	*3719*	*97.3%*	*3,668*	*96.0%*	*3,633*	*95.2%*	*-86*	*-2.3%*
Owner-occupied housing units	*3039*	*81.7%*	*3,045*	*83.0%*	*3,038*	*83.6%*	*-1*	*0.0%*
Renter-occupied housing units	*680*	*18.3%*	*623*	*17.0%*	*595*	*16.4%*	*-85*	*-12.5%*
YEAR STRUCTURE BUILT								
1999 to March 2000					*8*	*0.2%*		
1995 to 1998					*14*	*0.4%*		
1990 to 1994					*6*	*0.2%*		
1980 to 1989					*64*	*1.7%*		
1970 to 1979					*114*	*3.0%*		
1960 to 1969					*187*	*4.9%*		
1940 to 1959					*1583*	*41.4%*		
1939 or earlier					*1852*	*48.4%*		
VALUE OF OWNER-OCCUPIED UNITS								
Less than $50,000					*32*	*1.1%*		
$50,000 to $99,999					*168*	*5.8%*		
$100,000 to $149,999					*763*	*26.3%*		
$150,000 to $199,999					*670*	*23.1%*		
$200,000 to $299,999					*616*	*21.3%*		
$300,000 to $499,999					*468*	*16.1%*		
$500,000 to $999,999					*162*	*5.6%*		
$1,000,000 or more					*19*	*0.7%*		
Median (dollars)	*$ 73,300.00*				*$ 183,500*			

Source: *U.S. Census Bureau, 1990 and 2000 Census; Miami Valley Regional Planning Commission, 1980 data*

*Table 8: **EDUCATION, EMPLOYMENT AND INCOME***

	2000	*Percent*
EDUCATION		
Percent high school graduate or higher		*95.5%*
Percent bachelor's degree or higher		*63%*
EMPLOYMENT STATUS		
In Labor Force	*4,463*	*66.4%*
Not In Labor Force	*2,255*	*33.6%*
COMMUTING TO WORK		
Mean travel time to work (minutes)	*18.5*	
OCCUPATION		
Management, professional, and related occupations	*2,841*	*65%*
Service occupations	*290*	*6.6%*
Sales and office occupations	*857*	*19.6%*
Farming, fishing, and forestry occupations	*0*	*0.0%*
Construction, extraction, and maintenance occupations	*131*	*3.0%*
Production, transportation, and material moving occupations	*251*	*5.7%*
HOUSEHOLD INCOME IN 1999		
Less than $10,000	*166*	*4.7%*
$10,000 to $14,999	*59*	*1.7%*
$15,000 to $24,999	*277*	*7.9%*
$25,000 to $34,999	*253*	*7.2%*
$35,000 to $49,999	*401*	*11.4%*
$50,000 to $74,999	*661*	*18.8%*
$75,000 to $99,999	*547*	*15.6%*
$100,000 to $149,999	*526*	*15.0%*
$150,000 to $199,999	*264*	*7.5%*
$200,000 or more	*359*	*10.2%*
Median household income (dollars)	*$ 72,392*	
Median family income (dollars)	*$ 88,263*	
Per capita income (dollars)	*$ 41,567*	
***POVERTY STATUS IN 1999** (below poverty level)*		
Families below poverty level	*42*	*1.7%*
Individuals below poverty level	*304*	*3.3%*

Table 9: **DEMOGRAPHIC COMPARISONS, 2000**

	City Of Oakwood	Montgomery County	*MSA
POPULATION			
Total population	9,215	559,062	950,558
Median age	39.4	36.4	36.6
Over 18	70.9%	75.3%	75.2%
65 and older	13.8%	13.7%	13.5%
RACIAL IDENTIFICATION			
White	97.4%	76.6%	82.3%
Black or African American	0.5%	19.9%	14.2%
American Indian	0.1%	0.2%	0.2%
Asian	1.0%	1.3%	1.2%
Hispanic/Latino	1.2%	1.3%	1.2%
Other	0.3%	2.0%	0.5%
HOUSEHOLDS			
Total households	3,633	229,229	379,626
Family households	71.5%	64.1%	66.7%
Married-couple family	61.8%	46.3%	50.3%
Non-family	28.5%	35.9%	33.3%
Average family size	3.1	3.0	3.0
Average household size	2.5	2.4	2.4
HOUSING			
Total housing units	3,815	248,443	408,277
Vacant housing units	4.8%	7.7%	7.0%
Owner-occupied	83.6%	64.7%	67.2%
Renter-occupied	16.4%	35.3%	32.8%
Median value of owner-occupied units	$183,500	$95,900	$98,300
INCOME			
Median household	$72,392	$40,156	$41,550
Per capita	$41,567	$21,743	$21,598
Families below poverty level	1.7%	8.3%	7.4%

*The Metropolitan Statistical Area of which Oakwood is a part is the Dayton-Springfield MSA.

Some percentages are slightly over 100%. This is due to rounding.

Appendix C:
Plans for Neighboring Communities and Institutions

The City of Oakwood is an integral part of the larger Dayton region and it can be impacted by land use and development decisions in neighboring communities and nearby institutions. This section highlights recent plans prepared by the City of Dayton, the City of Kettering, and the University of Dayton, all of which are located directly adjacent to the City of Oakwood.

It should be emphasized that each plan described below recognizes the need for regional coordination and cooperation with neighboring communities.

City of Dayton

CitiPlan 20/20, which was completed in August 2002, is a statement about Dayton's commitment to redefining itself by building upon the City's economic and community strengths and participating in the regional community.

This *Plan* will be used by the City Administration to set policy direction, establish service priorities, and act as a guideline for land use and development decisions.

Future Land-Use

Dayton's Land-Use Plan (see Figure 8) outlines the following principles to implement future land planning and development decisions:

1. Identify and recognize the four distinct development patterns found in the City of Dayton: a) urban core, b) urban mature, c) urban eclectic, and d) suburban. Create standards that reflect the unique character of each development pattern.

2. Develop flexible development regulations that allow infill development, which should match existing development in setback, lot area, and scale.

3. Create standards within each area that will permit the development of multi-family housing.

4. Develop a zoning classification for open space and parks to preserve, protect, and accommodate public land for the use and enjoyment of the general public.

5. Continue to protect the environment through the wellfield and floodplain regulations and noise and emission standards.

6. Continue to support historic preservation and urban conservation.

7. Recognize that the City has a disproportionate amount of commercial zoning along major thoroughfares; strive to concentrate commercial activity at strategic locations.

8. Promote good urban design by institutionalizing the Urban Design Guidelines developed by the City of Dayton.

9. Permit institutional uses such as schools, churches, and hospitals in each residential area. These should connect with the surrounding community and reflect the existing built environment.

As indicated in Figure 8, most of the land bordering the City of Oakwood is designated "urban eclectic residential," except for the NCR campus and the open spaces and recreational areas located along the Great Miami River.

The *Plan* defines "urban eclectic residential" as neighborhoods developed between 1920 and 1960, most of which are located between the urban mature and the suburban areas.

Regional Challenges

Dayton's Plan also highlights several regional challenges that will impact all communities within the Dayton region. Among these are:

- **Regional Decentralization.** In recent years, Dayton has been affected by significant numbers of people and jobs moving to the suburbs. This has impacted the vitality of the region's center-City and other inner-ring suburbs.

- **Need for Regional Partnerships and Collaborations.** The Dayton region has nearly one million people; only about 20 percent live in the City of Dayton. The remaining 80 percent are served by nearly 170 general-purpose governments, 50 school districts, and 30 chambers of commerce. The Dayton region's political fragmentation makes it difficult to work together as a unit to build on the region's strengths. In coming years, it will be critical to find ways to work together to maximize scarce resources, control land-use sprawl, and provide services in efficient ways.

- **Changing Economy.** While the rest of the country has seen a drastic reduction in manufacturing jobs, the Dayton region has managed to hold on to over 100,000 such jobs from the late 1970s to the present. But Dayton's share of jobs in all sectors of the economy has declined. Employment projections suggest that Dayton's total employment base could drop by more than 20 percent – from 124,000 in 1997 to 98,000 in 2020.

City of Kettering

The *Comprehensive Plan* for the City of Kettering, completed in August 2002, provides a long-range vision for development and redevelopment opportunities, housing, and urban design. It is intended to be a decision-making guide for public officials, residents, and the development community.

Kettering is a mature inner-ring suburb of Dayton, and has been preparing neighborhood plans, corridor plans, and other special area plans for years. The 2002 *Plan* is the first comprehensive approach to City-wide planning.

The purpose of this *Plan* is to identify and guide development and redevelopment opportunities through a comprehensive set of plans and policies. The *Plan* also provides a vision of where the residents of Kettering want their community to be in the future and provides a strategy to achieve that vision.

Future Land-Use

Kettering's Land-Use Plan is illustrated in Figure 9.

The long-term planning principle in Kettering is to enhance the current quality of life and to create a balanced network of neighborhoods and redeveloped areas. Redeveloped neighborhoods would contain housing, parks, and schools located within close proximity of shops, civic services, employment, and entertainment uses.

The pattern of development should include linkages between various land uses including neighborhood and community scale shopping areas, employment areas, services, schools, and open spaces. Redevelopment should reflect a pedestrian scale by providing a balance between the needs of people and cars.

As indicated in Figure 9, most of the properties that border Oakwood are designated low-density residential, except for the commercial area along Far Hills south of Dorothy Lane, the existing multi-family area east of Shroyer Road, and the open space areas west of Oakwood.

Redevelopment Areas

Since Kettering is a mature, built-out community, there are few vacant properties within the City that are available for development. However, there are several sites that contain vacant or aging buildings and underutilized properties that may represent opportunities for redevelop-

ment. Several of the redevelopment sites are in close proximity to the City of Oakwood. These are highlighted below.

South Dixie Highway Corridor. This corridor stretches from south of Dorothy Lane north to the Kettering municipal boundary along South Dixie Highway. This corridor has a significant amount of under-used and aging commercial structures and an inconsistent quality of development. Recommendations include:

- Concentrate commercial development in the areas closest to the intersection of Dorothy Lane and South Dixie Highway. Much has been done over the past two years to address this issue.
- Concentrate the urban corridor development to the north and east of Dorothy Lane and South Dixie Highway.
- Centralize commercial center uses at the intersection of South Dixie Highway and Dorothy Lane as part of the Governor's Place development.
- Establish a gateway feature at both ends of the corridor.
- Improve the roadway aesthetics with street trees.
- Develop appropriate buffers between commercial and residential areas.

Van Buren Site. This site includes the vacant Van Buren strip shopping center and the commercial area west of Smithville Road. This area has residential uses on the north, east, and south, and the Kettering Business Park on the west. Recommendations include:

- Develop the site as a mixed-use, neighborhood scale commercial center.
- Retain the mixed-use, commercial, or office uses on the northwest corner of the Van Buren site.
- Develop higher-density residential uses throughout the balance of the site.
- Focus redevelopment of the commercial area west of Smithville Road as neighborhood commercial.

Wiles Creek/Kettering. This neighborhood is characterized by modest and substandard single-family homes that have been characterized by inconsistent maintenance. Much of this area is in a floodplain or floodway, constraining new investment in the area. Recommendations include:

- Establish a neighborhood park in the western portion of the area.
- Enhance the existing single-family neighborhood by grant and loan programs to improve and replace homes.
- Continue to provide curb, gutter, and sidewalk improvements.
- Develop new higher-density homes and town homes between the Wiles Creek neighborhood and the proposed park to the west.
- Develop strategies to address homes most susceptible to flooding.

Regional Issues

As the second largest City in the area, Kettering is a key part of the greater Dayton region. Growth in each community in the Dayton area is affected by policies enacted within that community, and the policies and actions of nearby communities. The Kettering *Plan* recommends:

- Cooperate to help find companies that fit the economic profile of the region.
- Promote more positive attitudes among residents and businesses within the region.
- Create a "regional unity" that would become a key asset in the marketplace.

- Explore regional approaches to the State's legislative agenda to ensure more frequent local success.

University of Dayton

The *University of Dayton Campus Land-Use Master Plan* was completed in August 2002.

The Land-Use Plan, illustrated in Figure 10, represents the physical changes that should occur in order for the University to improve existing conditions, accommodate future needs, and accomplish its mission. The plan will be used to:

- Provide a physical environment that will respond to the University's desire for connectivity in learning and living.
- Attract the best students and faculty.
- Provide a basis for capital budget planning and fund-raising efforts.
- Serve as a guide for future development and expansion.

The University of Dayton is an urban institution with limited expansion possibilities. As a result, the *Plan* examines the maximum desirable density of development that should occur on campus, and also strives to preserve outdoor spaces and historic facilities.

This *Plan* explores the maximum build-out of the campus while addressing circulation, landscape, and potential building sites.

Based on the premise that full build-out of the campus may not accommodate all future needs of the University, the *Plan* also looks outside the current boundaries to determine possibilities for expansion. Areas for expansion will most likely be in the direction of the NCR property, within the City of Dayton, located west of the University.
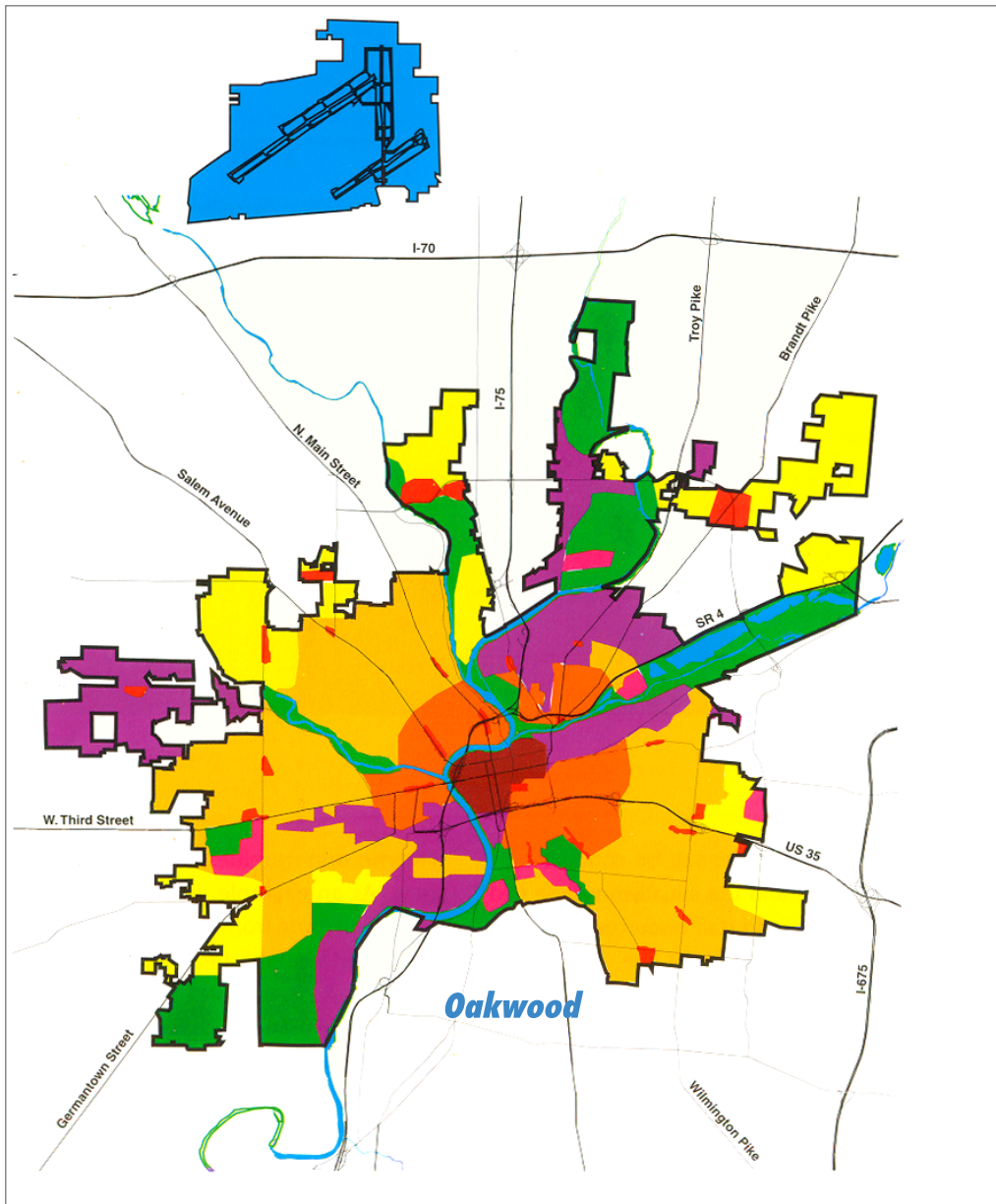
Description of the Plan

The University of Dayton has traditionally been divided into four areas: a) the North Student Neighborhood, b) the South Student Neighborhood, c) the academic core, and d) the arena area. While these four areas will be used to clarify and locate specific functional elements, it is the desire of the University to blend living areas and learning areas, have stronger connections between areas, and enhance campus edges.

