



Introducing...The Fairfield Township Vision Plan

The Fairfield Township Vision Plan was developed by the Fairfield Township Vision Plan Steering Committee. The Vision Plan Steering Committee is a citizens committee, appointed by resolution in June 2009 by Trustees Mark Sutton, Steve Morgan, and Terry Scharnhorst, is comprised of a small group of residents that come from varied backgrounds and demographics. The Committee met monthly over the course of a fourteen month period. The purpose of the Plan is to guide future development in the unincorporated portion of Fairfield Township.

In order to cover all of the necessary material on this aggressive schedule, The Board of Trustees advertised a Request for Proposals for a Steering Committee Facilitator. This consultant would set the agenda and organize the material for each meeting as well as provide the needed education of various topics for the citizens. After receiving several proposals, the Township Administration selected Jay T. Stewart, Esq. AICP of The Kleingers Group.

Planning in Fairfield Township is not a new or novel idea. Our community has benefitted from the direction of a Land Use Plan since the first County wide plan was implanted in 1958. Since that time, the Land Use Plan has seen periodic updates, as needed over the decades. The last revision occurred in 2001 when a steering committee, which included Township residents and a trustee, was established to work on the new plan.

Fairfield Township was the first Township in Butler County to opt for Township zoning back in 1972. After that, the Zoning Resolution was amended in 1994, 2002, 2007 (2 times), and again in 2008. Fairfield Township was among the first in the entire State of Ohio to form a Joint Economic Development District (JEDD) back in 1996. The JEDD was expanded in 2004, and now a new JEDD is being developed with the City of Fairfield. Besides zoning and JEDD creation the Township successfully used Tax Increment Financing Districts (TIF's) starting in 1999 for road infrastructure improvements which paved the way for new projects. These endeavors are a result of the planning that has taken place, thanks to the vision of the Township Trustees, staff and many community volunteers –

past and present.

Periodic updates are needed according to changing Township needs and new technologies. The focus is on economic development, Smart Growth and providing the best services to the residents of Fairfield Township. To further these lofty goals, it is time to begin a new chapter of planning for Fairfield Township. "Charting the Path to Our Future" is the latest edition of the Fairfield Township Vision Plan. It is a far reaching guide that will direct the course of future not only land use decisions, but the direction of all Township objectives for the foreseeable future.

Vision Plan Team:

Fairfield Township Elected Officials

Mark Sutton, President
Steve Morgan, Vice President
Terry Scharnhorst, Trustee
Nancy Bock, Fiscal Officer

Steering Committee

Marsha Bemmes	Michael Berding
Heather Cepluch	John C. Collins
William Dankhoff	Betsey Hope
David Hollowell	Terry Scharnhorst
Dannete Von Gostomski	James Styer

Planning Consultant

Jay Stewart, Esq, AICP
The Kleingers Group, Inc.
www.kleingers.com



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What is a Vision Plan?

The Fairfield Township Vision Plan is:

An official Public Document adopted and amended by formal Resolution of the Township Trustees that serves as the basis for the Fairfield Township Zoning Resolution.

An official Public Document adopted and amended by formal resolution of the Butler County Planning Commission as a basis for planning recommendations.

A long range policy statement meant to guide the decision making, not to contain the decisions themselves.

Comprehensive, as it encompasses the entire unincorporated territory of Fairfield Township.

Long Range, as it looks not only at current issues, but also on into the next decades.

A major component of the planning and zoning process of Fairfield Township

The Public Engagement Process

A Vision Plan Steering Committee was appointed by the Township Trustees to assist in guiding the creation of the Vision Plan. The committee members represented a cross-section of the community in order to provide balanced and thoughtful input.

The Steering Committee met on a monthly basis and discussed the various elements of the plan in sequential order. The group began with creating a vision statement for the project to provide overall direction and guidance for the process. Several public engagement methods were employed over the year long process including visual land use surveys, interactive mapping and group discussion.

An Open House event was held at the midway point of the process to provide an update to the community on the visioning process. Public input was received at this event through the use of interactive plan display boards and a two page Vision Plan survey document. The public input data gathered at the event was included in the Steering Committee discussions as various plan elements were developed and refined.

Below is a List of the Steering Committee Meeting Topics:

Meeting #1: Introduction, Goals & Objectives, Vision Statement

Meeting #2: Land Use Plan—Concept Areas

Meeting #3: Developing a Township Wide Proposed Land Use Plan

Meeting #4: Implementation Strategy by Land Use Concept Areas

Meeting #5: Parks & Recreation

Meeting #6: Open House—Public Forum

Meeting #7: Transportation Planning

Meeting #8: Public Facilities and Services

Meeting #9: Community Identity Plan & Gateway Identification

Meeting #10: Economic Development

Meeting #11: Implementation Strategy for Vision Plan Elements

Meeting #12: Vision Plan Document Presentation & Review

Steering Committee Vision Statement

The vision for Fairfield Township is a community of families. A blend of rural atmosphere with a suburban character while striving for a balanced land use mix that provides the long term revenue to sustain the high quality amenities enjoyed by the residents. The Township also enjoys a unique core of suburban lifestyle and conveniences. It is characterized by quality neighborhoods, vibrant natural features and outstanding recreational opportunities. A variety of community amenities provide numerous civic, cultural, and educational opportunities. Residents are actively involved in the decisions that shape the community and ensure that a special sense of place is the driving force in maintaining Fairfield Township as a primary destination community.



Photos taken from Steering Committee vision meetings held throughout the planning process



Community Profile: Regional Setting & Demographics

Regional Setting

Fairfield Township, originally organized in 1795 as part of Hamilton County, is now located in Butler County (established 1803) in southwestern Ohio. The Township is situated just north of I-275, approximately 20 miles north of downtown Cincinnati, Ohio and 30 miles south of downtown Dayton, Ohio.

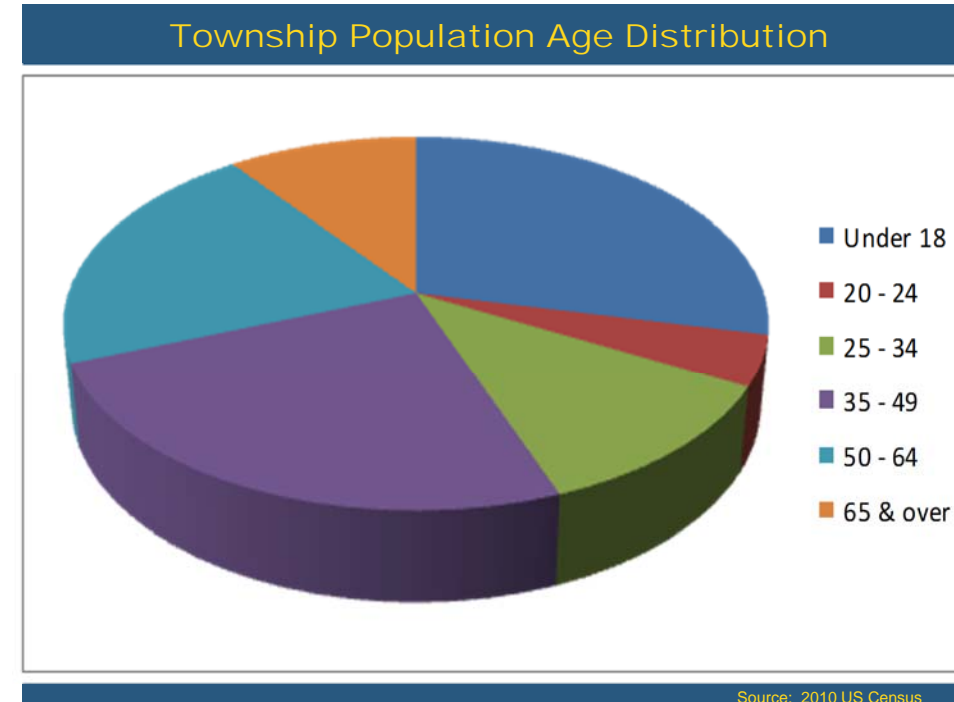
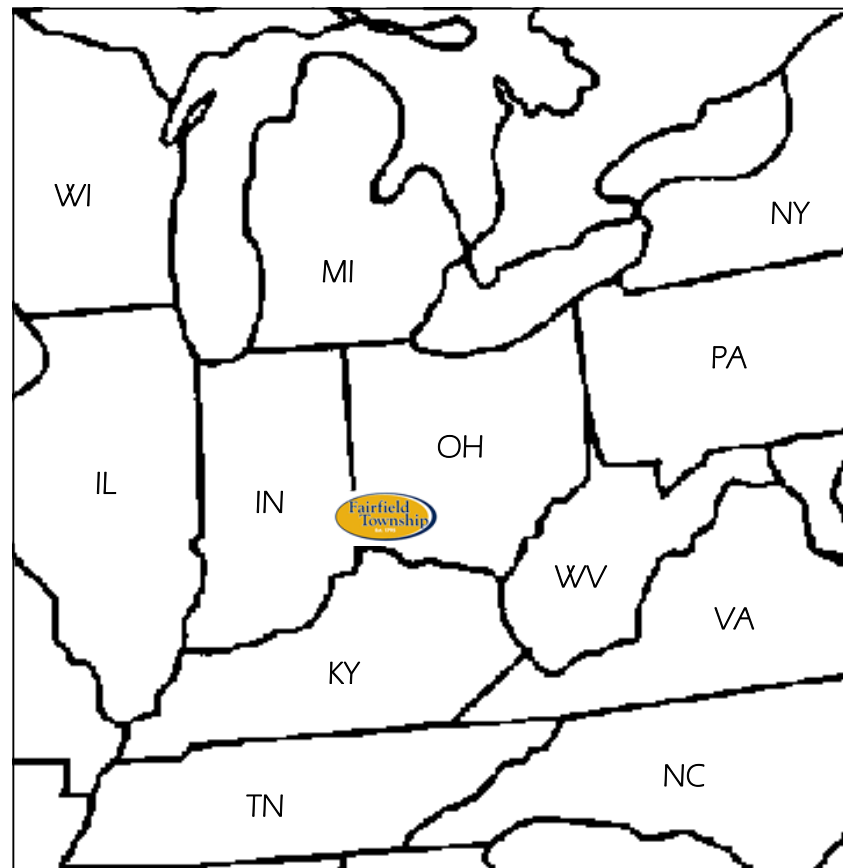
Fairfield Township is a community strategically positioned for successful residential and commercial development.

