

TO: Brian Forschner, City Planner

FROM: Brad Schwab

RE: Summary Results from Public Workshop #1

DATE: November 23, 2011

Approximately 33 people attended the first Public Workshop, which was held at the Greene County Job and Family Services Building Media Room at 541 Ledbetter Road from 6:30-8:30 on November 16, 2011.

Summary (prioritized) results from the “Make Xenia Great” visioning session and the “Your Xenia” likes and dislikes small group break out sessions follow. A complete listing of all comments from each group is provided at the end of this memo. Input from this workshop, along with other public participation efforts, will inform the development of the X-Plan goals and policies.

“MAKE XENIA GREAT” VISIONING SESSION RESULTS

TOP FIVE VISIONS

At the conclusion of the Make Xenia Great Visioning Session, participants were asked to identify what they want Xenia to look or be like twenty years from now. The following table lists the top five visions as voted on at the meeting.

Rank	Visions	Votes
1.	Redevelop and rehabilitate downtown. Reclaim large parking lots for mixed use redevelopment.	13
2.	Entertainment center with bowling, movies, restaurants and skating, etc.	12
3.	Redesign/redevelop Xenia Towne Square.	8
3.	Incentives for successful redevelopment of unoccupied/vacant properties.	8
4.	Work collaboratively with area colleges and universities to link higher education programs with employers and use such programs to attract new business.	7
5.	Attract high-tech firms associated with Wright Patterson Air Force Base and utilize the Wright Patterson – OSU fiber optic trunk line to help attract firms to Xenia.	5
5.	Improved property maintenance and no abandoned housing.	5

INDIVIDUAL GROUP RESULTS

Participants broke out into five small groups and identified their ideal visions for (1) Transportation and Infrastructure, (2) Housing and Neighborhoods, (3) Community Facilities and Parks and Recreation (4) Jobs and Economic Opportunity and (5) Land Use and (Re)development.

Each small group independently “brainstormed” to think of as many visions as possible. Then each group voted on their top three visions. The top three visions from each group were posted so all participants could review them. Meeting participants selected their top three favorite visions using stickers to mark their choices.

Transportation and Infrastructure

Votes	Vision
8	Redesign Town Square.
3	Safer downtown bike paths.
1	Build a US 68 north/south bypass
1	Improved Wi-Fi infrastructure for communication and entertainment
	Xenia has smooth streets and sidewalks.
	Improved public transportation.
	“Green” and efficient stormwater, water and sanitary systems
	Modernize water/sewer lines and bury power lines
	Better utilization of bike paths.

Housing and Neighborhoods

Votes	Vision
5	Improved property maintenance and no abandoned housing.
2	Increased supply of larger, higher end, single-family housing.
1	Every neighborhood is walkable and has mixed use amenities for resident conveniences.
1	Each neighborhood has a community center.
	Downtown is a residential neighborhood with numerous occupied upper floor units.
	Xenia has improved design guidelines.
	Local building materials are used to construct new housing units.
	Enhanced or new parks for each neighborhood.
	Improve practicality of historic homes. Need modern conveniences like parking.
	Revitalize older neighborhoods.
	Provide incentives for modernization and beautification.

Community Facilities and Parks and Recreation

Votes	Vision
12	Entertainment center with bowling, movies, restaurants and skating, etc.
3	Rebuild and expand YMCA into a larger community center.
2	Year-round aquatic center.
2	Restore Carnegie Library
2	Keep Xenia Schools up to date.
1	Xenia builds on successful programming such as dog park, community garden, and bike-themed festival.
	Integrate with County Park system and other park facilities.
	Art center or museum built in conjunction with the library.
	Increase the number of bike path amenities to increase ridership such as services, accommodations, and shops.