The South Student Neighborhood and the City of Oakwood The City of Oakwood is located directly south of the University of Dayton. The University *Plan* suggests articulating the campus edges with landscaping, stone walls, and nicely kept houses to help keep the residents of Oakwood content as neighbors, and better reflect University policies already in place.

The *Plan* also suggests that a specific set of guidelines be created for Irving Avenue, documenting improvements for each house along this street and addressing the need for a definable campus edge. The guidelines should specify improvements to help emulate the quality and care of the facades of Oakwood neighbors, while at the same time providing a unique identity and entrance to the student neighborhood.

The South Student Neighborhood currently has parking assigned to each house according to the current zoning for the neighborhood. In the University *Plan*, parking is shown in large lots to the rear of the houses for each major "superblock" area. This will provide more parking spaces and enhance the appearance of residential streets. The *Plan* strives to enhance existing neighborhoods with front porches, narrow lots, and gabled roofs. The *Plan* provides a strategy for locating new houses of a similar style and renovating existing houses. The goal is to keep existing structures as long as they are safe and structurally sound.

City of Dayton: *Comprehensive Plan, 2002*

- Urban Core Mixed Use
- Urban Mature Residential
- Urban Eclectic Residential
- Suburban Residential
- Office Campus
- Commercial
- Industrial
- Open Space
- Airport

University of Dayton: Long Term Campus Land Use Plan, 2002

Oakwood

City of Kettering: *Comprehensive Plan, 2002*

- *Low Density Residential*
- *High Density Residential*
- *Office*
- *Professional Office and Business Park*
- *Neighborhood Commercial*
- *Community Commercial*
- *Sub-Regional Commercial*
- *Public/Institutional*
- *Industrial*
- *Recreation*
- *Commercial Recreation*
- *Urban Corridor*

Comprehensive Plan Update: *City of Oakwood, Ohio*
Prepared by URS ● TPAP ● May 2004

Appendix D: *Current Zoning*

Zoning establishes the types of uses that are allowed on specific properties, and helps regulate the size and shape of buildings and the intensity of development. Zoning will be one of the key tools to implement the recommendations of Oakwood's new *Comprehensive Plan*.

Oakwood's current Zoning Ordinance was adopted in January 2001, and is amended as required to meet the changing needs of the City.

Zoning districts are illustrated in Figure 11 and are briefly described below. The descriptions below include only a sampling of the zoning regulations and requirements for the various districts.

R1 – Single-Family Residence District:

The R1 District is intended to preserve those residential areas which are best suited for large lot development and to maintain the character of existing low-density, single-family developments.

Permitted uses include single-family detached dwellings, City of Oakwood uses and structures, parks, playgrounds and recreational uses owned or leased by the City, Child Day Care Home Type B, and accessory uses to dwellings.

The minimum lot size for single-family homes is 40,000 square feet, with a minimum lot frontage of 125 feet. The maximum building height is 35 feet. Yard requirements for single-family homes are 70 feet (front), 20 feet (interior side), 35 feet (corner side), and 60 feet (rear).

R2 – Single-Family Residence District:

The R2 District is intended to preserve those residential areas which are best suited for medium to large lot developments and to maintain the character of existing low-density, single-family developments.

Permitted uses include single-family detached dwellings, City of Oakwood uses and structures, parks, playgrounds and recreational uses owned or leased by the City, Child Day Care Home Type B, rectories, parsonages and parish houses, and accessory uses to dwellings.

The minimum lot size for single-family homes is 25,000 square feet, with a minimum lot frontage of 100 feet. The maximum building height is 35 feet. Yard requirements for single-family homes are 60 feet (front), 15 feet (interior side), 35 feet (corner side), and 50 feet (rear).

While the R2 District is in the Ordinance, there are no areas currently zoned R2.

R3 – Single-Family Residence District:

The R3 District is intended to preserve those residential areas which are best suited for medium sized lot developments and to maintain the character of existing low-density, single-family developments.

Permitted uses include single-family detached dwellings, City of Oakwood uses and structures, parks, playgrounds and recreational uses owned or leased by the City, Child Day Care Home Type B, rectories, parsonages and parish houses, and accessory uses to dwellings.

The minimum lot size for single-family homes is 12,000 square feet, with a minimum lot frontage of 75 feet. The maximum building height is 35 feet. Yard requirements for single-family homes are 40 feet (front), 10 feet (interior side), 30 feet (corner side), and 40 feet (rear).

R4 – Single-Family Residence District:

The R4 District is intended to preserve those residential areas which are best suited for small sized lot developments and to maintain the character of existing low-density, single-family developments.

Permitted uses include single-family detached dwellings, City of Oakwood uses and structures, parks, playgrounds and recreational uses owned or leased by the City, Child Day Care Home Type B, rectories, parsonages and parish houses, and accessory uses to dwellings.

The minimum lot size for single-family homes is 8,000 square feet, with a minimum lot frontage of 75 feet. The maximum building height is 35 feet. Yard requirements for single-family homes are 25 feet (front), 6 feet (interior side), 15 feet (corner side), and 40 feet (rear).

R5 – Two-Family Residence District:

The R5 District is intended to preserve those residential areas which are best suited for small sized lot developments and to maintain the character of existing low-density, single-family developments. Both single-family and two-family dwellings are anticipated in this district.

Permitted uses include single-family detached dwellings, two-family dwellings, City of Oakwood uses and structures, parks, playgrounds and recreational uses owned or leased by the City, Child Day Care Home Type B, rectories, parsonages and parish houses, and accessory uses to dwellings.

The minimum lot size for single-family homes is 6,000 square feet, with a minimum lot frontage of 50 feet. The maximum building height is 35 feet. Yard requirements for single-family homes are 25 feet (front), 5 feet (interior side), 15 feet (corner side), and 35 feet (rear).

R6 – General Residence District:

The R6 District is intended for low density multiple family residential areas compatible with the character of both existing low-density single-family areas and commercial areas of the community.

Permitted uses include single-family detached dwellings, two-family dwellings, multiple-family dwellings, City of Oakwood uses and structures, parks, playgrounds and recreational uses owned or leased by the City, Child Day Care Home Type B, rectories, parsonages and parish houses, accessory uses to dwellings, and transitional uses

The minimum lot size for single-family homes is 6,000 square feet, with a minimum lot frontage of 50 feet. The minimum lot size for multiple-family dwellings is 3,000 square feet per dwelling unit, with a minimum lot frontage of 50 feet. The maximum building height is 35 feet. Yard requirements vary for the different dwelling types. The maximum floor area ratio (FAR) for multiple-family dwellings is 1.0.

R6 allows a maximum of four dwelling units per zoning lot, not more than one of which may be an efficiency unit. Development in the R6 District may require Major Site Development Review.

R7 – General Residence District:

The R7 District is intended for higher density multiple family residential areas compatible with the character of both existing low-density single-family areas and commercial areas of the community.

Permitted uses include single-family detached dwellings, two-family dwellings, multiple-family dwellings, City of Oakwood uses and structures, parks, playgrounds and recreational uses owned or leased by the City, Child Day Care Home Type B, rectories, parsonages and parish houses, and accessory uses to dwellings.

The minimum lot size for single-family homes is 6,000 square feet, with a minimum lot frontage of 50 feet. The minimum lot size for multiple-family dwellings is 1,400 square feet per dwelling unit, with a minimum lot frontage of 50 feet. The maximum building height is 35 feet. Yard requirements vary for the different dwelling types. The maximum floor area ratio (FAR) for multiple-family dwellings is 1.0. Development in the R7 District may require Major Site Development Review.

NB – Neighborhood Business District:

The NB District is intended to serve immediate neighborhoods and the community with a range of retail goods and services. The district is intended for application for smaller development parcels, proximate to residential areas. The district should be located along a collector or arterial street.

Permitted uses include retail stores, personal services, coffee shops, candy and ice cream stores, offices, and similar uses.

There is no minimum lot area for the NB District. The maximum building height is 35 feet and the maximum FAR is 2.0. Development in the NB District may require Major Site Development Review.

CB – Community Business District:

The CB District is intended to provide a mix of retail and general business uses within the community. It includes uses that are generally compatible with a traditional "downtown" shopping environment. The district is appropriate for application in the City's core commercial area along Far Hills Avenue.

Permitted uses include retail stores, bakeries, restaurants, personal and business services, hardware stores, department stores, drug stores, medical and dental offices, other office uses, and similar business establishments.

There is no minimum lot area for the CB District. The maximum building height is 35 feet and the maximum FAR is 2.0. However, if 75% or more of the required parking is provided underground, the maximum FAR is 3.0. Development in the CB District may require Major Site Development Review.

C – Cemetery District:

The C District is designed to establish an area for cemeteries, wherein all cemetery purposes and functions within the City of Oakwood are to be accommodated. None of the uses permitted with the C District shall be located within 150 feet of a dwelling.

MU – Multi-Use Special Planning District:

Development within the MU District shall be by planned development special use only. Development shall be consistent with the Oakwood *Comprehensive Plan* and must be in accordance with a Master Development Plan for the district if the City has adopted such a plan.

Any such Master Development Plan may control (or describe a procedure by which delegated control may be exercised by the administrative staff of the City) to what extent, if any, various uses are permitted in the district, design considerations, building bulk requirements, signs and other exterior features, parking and loading, and all other matters of any nature whatsoever relating to the development.

The following uses, either individually or in combination, may be allowed, based on review of the Planned Development Plan: a) the full range of residential uses allowed in the R1 through R7 Districts; b) office, business or professional uses; c) retail uses, secondary to office/residential uses; d) recreational uses; and e) rest homes.

WO – Wellhead Operation District:

The purpose of the WO District is to safeguard the public health, safety and welfare of the customers of protected public water supplies and to protect the community's potable water supply against contamination by regulating land use and the storage, handling, use, and production of "regulated substances" as defined in the Zoning Ordinance.
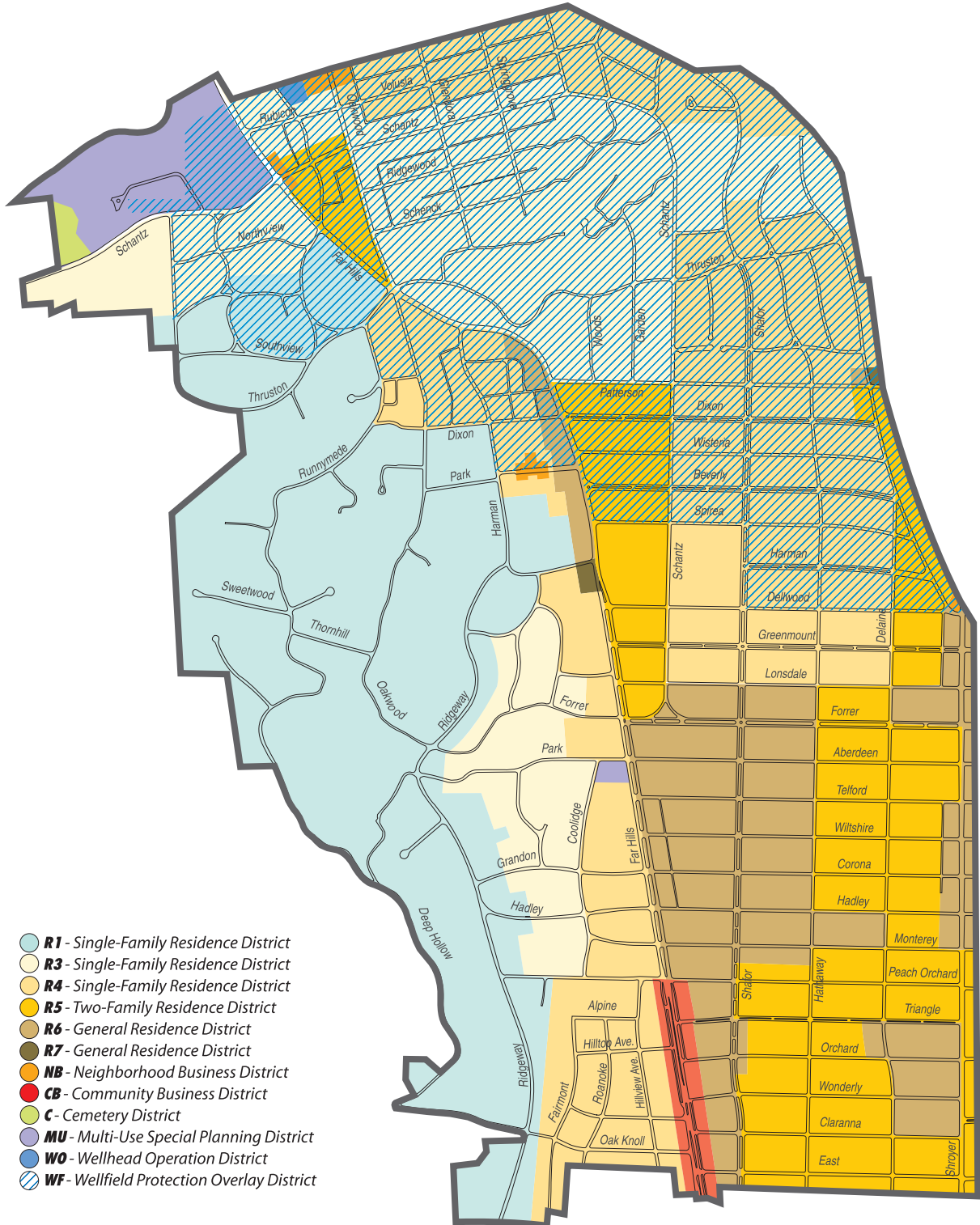
Permitted uses include municipal water supply facilities, public parks and playgrounds.

WF – Well field Protection Overlay District:

The purpose of the WF Overlay District is to safeguard the public health, safety and welfare of the customers of protected public water supplies and to protect the community's potable water supply against contamination by regulating land use and the storage, handling, use, and production of "regulated substances" as defined in the Zoning Ordinance.

The land within the WF Overlay District is the one year capture area. This area is defined as the land in the City that lies within a one year groundwater travel time contour around existing and proposed public wells of the protected water supply. The overlay district includes much of the north and northeast quadrants of Oakwood.

Figure 11: **Current Zoning**

R1 - Single-Family Residence District
R3 - Single-Family Residence District
R4 - Single-Family Residence District
R5 - Two-Family Residence District
R6 - General Residence District
R7 - General Residence District
NB - Neighborhood Business District
CB - Community Business District
C - Cemetery District
MU - Multi-Use Special Planning District
WO - Wellhead Operation District
WF - Wellfield Protection Overlay District

Comprehensive Plan Update: *City of Oakwood, Ohio*
Prepared by URS ● TPAP ● May 2004

Appendix E: *Community Outreach Activities*

This section describes the Community Outreach Activities undertaken as a part of the planning process. It includes a summary of:

   a)   An initial workshop with the Comprehensive Planning Committee.
   b)   A Community Workshop.
   c)   Key Person Interviews.
   d)   A survey distributed to residents and businesses within the Oakwood community.
   e)   A telephone survey.

COMPREHENSIVE PLAN COMMITTEE WORKSHOP

This section summarizes the results of the *Comprehensive Plan Committee Workshop* conducted at the Oakwood Community Center on May 20, 2003.

The workshop consisted of a series of five questions regarding the City of Oakwood. Committee members were asked to answer each question independently, using the questionnaires provided. Several of the questions were then discussed with the group. Committee members were asked to return their completed questionnaires at the conclusion of the meeting.

It is important to emphasize that the information included in this report represents the personal opinions of a limited number of people within the Oakwood community. The material should not be interpreted as findings of fact or as conclusions or recommendations by the Consultant.

However, the Committee Workshop indicated: a) locally perceived problems and issues which should be addressed in the new *Comprehensive Plan*; and b) assets and advantages which should be built upon and preserved in the future.

The Committee's overall response to each question is highlighted below.

1.   *Identify five (5) issues or concerns confronting the City of Oakwood.*

The most frequently mentioned issues and concerns related to: a) Oakwood's business districts; b) housing and neighborhoods, and c) development-related issues.

Business District Issues (9)

- Need more vital and healthy business district
- Types of businesses allowed in business district
- Parking issues in business district
- Perceived shortage of parking for Far Hills business district
- Soften impact of business area on neighborhoods
- Effect buffer between businesses and residential areas
- Lack of retail/specialty shops
- Loss of high-income office renters
- Increase revenue without increased rates

Housing Issues (7)

- Age of housing stock
- Maintenance of rental properties and influence on neighborhoods
- Loss of front door orientation
- Loss of neighborhood orientation
- Lack of housing options for 'empty nesters' and retirees
- Conflict between history and desire for improvements
- Protecting significant properties

Development Issues (7)

- Vacant land development

- Subdivision of estate lots
- Land-locked community area, lack of vacant land for expansion
- Future of Sugar Camp/availability
- Identify perimeter of Oakwood and distinguish it from neighbors
- Expansion of UD housing and impact on Irving Avenue area
- Future use of northwest corner of Far Hills and Schantz

Social and Demographic Issues (4)

- Changing demographics and impact on facilities
- Lack of racial and ethnic diversity
- Fear of change
- Alcohol consumption by youth

Recreation Issues (3)

- Securing NCR playing fields for future use
- Improved athletic facilities
- After school recreational programs for teenagers

Traffic Issues (3)

- Traffic issues, particularly around schools and other congested areas
- Traffic along Far Hills
- Designated bikeways and walking paths

Education Issues (2)

- Maintaining excellence of schools
- Expansion of school facilities on existing land

Other Issues

- Aging infrastructure
- Architectural integrity of community
- Re-look at daycare regulations
- Future of Hawthorn Hill
- Citizen protection plans
- Lack of citizen involvement in community
- Financially spending more than taking in
- Increasing competition from neighboring cities
- Pet ordinances
- Greater Dayton economy
- City regulate or restrict tree stock
- Environmental-protect aquifers
- Utility ownership
- Enforcement of refuse in streets
- External perception of Oakwood
- Code interpretations

2. Identify the one issue or concern that you believe no one else will mention.

A wide range of issues and concerns were mentioned in reference to Question 2. No single issue was cited by more than one person.