Geographically, the Township currently consists of 17.9 square miles of residential neighborhoods, commercial and industrial developments. Fairfield Township is located within minutes of the tri-state's four major interstates (I-75, I-71, I-74 and I-275). The Butler County Regional Highway,

connecting the City of Hamilton to I-75, runs east/west through Fairfield Township and has interchanges at the western edge of the Township and at State Route By-Pass 4 in the center of the Township.

Fairfield Township was originally established in 1795, as part of Hamilton County. On March 24, 1803, the General Assembly of the State of Ohio passed an act which divided Hamilton County and created the County of Butler. The new County was named after General Richard Butler, a Revolutionary War hero. Butler County now has thirteen Townships plus five (5) cities and seven (7) villages, but when it was first organized in 1803, it had just five Townships: Fairfield, St. Clair, Lemon, Liberty and Ross. Gradually the other Townships were separated from these.

Regional Location Map



Community Demographics

Demographics are a description of the population characteristics of an area. A demographic study over time helps us identify trends that show how the population is changing. A clear understanding of these trends and the characteristics of the current population is necessary to better understand the community's needs. These demographics also allow us to determine certain needs in the population that should be included in the planning process.

A community's current and projected characteristics can help establish the types of facilities that may be needed in the future. The data contained in the following pages is compiled using the 2010 U.S. Census Bureau information. A census of the United States' population is taken every 10 years. Fairfield Township's current population as reported in the 2010 Census bureau statistics is 21,373. Each household in the country receives a questionnaire. One out of every 10 households receives a longer, more detailed survey.

This data provides the best base of demographic information that is available to and used by the majority of the country's jurisdictions.

Although the information becomes outdated toward the end of the decade, the census still provides a valuable resource. When the 2020 Census data is available, the Township will update these demographic statistics and charts at the next Vision Plan update. Going forward, Fairfield Township will consider future data sources as they become available to better inform future planning decisions.

As people go, so do jobs. Suburbs are no longer just bedroom communities for workers commuting to traditional downtowns. Rather, many are now strong employment centers serving a variety of economic functions for their regions. In our 100 largest metro areas, only 22 percent of all people work within three miles of the city center. Fairfield Township has seen an expansion in its tax base through

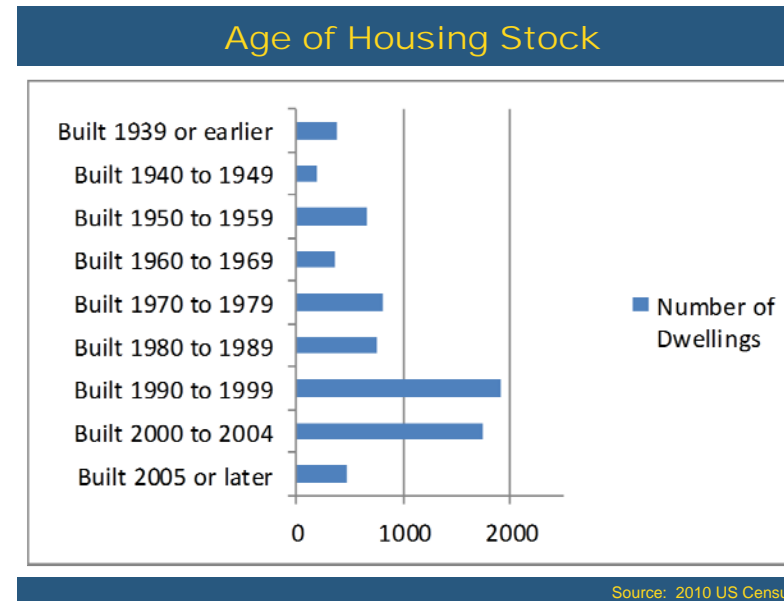


Community Demographics - Housing

2010 Census: Selected Housing Data	Fairfield Township	
	Estimate	Percent
HOUSING OCCUPANCY		
Total housing units	7,291	7,291
Occupied housing units	7,007	96.1%
Vacant housing units	284	3.9%
Homeowner vacancy rate	1.6	(X)
Rental vacancy rate	5.7	(X)
YEAR STRUCTURE BUILT		
Total housing units	7,291	7,291
Built 2005 or later	472	6.5%
Built 2000 to 2004	1,738	23.8%
Built 1990 to 1999	1,919	26.3%
Built 1980 to 1989	762	10.5%
Built 1970 to 1979	803	11.0%
Built 1960 to 1969	367	5.0%
Built 1950 to 1959	659	9.0%
Built 1940 to 1949	196	2.7%
Built 1939 or earlier	375	5.1%
HOUSING VALUE		
Owner-occupied units	6,133	6,133
Less than \$50,000	117	1.9%
\$50,000 to \$99,999	461	7.5%
\$100,000 to \$149,999	948	15.5%
\$150,000 to \$199,999	2,375	38.7%
\$200,000 to \$299,999	1,977	32.2%
\$300,000 to \$499,999	207	3.4%
\$500,000 to \$999,999	27	0.4%
\$1,000,000 or more	21	0.3%

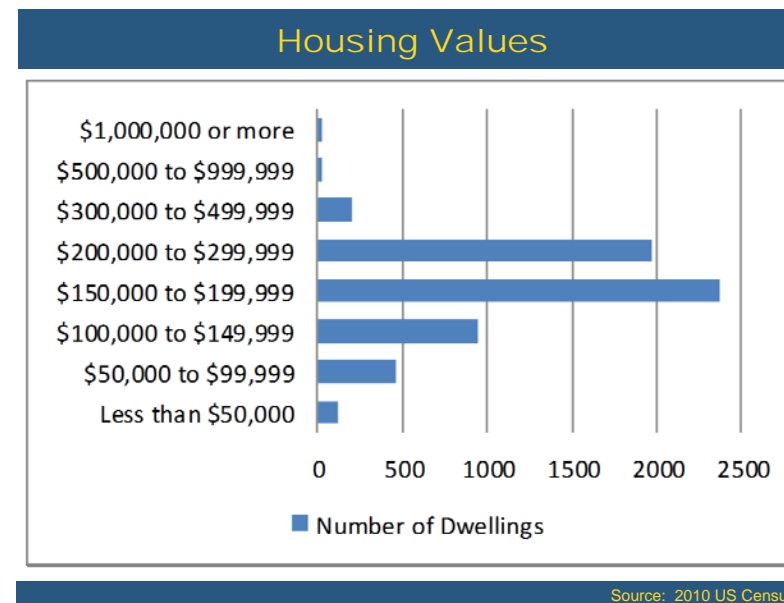
Age of Housing Stock

The census data illustrates the relatively young age of the majority of the housing stock within the Township. Fairfield Township realized a sustained high level of new residential building during the 1990's through the mid 2000's. Since 50% of the housing stock is relatively new, wide scale deterioration of housing structures is not evident.



Housing Values

The Housing Value graph shows that nearly 70% of the housing stock is valued between \$150,000 and \$299,999. This data indicates a stable housing market that is well balanced among the various housing value price points. Communities with a majority of housing stock valued in the sub \$150,000 category can present several fiscal challenges relative to service delivery. That said, it is still important for the Township to provide a healthy land use mix spread between residential and higher revenue (non-residential and uses).