Jobs and Economic Opportunity

Votes	Vision
7	Work collaboratively with area colleges and universities to link higher education programs with employers and use such programs to attract new business.
5	Attract high-tech firms associated with Wright Patterson Air Force Base and utilize the Wright Patterson – OSU fiber optic trunk line to help attract firms to Xenia.
2	Enhance business attraction efforts through increase use of targeted incentives reduce regulatory roadblocks and find grants to attract the type of companies we want.
1	Increase the number of healthcare jobs to provide good paying jobs for residents and to maintain good healthcare in Xenia.
1	Capitalize on Xenia’s numerous faith based organizations such as Legacy Ministries.
1	Attract businesses that are a good fit for Xenia – ones that want to reinvest in our community.
	Develop workforce programs with local universities.
	Maximize the use of existing infrastructure and fill research and industrial parks with new businesses.

Land Use and (Re)development

Votes	Vision
13	Redevelop and rehabilitate downtown. Reclaim large parking lots for mixed use redevelopment.
3	Redesign / redevelop Xenia Towne Square.
8	Incentives for successful redevelopment of unoccupied/vacant properties.
2	Incentives to keep businesses in place instead of incentives to move

	businesses to vacant land.
1	Redevelop buildings and neighborhoods.
	More commercial development.
	Redevelop West Park Square.
	Buildings are repurposed for mixed use retail.
	Use existing ordinances to force action for improved property maintenance.
	Add investment in the east end with parks and community gardens, etc.
	Reclaim the waterways through downtown.
	Increase owner-operated business
	Retrofit existing neighborhoods to a higher green standard.

"YOUR XENIA" LIKES/DISLIKES RESULTS

Participants identified three items or issues that they like and dislike about Xenia. Results are summarized in the table below.

Group	Likes			Dislikes		
	1	2	3	1	2	3
1	Location	Growth Potential	Diversity/ Local Universities	Image of schools and community	Lack of after hour things to do	Low income demographics due to low wage jobs
2	Library	Greene Inc. and other facilities	Bike Trails	Lack of recreation and things to do	Empty stores	Negative appearance downtown
3	Good, moral people	Location close to employers shopping and recreation	Bike Trails and Fairgrounds – recreation	Lack of good downtown development	Lack of property maintenance and standards	Lack of young families
4	Close to large urban centers	Affordable, low cost of living	Friendly small town	Empty downtown storefronts	Lack of shopping – need upscale choices	Bad condition of streets and curbs
5	Historic Downtown	Bike path/ Xenia Station	Small town feel	Image problems	Empty buildings	Lack of effort by property owners – especially in downtown

ALL COMMENTS

Below is a complete listing of all comments provided by participants in the small-group break-out sessions, before prioritization.

“YOUR XENIA”

Likes

- People are good hearted, have good values/morality
- Small town feel but larger town advantages
- Close to employment (Wright Patt, other cities nearby)
- Pretty Ohio town with a heart (downtown) – Beavercreek doesn't have a downtown. It matters.
- Close to needed services
- City is open and navigable (easy to get around)
- Beautiful parks – most especially Shawnee Park. (Xenia's Central Park)
- Diversity of restaurants and shopping
- Great recreation facility of the bike paths/trails/new fairground
- Greene Inc. and other support organizations
- Library
- Antique stores
- Bike trails
- Variety of people
- Close proximity to larger cities and location
- Cost of living
- Friendly small town feel
- Like having bike paths/ trails
- The people are very friendly and neighborly
- Like multi-generational aspect and heritage
- Like walkability, sidewalks, neighborhoods
- Cost of living is good
- Good school system
- Secure and safe city to live in
- Close access to nature
- Historic neighborhoods
- Shawnee park
- Overall good traffic patterns
- Schools
- New restaurants
- Fairgrounds
- Areas access to higher education
- Faith based diversity
- The historic downtown
- The bike path/Xenia Station
- Small town feel
- The diversity of the population
- Xenia was a 1980's athletic powerhouse
- Legacy Village/OVCH
- Efforts currently happening to improve Xenia
- Secondary education opportunities
- Volunteerism of residents
- The small businesses downtown
- Xenia has a long-term potential for growth
- The new community theatre

Dislikes

- Poor maintenance of structures
- Lack of higher end housing for Xenia professionals to purchase
- Aging population – lack of younger and higher income families
- Vacant downtown
- Appearance is chaotic downtown
- Lots of empty structures
- Lack of pride
- Lack luster schools