- Keeping up with aging infrastructure
- Protection of aquifer and water wells
- Expansion of schools
- UD/Oakwood relationship
- Code interpretation
- Utilities identification
- Tougher zoning

- Sale of Sugar Camp
- Sports activities and green space
- Pedestrian safety in the Business District
- Protecting property
- Health/special needs services/protection
- Enforcement of refuse in streets
- Look at other communities similar to Oakwood for best practices
- Use of invisible fencing
- Perception of Oakwood-negativity
- Moving of families after children leave nest; housing for empty nesters

3. List, in order of importance, the three (3) most important issues discussed thus far.

The issues rated most important by Committee members related to: a) aging infrastructure; b) recreation and open space; c) housing and neighborhoods; d) financial solvency and taxes; and e) development.

Infrastructure (18)
- Aging infrastructure (14)
- Infrastructure on a clear schedule (2)
- Infrastructure repair and maintenance
- Maintaining infrastructure

Recreation and Open Space (14)
- Recreational/athletic facilities (4)
- Lack of green space (3)
- Inadequate recreation facilities for all citizens (3)
- Sports activities (2)
- City should buy and develop NCR playing fields
- Lack of outdoor recreation facilities within Oakwood City limits

Housing and Neighborhoods (12)
- Maintain housing stock (2)
- Development of senior residence condos (2)
- Housing 'empty nesters' in Oakwood (2)
- How to keep 'empty nesters' from leaving Oakwood?
- Aging housing stock
- Preserving historic homes and character
- Decrease of rental properties/single family homes
- Architectural integrity of neighborhoods
- Sale of housing stock

Financial Solvency and Taxes (11)
- Increase revenue without increasing rates (2)
- Financial spending (2)
- Financial solvency
- Long-term solvency
- Source of tax revenues
- High taxes
- Property tax unit
- Financial support for operations
- Broadening our tax base

Development (10)
- Subdivision of estate lots; decide what will approach be (2)
- Development of northwest corner of Schantz and north on Far Hills

- Effects of general economy and loss of regional corporations, high-income businesses
- Active role in solicitations of desired businesses
- Future land use of open space in Oakwood
- Are we allowing too much development? Should we begin to think in terms of maintaining what we have rather than building new things?
- Use of City as land trust to conserve property, prevent development
- Zoning needs to be less haphazardly enforced, but many of the laws should vary from sections of town possibly. For example, in areas where neighbors live on top of one another, the fencing laws should differ from estate areas
- Increasing ordinances

Sugar Camp (10)
- Development of Sugar Camp (4)
- Acquisition of Sugar Camp (3)
- Future use of Sugar Camp (2)
- Sale of Sugar Camp

Education (3)
- Maintaining excellence of schools (2)
- Educational issues

Demographics (2)
- Future effects as predicted by demographics
- Demographic change

Traffic and Parking (2)
- Parking and traffic in neighborhoods
- Traffic issues, particularly around schools and other congested areas

Other
- Special needs servicesseniors, daycare, mentally ill, transportation for seniors (2)
- Identify perimeter of Oakwood
- Protect aquifers
- Utilities identification
- Hawthorn Hill
- Do we offer our youth enough opportunities for healthy activities?

4. Identify three (3) specific projects or actions that you would like to see undertaken within Oakwood.

The projects most frequently mentioned by Committee members related to: a) infrastructure improvements; b) purchase of Sugar Camp, c) additional recreational facilities; d) new housing options for seniors; e) redevelopment of the Park Avenue business area; and f) establishment of an architectural review board.

Zoning and Development (13)
- Establish architectural review board, encourage professional design (2)
- Review zoning to insure meeting community needs; architectural integrity, front door orientation, lack of retail, commercial, and subdivision of lots
- Limit subdivision of large properties
- Establish architectural guidelines
- Adopt a development standard that relies less on subjective decision-making and more on objective standards
- Revisit invisible fence zoning
- Increase ordinances for development in City, demolition of existing houses and the expansion of existing homes
- Revise estate/death taxes so large estates don't have to be subdivided by heirs
- Develop land for future updating of streetscape, landscaping of Oakwood business district

- Use of City as land trust to conserve property/prevent development
- Affordable housing-program facility
- Northwest corner of Far Hills and Schantz

Recreation and Open Space (11)
- Acquire additional recreational facility/land (Old River) (3)
- Expansion of recreational facilities (2)
- Develop master plan for recreational facility enhancements
- New, centrally located OCC facility needs to be built to serve all of Oakwood residents
- Additional recreational facilities (expand OCC)
- City should obtain a permit and use right to use NCR playing field
- Improved recreational facilities
- Identify more green spaces and make them more "user friendly" to the younger population

Infrastructure (9)
- Infrastructure (7)
- Increased attention/expenditure on infrastructure
- Develop a plan and pay for the update of the total aging

Sugar Camp and Other NCR properties (9)
- Purchase Sugar Camp (4)
- Development of NCR for condos, businesses, and green space
- Acquire NCR properties adjacent to City
- City should buy and develop Sugar Camp and northwest corner of Schantz and Far Hills
- Development of Sugar Camp in a respectable manner
- Sugar Camp and its future

Housing (8)
- Making housing options for seniors available (2)
- Small, but attractive and upscale housing for seniors
- Increasing housing stock/options for seniors and 'empty nesters'
- Work with seniors to keep them in Oakwood
- Development of senior resident condos
- Try to develop housing for 'empty nesters' such as Lincoln Park
- Development of land to increase housing

Business Areas (5)
- Redevelop Park Ave and attract specialty shops or one of a kind retail, not Wal-Mart, to help increase revenue (2)
- Continued support of the business district
- Active role in solicitations of desired businesses and restaurants
- Appropriate business development of NCR property

Image of Oakwood (4)
- Oakwood's image needs to be made more accurate; not snotty and uncaring people, we are a community who cares but you hear about "lobster fest" with sneers
- Some sort of tolerance/communication program for the City
- Perimeter planning of the City, including Sugar Camp, NCR-UD, and Kettering
- Create entryways into the City on major streets

Schools (3)
- High school campus improvement
- Work with the schools hand in hand on improvement and maintenance of current facilities and programs
- Restore and improve facility of education

Pursue Efforts with the University of Dayton (3)

- Work with UD on their long-range improvement plans and the impact on Irving Avenue
- Sprucing up Irving Avenue
- Engage UD in cooperative planning of Irving Avenue corridor

Municipal Financial Planning (2)
- Financial spending
- Develop long-range financial plan for City

Other
- Benchmark best practices in other cities
- Fairmont reconstruction
- Keeping residents in the community
- Citizen protection program
- Parking in neighborhoods
- Establishment of expansive volunteer service capabilities in City
- Some sort of regulation that those businesses that employ people who live outside of Oakwood don't have to withhold the 2.5% tax for them
- Far Hills student travel protection improvement
- "Junin" Act for kids- a community theater
- Planned program of identifying all citizens with special needs
- Special needs services: daycare, transportation for seniors, citizen protection
- Daycare for preschool, lots of 2 worker families, perhaps use seniors as workers/volunteers
- City should obtain initial land use rights to Hawthorn Hill and guide and endow its future use to Oakwood Historical Society

5. What are the primary strengths and assets of Oakwood?

A wide range of strengths and assets were mentioned by Committee members. The most frequently cited assets related to: a) high-quality schools; b) a safe City; c) a sound local government; d) quality City services, e) a convenient location, f) citizen involvement and volunteerism; g) architectural diversity; and h) a strong pedestrian orientation.

City Services (45)
- Safe City (14)
- Quality of City services (10)
- Excellent City services provided (5)
- Excellent safety services: police, fire (5)
- Parks and recreation (2)
- Response time to needs of residents (2)
- Recreation and use of community center (2)
- Surface infrastructure
- Trash
- Cleanliness of streets
- Public transportation
- Programs of improvement/maintenance

Community pride and involvement (35)
- Citizen involvement in community (6)
- Volunteers/many opportunities to volunteer (6)
- Pride (5)
- People generally keep their properties in good shape (3)
- Community identity (2)
- Citizens-good stock
- Community-neighbors know each other, tightly knit group
- Educated and involved citizens
- Small community/friendly

- Town feeling
- Personal pride in schools and community
- People who live here are enlightened and interesting
- Involvement and views of citizens
- Number of citizens who truly care about this community
- Personal pride
- People aware of what is happening in their community
- Close knit community, you know your neighbors and stores
- Good neighborhoods

Housing and Neighborhoods (28)

- Architectural diversity (6)
- Wonderful housing stock/ Mix of properties-price, rentals (4)
- Friendly neighborhoods (4)
- Quality of properties (3)
- Porches (2)
- Livability of neighborhoods (2)
- Housing scale
- Community ambiance
- Family friendly
- Diversity of housing
- Good houses and neighborhoods
- Classic neighborhoods
- Rear garages

City Government (25)

- Sound government (12)
- Openness of City officials; they listen, responsive through committees (3)
- Good management and staff (3)
- Soon to be new administration building
- Financially sound
- A reputation for not wasting money
- Access to officials
- Generosity of leadership
- Respected throughout the county
- Responsive City officials

Excellent Schools (22)

- Very strong schools (17)
- Cooperation between City and schools (2)
- Schools are A+
- Personal pride in schools
- Cooperation between City and schools

Location (17)

- Location (9)
- Convenient (2)
- Proximity to downtown (2)
- Good geographic size
- Good location-near airport
- Access
- Closeness to downtown

Pedestrian Oriented Community (11)

- Walk-ability of neighborhoods (4)

- Sidewalks (2)
- Can get to several retail shops, parks, library, and schools on foot
- Pedestrian friendly-sidewalks
- Oakwood is a healthy place-people out walking and jogging everywhere
- Kids can walk everywhere; school, social events, etc.
- Neighborhood feel, sidewalks

Beauty of the City (11)
- Beauty (3)
- Abundance of trees that make it a pleasure area (3)
- Ambiance (2)
- Johnny Appleseed Program
- Beautiful community
- Dispersed green spaces

Businesses (3)
- Shopping
- Close proximity to commercial and retail
- Tax base

Other
- Traffic (lack of)
- Teenagers
- Library
- Greater mix of patriotic citizens
- Good mix of young and old
- Access to educational opportunities
- Age of community
- Stability

COMMUNITY WORKSHOP

This section summarizes the results of the *Community Workshop* conducted at Oakwood High School on June 17, 2003. Approximately 90 Oakwood residents and business persons attended the workshop.

The workshop consisted of a series of five questions regarding the City of Oakwood. Those in attendance were asked to answer each question independently, using the questionnaires provided. Several of the questions were then discussed with the group. Participants were asked to return their completed questionnaires at the conclusion of the meeting.

It is important to emphasize that the information included in this report represents the personal opinions of a limited number of people within the Oakwood community. The material should not be interpreted as findings of fact or as conclusions or recommendations by the Consultant.

However, the Community Workshop indicated: a) locally perceived problems and issues which should be addressed in the new *Comprehensive Plan*; and b) assets and advantages which should be built upon and preserved in the future.

The overall response to each question is highlighted below.

1. *Identify five (5) issues or concerns confronting the City of Oakwood.*

The most frequently mentioned issues and concerns related to: a) recreation and open space, b) housing and residential areas, and c) business district issues.

Among the specific issues cited most frequently were: a) concern over the subdivision of large estates, b) maintaining and developing open space within the community, c) the development and future use of Sugar Camp, d) housing and other concerns related to the elderly, and e) high taxes.

Recreation and Open Space (37):
- Maintain green space (7)
- Lack of places and activities for teens to meet (6)
- Recreational facilities for all citizens (3)
- Preserving green space, increasing and linking open spaces
- Over development - not enough green space
- Removal of healthy trees and privacy barriers
- Concept of nature parks
- Green space - recreational facility
- Some preservation of green space - don't crowd present homes
- Need more park space – maybe Sugar Camp
- City to aggressively establish a public land trust to which citizens could contribute, while also protecting green space
- Is a natural park important?
- Concept of land without housing
- Better patrolling of park areas
- Could there be an idea of the government and citizens caring for the parks and have a trust fund
- Park maintenance
- Lack of heath and fitness complex
- Lack of playing fields in the City
- Activities for children through high school
- Community center is small - dated and lacks family and teen activities
- Indoor recreational facilities

- Recreation opportunities - indoor pool, track, athletic facilities
- A therapeutic pool
- Shafor Park/Gardner Pool - better use of the area

Housing and Residential Areas (35):
- Estate subdivision (5)
- Senior housing/aging senior community (3)
- Decay of adjacent neighborhood housing (2)
- Sub-dividing large estates into small residences - homeowner rights v. neighbor's rights
- Breaking up of large estate properties - loss of green space and trees
- Defining and managing the changes that will come as the result of subdivision of large estates
- Mead Estate development (Schuster property)
- Concern over development of an estate size lot
- Addressing the large properties as developers look to redevelop
- New development of older, more established neighborhoods
- The political subdivision of large lots/estates - leading to traffic problems, environmental concerns and cheaply made modern housing
- Concept of land - with homes
- Residential acreage for new homes
- Preservation of housing and uniqueness of community
- Aging housing stock (smaller residential square footage)
- Homeowners' responsibility for upkeep of property
- Maintaining property values - number of rental properties, older homes, maintenance of properties (both single and multi family)
- Homes not being maintained
- Rental properties
- Rental property vacancy high
- Reduce number of rental rundowns
- Affordable housing
- Inconsistent on guidelines for selling homes
- Provide incentives to maintain older homes
- Removal of older homes
- Rental properties appearance and upkeep housing for older citizens
- Decay of some of the lower value real estate
- Movement of UD student housing spreading southward

Business Related Issues (20):
- Parking in the Far Hills business district (2)
- Business development
- Commercial/business development - new and retention
- Business district, library
- Businesses that attract late night crowds from other communities
- Far Hills business district - like Mariemont or the Hyde Park area of Cincinnati
- Lack of success on development of commercial Oakwood into small-town, self-sufficient markets
- Business district limitations - revenue sources
- Turnover of Oakwood businesses and shops

- Encourage businesses - diversify local services/stores/restaurants
- Need a comprehensive look at which types of businesses best serve the community
- Expand the commercial area
- Work out a possible bed and breakfast venture with some of the old estates rather than demolish and redevelop
- Attracting consumer businesses
- Small businesses tax base - reliance on individual property owners
- Lack of family restaurants in Oakwood
- Downtown Oakwood isn't people friendly
- Public space in the CBD - a place to sit and eat ice cream or drink coffee outside
- Enhancement of the residential and commercial tax base

Traffic and Parking (18):
- Speeding traffic on side streets (2)
- Traffic on Far Hills
- Traffic flows
- Traffic on Thruston - more so than Patterson Road, large trucks
- Decreasing traffic
- Narrow streets - parking on both sides makes it difficult to pass though
- Cars parked on streets - residents not using own garages and driveways
- With increased focus on getting people to visit downtown Dayton, how will Far Hills and traffic be impacted?
- Loud car radio speakers
- Speeding through residential streets
- Planning for future traffic concerns
- Enforcing parking rules near UD so that students do not infringe on Oakwood
- Transportation has to start - house to house for elderly seniors who have difficulty driving
- Sidewalk congestion - bicycle riders using sidewalks coming upon walkers quietly
- Road safety, pedestrian crossings
- Transportation for non-drivers
- Walkways

Demographics (17):
- Diversity and tolerance of others (2)
- Lack of diversity/economic/racial demographics (2)
- Isolation of the elderly - shut-ins (2)
- People moving out after their children are educated (2)
- Enhancing and promoting diversity - racial profiling
- Diversity of population - image both internal and external/ elderly and minorities
- Socio-economic segregation
- Making all residents feel welcome
- Too much focus on diversity, whatever that means
- Demographics - school needs and housing needs
- Dramatic change in demographics - much younger
- Lack of concern for neighbors' comfort and privacy, which is characterized by changing demographics in small areas
- Lonely, isolated elderly population

Taxes and Fiscal Issues (14):

- Taxes too high (5)
- Real estate taxes (2)
- Declining tax revenues
- Sustainability of revenue base
- Use of estate tax dollars to lower taxes
- Tax budget - stable?
- Increasing taxes but decreasing serviced from the City
- Keeping revenue in place with increasing costs
- Tax levels - income and property