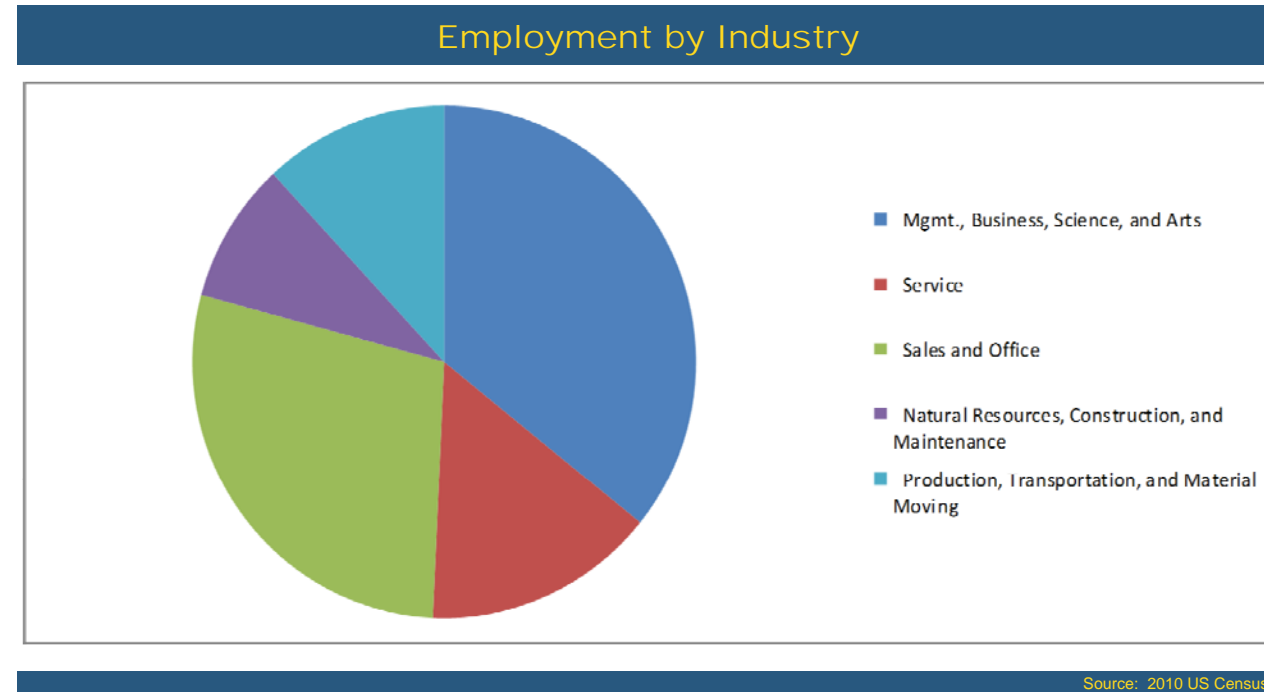


Community Demographics - Economy

2010 Census: Selected Economic Data	Fairfield Township	
	Estimate	Percent
EMPLOYMENT STATUS		
Population 16 years and over	15,210	15.210
In labor force	11,438	75.2%
Civilian labor force	11,438	75.2%
Employed	10,649	70.0%
Unemployed	789	5.2%
Not in labor force	3,772	24.8%
OCCUPATION		
Civilian employed population 16 years and over	10,649	10,649
Management, business, science, and arts occupations	3,813	35.8%
Service occupations	1,588	14.9%
Sales and office occupations	3,035	28.5%
Natural resources, construction, and maintenance occupations	947	8.9%
Production, transportation, and material moving occupations	1,266	11.9%
INCOME AND BENEFITS		
Total households	7,007	7,007
Less than \$10,000	92	1.3%
\$10,000 to \$14,999	141	2.0%
\$15,000 to \$24,999	473	6.8%
\$25,000 to \$34,999	603	8.6%
\$35,000 to \$49,999	893	12.7%
\$50,000 to \$74,999	1,236	17.6%
\$75,000 to \$99,999	1,350	19.3%
\$100,000 to \$149,999	1,510	21.5%
\$150,000 to \$199,999	571	8.1%
\$200,000 or more	138	2.0%
Median household income (dollars)	76,137	(X)
Mean household income (dollars)	81,547	(X)

Employment by Industry

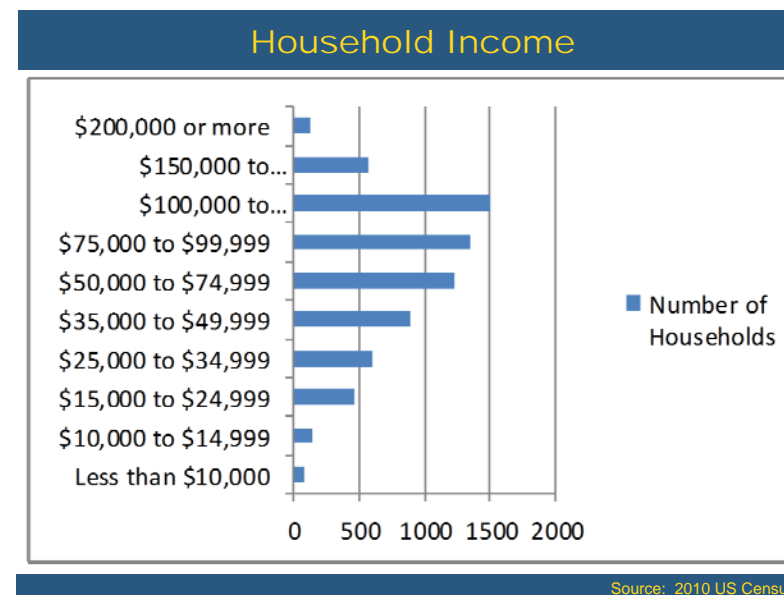
This pie chart shows a predominantly “white collar” related employment distribution based on standard census industry classifications. 64.3% of the employed residents of the Township work in a semi-skilled or skilled “white collar” profession. This distribution is consistent with the age and value of the housing stock as well.



Source: 2010 US Census

Household Income

The household income graph indicates a well balanced distribution of household income ranges with approximately 41% of the households earning between \$75,000 to \$149,999. This household income data represents a well balanced distribution spread among the middle to upper ranges.



Source: 2010 US Census



Existing Land Use Introduction

The Land Use element is the most important element of a community-wide planning document. It lays out the key strategies and policies to maintain, protect, develop, improve, and focus growth in the Township.

The Land Use element is also a link to the other elements of the Plan, thereby providing a complete growth management policy for the Township. The most common way to implement these policies will be amendments to the Township Zoning Resolution, but there will be other actions needed to accomplish these goals.

The existing land use element is important to establish a broad overview of existing land use conditions. Although the Future Land Use Map will identify several areas in the Township designated for a future change in land use, a majority of the Township land use will not change. It is critical to recognize and preserve the existing Fairfield Township character while folding in those land use transformations meant to achieve goals outlined in this plan. This chapter provides an overview of the existing land use

conditions based on both existing land use and existing zoning district designations.

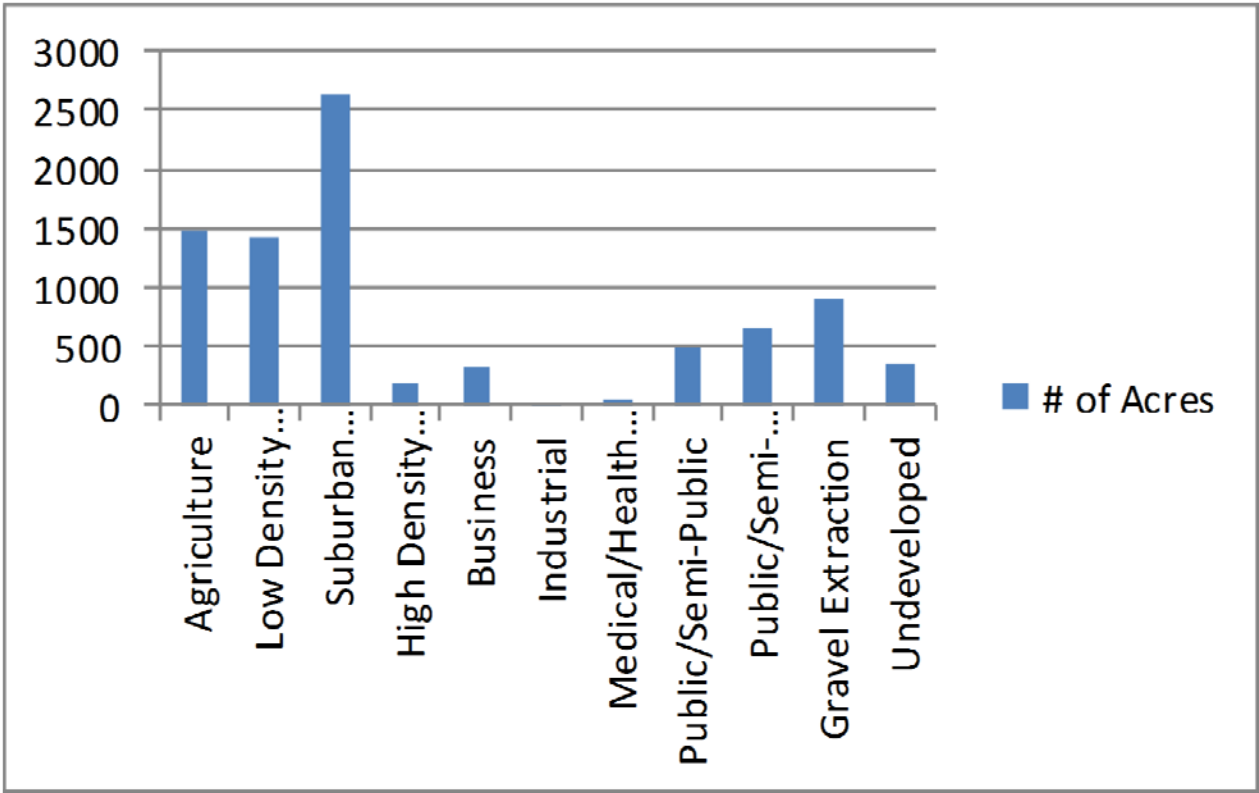
The overwhelming majority of the Township is comprised of residential land uses based on both a property valuation perspective as well as the actual number of acres devoted to residential land uses. Agricultural and open space is the second largest existing land use category.

The large percentage of residential existing land use is important to note as an overall goal of this plan is to create an appropriate balance of higher revenue producing land uses versus lower revenue producing land uses. The Future Land Use Map will address the redistribution of modest amounts of acreage from agricultural and residential land uses to higher revenue producing business and commercial land uses. This strategic reallocation of land use will assist in creating a more balanced overall land use framework for the Township to ensure the Township has the necessary financial resources to maintain the high level of services currently provided to Township residents and business owners.



Existing Land Use Distribution Chart (by Acres)

Existing Land Use	Area (Ac.)
Agriculture	1478.75
Low Density Residential	1426.01
Suburban Residential	2629.18
High Density Residential	197.40
Business	334.14
Industrial	17.54
Medical/Health Care	44.72
Public/Semi-Public	496.14
Public/Semi-Public Recreation	646.48
Gravel Extraction	901.31
Undeveloped	362.08



Land Use	Valuation (\$)
Residential	\$369,050,580
Commercial	\$21,082,560
Industrial	\$1,587,390
Agriculture	\$3,934,310
Public Utility	\$102,190
Total	\$395,757,030

The Land Use Valuation Chart shown above illustrates the distribution of how the Butler County Auditor accounts for land valuation in the Township. The data reflects a Township that maintains a predominantly residential land use character with over 93% of the total Township valuation derived from residential land uses.