- Lack of retail diversity/shopping downtown - need better draws/venues throughout City
- Rear of Towne Square is ugly –
- Church Street no longer picturesque, instead ugly with bad view from housing to north, lots of traffic with ugly view
- Lack of design guidelines for both commercial and housing
- Lack of good downtown development
- Too much non-owner occupied and non-occupied buildings both downtown and in the neighborhoods
- Empty stores
- Lack of parking
- Sidewalks in disrepair
- Roads in disrepair
- Traffic light issues/timing
- Lack of recreation/entertainment
- No major draw to area
- Lack of local support for businesses
- Lack of locally owned businesses and restaurants
- Lack of news coverage and information
- Beavercreek taking attention from Xenia
- The buck always seems to stop in Beavercreek
- Downtown appearance / trendiness
- Lack of effort from property owners to maintain their property
- Empty buildings painted grey- especially downtown
- Xenia has image problems
- Anti-small business attitude from city regulators
- Not a lot to do downtown
- Heavy traffic that is not pedestrian friendly
- Lack of handicapped accessibility in many businesses/buildings
- Road surface conditions are poor
- Lack of sense of community
- Lack of ownership from younger generation-they are not vested in their town
- Lack of entertainment opportunities for adults/children/seniors
- Empty downtown storefronts
- Failing infrastructure- streets, sidewalks, curbs, etc.
- Lack of shopping- chasing merchants away
- Perception of school system
- Property maintenance not enforced enough
- Need more entertainment (family, kids, etc.)
- Better marketing of bike paths- not emphasized enough
- Lack of bicycle connectors to downtown
- Lack of community cooperation and civic-mindedness
- Lack of volunteerism

“MAKE XENIA GREAT”

Transportation and Infrastructure

- Complete a north/south bypass around Xenia to get trucks off the main streets and spur more development
- Redesign/design/implement bicycle/pedestrian traffic flow downtown to encourage both
- Bury utility lines, particularly downtown, and put in mast arms downtown, more decorative lighting on key streets
- Redesign Towne Square – bring back Market Street like in downtown Strategic Plan to make more aesthetic, safer, attractive, easier to navigate, less empty parking lot

- Standardize signage for aesthetics and clarity
- Redesign the intersection at 42 and Second and 42 at Church for function, traffic flow
- Better (more?) parking downtown that is easier to find, safer, more attractive
- Better curbs and sidewalks throughout
- New 'Green' sidewalks
- Good public transportation
- Improved parking – pull-in, not parallel
- More efficient and 'Green' water and sanitary systems
- Area wide wi-fi computerized infrastructure and support that Improves entertainment and communications
- All streets will be repaved
- Safer paths for bicyclists-especially downtown
- Improved infrastructure - water and sewer lines
- Street car system
- Pedestrian friendly downtown
- Pedestrian and dog-friendly neighborhoods
- Better Internet connections (install more cell towers) - increased wi-fi connections
- No overhead power lines - bury them
- Trees lining all roadways
- Tie-in to Greater Dayton more deliberately
- Make downtown less of a parking lot
- Better utilization of bike paths, include retail & restaurants
- Neighborhoods less "pass-through" traffic
- Internal bike path development
- More walkable/bikeable
- Roads repaved and drainage fixed
- Underground utility wires
- Universal wi-fi – at least downtown
- Better infrastructure, streets, sidewalks, etc.
- More pedestrian friendly environment
- Better connectors from bike path to downtown
- Better parking downtown
- North/South gateway into town. Alternate routes into the city.
- Share bike lanes on streets (Complete Streets)
- Improve the aging utility infrastructure under the streets
- Maintain and improve the GreeneCats system