Community Facilities and Infrastructure (13):
- Water issues - maintenance of aquifer, how does NCR property impact?
- Safety of groundwater supply - more frequent monitoring
- Updating of the water system
- Quality of City water, hardness and mineral damage to plumbing
- Maintain and improve an appropriate sewer system
- Recycling - keeping citizens aware of all the changes in collection and how it is all thrown together
- Street maintenance - walk up Ridgeway. Good services for young professionals, families
- Maintaining the great services
- Aging physical plant, water, sewer
- Estimating water bills instead of charging actual fees
- Programs for seniors
- Addressing streetscape and infrastructure
- Snow removal on side streets hard because people park on both sides of the street and that makes the street narrower

Sugar Camp and NCR Properties (12):
- Development of Sugar Camp (4)
- Finding an adaptive reuse for Sugar Camp
- Moves for expansion - Sugar Camp for example
- Development of NCR lands
- Land locked (annexations) Sugar Camp
- Don't lose opportunity for gaining Sugar Camp facility for recreation and meetings, but not at the expense of schools
- Sports facility/complex - Sugar Camp community center
- NCR playing field
- Need more park space - Sugar Camp

Schools and Education (12):
- Maintain the high quality of the schools (7)
- Increasing school costs - as it affects residents on fixed incomes (or decreased incomes due to increasing health care)
- Increasing student population in public schools and the result on facilities
- Lack of room to expand schools and community services
- Increasing population of students with learning disabilities
- No room for expansion in school enrollment (large additions might help but for how long)

Historic Preservation (12):
- Maintaining architecturally and historically significant homes and buildings (2)
- Protecting homes
- Housing preservation/history awareness
- Lack of historic housing/zoning regulations
- Architectural style/integration
- Tearing down historic homes to build modern structures that do not complement the historic landscape
- Preservation - encourage restoration instead of demolishing and contemporary construction
- Maintaining older buildings
- Preservation of houses of architectural interest
- Historic preservation - maintaining our uniquely built environment
- Preservation of historic homes

Zoning and Other City Ordinances (11):
- Possibility of local historic preservation legislation
- Lack of unified architectural preservation policy and design standards
- Establish a qualified board for architectural review
- Need an architectural review board on equal footing as our planning committee but still report directly to Council
- Plan for the future, more or better zoning laws on ground lines for building
- Granting variances
- Regulations about demolition of sound houses
- Appearances of infrequent property rights
- Underground wiring
- Tougher zoning
- Property inspections appear to be overdone

Other Development Issues (10):
- Redevelopment of land
- Avoid the urban decay that has impacted so many other suburbs located next to a declining inner city
- How to protect and keep the identity and uniqueness of Oakwood with its trees, green space, and historic value
- Managing existing assets (uniqueness of community) housing stock, historical significance
- Maintain Oakwood as an attractive choice for young families who often opt for Centerville or Kettering
- Excessive power of builders and developers to get what they want
- Poor condition of Shroyer Rd.
- Edging properties - Shroyer and field on Irving and Shafor
- Aging property - keeping it maintained
- No room for expansion

Local Government (10):
- How does the City achieve efficiency gains?
- Prudent and frugal management of town coffers
- Fiscal accountability
- Increase in City government spending

- Contamination of good police force
- City committees that don't require membership check or specific experience
- Wider range of citizen representation on public community councils
- Public safety, aged
- Security
- Need for guidelines and qualifications of board members

Other:

- Alcohol and drug abuse amongst our minors (2)
- Too little attention paid to toxicity of pesticides, use of which seems patently encouraged (2)
- Noise (traffic, dogs, fireworks, car sound systems)
- Drinking and drugs in school or use by school aged kids
- Stray/loose cats
- Improve roaming cat control program
- Increased crime
- Dog leash issues - cleanup after dogs in boulevards
- Economic removal of yard debris
- Maintaining or restoring the "look" of Oakwood
- Maintaining our ambience while making needed updates
- Knowledge of environmental issues/citizen involvement
- Indiscriminate re-evaluation of property values
- Addressing issues in City of Dayton and their ability to impact Oakwood and surrounding areas
- Regional economy - if Dayton prospers, so does Oakwood; if businesses pull out, then Oakwood could suffer
- Trees over streets getting old and need to be trimmed or removed before they fall
- Need for review and action or speed up the schedule of home inspections
- Promote City events
- Too much night lighting
- Ecological architecture concerns

2. *Identify the one issue or concern that you believe no one else will mention.*

   A wide range of issues and concerns were mentioned in reference to Question 2. While no single issue was cited by more than one person, several participants mentioned concerns related to the lack of diversity within the Oakwood community.

- Diversity - this community is all white
- Why are there only white people in Oakwood
- Racial profiling - lack of diversity
- Intentional lack of ethnic diversity
- Important for all citizens concerns to be treated the same regardless of their station in life
- The idea/proposal of charging for EMS in Oakwood
- Regional economy/tax base
- City infrastructure planning and development all favoring increased use of automobile and concomitant loss of community interaction
- Increasing walking, cycling, and other forms of exercise in lieu of diving, improvement in community health and environment
- Local animals in neighborhoods

- Negative effect of businesses attracting non-residents
- Home swimming pools, lawn blowers - lawn services with 3 or more people cutting
- Charge extra for 2-inch water main
- Isolation of the elderly
- Hand selection by the Council, who pick friends and families over those more qualified
- Increasing amount of money available to the City and how best to use those funds
- Need for tougher zoning
- Availability of tornado sirens - are we covering all of the City
- Upgrade/cleanup bikeway on North East area
- Acquire land from NCR for City buildings or park area
- Acquiring Sugar Camp
- Stop the razing of historic homes
- Inconsistent checklist of guidelines in order to obtain certificate to sell your home
- Annexation
- Loud car radios
- What we could call perpetual piles of garbage on the street every week
- Health of citizens
- Increasing tax burden for real estate taxes on fixed income population
- Need for architectural review board rather than Planning Commission
- Lack of diversity (age, life style) on plan committee
- Length of time permitted when constructing a house in Oakwood
- Pre-sale building inspection
- Inspection of rental occupancy of multi-family buildings
- Noise in community, car radio
- Transportation to the business district for elderly
- Ridiculously late delivery of mail
- Hills and Dales Park - usage, management and continued upkeep
- Promote City events
- Historic significance
- Property inspections appear to be overdone
- Regulation of exterior house colors
- Community security issues and concerns
- High taxes
- Social issues of teens and senior citizens
- Security lights not being shielded
- Pet control

3. *List, in order of importance, the three (3) most important issues discussed thus far.*

The issues rated most important by Oakwood residents and business persons related to: a) housing and residential areas; b) demographics, c) other development issues, and d) community facilities and services.

The specific issues most frequently citied included: a) housing for the elderly, b) historic and architectural preservation, c) the future of Sugar Camp, and d) recreational facilities.

Housing and Residential Areas (28):

- Housing for the elderly (8)
- Break-up of large estates (3)

- Balance between preservation of old houses and new ones (2)
- Preservation of existing mansions
- Fair and equitable housing ordinances
- Maintain attractive housing for homebuyers
- Housing - preservation along with a condo evaluation for elderly
- Impact of demographics on housing
- Preserve existing estates and green space through tighter housing controls and lot requirements
- Condos for empty nesters to move to
- Affordability of homes for potential new comers
- Maintain older homes
- Protecting historical homes
- Planning for land - minimum size of lots
- Conservation easements to protect large lots
- Care of aging houses
- Need for affordable family restaurants in Oakwood
- Development of upscale condos

Demographics (18):
- Diversity (3)
- Diversity in neighborhoods and schools
- Diversity of population - image
- Enhance diversity in community
- Encouraging diversity on all levels
- Too much focus on diversity
- Fundamental lifestyle dilemma (2)
- Accommodating aging and teen populations
- Need to maintain appeal of area to all age groups
- People leaving Oakwood
- Elderly community and residents
- Stronger roles for seniors in the community
- Socio-economic segregation
- Social issues of residents - lonely seniors
- Changing demographics

Other Development Issues (17):
- Maintenance of properties (2)
- Better zoning (2)
- Architectural review board (2)
- Maintaining Oakwood's character (2)
- Plan review board
- Strategic planning with bordering communities and improve the area
- Guidelines for redevelopment of land and rehabilitation of existing structures while maintaining Oakwood's integrity
- Perimeter of Oakwood including Sugar Camp
- Acquire land for space for some use
- Enhance parks/trees/homes
- Communications with UD on redevelopment of dorms
- UD student movement into Oakwood

- Modernize our community but protect its historical nature and its uniqueness

Community Facilities and Services (16):
- Maintain high standards in the schools and adequate facilities and resources.
- Continuing good school system
- Maintaining school's quality
- Improving schools
- Schools
- Education
- Education budget
- Safety at night for walks
- Safety/security
- Concerns of elderly Oakwood residents
- Safety/police, fire and paramedic services
- Increased services for seniors and teens
- Activities for adolescents
- Cultural and physical facilities
- Decaying infrastructure
- Up-grading water system

Preservation (16):
- Historic and architectural preservation (7)
- Taking care of homes with historical significance (2)
- Architectural zoning/preservation
- Balance the unique historic quality of Oakwood
- Develop a fair way to deal with historic preservation and the continuation of proper preservation of all Oakwood residences
- Restoration and preservation
- Over concern of preservation and missing out on healthy growth
- Historic housing preservation
- Stop razing historic homes

Sugar Camp and NCR Properties (13):
- Future of Sugar Camp (7)
- What to do about Sugar Camp (2)
- Sugar Camp properties
- Controlling the future development at use of NCR land
- Recreational facilities/Sugar Camp
- City purchase of Sugar Camp

Recreation and Open Space (13):
- Recreational facilities (4)
- Recreational activities (2)
- Recreational facilities for all ages
- Need for a comprehensive health, fitness, and athletic facility
- Green space
- Preservation of green space and definite guidelines for expansion
- Preservation of green space
- Sports facilities
- Recreation for the whole community

Business District Issues (10):
- Business development - tax base (3)
- Business district - different types of stores
- Developing a plan for the development of the central business district
- Businesses downtown
- Far Hills business district
- People friendly in the downtown area
- Support of the business district
- Improve the business district

Taxes and Fiscal Issues (8):
- Real estate taxes
- Very high real estate taxes
- Dealing with increasing taxes as they pertain to the senior residents
- Generating revenue for the City - shopping, income tax
- Sustainability of revenue base
- Over reliance on property tax base
- Concern of tax increase
- Taxes and schools

Traffic and Parking (5):
- Over parking on both sides of the streets
- Decreasing driving, increasing walking and riding
- Congested streets/parking
- Walk ability
- Sidewalks on all streets

Other:
- Protect removal of trees and private barriers
- Balance rights of property owners v. restrictions through zoning
- Maintain existing assets and uniqueness
- Approvals of landmark real estates
- Image - showing we are a community who cares
- Need more community to be enjoyed by all
- Health, safety and environmental concerns
- Stray cats
- Environment
- Too little regard for property rights
- More recognition of individual property rights
- Manage the changes
- Balance of property rights versus the community needs

4. ***Identify three (3) specific projects or actions that you would like to see undertaken within the City of Oakwood.***

The projects and actions most frequently mentioned by Oakwood residents and business persons related to: a) Sugar Camp and NCR properties, b) traffic and parking, c) community facilities, services and infrastructure, d) housing and residential areas.

The specific projects most frequently citied included: a) purchase of Sugar Camp, b) a new, centrally located recreational facility, c) preservation legislation, d) stop development of the Mead estate, and e) encourage diversity on City Council.

Sugar Camp and NCR Properties (22):

- Purchase Sugar Camp (6)
- Sugar Camp (2)
- Sugar Camp purchase and make available to citizens for weddings and celebrations
- Sugar Camp development
- Sugar Camp sports complex
- Purchase of Sugar Camp for space for all residents, no retail outlets
- Buying Sugar Camp and non green space
- Procurement and development of Sugar Camp for residential use
- Positive plan for Sugar Camp
- Purchasing Sugar Camp for recreational purposes
- Build condos/apts at Sugar Camp
- Intelligent development of Sugar Camp
- NCR property
- Develop NCR property
- Permit discussion of Sugar Camp and NCR
- Providing transportation from Sugar Camp community center past Shafor Park up to the downtown area

Traffic and Parking (21):

- Students who park on the streets near the schools are only allowed to park there with special permits
- Get rid of piles of yard debris in streets - enforce it!
- Better speed control on interior-thru streets
- Refurbish neighborhood streets
- Greater interaction with RTA
- Changing street configuration and driving patterns
- Install sidewalks on every street
- Better quality materials in repairing roads
- Do not put sidewalks on every street
- Tar the crochets in concrete streets
- One side only parking in side streets
- Restrict parking of UD
- Better transportation around town for house-bound seniors
- An ordinance against loud car radios and long-term parking on residential streets
- Transportation system in Oakwood to get underage and elderly residents to various locations within the City
- Transportation for elderly
- Fill holes in the road through the woods along Dayton Country Club
- Closing Park Rd. at Deep Hollow and Runnymede
- Connect Oakwood with bikeway
- Establish more parking at the high school and Far Hills business district
- Sidewalks on one side of every street

Community Facilities, Services and Infrastructure (16):

- Maintain schools
- Focus on completing Harman and Smith projects before the school year begins
- Higher education standards

- Study of successful community school programs across the country to look for ways to improve our school
- Land acquisition for schools
- Updating water system
- Improve water quality - hardness
- Infrastructure checked
- Maintain infrastructure
- Underground wiring
- Maintain safety of all
- Health awareness for elderly
- Form a committee to look at the concerns of the elderly
- Community outreach programs to target shut-ins and citizens with problems
- Increase City services, addressing issues like litter
- Theatre or playhouse for community

Housing and Residential Areas (14):

- Stop development of Mead Estate for new homes (2)
- Limit the number of rental properties - particularly on the south east
- Limit opportunities to develop, subdivide large estates west of Far Hills
- Architectural standards for new residential properties
- Annual inspection of rental properties
- Revitalize housing
- Alternatives for senior and entry housing within Oakwood
- Housing for the older residents
- Affordable condos
- Old house workshops for homeowners
- Increase minimum lot size to 2 acres for new lot divisions
- Help homeowners with home improvements
- Neighborhood clean up

Recreation and Open Space (10):

- New, centrally located recreational facility to serve all (3)
- Improvement of recreational facilities
- Recreational facilities for seniors
- Study of adequacy in recreational facilities available to residents
- Upgrade all existing parks
- Plants that threaten our green space
- Recreation
- Gardner Pool - year round community center

Business District Issues (9):

- Business district - perhaps a committee that would seek new businesses
- Fill empty office space
- Institute specific economic development initiatives to recruit and retain businesses
- Comprehensive plan for the business district
- Outdoor facilities for use in the central business district
- A good, affordable, family type cafeteria
- Have a town square in the downtown area
- More focus on developing business diversity in business district
- Encourage businesses to locate in Oakwood

Other Development Issues (8):
- Comprehensive land management
- Architectural review board comprised of citizens with professional experience
- Architectural/zoning regulations
- Maintain the ambience of the City
- Reduce inspections of development pre-sales
- Partner with Dayton and Kettering to deal with decaying border areas
- Zoning
- Have defined circumstances where variances are granted

Preservation (7):
- Preservation legislation (2)
- Save Hawthorn Hill property, possible museum
- Historic overlay zoning and design review board
- Annual preservation awards
- Stop razing the historic district
- Historic status

Taxes and Fiscal Issues (7):
- Create a tax increment financing district
- More commercial and maintain/increase tax base
- Save money for rainy days
- Tax abatement or some sort of financial credit
- Look at tax base - how to finance growth and schools without so much emphasis on base and fixed incomes
- Lower taxes
- Fiscal conservation to build up a rainy day fund

Demographics (2):
- Diversity - more welcoming community
- Greater emphasis on cultural incorporation

Other:
- Encourage diversity on the City Council (2)
- Term limit on City Council
- Better communication of rules and regulations
- Some rules need to be revised
- Communicate the plans as appropriate or just the fact that there are plans
- Pet control
- Figure out a good way to solve property sales and development
- Guidelines for tree removal
- Do not permit planting materials or yard debris left in front yards
- Cleanup bike/walkways on the east side of Hills and Dales
- More town hall type meetings to find out what people think
- Ideas can be posted in newspapers
- New positive image campaign
- Marketing of Oakwood
- License yard workers and give them rules to work by
- Remind people to take better care of pets
- More recognition of individual property

5. *What are the primary strengths and assets of the City of Oakwood?*

A wide range of strengths and assets were mentioned by Committee members. The most frequently cited assets related to: a) quality community services; b) community pride, involvement and values; c) excellent schools; and d) the livability and pedestrian-friendliness of the Oakwood community.

Among the individual strengths most frequently cited were: a) schools, b) police and fire service, c) public works services, and d) the ability to walk to most destinations.