EXISTING LAND USE



EXISTING LAND USE





An Introduction to Future Land Use

Future Land Use Overview

A Township's authority to direct and regulate land use originates in its responsibility to ensure the health, safety and general welfare of its residents. Establishing the general principles for land use management and regulation is the Vision Plan. Arguably the most crucial component of this Plan is the Future Land Use Map and supporting text. The Future Land Use Map should serve as the vision for the future of Fairfield Township, the shape of things to come.

At its core, the Future Land Use Map is a tool. It is used by the Township staff, Zoning Commission, the Butler County Planning Commission and the Board of Trustees to determine the appropriateness of future development and land use proposals.

The Future Land Use Map was developed through the Vision Plan Steering Committee. The Committee reviewed various development constraints and current land use trends. The various economic development districts were taken into account and uses tailored accordingly.

Relationship to the Zoning Resolution

The relationship between the Future Land Use Map and the Township Zoning Resolution can be confusing at times. The Future Land Use Map is a guide for Land Use. The Zoning Resolution regulates the existing land use as determined by the particular zoning district designation. The Future Land Use Map is not a binding, legal document however, the Zoning Resolution, by law, is legislation adopted by the Township and must be followed by Fairfield Township residents and anyone intending to develop or do business within the Township.

The future land use recommended for an area may be the same as the existing zoning for that area, while in some cases the future land use recommended is different from the existing zoning. The Future Land Use Map does not change the existing zoning district in an area. A property owner must utilize the property as it is currently zoned and according to all of the standards and requirements of the Fairfield Township Zoning Resolution.

Goals of the Future Land Use Element

Strategic Planning. Recognizing the diverse communities within Fairfield Township through implementing strategies to create, protect, and maintain a high quality livable community that respects the lifestyle choices for current Fairfield Township residents, businesses and Township visitors is a critical component of the Future Land Use Element of this Vision Plan.

Balanced Growth and Land Planning. Balanced Growth is one of the key elements for successful land use planning. Balanced growth refers to the amount, distribution and inter-relationships of appropriate land uses, which provide for the physical, social, cultural, and economic needs of Fairfield Township while factoring in the constraints of environmental conditions and resources.

Service Areas and Provision of Services. The cost effective and efficient provision of adequate Township services is a key component of providing for and maintaining sustainable community. To meet this goal on a Township-wide basis, the future and use plan should consider service delivery as one of the factors determining the appropriateness of future land use designations. The Future Land Use Element sets the framework for coordinating these planning efforts.

Community Planning and Design. Community planning is a critical component to foster a livable Fairfield Township. This ensures the most efficient and effective use of Township land and services while meeting the balanced growth objective. Community Planning will allow for the identification and evaluation of smaller geographic areas to create opportunities to improve the balance of land uses and address the specific needs within a definable area. In conjunction with small area plans, good design standards and preservation of historic and cultural resources, this approach will allow for the promotion of a livable community; one that is diverse in character, with a strong sense of place and identity.







Future Land Use Plan Classifications

Future Land Use Map

The eleven future land use map Categories for Fairfield Township, their land use definitions and geographic locations can be found on the following pages.

Using the information, analysis and input gathered during this planning exercise, a future land use map has been created. This map and associated goals and objectives represents a guide for the Township and County to utilize when considering rezoning applications and other development related applications.

The future land use categories represent a vision for the build out of the Township. In reality, this build out is likely to occur over the course of several decades. However, it is essential that the entire Township is accounted for on the map to ensure that future development and redevelopment activity remains consistent with the future land use map.

Following are the eleven future land use categories with a brief description.

Future Land Use Categories & Characteristics

- Agricultural
- Low Density Residential
- Suburban Residential
- High Density Residential
- Planned Residential
- General Business
- Planned Business
- Industrial
- Public / Semi-Public
- Public / Semi Public Recreation
- Gravel Extraction

Agricultural

The future land use map designates a few large tracts of land as Agricultural. These identified agricultural parcels contain various challenges to future development and have been placed in this land use classification to account for those impediments to development.

Low Density Residential

Portions of the township are well suited for lower density residential land uses, due to the attractiveness of the township's rural setting and the existing parcel configurations in these areas. Parcels placed in this future land use classification shall be primarily identified for low density, residential development. The densities planned for Low Density Residential areas reflect existing lots that maintain deep front yard setbacks from the public roadway.

Where development of land is requested in these areas, the densities and design of such proposals should be of a nature that will continue the rural character of the area or permit use of a portion of the land for preserving open space or natural features. The Low Density Residential areas will play an important role in preserving the township's predominantly residential character. By ensuring adequate setbacks and careful placement on the lot to preserve natural features, these lands will help maintain the feeling of openness and tranquility valued by the Township.

Suburban Residential

The Suburban Residential future land use classification primarily accounts for the large number of single family home subdivisions existing throughout the Township. This residential land use is the largest of all the (existing) and future land use classifications within the Township. The future land use map recommends future single family home development consist of mainly low density residential versus the suburban residential. This is based upon the large amount of existing suburban residential in existence today and providing more low density residential development helps in achieving a more balanced residential land use mix within the Township.



Aerial view of suburban residential land use areas in the Township.

High Density Residential

High Density Residential uses are intended to be concentrated in areas where access to utilities is more readily available, residential services are provided, and roadways are sufficient to accommodate increased traffic, or can be improved to accommodate that traffic. Particular attention should be devoted to ensuring that these higher density residential uses are properly located, planned, and designed to ensure they are compatible with adjacent land uses.

Since the character of Fairfield Township is intended to be a predominantly residential community, more intensive land use classifications, such as higher density residential should be carefully planned to preserve that character. This may include such elements as increased landscape screening in areas next to roads, careful placement to avoid unobstructed views into the high density development area, and other design elements.



Future Land Use Plan Classifications

General Business & Planned Business

The General Business land use classification represents the most intensive areas of commercial services, offering a wide range of goods and services of varying sizes and markets. These may include shopping areas that serve consumers living well outside the boundaries of Fairfield Township, as well as more localized services, such as franchise restaurants and retail stores. Development within the General Business classification should be planned with specific consideration of such factors as compatibility with surrounding existing and planned land use; traffic safety and convenience; shared driveways and parking areas; consistent site elements, such as signs, landscaping and lighting; roadway improvements, including such elements as turning and deceleration lanes.

The primary location of the General Business classification is the State Route 129 & Bypass 4 interchange area. This is a major commercial and office destination for both the Township residents as well as a larger regional southwest Ohio visitor and worker base. A large portion of this commercial interchange area is intended to be development as a Planned Business district to maximize the land area and create unique destination based commercial based developments. Smaller pockets of General Business land use area are located along major thoroughfare routes such as State Route 4 and Bypass 4. These general business areas are either targeted for the Township gateway points or the intersection of State Route 4 and Bypass 4.



Bridgewater Falls Retail Development



Areal view of the Planned Business Future Land Use Area



Future Land Use Plan Classifications

Planned Residential

The Planned Residential land use classification accounts for the large planned community known as Walden Ponds. This classification also designates a few other parcels for future planned residential development. These areas should utilize the flexibility of a planned unit development zoning framework during the design process. It is encouraged that low density residential areas explore the use of a planned unit development before committing to a straight zone subdivision design and review process.

Industrial

An industrial land use classification recognizes the Township's primary industrial development site. This area is located along Tylersville Road in the southwest quadrant of the Township. This industrial area is well suited for industrial and heavy commercial uses such as manufacturing, warehousing, industrial processing and general service and distribution that can generate substantial impacts on the surrounding area. Development occurring in this area should take extra measures to properly screen their property from adjacent residential land uses.

Public / Semi-Public

The Public / Semi-Public land use classification identifies those areas that have existing public based land uses and facilities. These include Township and County facilities such as fire station stations, the Township Administration building and other facilities owned and used by a public entity. The ideal location for these uses include where they currently reside, as well as along major arterials or collectors or where they meet the future needs of Township residents.

Public / Semi-Public Recreation

The Public / Semi-Public Recreation land use classification identifies existing public owned and operated recreational based facilities. Most of these include passive or active park facilities. New public recreation facility development should be considered on a case by case basis and take into account the adjacent land uses, roadway access and proximity to other recreational facilities.

Gravel Extraction

A gravel extraction land use classification has been included on the future land use map to account for an area of the Township that currently operates as a large scale gravel extraction operation. It is not anticipated that this area is suitable for future development opportunities. This land use designation recognizes this fact and calls for a continued gravel extraction land use designation for this area.





Commercial Site Design Guidelines

How to Use These Design Guidelines

The suggested design guidelines provided in this land use plan may be utilized in two ways. First, the design guideline recommendations may serve as the framework for amending the Township zoning resolution to include some or all of these standards. These design standard recommendations may be incorporated into planned unit development guidelines, corridor overlay district guidelines, site plan review standards, landscape & bufferyard guidelines among other sections of the zoning resolution.

The second manner in which these guidelines may be utilized is during the review of development applications. As stated throughout this plan, the land use plan should be utilized as a development guide when proposed development applications are submitted to the Township. These guidelines can provide valuable direction and authority for designing the type and intensity of development desired by the community.

Commercial Site Development

The Fairfield Township Vision Plan promotes high quality commercial and business development within Fairfield Township in order to enhance the tax base, create new jobs, and provide convenient shopping opportunities for local residents. Commercial and other nonresidential uses greatly benefit from the application of well coordinated site design guidelines.