Housing and Neighborhoods

- Strengthen property maintenance (existing housing) and develop and enforced design guidelines for new or rehabbed housing
- Have more higher value homes and increased values in the neighborhoods (leading to better schools)
- Create housing upstairs downtown and mixed use downtown
- Xenia Community Schools rated excellent
- Stabilize housing values (too uneven - \$45,000 home next to \$5,000, next to \$75,000 home.)
- Restore more historic homes in historic neighborhoods
- Support stronger neighborhood associations, and community efforts such as community gardens utilizing vacant or underutilized properties
- Viable downtown housing; i.e. loft housing
- More 'green' home construction
- More use of local building materials
- Corner markets; walkable amenities

- Schools centrally located in neighborhoods / occupied by those children living around it.
- Flexibility for schools to be used round the clock for other community activities
- Housing designed to have a life limit and able to recycle itself
- No abandoned properties - all properties will be well maintained
- Neighborhood community center
- Neighborhood parks-enhancement of existing and addition of new parks
- Assist homeowners with maintenance by providing incentives to encourage homeowners to maintain their property.
- Housing values will increase for all homes large and small
- Neighborhood consistency with home styles
- Revise the zoning code to add permitting of mobile homes
- Police patrol in all neighborhoods
- Less multi-family housing
- Larger single family housing
- Emphasize (and make practical)

Community Facilities/Parks and Recreation

- Re-develop the YMCA and make it into a community recreation facility incorporating the Senior Center and Y to serve both Youth and Seniors with strong recreation programming
- Integrate better with Greene County parks (not necessarily the budget, but the programming) with more collaboration to build, maintain, and program recreational facilities including ball fields, swimming pools, bike path
- Support quality community parks – fewer but better
- Provide more services and recreation opportunities particularly as it relates to our bike path/trail

- historic districts/houses
- Control neighborhood through-traffic
- All properties should be well-maintained
- Neighborhoods better tied together, with stores, parks, retail, restaurants and other amenities for every neighborhood
- Better street maintenance
- More trees
- Housing diversity, but all good quality
- Revitalized older neighborhoods (1950's)
- Upper scale/ higher end housing developments
- Incentive programs for beautifying city/ tree-lined streets
- Better protection of historic homes
- Mostly single family dwellings
- Existing parks to be better developed
- More senior housing options with aging populations
- Pedestrian friendly environment and to City amenities

- system- attract more bicyclists
- Have more splash pads in the community areas, develop some kind of larger water park facility (County Pool on steroids), better capitalize on Fairgrounds facilities
- Consider a bike path campground
- Shawnee Park Amphitheater
- Library parking
- Exercise stations in Parks
- Bike paths without at grade crossing, ie. overpasses / tunnels
- Bike rider accommodations; i.e. hostels, etc./bikeway amenities
- Year round aquatic center

- Cultural district centered around the Library; art center, music facilities, etc. with connections to the Library
- Easier way to travel west from Xenia without crossing through Beaver Creek
- Movie theatre / bowling alley / etc.
- Innovative senior facilities:
 - Interaction with youth
 - Wisdom sharing center
 - Integration with the community
- Entertainment center complex- movie theatre, bowling alley, restaurants, etc.
- Art/history museum
- More destination along the bike paths-café's, ice cream shoppes, etc.
- Outdoor drama for entertainment-similar to Blue Jacket
- Safe houses along the bike path for bicyclists in need of repair of a flat tire or some water
- Improved bike path infrastructure-no need to cross traffic because there will be bridges or tunnels for cyclists to use when crossing
- Addition of a civic center for the community to attend educational

- seminars, cooking classes, language classes at a low cost
- More community festivals/events
- Lower cost for park facility rentals
- Recreation facility near the bike hub
- Expand & improve (& move) skate park to a useful scale & quality & tied to the bike hub
- Build on the success of the dog park & community garden to create more community-oriented facilities, including a more vibrant farmers' market
- New YMCA
- Bike-themed festivals
- Promote the Xenia Marathon as having the "X" for runners who want to fill out the alphabet
- Support, promote and generally make more of Athletes in Action for Xenia
- Want Carnegie Library restored (historic value)
- Keep schools up-to-date and modern
- Better expanded senior citizens center. It has a great location
- Parks to be better developed
- Parks to be less spread apart geographically