Quality City Services (37):
- Police/Fire service (19)
- Public Works – Trash, etc. (14)
- Library (2)
- Safety in the community, police and fire/EMS are highly trained (1)
- Pool

Community Pride, Involvement and Values (29):
- Citizen involvement (10)
- Large base of highly motivated, educated residents (6)
- Citizens that are genuinely interested in each other (5)
- Family orientation (2)
- Long time residents devoted to the community
- Diverse population
- Issue of encouraging diversity – I think this is a lousy objective. There is no logical reason to discriminate but we must have standards (taxes, services, etc.). These are for all citizens. If we introduce low-income housing, we create a blizzard of problems (ask Centerville).
- Our boundaries. We cannot expand so we must protect "who" we are and "why" we are. "We are family."
- Mature community with family values
- Family friendly

Excellent Schools (27):
- Schools (25)
- History of excellent school system with strong community support
- The excellent school system and uniformity of the school district and City boundaries.

Livability and Pedestrian-Friendly Community (23):
- Ability to walk to most destinations, esp. children walking to and from school (9)
- "Neighborhood" feel (6)
- Sidewalks and public interaction spaces (2)
- Eclectic/unique community (2)
- Walking distance to businesses
- A variety of activities and facilities within walking distance
- Overall quality of life
- The City is of a manageable size and scale. A wise decision made 75+ years ago to keep it the size it has become

Housing stock (20):
- Beautiful older homes (5)
- Diverse architecture (4)

- Well-maintained homes (4)
- Houses are good investment (2)
- Older buildings/historic
- Diversity of homes
- Majority of owners show pride of ownership
- Architectural preservation
- Lack of extreme regulation for improvement to housing stock.

Appearance of the City (17):
- Attractiveness of the City (3)
- History and ambiance (3)
- Trees (3)
- The amount of trees, greenery and boulevards (3)
- Green spaces and trees (2)
- Parks (2)
- Tree City, U.S.A.

Local Government (9):
- Continued financial soundness: Oakwood can afford to have superior housing stock and community infrastructure because of cash reserves both in citizenry and public coffers (2)
- Leadership – much like these Comprehensive Plans (2)
- Thoughtful and intelligent Oakwood Council and government (2)
- Positive concern for the future of Oakwood
- Long-range, dynamic and Comprehensive Plan
- Great and cooperative City government

Size and Location (6):
- Small size, limited population (3)
- Closeness to Dayton (2)
- Public transportation

Business District (5):
- Tax base, tax money and bequests contribute to coffers and allow us to be a bedroom community. High taxes provide that and other good services. (2)
- Dorothy Lane Market
- No gas stations or fast food
- Draws top businesses to district (clothing, banks, food, retail, services.)

Other:
- Youth activities (grade 6 and down)
- Restriction on fences and trampolines

KEY PERSON INTERVIEWS

This section describes the confidential interviews that were conducted with 22 individuals to discuss existing conditions, concerns, and opportunities within the City of Oakwood. Persons interviewed included residents, public officials, and representatives from local businesses and organizations. A list of interviewees can be found at the end of this report.

Interviews were conducted on July 30 and 31, 2003. Each interview lasted approximately 30 to 45 minutes. Each interviewee was asked a series of questions regarding the Oakwood community.

The responses to each question are summarized below.

1. *What kind of community is Oakwood? Why do you believe a person would choose Oakwood as a place to live or do business?*

    The interviewees generally described Oakwood as a traditional, family-oriented, friendly community made up of quality, educated residents that "care" about each other and their City. Oakwood is an active and spirited community, and a pleasant place to live. There is also a strong "sense of community."

    Among the other reasons people choose Oakwood as a place to live are good schools, good City services and facilities, and a responsive local government. People are also attracted to Oakwood's residential neighborhoods, its beautiful homes, its mature landscapes and natural features, its attractive appearance, and the fact that people take care of their properties.

    Businesses choose Oakwood because the City supports the business community, and stores and shops are frequented by local residents. Oakwood also has good accessibility and visibility, and is close to downtown Dayton.

2. *What do you believe are the primary assets and advantages of Oakwood?*

    Most of the assets and advantages mentioned in Question 1 were also reiterated in Question 2.

    According to the interviewees, other advantages include the diversity of housing, interesting architecture, the City's good reputation, and the fact that Oakwood is a safe and secure community. Most interviewees also mentioned the fact that Oakwood is a very "walkable" community.

    The City has an active, attractive and vital commercial district that serves the community's basic shopping needs. It has a good mix of stores and shops. The City's convenient location was also seen as an advantage, as well as the fact that the City cares about historic preservation.

3. *What do you believe are the primary weaknesses or disadvantages of Oakwood?*

    The most frequently mentioned weakness of Oakwood was the lack of ethnic and racial diversity, although several interviewees mentioned that this aspect of the City is beginning to change.

    Other perceived weaknesses included:

    *   The fact that Oakwood is a land-locked community with no room to grow;
    *   The lack of recreational facilities;
    *   The need for more park land;
    *   The lack of a place for teens;
    *   Taxes are too high;
    *   The eastern edge of the community needs improvement;

- The impact of the University on the northeastern portion of Oakwood;
- The lack of legislation to support historic preservation;
- Elderly residents are forced out of the community because of the lack of housing options; and
- The community has become more transient in recent years.

4. *Please share with us your ideas, comments and concerns about the following aspects of Oakwood.*

Single-Family Development:

According to most interviewees, Oakwood's attractive and well-kept single-family neighborhoods are among its most important assets. Advantages included the neighborliness and friendliness, the range of housing stock (not just housing for the wealthy), the attractive older homes, the extensive landscaping, and the fact that neighborhoods are "walkable." Single-family areas are also policed well, and City inspections help maintain neighborhood quality.

Concerns included the condition of homes near the Shroyer Road corridor; the impact of the University on the homes along Irving Avenue; the tearing down of old estates; and the lack of high-quality housing options for empty nesters and the elderly.

Multi-Family Development:

Most interviewees indicated that Oakwood needs more high-end condominium or townhouse development to serve empty nesters and the elderly. Many elderly are currently forced out the community, and the City does not benefit from estate taxes.

Some interviewees indicated that Oakwood also needs more housing options for young people who do not yet have children.

However, several interviewees indicated that Oakwood has enough multi-family units for a community its size, and that Oakwood is better served than many other communities. Some indicated that multi-family units do not fit the character of the community, and that the elderly and empty nesters should move to smaller single-family homes.

Other concerns included: a) the need to improve and upgrade the smaller, older apartments in the southeast section of Oakwood, many of which are outdated, in poor condition, and have very few amenities; and b) the need to ensure that any new multi-family development blends in with the existing architectural character of the community.

Commercial Areas:

Most interviewees indicated that the Far Hills business district is more active and vital than it was several years ago. Starbuck's and Graeter's Ice Cream have significantly improved the area. Other important anchors include Dorothy Lane Market, the Oakwood Club, and Talbot's.

Concerns regarding the Far Hills business area included the need to upgrade building facades, coordinate colors, attract more restaurants, permit more liquor licenses, attract uses that encourage pedestrian traffic, new streetscape treatments, and improved crosswalks. Several interviewees indicated that the wood fences and other features along the Far Hills right-of-way are somewhat outdated and should be replaced.

Concerns were also expressed about the vacancies and underutilization of Park Avenue, which at one time was a more active commercial area. Many interviewees indicated that this area should be upgraded with more retail activity and perhaps a new teen center. Several people indicated that the City has too severe restrictions on this area.

Other general comments included the need for more commercial and business uses within Oakwood, the need for more retail diversity, the fact that many small stores and shops tend to fail, and the need for Oakwood residents to support local businesses.

Natural Environment:

All interviewees agreed that the parks, open spaces, trees, vegetation, and rolling topography are among Oakwood's most important assets. Also highlighted as assets were the older mature trees, the landscaped boulevards, Hills and Dales Park, and the gardens within the community.

Concerns related to regular maintenance of open spaces and boulevards, tree trimming, and the loss of large estates which contribute significantly to the open space character of the community.

Traffic Circulation:

Most interviewees agreed that traffic is not a significant problem within Oakwood, and traffic seems to move relatively smoothly within the community. The small residential streets were seen as an asset, because they tend to slow traffic within the neighborhoods.

However, several concerns were mentioned, including heavy afternoon traffic along Far Hills; traffic along Irving Avenue; some congestion in the Far Hills business area; the safety of children within the Far Hills business area; the need for improved crosswalks; the need to widen Shroyer Road, which could take pressure off Far Hills; traffic around schools; and the presence of some private roads, which the City does not maintain.

Parking:

While most interviewees indicated that parking is not a significant problem in Oakwood, several issues were mentioned, including parking in the Far Hills business district, and near certain community facilities.

Concerns in the Far Hills area included a shortage of parking near the Oakwood Club; a shortage of parking near Starbuck's and Graeter's; the difficulty for non-Oakwood residents to find parking areas; and parking for employees. Two interviewees suggested an underground parking facility to serve the business district. A few said that homes should not be taken down to make room for more parking.

Several community facilities were highlighted as parking concerns during certain times of the day or during certain days of the week, including Harman School and Smith School; the High School; the Library; the Community Center; and St. Paul's Church.

Some indicated that parking should not be allowed on residential streets, and that boat parking should not be allowed in front of homes.

Public Transportation:

While few of the interviewees use public transportation on a regular basis, most agreed that bus service is generally good, particularly along the Far Hills corridor.

Parks and Recreation:

Most interviewees agreed that parks in Oakwood are good and well maintained, particularly considering the size of the community and the lack of available land. However, several issues and concerns were also mentioned.

Several interviewees indicated that Oakwood needs more park land and additional recreation and sports facilities. Suggestions included an indoor pool; additional basketball courts, tennis courts and soccer fields; and an ice skating rink. Other communities in the Dayton area, which compete with Oakwood for new residents, offer more recreational amenities.

Since Oakwood has a limited amount of land available for parks, suggestions were made that the City should explore additional opportunities for acquiring or leasing park land and recreational facilities outside the City. Sugar Camp was also mentioned as a potential site for a new recreational facility, as described in a following section of this report.

While the Community Center is considered an asset, there was some concern the facility is oriented to adults, and that it should be more "friendly" to children.

A concern was also expressed about the amount of money being spent on parks, including the improvement of older existing parks and the maintenance of community gardens.

Schools:

Virtually all interviewees expressed that schools are one of the greatest assets of Oakwood and that schools are one of the main reasons that families choose Oakwood a place to live. Interviewees were particularly pleased with the size of local schools and the fact that most students from Oakwood attend college.

However, several concerns were mentioned, including recent curriculum changes and concerns about the math program. There were also suggestions that the school system should have more dialogue with parents and be more open to suggestions from the community. Since Oakwood schools are very competitive, there was also a concern that some students tend to "fall through the cracks."

Other Community Facilities:

Virtually all interviewees agreed that City services are among the most important assets of Oakwood. Police and fire protection were considered very good, as were the Library, and the Public Services Department. Response time from the police, fire and emergency medical services is considered excellent. Residents support the cross-training among the police and fire departments. Garbage collection, snow removal and mail services are also considered very good.

However, several concerns were mentioned. Some interviewees thought that there is too much police presence within the community, and that police officers can sometimes be a little "heavy-handed." While some felt that the fire, police and public service departments were too big, others believed that more police officers should be added.

Public Utilities and Infrastructure:

In general, utilities and infrastructure within Oakwood are considered very good. Most interviewees recognize that the infrastructure is aging, and that the City does an excellent job in maintaining and replacing the facilities as required.

Concerns mentioned by a few interviewees were water quality and water pressure; frequent power outages; some basement flooding in certain locations; and that cable TV is not very good and very expensive.

Community Appearance:

All interviewees agreed that the overall appearance of Oakwood is one of the community's most important assets.

Among the visual elements mentioned were the historic homes and other historic properties; the variety of architecture; the open spaces, trees and other vegetation; the landscaped boulevards; and the presence of flowers in certain locations. Credit was given to both the City and private property owners.

The only concern regarding community appearance was the need to improve the image and appearance of the commercial areas, including facades and updated streetscapes.

5. *Are there any specific geographic areas or "hot spots" that you believe require special attention as a part of the new Comprehensive Plan?*

The most frequently mentioned "hot spot" was Sugar Camp. Most interviewees agreed that this property is vital to the future of Oakwood, and that this property represents the last remaining large-scale development opportunity in the City. Several people suggested that the City be prepared to offer incentives to attract high-quality new development.

A number of interviewees suggested that the City buy the property, but others indicated that the City should work closely with the developer to ensure quality new development. Several people also indicated that the City should address the contamination of ground water in this area.

When interviewees were asked how they would like this property to be used in the future, the responses included:

- Develop for up scale condominiums that can attract empty nesters and older people, and preserve green space.
- Develop for a mix of single-family and multi-family housing, limited commercial and business uses, and a recreational facility.
- Develop the property for indoor and outdoor recreational facilities, including an indoor pool, soccer fields, tennis courts, a skating rink, etc.
- Develop for assisted living, and preserve the older original buildings on the site.
- Develop for a combination of up scale condominiums, offices, and a recreational facility.
- Develop for a health spa, recreational activities, and senior housing.
- Retain as an educational facility, to be used for training, seminars, and retreats. A portion of the area might also be developed for up scale condominiums.

Several people indicated the kinds of development they would **not** like to see at Sugar Camp, including a banquet center, gun and knife shows, strip joints, Wal-Mart and other big-box retailers, and Applebee's and similar free-standing commercial uses.

Other "hot spots" mentioned by interviewees included:

- The Shroyer Road corridor;
- Irving Avenue, including working with the University;
- Improvement of the Park Avenue area;
- The older multi-family properties in the southeast quadrant of the community;
- Protection of Hawthorn Hill;
- The subdivision of large estates;
- Improvement of the Community Center; and
- Bike paths on the eastern edge of the community

6. *What do you consider the single-most important issue confronting Oakwood today?*

A wide range of issues were mentioned, as summarized below. The numbers in parentheses indicate the number of people that mentioned the same issue.

- Suitable development of Sugar Camp (5);
- Maintain and improve the quality of schools; implement innovative ideas (4);
- Subdivision of large estates (4);
- Historic preservation and authentic restoration (4);

- A place for teens to go and more activities for teens (3);
- Long-term financial management and stability of the City (3);
- Replacement of aging infrastructure;
- Water quality and water pressure;
- Invest in Ridgeway Road;
- Where are we going to grow;
- Taxes are too high;
- The need for a new recreational facility;
- The need for a new basketball facility;
- How do you keep high-income residents in the community;
- Alcohol and drug use by children;
- Do more with the Historical Society, provide more support; and
- The bulking out of homes on small lots.

7. *If you had the power and the resources to undertake one project or improvement in Oakwood, what would it be?*

A range of projects were mentioned, as summarized below. The numbers in parentheses indicate the number of people that mentioned the same project.

- Establish a teen facility (2);
- Retain large estates (2);
- Develop a new, modernized recreational facility (2);
- Develop Sugar Camp for residential uses;
- Buy Sugar Camp; develop it for recreational facilities and empty nester housing;
- Buy Sugar Camp and keep it as a retreat center;
- Promote additional commercial uses along Far Hills, Park Avenue, and at Sugar Camp;
- Develop a strategic plan for schools, with specific measures for progress;
- Formulate a long-term municipal budget, which considers the State budget;
- Hire more police officers;
- Promote a new movie theater in Oakwood;
- Develop new senior housing;
- Improve crosswalks along Far Hills, particularly for the handicapped;
- Do more with the Historical Society, provide more support; and
- Improve the Community Center.

Other Comments:

Other comments and suggestions mentioned during the interviews included:

- Good City officials;
- Assess the structure of City government; establish term limits for Council members;
- Many people are not really aware of what's going on in the City;
- Need to discuss long-term municipal financing;

- Need more young people on City boards and commissions;
- City and the school district must continue to work together;
- Strive to align the Oakwood school system with the best private schools;
- Improve the bike path along Shroyer; police must patrol this area; and
- The City should ask residents before they spend money for things like upgrading the City Building.

LIST OF PERSONS INTERVIEWED:

Tom Borchers
Karin Brown
Gretchen Bullock (telephone interview)
Kristin Carpenter
Steve Cobb
Harry Ebeling
Jim Faulkner
Hilton Garner (telephone interview)
Darlene Gutmann
Jon Hoak
Kathy Hollingsworth
Tony Huffman
Jeff Ireland
Evie Evers Kling
Norm Mayne
Cheri Ohmer
Skip Ordeman
Jane Rininger (telephone interview)
Mark Risley
Barbara Rodabaugh (telephone interview)
Martha Schad
Jeff Shulman

COMMUNITY SURVEY
City of Oakwood

The Community Survey was mailed to every residence and business in Oakwood in the 2003 June/July City/School Scene Newsletter. Approximately 4,600 surveys were mailed and nearly 600 surveys were returned.

Shown below are the results of this survey. The results provided valuable information in identifying the community issues and concerns and developing the community goals and objectives. However, given the method in which the survey was conducted, the results can not be used to reflect the feelings or opinions of the entire community. A telephone survey was conducted later in the project. This telephone survey was conducted in a manner where the results do reflect the feelings and opinions of the entire community. The results of this telephone survey are provided in the next section of this appendix.