The following site design elements will be important during the review of commercial, mixed-use and nonresidential development:

- An enhanced pedestrian experience by providing a pleasant walking and shopping experience for business patrons.
- The inclusion of the natural environment where appropriate, such as existing vegetation,

topographic features, minimally undisturbed natural areas, and drainage.

- Potential connections and other relationships with adjoining development—i.e., pedestrian access points, shared driveways, off-street vehicular connections, open space systems and landscape buffers, and service corridors.
- Commercial developments are encouraged to seek opportunities and incorporate features intended to reduce the dependence on the automobile (such as enhanced accessibility to transit and pedestrian connectivity and shared parking).
- Encourage flexible and individual creativity in design rather than uniformity.
- All new development should strive to create sustainable and complete communities through careful mixing of compatible and complimentary uses.
- All new development should comply with LEED (Leadership in Energy and Environmental Design) standards for buildings and neighborhoods.
- The sustainable site design approaches discussed in the sustainability chapter of the Vision Plan should be considered when designing commercial developments. These sustainable design practices may include: alternative stormwater management, alternative paving materials, low impact grading techniques and bioswale stormwater filtration systems.

Recommended Commercial Site Design Guidelines

The guidelines presented in this section are intended to enhance the value of public and private properties by promoting a quality development consistent with the Township's vision. Site design of commercial development is one of the most critical aspects of a successful project. Development proposals should be reviewed with respect to their response to physical characteristics of the site and to the contextual influences of the surrounding area.

Both the physical site characteristics and contextual influences should be considered early and throughout design development:

- All developments should provide safe and pleasant vehicle and pedestrian circulation patterns. Sidewalks should be required along all rights-of-way to encourage interconnectivity between land uses, in accordance with this plan.
- All building frontages and sides of buildings oriented to the roadway or other public areas should incorporate a combination of arcades, pedestrian-level display windows, storefronts and entrances.
- Traditional pedestrian lights should be provided along both sides of every street within a commercial development project.
- All utilities should be placed underground, and joint trenched wherever possible.
- Outdoor dining areas are encouraged and when part of the development program should be used to create active plazas, the edges of open space, building frontages and street frontages. Outdoor dining areas should be oriented away from adjacent uses that are sensitive to noise or nighttime activity.
- Linear "strip" development, where permitted, should incorporate variations in building height, building mass, roof pitch, and changes in wall planes in order to mitigate the linear effect of a

development. Particular attention should be made to building design when the building is adjacent to residential property or within any public view.

- Shared driveways, internal vehicular circulation systems linking properties via cross access easements, and linkages of interior pedestrian systems to adjoining sites are encouraged.
- Trees can define the character of a roadway corridor and unify the diverse elements that make up the corridor's visual experience; trees and natural vegetation should be used extensively throughout the development. Consistent with the Township landscaping guidelines.
- Buildings placed along sidewalks should have windows and doors facing the street.
- Accessory buildings or structures, which are not compatible and consistent with the materials and design of the main building, are discouraged.
- While off-street parking is essential for all but the smallest commercial projects, landscaping and screening techniques should be used to effectively hide such areas and soften the visual effects associated with large parking lots.



Commercial Site Design Guidelines

Building Design Guidelines for Corridor Areas

Architectural (building) design guidelines would be very helpful in carrying out a vision of what the Planned Business and General Business areas should look like in the future. Design guidelines describe and illustrate preferred design approaches to developers to provide a better sense of what the Fairfield Township community is seeking. Design guidelines are very useful in getting better development results in defined small scale areas such as the business areas highlighted in this plan.

Guiding Design Principals for General Business and Planned Business Areas

- All new construction and existing building façade replacement within the district should be constructed of natural materials including brick, stone, wood. Cement siding products may be considered on a case-by-case basis.
- New construction should be or appear to be a maximum of three stories in height. Additional commercial and residential uses are encouraged on the second and third stories.
- Shared mail boxes and newspaper delivery points should be encouraged for new construction.
- Building facades should have ample windows that can be seen into, with darkly tinted windows discouraged.
- Building character and scale should compliment and strengthen the overall feel in the business areas.
- Existing, character-establishing structures should be incorporated into development plans, and/or adaptively reused, where feasible.
- The usage of metal sided buildings as façades for primary structures should be avoided, especially in highly visible areas within the business areas.
- All new development should comply with LEED (Leadership in Energy and Environmental Design) standards for buildings and neighborhoods.



The pylon sign shown above represents the style and size of a freestanding sign that should not be encouraged in the Township commercial districts. By contrast, the two monument style signs shown below represent the desired scale and style sought for future commercial developments.



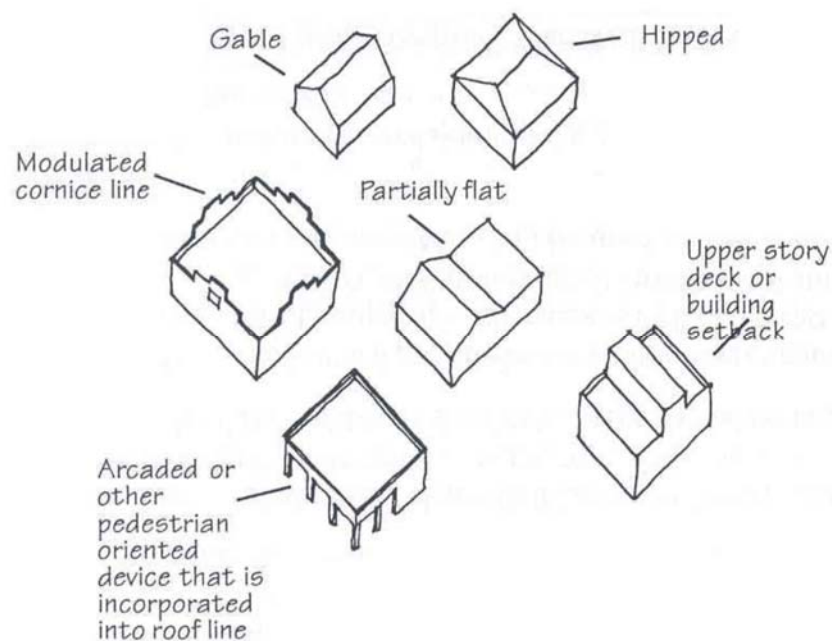
Sign Guidelines for Business Areas

- Lower, monument style signs are preferred where visibility from the right-of-way is not an issue. Preferred monument signs are low, horizontal with raised lettering set off by flowers, shrubs, or lawn.
- Sign materials should relate to the materials and style of the building they serve.
- Plastic signs, banners, or flags that include loud colors, particularly colors not pertaining to the building materials or style should be prohibited.
- In general, multiple tenant signs should be discouraged, especially where building mounted signs are easily read from the main traveled way upon which the businesses front. In such cases, a single, plaza sign, denoting the name of the plaza, is preferred.
- All signs should be architecturally integrated with their surroundings in terms of size, shape, color texture, and lighting so that they are complementary to the overall design of the buildings.
- Signs should reflect the character of the building and its use.
- Signs should respect the immediate context of the building's location and the overall character of both commercial character planning areas
- Signs should enhance the primary design elements or unique architectural features of buildings.
- The number of signs per building façade should be limited to the fewest necessary to clearly identify businesses located within.
- All signs are to be maintained properly such that they are always in clean, working condition and the copy is not obscured or damaged.



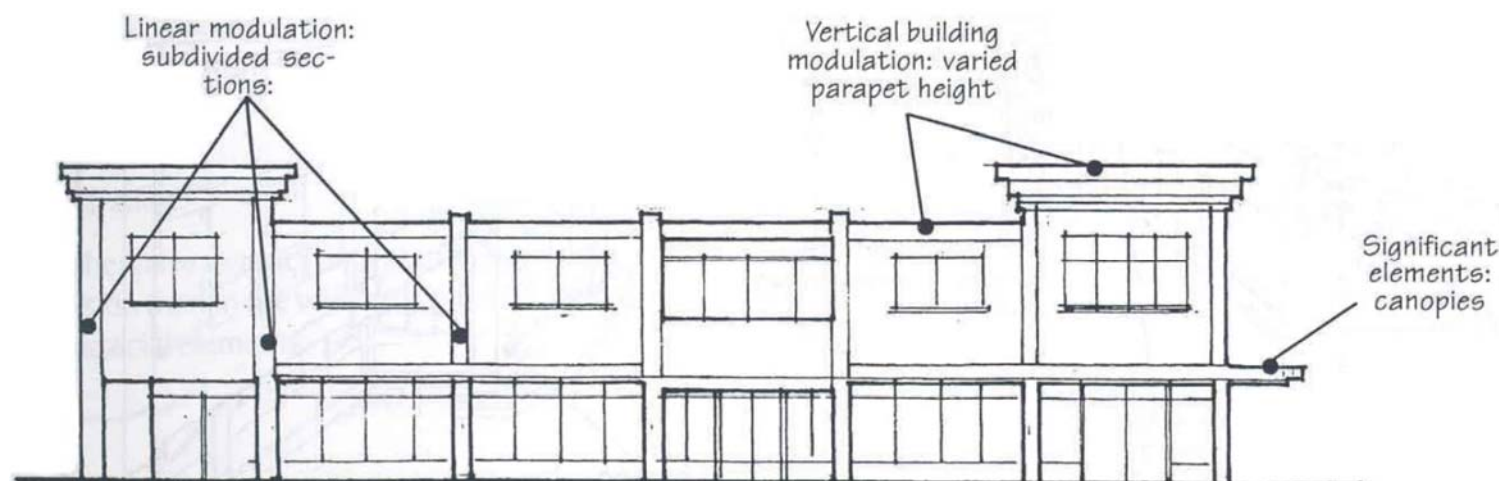
Roof Design

In order to create lasting character within the General Business and Planned Business areas, flat roofs containing no architectural treatments should be prohibited for new commercial, residential and mixed-use building construction. The illustration shown below depicts selected roof styles that should be incorporated into commercial district design guidelines. Additional elements may be considered such as roof dormers or widened eaves.