Jobs and Economic Opportunity

- Fill the research park off 380/Union Road and bring numerous hi-tech jobs
- Fill the industrial park with manufacturing jobs and hire/continue employment in manufacturing
- Bring a business incubator or be a business incubator downtown, focus on niche specialty shops downtown, bring back meat market (like Buck's) Wine and Cheese shop, other destination shops downtown
- Strengthen the local job pool by capitalizing on

- interrelationships/partnerships with area schools, build on niche degrees they offer by providing jobs in that area (like CSU's water treatment program or Cedarville's Pharmacology School) - liaison closely between Chamber and the Schools to match talents/education and skills of the work force with local employer needs, both training and retraining of workers
- Hold a Xenia Job Fair
- Provide incentives to local employers to post their jobs on consolidated job website (a Xenia Monster.com).

- Perhaps post with Greenetworks
- Cyclist coffee shop/rest area – Bike Trail Hub
- Wi-Fi Hotspot
 - Resting area
 - Repair spot
 - Located along the Bike Trail
- Provide amenities that attract new residents / home owners
- Water park
- Want hi-tech firms- offshoots from WPAFB (higher paying jobs)
- Want hospital jobs/ healthcare sector to grow (higher paying jobs)
- Capitalize on Legacy Ministries and Athletes in Action
- Want better job skills development
- Want to maintain Xenia agricultural heritage and tradition
- Want more higher paying jobs in Xenia
- Want to take more advantage of being the county seat for Greene County
- Want better built-up retail sector
- Attract new eatery's and other businesses by providing local incentives
 - Easier Process
 - Less Regulations
 - Grants, etc.
- Leverage the University and College amenities of the area to attract businesses that offer students and graduates local employment.
- Create a Link between the Education Facilities and Local Employers.
- Addition of small hi-tech firms in Industrial Park
- Attract new businesses (start-up businesses) to take advantage of Xenia's low start-up costs and overall affordability
- Attract new businesses or work with existing businesses that reinvest into the community
- Attract more small independent businesses downtown
- Would like to see more logistic firms in Xenia that are integrated with WPAFB
- Tax base will be increased
- Would like to see quality jobs to fill the current unemployed workforce
- Attract jobs that make people who live in the community to want stay here
- Utilize (tap into) the WPAFB-OSU internet trunk line
- Tax incentives to attract business
- Attract manufacturing using Xenia's proximity to WPAFB
- Housing flex programs for WPAFB employees, so short-term employees don't get stuck in mortgages
- Develop workforce programs at local universities

Land Use and (Re)Development

- Redevelop Towne Square/West Park Square/Dayton-Xenia strip
- Bring mixed-use downtown for apartments/upstairs commercial; particularly re-purpose the Eavey building for farmers market/hostel/apartments
- Use ordinances to force action on vacant/neglected structures throughout Xenia
- Clean up the creek behind Eavey building and all creeks/tributaries; beautify and use more for recreation/stimulus of economic activity
- Redevelop East End neighborhoods
- Develop Gerdes

- Improve Arrowhead, Laynewood by cleaning up, repurposing to make more viable
- Incentives to keep businesses in their original locations Instead of relocating to new unused sites. unless the move compliments Xenia
- Increase owner occupied businesses
- Retrofit existing neighborhoods to a higher 'Green' standard
- Provide each neighborhood with its own Community Open Space
- Provide incentives for redevelopment of unoccupied properties
- Revitalization and addition of mixed use development downtown
- Vacant lots in neighborhoods put to use
- Preserve historical value in older neighborhoods
- Stop the big box businesses from coming to Xenia
- Tax penalty on unoccupied structures
- Reduce taxes on unoccupied structures
- Redevelop downtown - rehab older buildings, reclaim parking lots for buildings & green space
- Spruce up - lighting standards, planters, etc.
- Target investment to East End, including community gardens, parks, etc.
- Less "sprawl" - centralize on downtown
- Reclaim waterways that flow through town
- Take advantage of more mixed uses in downtown area
- Redeveloped buildings (existing) & neighborhoods
- More commercial-zoned properties
- Preserve ex. natural features as much as possible