1. **How long have you lived in the City of Oakwood?**   **[MARK ONLY ONE]**
   - 4% Less than one year
   - 17% One to five years
   - 14% Six to ten years
   - 24% Eleven to twenty years
   - 15% Twenty-one to thirty years
   - 26% Over thirty years

2. **In what type of housing do you live? [MARK ONLY ONE]**
   - 93% Single family home
   - 3% Apartment
   - 2% Duplex
   - 2% Condominium
   - 0% Other
   - 1% No answer

3. **Do you own or rent your home?   [MARK ONLY ONE]**
   - 94% Own
   - 5% Rent
   - 0% Other
   - 1% No answer

4. **Where in Oakwood do you live? [MARK ONLY ONE]**
   - 30% East of Far Hills, South of Forrer
   - 45% East of Far Hills, North of Forrer
   - 7% West of Far Hills, South of Peach Orchard
   - 18% West of Far Hills, North of Peach Orchard
   - 1% No answer

5. **What do you consider the primary advantages of living in the City of Oakwood?**
   [MARK AS MANY AS APPLY]
   - 76% High quality city services
   - 79% Good schools
   - 26% Citizen involvement/volunteerism
   - 54% Housing stock/architecture
   - 35% Responsive city government
   - 66% Can walk through the neighborhood
   - 60% Feeling of safety and security
   - 13% Friendliness of community residents
   - 6% Availability of shopping
   - 20% Convenient location
   - 13% Green space and older trees
   - 2% Other
   - 1% No answer

6. **Please rate the following educational facilities and services in the City of Oakwood**

		Good	Fair	Poor	Don't know	No answer
a.	Day Care	8%	4%	5%	70%	12%
b.	Preschool	14%	6%	5%	63%	12%
c.	Kindergarten	46%	3%	1%	39%	10%
d.	Elementary school	59%	4%	1%	27%	10%
e.	Junior High	49%	6%	1%	33%	11%
f.	High School	51%	5%	1%	32%	10%
g.	Educational programs for adults	7%	14%	11%	55%	13%
h.	Programs for gifted students	15%	14%	6%	52%	12%
i.	Programs for the disabled students	14%	5%	3%	64%	14%
j.	Educational programs for the elderly	5%	7%	7%	68%	12%

7. **Overall, how satisfied are you with the overall "quality of life" in the City of Oakwood?**
   [MARK ONLY ONE]

60%	Very satisfied	2%	Dissatisfied
37%	Satisfied	1%	Very dissatisfied
		1%	No answer

8. **How does the "quality of life" in Oakwood today compare to 10 years ago?** **[MARK ONLY ONE]**

3%	Much better	9%	Somewhat worse
11%	Somewhat better	1%	Much worse
48%	About the same	25%	Don't know
		3%	No answer

9. **Please rate the following public facilities and services in the City of Oakwood**

		Good	Fair	Poor	Don't know	No answer
a.	Police protection	93%	4%	0%	1%	1%
b.	Fire protection	85%	2%	1%	10%	2%
c.	Paramedic Service	80%	2%	0%	15%	3%
d.	Snow and ice removal	83%	13%	2%	1%	2%
e.	Street lighting	66%	25%	7%	0%	2%
f.	Traffic signals and signs	80%	15%	3%	0%	2%
g.	Street pavement conditions	76%	19%	3%	0%	2%
h.	Sidewalks	76%	18%	2%	1%	3%
i.	Cleanliness of streets	86%	10%	2%	0%	3%
j.	Trees, landscaping, boulevard maintenance and plantings	91%	6%	2%	0%	2%
k.	Water service	78%	14%	3%	2%	2%
l.	Sewer service	82%	10%	1%	4%	3%
m.	Storm water drainage	69%	19%	6%	3%	3%
n.	Enforcement of property maintenance codes	55%	28%	7%	6%	5%
o.	Refuse collection	90%	7%	1%	0%	2%
p.	Special pick-ups	81%	9%	1%	7%	3%
q.	Leaf and branch pick-ups	85%	11%	1%	2%	2%
r.	Parks and open space	81%	14%	2%	0%	4%
s.	Recreational facilities and programs	51%	26%	9%	9%	6%
t.	Youth sports programs	38%	17%	4%	34%	7%
u.	Services and activities for teens	18%	13%	14%	47%	8%
v.	Services and activities for children	35%	17%	3%	36%	8%
w.	Services and activities for senior citizens	16%	10%	8%	59%	7%
x.	Library services	86%	7%	1%	4%	3%

10. **What kind of new development would you like to see in the City of Oakwood in the next 10 years?**
   [MARK AS MANY AS APPLY]

18%	Single family homes	32%	Entertainment and cultural facilities
2%	Apartments	3%	Office space
14%	Condominiums	6%	Medical facilities
11%	Assisted living facilities	42%	Recreation facilities and playing fields
22%	Housing for "empty nesters"	21%	Retail stores
40%	Restaurants	11%	Other:
		15%	No answer

11. **What kind of new development would you <u>not</u> want to see in the City of Oakwood in the next 10 years?**
   [MARK AS MANY AS APPLY]

13%	Single family homes	18%	Entertainment and cultural facilities
62%	Apartments	44%	Office space
41%	Condominiums	27%	Medical facilities
28%	Assisted living facilities	8%	Recreation facilities and playing fields
19%	Housing for "empty nesters"	24%	Retail stores
15%	Restaurants	5%	Other
		18%	No answer

12. **Do you get enough information about the city and its activities? [MARK ONLY ONE]**
   - 92% Yes
   - 4% No
   - 3% No answer

13. **What is your <u>primary</u> source of information about the City of Oakwood?   [MARK ONLY ONE]**

51%	City Newsletter	0%	Internet – City WEB site
39%	*Oakwood Register*	1%	Information from Oakwood Schools
1%	*Dayton Daily News*	2%	Word-of-mouth/family, friends, neighbors
3%	*Kettering Oakwood Times*	0%	Other
		2%	No answer

14. **Would you say the appearance of your neighborhood over the last five years has: [MARK ONLY ONE]**
   - 40% Improved
   - 46% Stayed the same
   - 8% Gotten worse
   - 6% No answer

15. **Should the following changes to private property in the City of Oakwood be further regulated by the city?**

		Yes	No	Don't know	No answer
a.	Traditional fencing	35%	50%	6%	8%
b.	"Invisible" fencing	13%	68%	10%	8%
c.	New construction/additions/accessory structures	58%	29%	5%	8%
d.	Replacement of garage doors	20%	63%	9%	8%
e.	Skylights	11%	70%	11%	8%
f.	Exterior remodeling including changes to facades, porches, etc.	46%	40%	6%	9%
g.	Replacement of other exterior doors	14%	69%	8%	10%
h.	Concrete: walkways, driveways and aprons	41%	44%	6%	9%
i.	Swimming pools	45%	35%	10%	9%
j.	Colors used for exterior painting	42%	46%	5%	7%

k.	Exterior windows	14%	70%	7%	9%
l.	Landscaping: materials including vegetation	12%	73%	7%	8%
m.	Irrigation	19%	61%	11%	10%
n.	Exterior lighting	30%	54%	7%	9%
o.	Subdivision of large properties	63%	22%	8%	7%
p.	Roofing materials	18%	63%	9%	10%
q.	Removal of trees	34%	51%	8%	8%

16. Including yourself, how many people regularly live in your household?   AVERAGE: 2.6

21%	One		2%	Six
37%	Two		<1%	Seven
14%	Three		<1%	Eight
18%	Four		<1%	No answer
8%	Five			

17. Is anyone in your household currently retired? [MARK ONLY ONE]

32%	Yes
67%	No
1%	No answer

18. How old are you? [MARK ONLY ONE]

0%	Under 18		25%	46 to 55
1%	18 to 25		18%	56 to 65
10%	26 to 35		11%	66 to 75
24%	36 to 45		11%	Over 75
			1%	No answer

19.   Which of the following categories best describes the total annual income, before taxes, of all members of your immediate household?   [MARK ONLY ONE]

14%	Less than $50,000
34%	$50,001 to $100,000
21%	$100,001 to $150,000
10%	$150,000 to $200,000
12%	$200,001 and over
10%	No answer

20. Are you: [MARK ONLY ONE]

31%	Male
65%	Female
4%	No answer

TELEPHONE SURVEY

Introduction:

Strategic Visioning, Inc. conducted a telephone survey entitled *CITY OF OAKWOOD 2004 COMMUNITY IMAGE STUDY*.

This Community Image Study provided residents the opportunity to express their opinions and clarify some issues for the Oakwood Comprehensive Planning Committee, as well as providing benchmark information for future community satisfaction studies.

Four hundred (400) telephone interviews were conducted with a random sampling of registered voters living in the City of Oakwood, Ohio. A gender quota was in place to control for the fact that men are less likely to answer the telephone in homes that also include a female resident. The interviews were conducted from February 3 through 10, 2004.

A sample of 400 has a sampling error rate within 5 percentage points at the 95 percent confidence interval. This means that, had every household in Oakwood that includes at least one registered voter been contacted, there is a 95 in 100 probability that the findings would differ from those quoted here by not more than 5 percentage points in either direction.

It is important to remember that these figures refer only to the overall sample. If subsets are considered separately (i.e., the results from men vs. those from women), the sampling error rate is higher.

In some instances, table and chart data will total over 100 percent due to rounding.
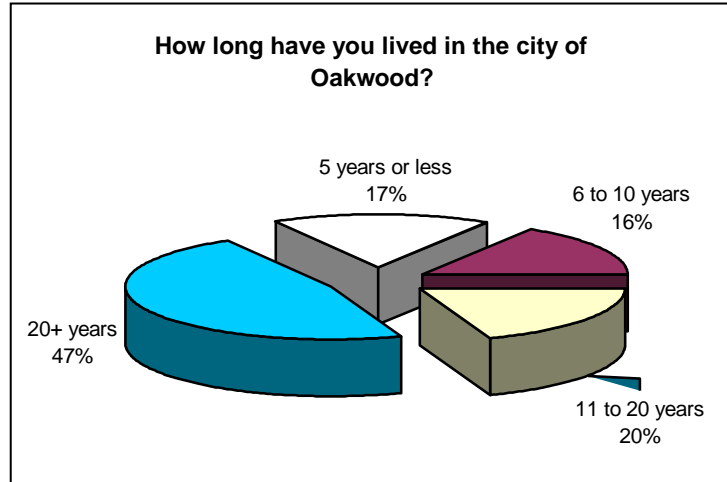
Profile of Surveyed Population

The city of Oakwood has a strong core of long-term residents (47 percent have lived in the city longer than 20 years). Only seventeen percent have arrived during the past five years. Two households in five (41 percent) include at least one child under the age of eighteen. Eighteen percent include just one adult living alone.

Two-thirds (67 percent) of the registered voters surveyed in this study have lived in the city

How long have you lived in the city of Oakwood?

5 years or less
17%

6 to 10 years
16%

20+ years
47%

11 to 20 years
20%

longer than ten years. Half (51 percent) of those long-term residents are over 65 years of age and most (63 percent) are retired. Families who have lived in the city longer than 20 years are very likely to consist of only two (50 percent) or one (28 percent) individuals and only fourteen percent include a child under the age of eighteen.

New arrivals in Oakwood are predominantly young families. Most (64 percent) of the people who moved into the city during the past five years are under forty-five years of age and live with at least one child under the age of 18 (67 percent). Nearly half (49 percent) of these families include four or more people.

Only four percent of Oakwood's registered voters rent their current homes. Most of those renters (47 percent) moved into the community during the past five years.
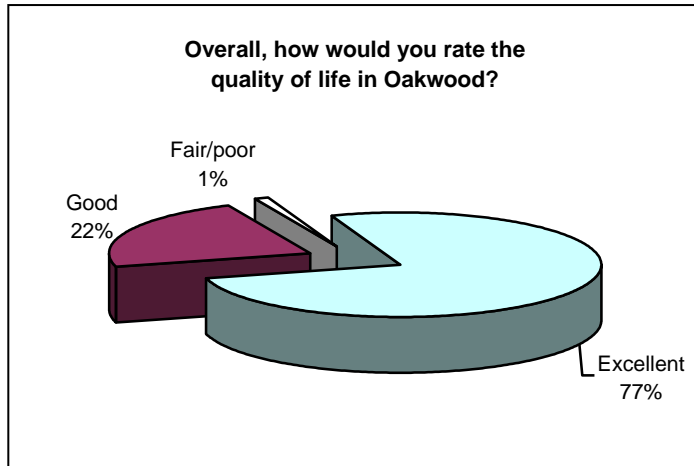
Nearly everyone (90 percent) who moved into the city of Oakwood during the past ten years felt welcomed by city employees and neighbors when they first arrived.

The Quality of Life and Satisfaction with City Services

Oakwood residents are very happy with the quality of life in the city. More than three in four (77 percent) of the people interviewed rate the city's quality of life "*excellent*."
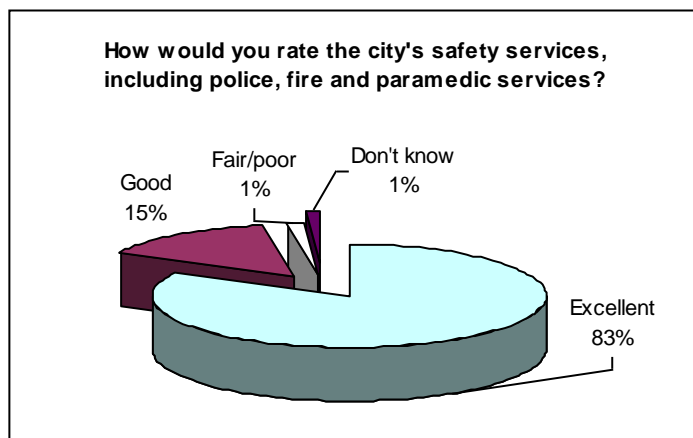
This "*excellent*" quality of life is reflected in residents' opinions of nine city services. Respondents were asked to rate the services on a scale of "*excellent, good, fair, poor or very poor.*" For ease of comparison, those ratings were converted to a numeric scale in which five equals "*excellent*" and one, "*very poor.*" In every case, the average score given these city services exceeded the four, or "*good,*" rating.

Overall, how would you rate the quality of life in Oakwood?

Fair/poor 1%
Good 22%
Excellent 77%

	MEAN
City safety services, including police, fire and paramedic services	4.82
Trees, landscaping, boulevard maintenance and plantings	4.70
Weekly back door refuse collection and special pick-ups	4.68
City parks, including Shafor Park, Orchardly Park, Fairridge Park and the city's natural areas	4.58
Street pavement maintenance and repair	4.43
City water service	4.39
Sidewalk maintenance and repair	4.34
Sewer service and storm water drainage	4.30
Recreational facilities, including the Oakwood Community Center, tennis courts and playing fields	4.18

City safety services, including police, fire and paramedic services
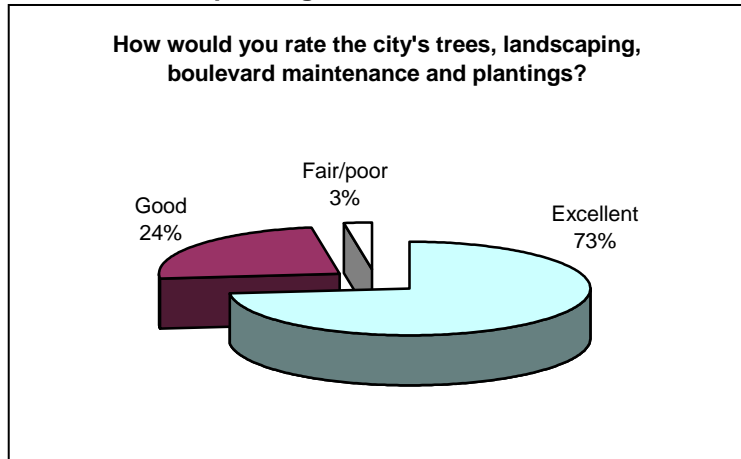
The great majority (83 percent) of Oakwood's residents believe that they receive "*excellent*" police, fire and paramedic services.

How would you rate the city's safety services, including police, fire and paramedic services?

Good 15%
Fair/poor 1%
Don't know 1%
Excellent 83%

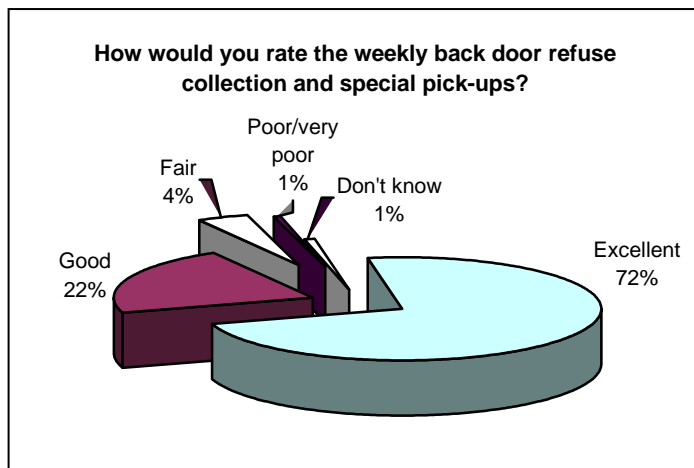**Trees, landscaping, boulevard maintenance and plantings**

Oakwood residents appreciate the attractive landscaping along their city's streets.