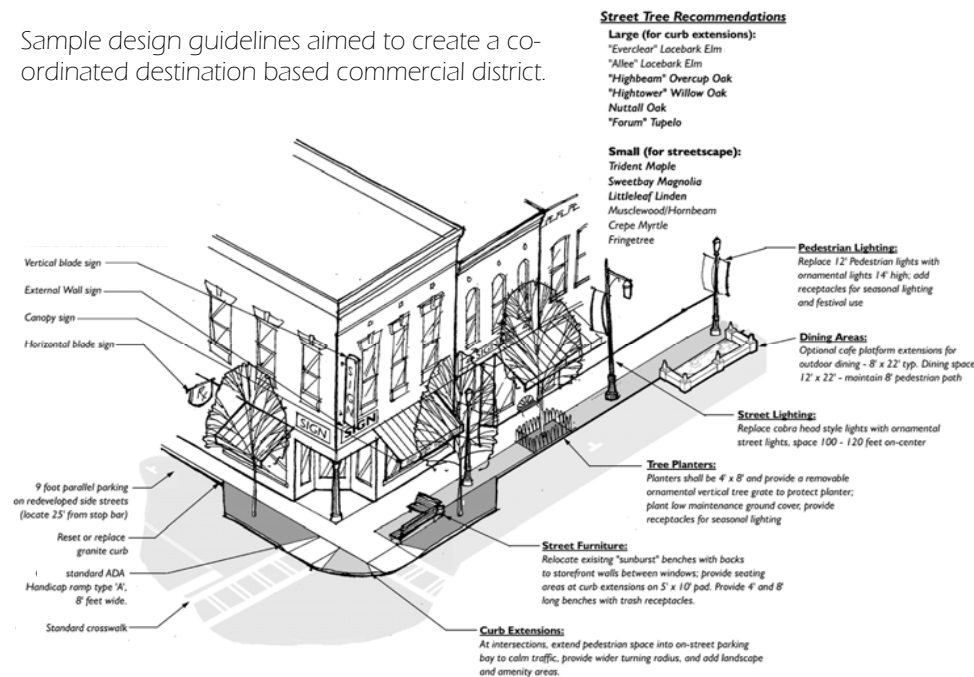


Building Façade Design

New development and redevelopment projects should be designed in a manner that furthers the effort to create a unique character for the commercial character planning areas. One method to achieve this is the adoption of building design guidelines. Guidelines should be flexible enough to provide the developer ample opportunity to design for the market while maintaining minimum exterior material requirement and other architectural elements to produce a cohesive look and feel for the central business district or targeted commercial corridor areas. The illustration shown here depicts the use of suggested architectural elements for a multi-tenant development project.



Sample design guidelines aimed to create a coordinated destination based commercial district.





Residential Development Guidelines

Residential Development Guidelines

The Fairfield Township Vision Plan anticipates that, overall, the Township's will continue to be primarily a single-family low-density residential community, and that its neighborhoods will be enhanced as important community assets. To address diversity and special housing needs within the Township, areas have been designated to accommodate and incorporate medium-density and mixed housing types where appropriate.

New residential development should reflect the overall quality and character of the Township's vision, and compatibility as an integral part of the surrounding neighborhoods. All new residential areas should be developed as communities, meaning they should be sustainable and interconnected internally and externally, with adjacent uses and the larger Fairfield Township community at large.

Considerations in evaluating new residential development proposals should include:

- The effect on adjacent and nearby uses.
- The availability of public services and facilities.
- The character of the natural landscape.
- The provision of internal connectivity and a pleasant pedestrian/ bicyclist environment within a larger multi-purpose trail network.
- The continuity of local roads, walkways, pathways and open spaces.
- Protection from traffic and other undesirable impacts.
- Connectivity within communities and to the greater community.
- Conformance with the Butler County Thoroughfare Plan, including neighborhood collector streets.

Recommended Residential Design Guidelines

The following standards which would further the development of Fairfield Township neighborhoods should be considered for incorporation into the Township zoning resolution in addition to being utilized during the review of residential development proposals:

- The creation of sustainable communities and neighborhoods that promote a high quality of human interaction.
- Utilize cluster subdivisions as the preferred design option particularly where a substantial proportion of open space generates more compact lot layouts.
- A residential development plan should strive to create an interesting streetscape with modest distances between opposing house fronts and a short length of streets.
- All developments should be planned with interconnectedness both internally and externally, including such elements as footpaths, bikeways and open spaces linking blocks otherwise separated by natural features.
- Street trees should be provided along both sides of every street within a development.
- All residential developments should present a site-specific pedestrian plan. Pedestrian linkages must be established from the public realm to internal activities, open spaces and parking areas. Sidewalks may be required on both sides of the street, according to typical sidewalk standards.
- Rear and side-entry garages are encouraged in order to reduce interruptions, improve aesthetics, and increase safety for pedestrians. If rear or side-entry garages are utilized, careful consideration should be given to providing adequate side yard area to allow for proper drainage.

- Consider the possibility of applying higher allowable density within developments that opt to follow village and neo-traditional design standards when working within a PUD framework.

- Development layouts should work closely with the existing site to preserve natural elements and to focus the edge of the developed area towards man-made and natural open spaces to create a focal orientation.

- The following site elements should be preserved and left largely undisturbed to help prevent future flooding and slope stability issues: steep slopes, slip prone soils, floodplains and wetlands.

- All streets should be designed for both the pedestrian and the auto. Traffic calming methods producing quieter and safer neighborhood streets should be incorporated into all projects, such as:

Loop road designs

Narrower pavement widths (ex: consider 25' vs. a traditionally 28' street width)

Include street trees into design consideration

Incorporate 3 and 4 way stops

Incorporate roundabout street design when appropriate

- All utilities should be placed underground.
- At least 20% of the gross land area should be active open space, which may include parks or recreation areas, trails, public squares, etc. Recommended natural resource protection of wetlands, floodplains and natural habitats is in addition to this 20% open space.
- Multi-family developments should provide at least ¼ acre of open space for every 10 dwelling units.



Introduction: Transportation and Access Management

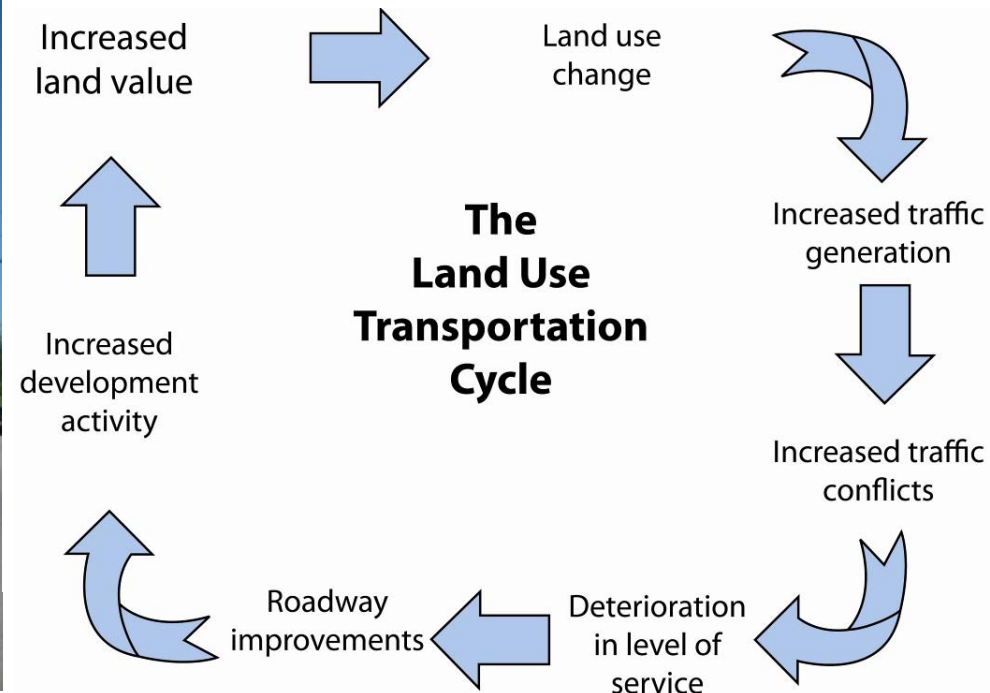
THE LINK BETWEEN LAND USE AND TRANSPORTATION

The design of transportation facilities such as roads, driveway access points, sidewalks, and bike routes has a major impact on the community character of Fairfield Township. These facilities are the result of land use decisions. This land use section provides planning and analysis on linking land use decisions with transportation facilities planning, funding and development. It serves to integrate and enhance the local master planning and corridor planning efforts to further the local community's development and transportation goals and objectives.

Improved integration of land use and transportation planning can reduce the need for unnecessary highway expansion and maintain the quality of our communities. Two cost-effective strategies useful for integrating land use with transportation are: *Nodal Development and Access Management*. Individually or together, these strategies can significantly improve the community. Nodal Development concentrates development (e.g., creates concentrated and planned activity centers) to encourage higher density development around planned roadway and intersection improvements so that land between nodes can be used for low density, low traffic land uses.

Access Management is the ability to control and restrict the number, location and sharing of access points to a property. Strong consideration should be given to incorporating these land use and transportation policies into the Fairfield Township site plan review and Butler County subdivision plan review process. Doing so will significantly improve economic development attraction efforts and increase the overall roadway levels of service. Recommended access management strategies are described in greater detail on the following page.