While all residents appreciate the attractive plantings, women were more complimentary (MEAN: 4.75) than were their male counterparts (MEAN: 4.64).
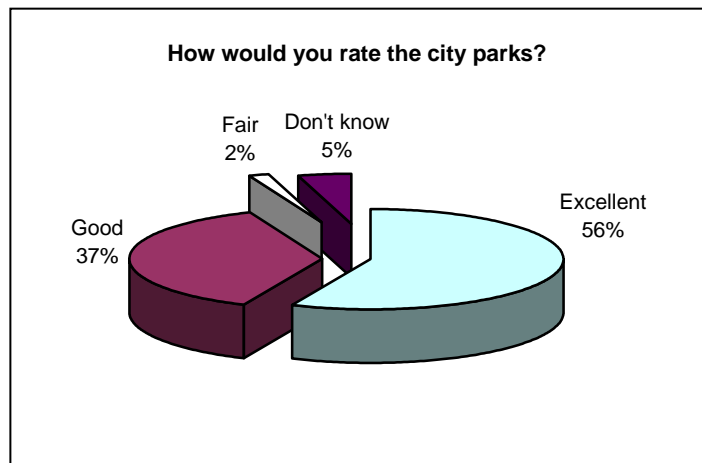
How would you rate the city's trees, landscaping, boulevard maintenance and plantings?

Fair/poor
3%

Good
24%

Excellent
73%

Weekly back door refuse collection and special pick-ups

The great majority (94 percent) of the people interviewed consider the city's weekly trash pick-up deserving of an "*excellent*" (72 percent) or "*good*" (22 percent) rating.

How would you rate the weekly back door refuse collection and special pick-ups?

Poor/very
poor
1%

Fair
4%

Don't know
1%

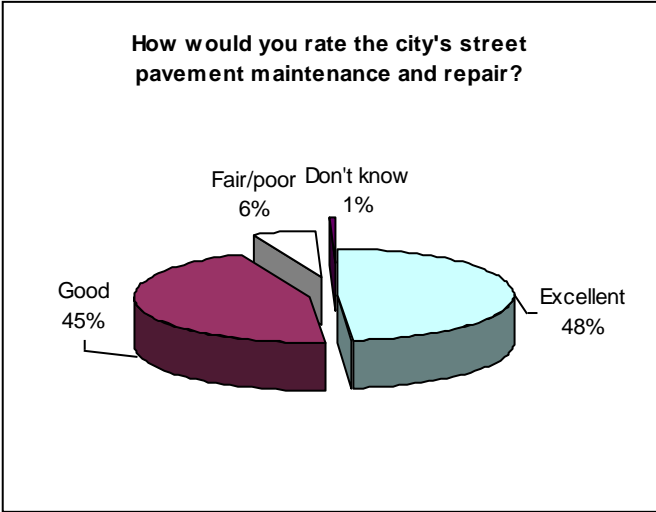Good
22%

Excellent
72%

City parks, including Shafor Park, Orchardly Park, Fairridge Park and the city's natural areas

Oakwood's city parks preserve natural areas for the enjoyment of all residents. Nearly all (93 percent) residents consider the parks "*excellent*" (56 percent) or "*good*" (37 percent).

How would you rate the city parks?

Fair
2%

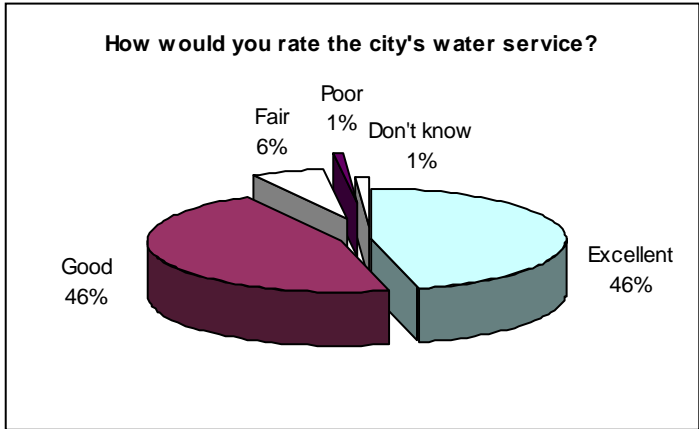Don't know
5%

Good
37%

Excellent
56%

Street pavement maintenance and repair

Ninety-three percent of Oakwood's residents believe the city's street maintenance and repair services deserve a rating of "*excellent*" (48 percent) or "*good*" (45 percent).

How would you rate the city's street pavement maintenance and repair?
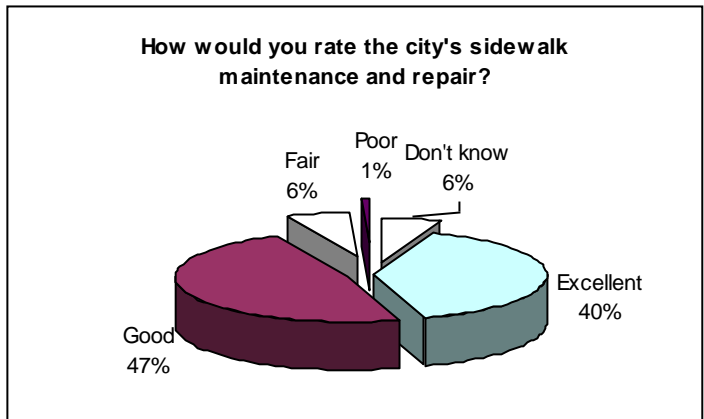
Fair/poor 6%
Don't know 1%
Good 45%
Excellent 48%

City water service

Oakwood residents are well satisfied with the city's water service. Ninety-two percent of the people surveyed selected the "*excellent*" (46 percent) or "*good*" (46 percent) rating when asked their opinion of the water service.

How would you rate the city's water service?

Fair 6%
Poor 1%
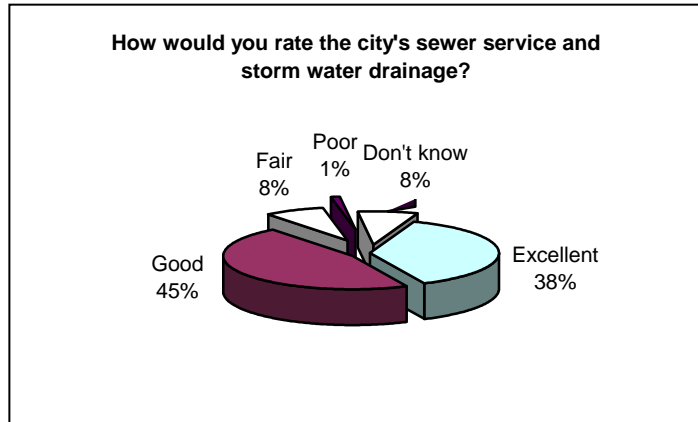Don't know 1%
Good 46%
Excellent 46%

Sidewalk maintenance and repair

The great majority (87 percent) of Oakwood's residents considers the city's sidewalk maintenance and re-pair program to be "*excellent*" (40 percent) or "*good*" (47 percent).

How would you rate the city's sidewalk maintenance and repair?

Fair 6%
Poor 1%
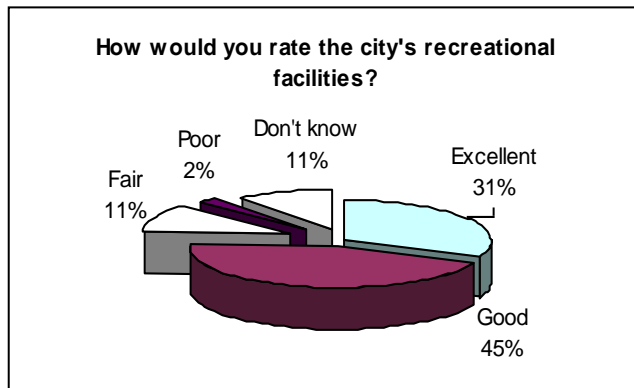Don't know 6%
Good 47%
Excellent 40%

Sewer service and storm water drainage

Oakwood residents are also complimentary of the city's sewer and storm water drainage systems. Eighty-three percent of the people polled selected the "*excellent*" (38 percent) or "*good*" (45 percent) option when rating this service.

How would you rate the city's sewer service and storm water drainage?

Fair
8%

Poor
1%

Don't know
8%

Good
45%

Excellent
38%

Recreational facilities, including the Oakwood Community Center, tennis courts and playing fields

The city of Oakwood has recently wrestled with the need for additional recreational facilities, especially practice playing fields. Even with these challenges, more than three-fourths (76 percent) of the people polled rate the city's recreational facilities as "*excellent*" (31 percent) or "*good*" (45 percent).

How would you rate the city's recreational facilities?

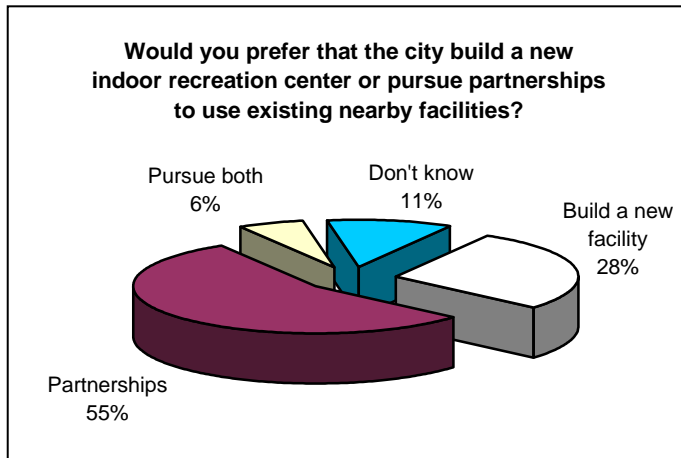Poor
2%

Don't know
11%

Fair
11%

Excellent
31%

Good
45%

People who live with children averaged a less favorable impression of the city's recreational facilities (MEAN: 4.00) than do those who live alone or with other adults (MEAN: 4.31).

People who live in households of four or more people are much less satisfied with the city's recreational facilities than are those from smaller households.

How would you rate the city's recreational facilities?	Number of people in the household				
	One	Two	Three	Four	Five or more
Excellent	30%	39%	29%	30%	17%
Good	49%	39%	52%	41%	54%
Fair	3%	9%	11%	17%	20%
Poor	0%	0%	0%	6%	9%
Very poor	0%	0%	0%	0%	0%
Don't know	18%	13%	8%	6%	0%
MEAN SCORE	4.33	4.35	4.20	4.01	3.80

During the comprehensive planning process, there have been discussions about the city's recreational facilities. Some residents would like the city of Oakwood to build a new indoor recreational facility; others would like the city to acquire property for new playing fields or a new city pool. Another group would prefer that the city enter into partnerships that would permit Oakwood residents to use nearby public and private facilities.
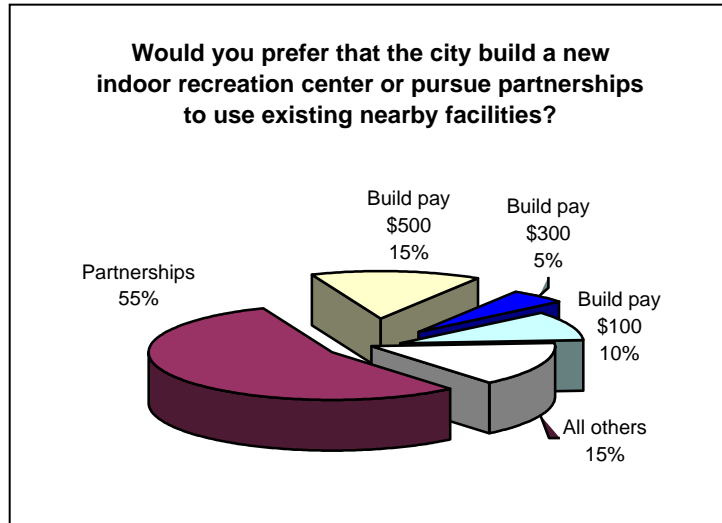
While there is a contingent of Oakwood residents who would like the city to build a new indoor recreational facility (28 percent), a majority (55 percent) would like the city to form partnerships with nearby cities or organizations that have recreational facilities. A small group (6 percent) would like the city to pursue both options.

Would you prefer that the city build a new indoor recreation center or pursue partnerships to use existing nearby facilities?

- Pursue both 6%
- Don't know 11%
- Build a new facility 28%
- Partnerships 55%

One of the strongest influences on opinion is the presence of children in the home. Forty-five percent of the people who live with children would like the city to build a new indoor recreation center, while only sixteen percent of those who live alone or with other adults share that view. This is reflected in the fact that the larger the household, the more likely the respondent was to support a new recreation center.

Would you prefer that the city build a new indoor recreation center or pursue partnerships to use existing nearby facilities?	Number of people in the household				
	One	**Two**	**Three**	**Four**	**Five or more**
Build a new center in the city	11%	17%	33%	46%	46%
Pursue relationships to use existing facilities	73%	58%	55%	43%	37%
Pursue both options	4%	4%	5%	4%	15%
Don't care / Recreation not important to me	9%	11%	6%	0%	2%
Don't know	3%	10%	1%	7%	0%

Everyone who preferred that the city build a new indoor recreation center (28 percent of those interviewed) and those who would like the city to pursue both options (6 percent of those interviewed) was asked if they would be willing to pay an additional $500 annually to build and access that facility. Fewer than half (46 percent) would pay that amount – a group that accounts for fifteen percent of all voters interviewed.

People who want the city to build a new facility, but were unwilling to pay $500 annually, were asked if they would pay $300. Only twenty-six percent agreed that they would pay $300. That group accounts for five percent of Oakwood's voters.

Would you prefer that the city build a new indoor recreation center or pursue partnerships to use existing nearby facilities?

Partnerships
55%

Build pay
$500
15%

Build pay
$300
5%

Build pay
$100
10%

All others
15%

Finally, residents who want the city to build a new recreation center but would not pay $300 annually to build and use such a facility were asked if they would pay $100. Seventy percent agreed that $100 would be acceptable. That group accounts for ten percent of the residents polled.

One point worth noting is that this discussion of a new recreation center did not specify a location for such a building. The level of support would likely be impacted if a specific location had been identified, especially if the construction did not involve the demolition of any current Oakwood properties.

The city of Oakwood comprehensive plan

Over the past year, the city of Oakwood has been engaged in updating its comprehensive plan and developing new plans where required. A majority (65 percent) of the people interviewed was aware of the planning process and eight percent have been involved in some way.

Interestingly enough, women were more likely to be aware of the planning process (69 percent) than were their male counterparts (59 percent).

Residents over the age of twenty-five were more aware of the comprehensive planning efforts than were those in the youngest age group.

Were you aware of the city's compre-hensive plan?	AGE			
	Under 25	26 - 45	46 - 65	Over 65
Yes	12%	73%	64%	66%

It is also more familiar to people who have lived in Oakwood at least five years.

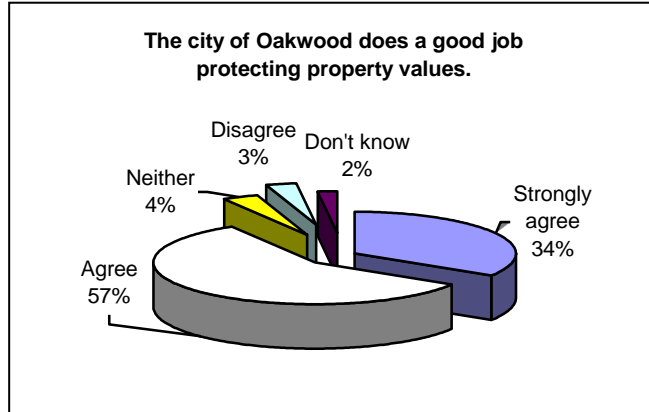| Were you aware of the city's compre-hensive plan?	How long have you lived in Oakwood?			
	5 or fewer years	6 - 10 years	11 - 20 years	20+ years
Yes	55%	73%	65%	66%

While many aspects of the comprehensive plan received unanimous support from the groups and individuals who met to discuss the city's future, on some issues there was not consensus after a series of neighborhood meetings. Some of those issues were presented to the survey respondents in a series of statements to which they were asked to "*strongly agree, agree, neither agree nor disagree, disagree or strongly disagree.*" Those statements are presented below in descending order by voters' agreement. In this instance, the mean score was calculated on a five-point scale where five equals "*strongly agree*" and one, "*strongly disagree.*"

	Strongly Agree	Agree	Neither	Disagree	Strongly Disagree	Don't Know	Mean
The city of Oakwood does a good job protecting property values.	34%	58%	4%	3%	0%	1%	4.25
The number and size of the properties available for commercial development in Oakwood are right for a city of this size.	6%	68%	8%	7%	0%	10%	3.81
There is a need for new condominiums for people who want to own a home in Oakwood, but do not want or cannot manage the maintenance of Oakwood's single-family homes.	6%	28%	11%	40%	9%	5%	3.79
The city should define and identify historical homes in Oakwood and establish the regulations necessary to preserve those structures.	18%	47%	14%	15%	2%	4%	3.67
There is a need to improve and upgrade older multi-family housing units in Oakwood.	7%	49%	17%	13%	2%	12%	3.52
The city should establish further regulations to limit the subdivision of residential properties.	16%	40%	15%	20%	3%	6%	3.51
The city should further regulate the preservation of green space on private property.	11%	46%	9%	26%	4%	4%	3.37
The city should spend tax dollars to encourage businesses to locate in Oakwood's existing commercial areas.	7%	50%	10%	26%	3%	4%	3.32

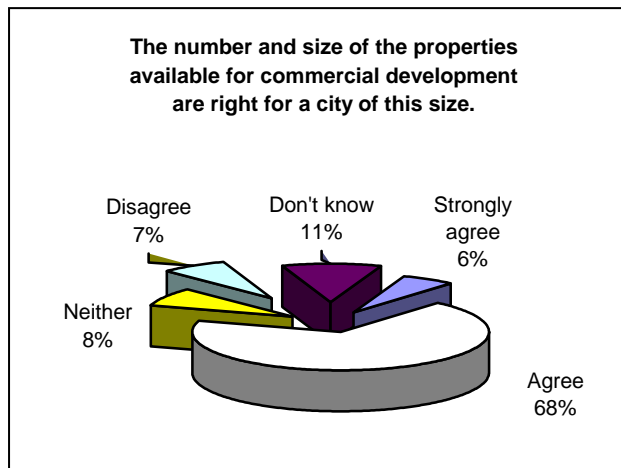**The city of Oakwood does a good job protecting property values.**

Oakwood's registered voters are nearly unanimous (91 percent) in their agreement that, "*The city of Oakwood does a good job protecting property values."*

There is little variation in agreement with this statement across the various demographic groups surveyed.
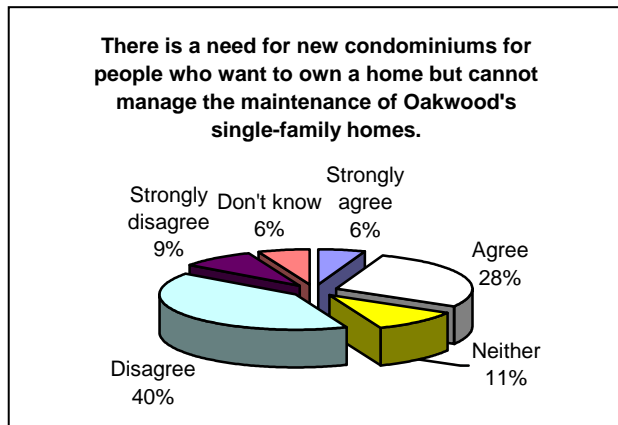
The city of Oakwood does a good job protecting property values.

Disagree 3%
Don't know 2%
Neither 4%
Strongly agree 34%
Agree 57%

The number and size of the properties available for commercial development in Oakwood are right for a city of this size.

Three-fourths (74 percent) of the voters polled for this study agree that the amount of commercial development in Oakwood is appropriate for the size of the city.

The number and size of the properties available for commercial development are right for a city of this size.

Disagree 7%
Don't know 11%
Strongly agree 6%
Neither 8%
Agree 68%

There is a need for new condominiums or other housing options for people who want to own a home in Oakwood, but do not want or cannot manage the maintenance of Oakwood's single-family homes.

The community is divided on whether or not there is a need for new condominiums in Oakwood. One in three (34 percent) residents believes that there is a need for housing options for people who want to live in Oakwood but do not want the maintenance responsibilities of a single-family home. However, a larger group (49 percent) does not see a need for new condo miniums.

There is a need for new condominiums for people who want to own a home but cannot manage the maintenance of Oakwood's single-family homes.

Strongly disagree 9%
Don't know 6%
Strongly agree 6%
Agree 28%
Neither 11%
Disagree 40%

It is important to remember that when respondents were asked about the need for condominiums, there was no discussion of location. If the proposed new condominiums could be constructed at a location that would not require removing current structures or the subdivision of a current estate, support may increase.

There is a direct positive correlation between the age of the respondent and his or her views on this issue. Almost half (46 percent) of the people over sixty-five years of age agree that there is a need for new condominiums in Oakwood.
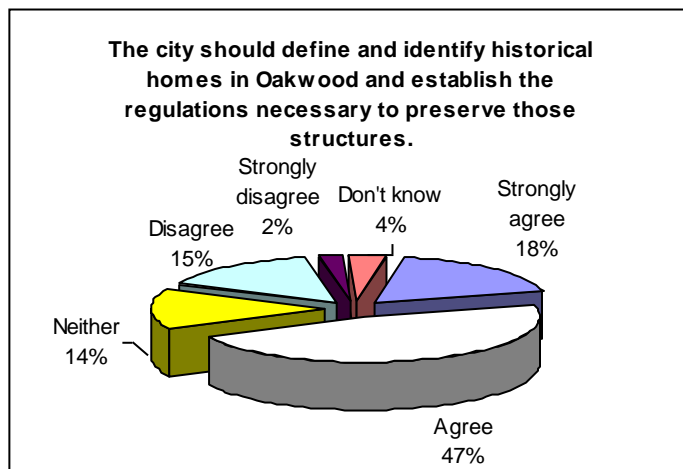
There is a need for new condominiums or other housing options for people who want to own a home in Oakwood, but do not want or cannot manage the maintenance of Oakwood's single-family homes.	AGE			
	Under 25	26 - 45	46 - 65	Over 65
Strongly agree	0%	5%	5%	8%
Agree	24%	19%	27%	38%
Neither agree nor disagree	18%	12%	8%	12%
Disagree	29%	44%	47%	32%
Strongly disagree	18%	15%	6%	4%
Don't know	11%	5%	7%	6%
MEAN	2.53	2.50	2.76	3.14

The age influence is reflected in the fact that nearly half (46 percent) of the retired Oakwood residents agree that there is a need for new condominiums or other housing options while only twenty-seven percent of the people still in the workforce agree.

The city should define and identify historical homes in Oakwood and establish the regulations necessary to preserve those structures.

Oakwood residents are proud of the city's heritage and sixty-five percent would like the city to define and identify individual historical homes and establish the regulations necessary to preserve them.

It cannot be determined from the collected data what residents consider a "*historic home.*" There are homes in Oakwood – like the early home of the Wright Brothers and John Patterson's homestead – that have national historic import. This may be what some residents are considering when asked about identifying and establishing regulations necessary to preserve historical homes. Other people may view the historic architecture of many of the city's homes as "*historical homes.*"

The city should define and identify historical homes in Oakwood and establish the regulations necessary to preserve those structures.

Strongly disagree 2%
Don't know 4%
Strongly agree 18%
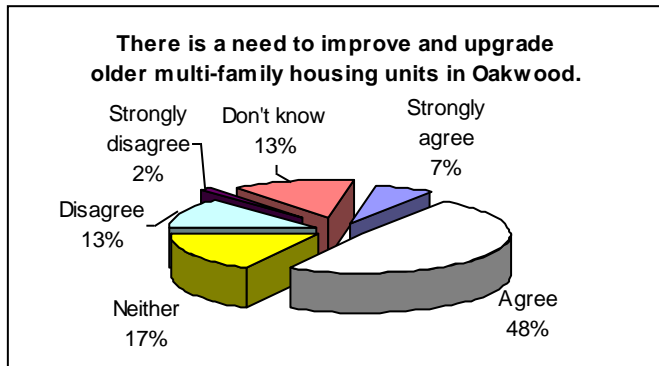Disagree 15%
Neither 14%
Agree 47%

While voters support the preservation of individual historical structures, there is only limited support for a tax-funded effort to create a historic district within the city. Half (49 percent) of the people interviewed oppose the use of tax dollars to create a historic district. If the city were to pursue the development of a historic district, few residents (14 percent) would support such a district if it involved additional regulations.

Some residents would like the city of Oakwood to spend tax dollars to survey homes in the city and create a historic district, as long as no new city regulations result. Other people would like the city to survey homes and create a historic district that would regulate changes to or alteration of homes. How do you feel?	Percent
Support the formation of a historic district that would regulate changes or additions to structures	14%
Support the formation of a historic district as long as no further regulations would result	32%
Do not want the city to spend tax dollars to create a historical district	49%
Don't know	5%

There is a need to improve and upgrade older multi-family housing units in Oakwood.
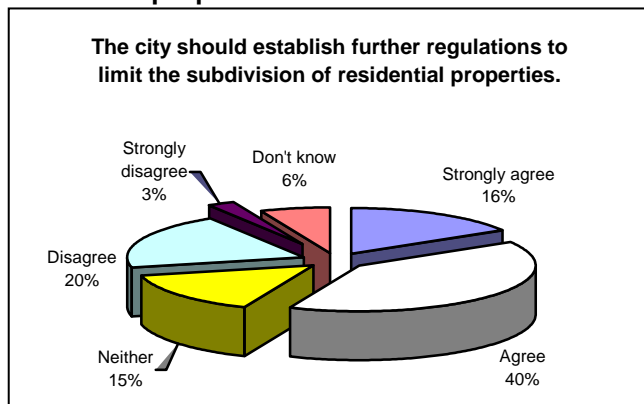
More than half (55 percent) of Oakwood's residents see a need to improve and upgrade older multi-family housing units in the city.

People who currently rent their homes were much more likely to agree with this statement (88 percent) than were homeowners (53 percent).

There is a need to improve and upgrade older multi-family housing units in Oakwood.

Strongly disagree 2%
Disagree 13%
Neither 17%
Agree 48%
Strongly agree 7%
Don't know 13%

The city should establish further regulations to limit the subdivision of residential properties.
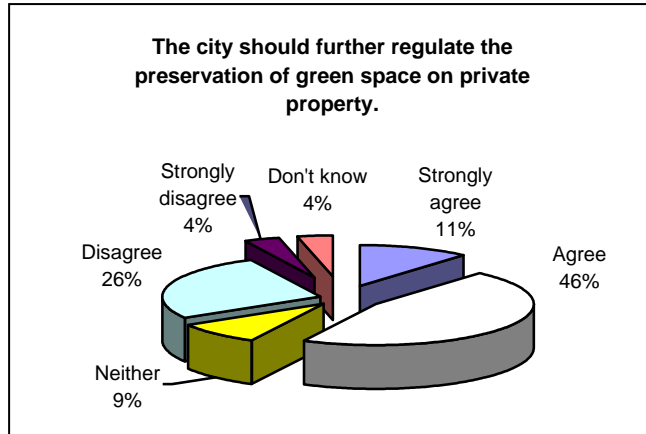
There are some large homes in Oakwood that are changing hands and some residents have expressed concern that division of residential properties be limited by city regulations. Although there are regulations established, fifty-six percent agreed with the statement, "*The city should establish further regulations to limit the subdivision of residential properties.*" Only twenty-three percent disagreed that such additional regulations are necessary.

The city should establish further regulations to limit the subdivision of residential properties.

Strongly disagree 3%
Disagree 20%
Neither 15%
Agree 40%
Strongly agree 16%
Don't know 6%

Women agreed with this statement more often (61 percent) than did their male counterparts (50 percent).

The city should further regulate the preservation of green space on private property.
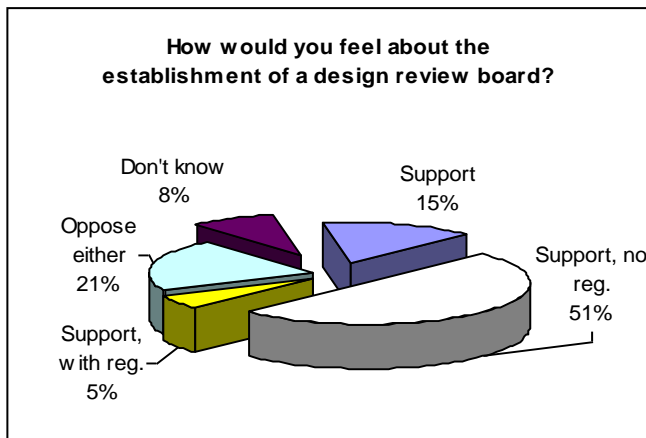
Oakwood residents treasure the beauty of the city's parks and natural areas. When asked if the city should further regulate the preservation of green space on private property, over half (57 percent) agree that it should.

The city should further regulate the preservation of green space on private property.

Strongly disagree 4%

Don't know 4%

Strongly agree 11%

Disagree 26%

Agree 46%

Neither 9%

Establishing a design review board

Some residents would like the city to establish a design review board to maintain high standards for building designs within the city. Such a board could be established as an advisory body to offer advice from knowledgeable professionals or, at the other end of the spectrum, as a regulatory authority that would re-view and approve permits.

Half (51 percent) of the people inter-viewed would support a design review board, as long as it had no regulatory authority.

How would you feel about the establishment of a design review board?

Don't know 8%

Support 15%

Oppose either 21%

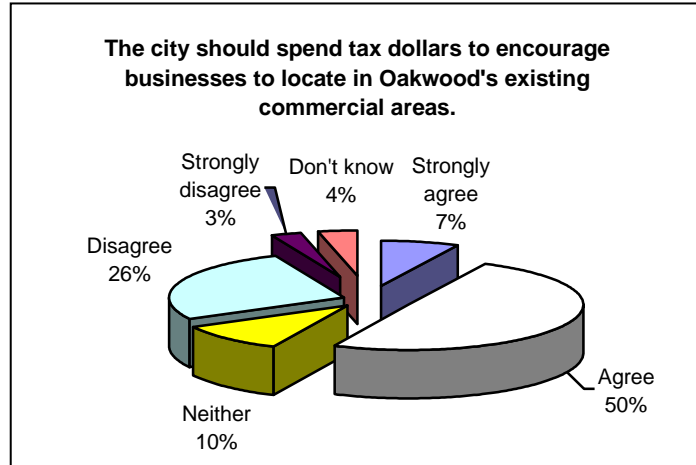Support, no reg. 51%

Support, with reg. 5%

Fifteen percent of the people interviewed would support this type of board whether or not it had regulatory authority.

Five percent would support the board's formation only if it had some regulatory authority.

One in five (21 percent) voters oppose the idea of any design review board, regardless of the authority the board was given.

The city should spend tax dollars to encourage businesses to locate in Oakwood's existing commercial areas.

Given the residents' satisfaction with the amount of commercial development in the community, it is not surprising that there is much weaker agreement with the statement, "*The city should spend tax dollars to encourage businesses to locate in Oakwood's existing commercial areas.*" However, even though the agreement is not as strong, more than half (57 percent) of the city's residents consider it appropriate to spend tax dollars to bring businesses into existing commercial properties.

The city should spend tax dollars to encourage businesses to locate in Oakwood's existing commercial areas.

Strongly disagree 3%
Don't know 4%
Strongly agree 7%
Disagree 26%
Agree 50%
Neither 10%

Current Regulations

Generally, Oakwood residents are satisfied with the regulations currently in place concerning the remodeling of property. When asked about six specific ways Oakwood residents could alter their homes, at least half of the voters felt that the current regulations should not be changed.

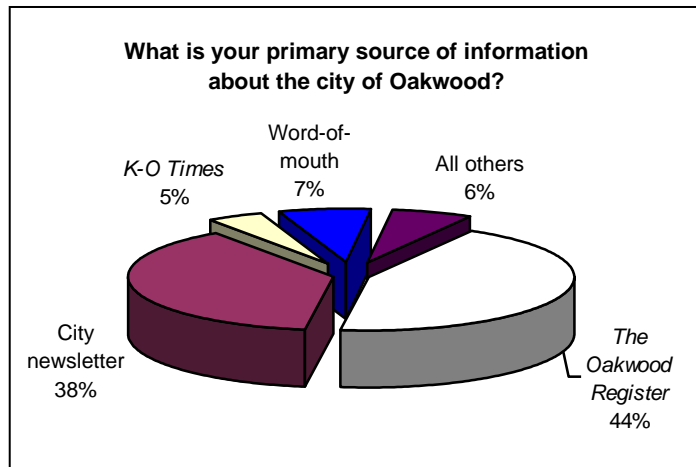| Please tell me if you think the city of Oakwood's regulation of each of the following should increase, stay the same or be relaxed.	Increase	Stay the same	Be relaxed	Don't know	Refused
Concrete: walkways, driveways and aprons	6%	73%	17%	4%	0%
New construction / additions / accessory structures	11%	68%	13%	9%	0%
Exterior remodeling including changes to facades, porches, etc.	11%	67%	17%	5%	0%
Swimming pools	12%	56%	10%	22%	0%
Subdivision of large properties	22%	53%	14%	11%	0%
Colors used for exterior painting	25%	50%	18%	7%	0%

Informing the Public

Oakwood residents feel well informed about the city and its activities. When asked if they receive enough information about the city and its activities, a phenomenal ninety-three percent said "*yes.*"

The longer an individual has lived in Oakwood, the more likely he or she is to feel well informed, but clearly all are receiving enough information.

Do you get enough information about the city and its activities?	How long have you lived in Oakwood?			
	5 or fewer years	6 - 10 years	11 - 20 years	20+ years
Yes	90%	92%	92%	95%
No	10%	8%	8%	5%

Eighty-two percent of Oakwood's registered voters rely on one of two sources for information about their city, *The Oakwood Register* and the city's own newsletter.

What is your primary source of information about the city of Oakwood?

- K-O Times 5%
- Word-of-mouth 7%
- All others 6%
- City newsletter 38%
- *The Oakwood Register* 44%

END OF PLAN