To effectively link transportation and land use, the future land use section of this plan should consider roadways as having a direct impact to the type of desired land use. Development and zoning decisions should consider the existing capacity, level of service and intended function of a roadway and recognize the impact development will have on the regional transportation system and local facilities.





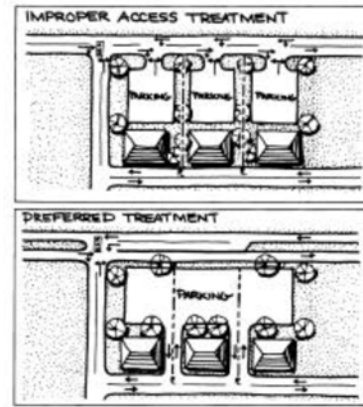
Access Management Recommendations

Access Management Program

Access management in Fairfield Township is important for both addressing safety issues and for maintaining traffic flow with a minimum of interruption, not only along major roadways within the Township, but also on other roadways in the Township. Access management should apply to all roads in the Township, as practical and follow the guidelines set forth in the Butler County Access Management Plan. Reducing the amount of unnecessary curb cuts and access points can also help to reduce delays in traffic flow, accident levels, and pedestrian conflicts.

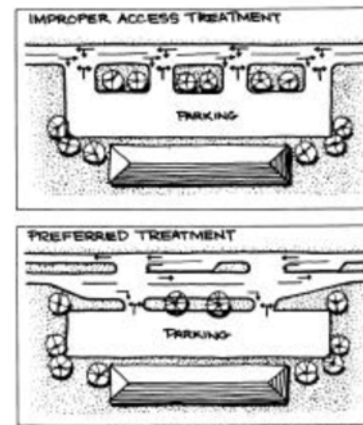
Methods

In commercially developed areas, such as along Bypass 4 and Princeton Road at the State Route 129 Interchange where existing businesses are involved, changes in access design may have to wait until a change in the use of a property occurs. Depending on the particular situation, a variety of techniques are available to address existing access problems. Some relatively simple methods for addressing existing access problems include the following:



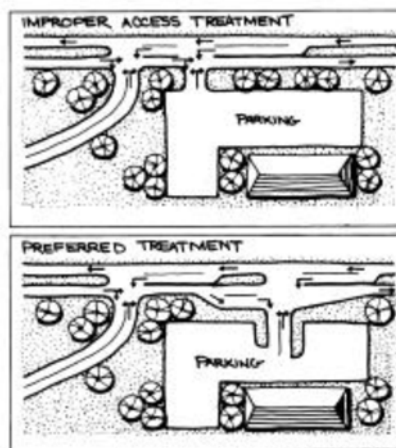
Reverse Frontage Road

Access to the primary road is denied along the property frontage and is, instead, directed to a roadway along the rear lot line.



Reduce Number of Access Points and Channelized Access

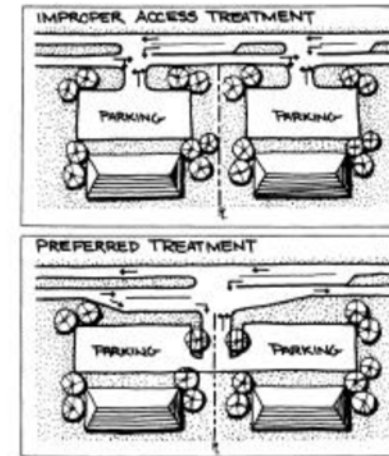
Eliminating excessive driveways and concentrating access at one location reduces the potential for accidents. Turning movements to or from large parcels without control of access can cause rear end accidents, sideswipe accidents, and queuing on the primary road.



Relocate Access Points

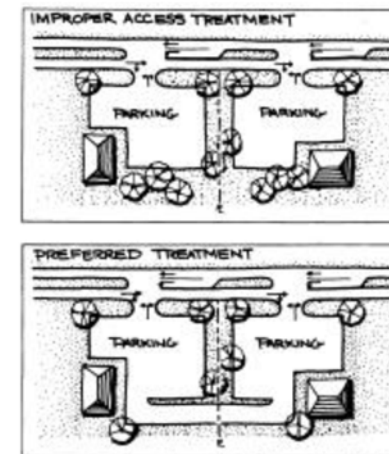
This technique involves shifting the access point to a safer, more convenient location. For example, if two access points are too close to each other, one can be moved farther away.

When access points on either side of a road are slightly off-set, they can be relocated directly across from each other.



Combine Access Points

Where feasible, access points on the same parcel or on adjacent parcels should be combined to reduce the total number of access points on the road.



Cross Access

Cross access refers to access between adjacent parcels allowing traffic to move from parcel to parcel (or store to store) without using the primary road. This does not involve any physical change in frontage access but reduces the need to use the primary road.



Photo illustrating an example of a roadway median restricting access which provides a more efficient and safer traffic pattern.



Introduction: Parks & Recreation

Fairfield Township currently provides several active and passive park and recreation facilities. Below is an overview of the major existing Township recreational facilities.

Millikin Road Park located in Fairfield Township, the first community park in the Township, is a 23-acre park located immediately behind the Township Administration Building and North Elementary School on Morris and Millikin Roads. The park has three ball diamonds, playground and restrooms, a concession stand, walk/bike path, two tennis courts, basketball court, picnic shelters and a 9-hole disc golf course through the existing woods at the far side of the park.

The 15 acre Shafer's Run Community Park was established in 2005 by the Township. Located adjacent to the Police Station, the park hosts amenities such as park shelters, a large playground and is the future site of an interactive splash fountain water feature.

Fairfield Township is home to the lovely 400-acre Rentschler Forest Preserve/ Miami-Erie Canal Park operated by MetroParks of Butler County. It includes about a half-mile frontage along the Great Miami River, acres of woodland, remnants of the old Miami-Erie Canal, a prehistoric Indian earthwork, a reconstructed wetland, and ample opportunities for a wide variety of outdoor recreation activities. Many picnic sites, four covered picnic shelters, children's play areas, soccer fields, a youth group camping area, and miles of hiking trails are found here.

The Great Miami River Recreation Trail bike path is slated to be routed out to this park from Hamilton in the near future, followed by its eventual extension through the park and along the river corridor to Middletown.

The YMCA completed a 40,000 square foot facility on the northeast corner of the new Fairfield East Elementary School property in 2002. An addition was completed in 2006. The facility includes two indoor pools, a large gymnasium, a wellness center, aerobics studios, locker rooms, community rooms, and an indoor running track. The addition adding a new fitness center and outdoor water park.

Fairfield Township is home to an upscale public 18-hole championship golf course, Walden Ponds Golf Club. The historical, luxury clubhouse is a mansion which was built in 1831 and is used for weddings and other occasions.





Planning for Future Park Facilities

Recreation Acreage Requirements

One method of evaluating a community's recreational acreage needs is to determine the number of people the existing system serves or has the capacity to serve and then compare it to National Recreation and Park Association (NRPA) standards. This is accomplished by assigning an acreage requirement for recreation areas per 1,000 persons in the Township. For this plan, the standard of 10 acres of active use land per 1,000 people is used as a basis for determining acreage needs. This Township park acreage should be distributed throughout the community, so that all residential areas, age groups, and activity needs are served in the best and most cost-efficient manner. Only Township and County parks are included in the recreation acreage requirements analysis. In general, school recreation areas and private recreation area acreages are not included in the Township-wide recreation requirements analysis for the following reasons:

School recreation areas provide some municipal recreation opportunities, but their public use is limited due to school use (physical education classes, intramural activities, interscholastic athletic use, etc.) and they are not under Township or County control.

Private recreation areas are not under public control and often have a different mission (i.e., profit) than public recreation areas.

Private, not-for-profit recreation areas can provide some public recreation opportunities, but they are not under Township or County control.

To calculate active park capacity, we will use the following Township and County park facilities:

Fairfield Township's current population as reported in the 2010 Census bureau statistics is 21,373. The target active park acreage need for Fairfield Township would be approximately 213 acres based on NRPA standards. Fairfield

Township currently provides approximately 335 total acres of parkland. This exceeds the NRPA standards but over 90% of this total (active and passive) acreage is located in Rentschler's Forest Preserve, which is largely passive recreational space. Removing the Rentschler's Forest acreage from the calculation results in approximately 35.5 total acres of active park land in the Township.

Based on this analysis, the Township should consider acquiring additional active park and recreation space as site opportunities and available funding become available. 177 acres of additional parkland would bring the Township in line with the NRPA standards. However, this is a large amount of land and attaining this minimum active park land standard should be seen as a long term goal. The Park and Recreation Facility Map on the following page identifies the areas of the Township that should be targeted for future active parkland development.

Park & Recreation Facility Summary

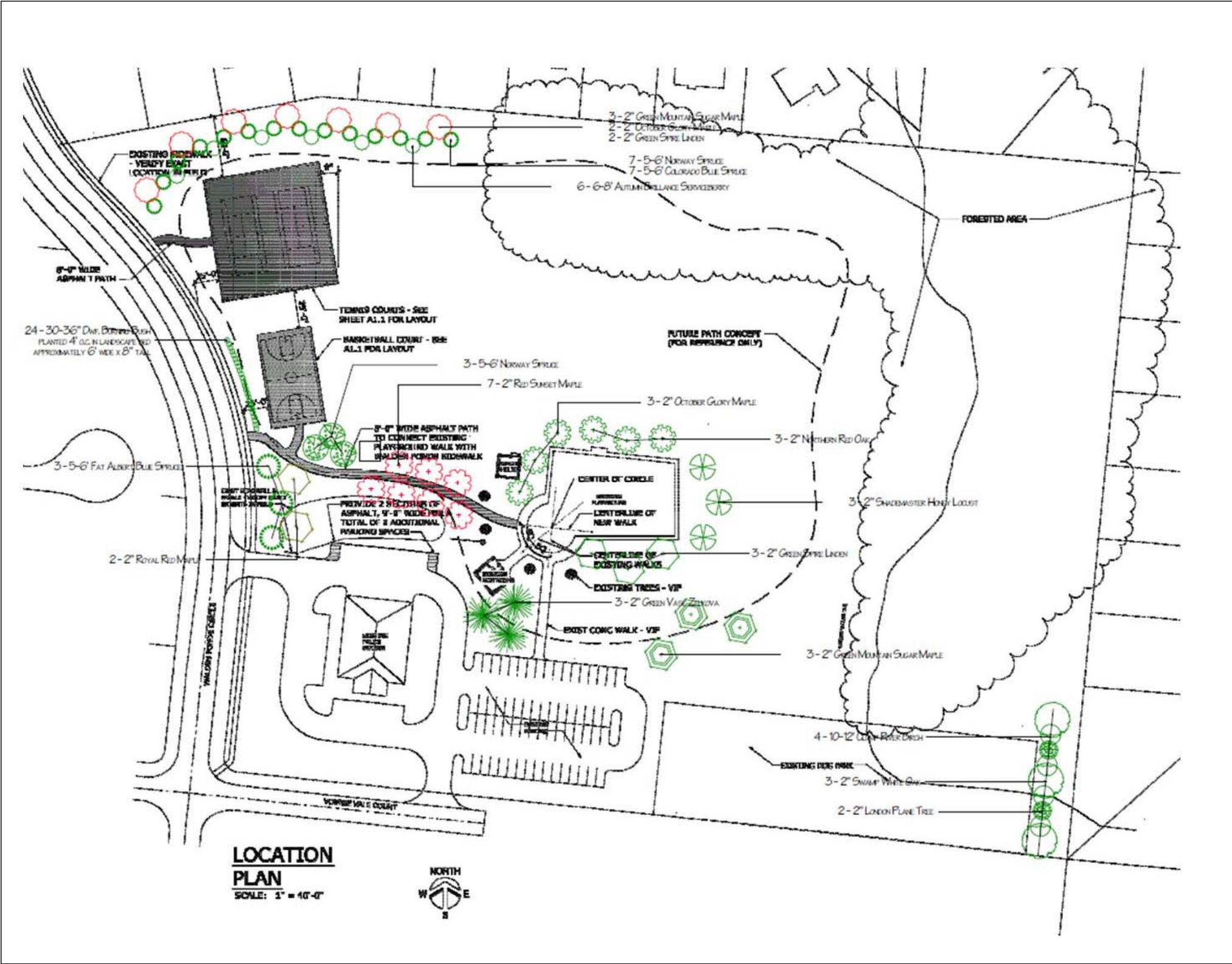
Fairfield Township Park	22 acres
Shafer's Run Park	13.5 acres
Rentschler Forest Preserve	300 acres
Total Active & Passive Land =	335.5
Fairfield Township Population	21,373
NRPA Target Acreage per 1,000 people =	10 acres/1,000 people
Targeted Active Parkland =	213 acres
Fairfield Township Net Active Park Land Deficiency =	177 acres





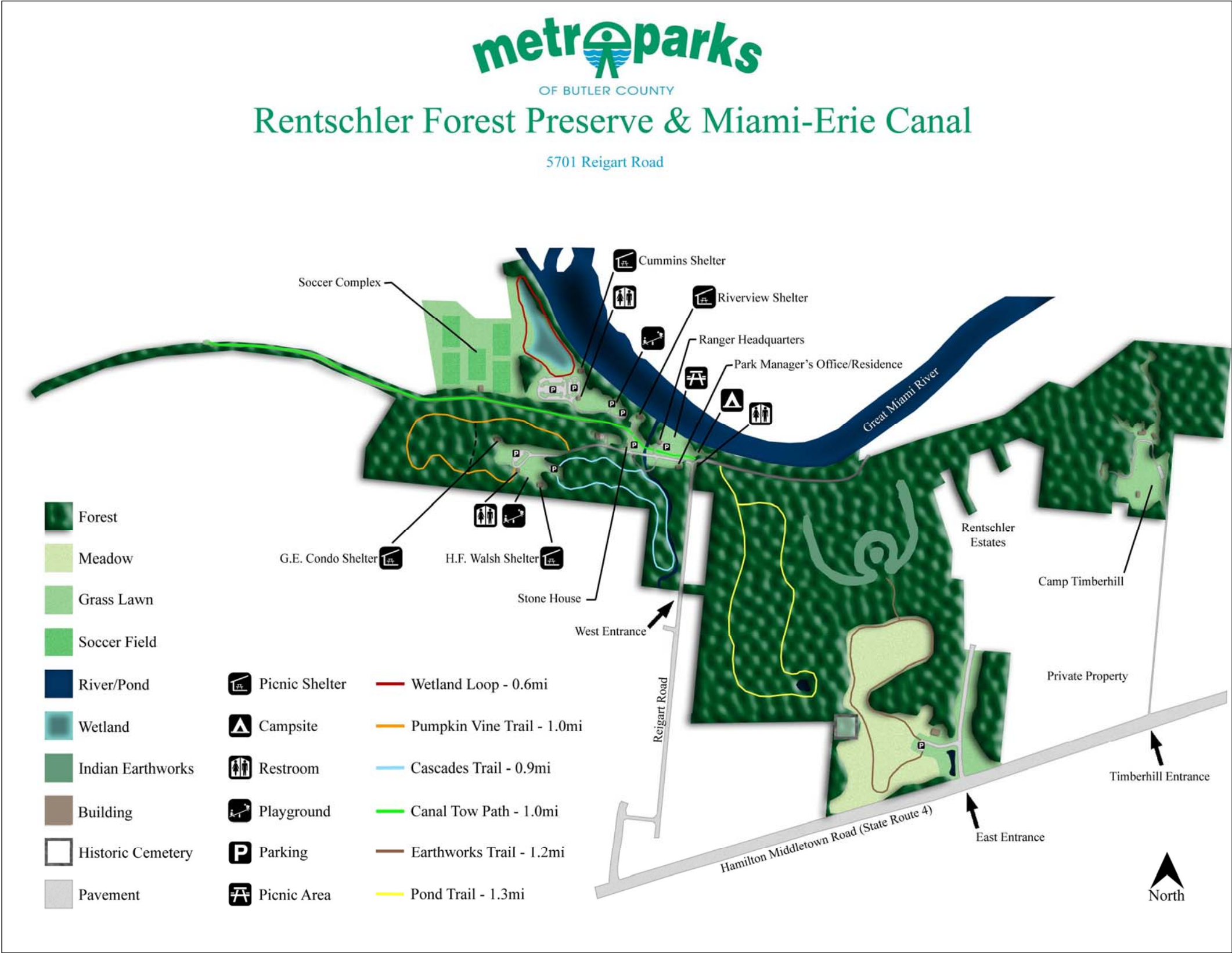


Shaffer's Run Park Master Plan





Rentschler Forest Preserve Plan





Introduction: Sustainability

This Sustainability chapter provides suggested initiatives targeted at furthering key goals for the various future land use planning areas. The initiatives and techniques detailed in this chapter offer a best practices viewpoint on the subject matter.

The intent of these toolbox items is to provide the Fairfield Township decision makers with direction and strategies to be incorporated into the development proposal review and approval process. Another use of these techniques serves as a beginning point for adopting additional zoning resolution amendments and other non-zoning initiatives aimed at furthering the goals of this vision plan.

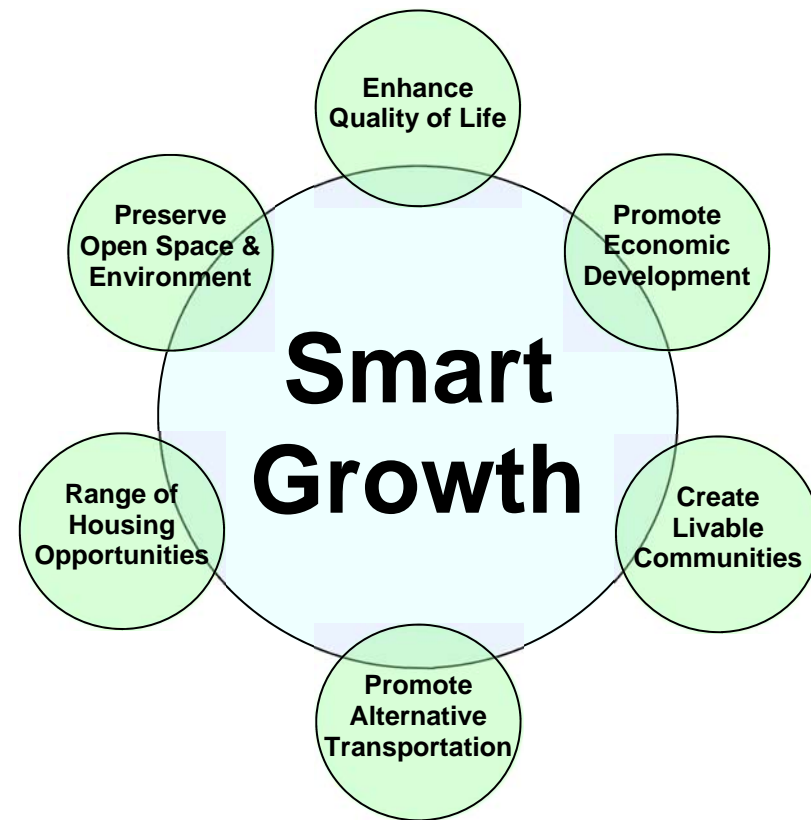
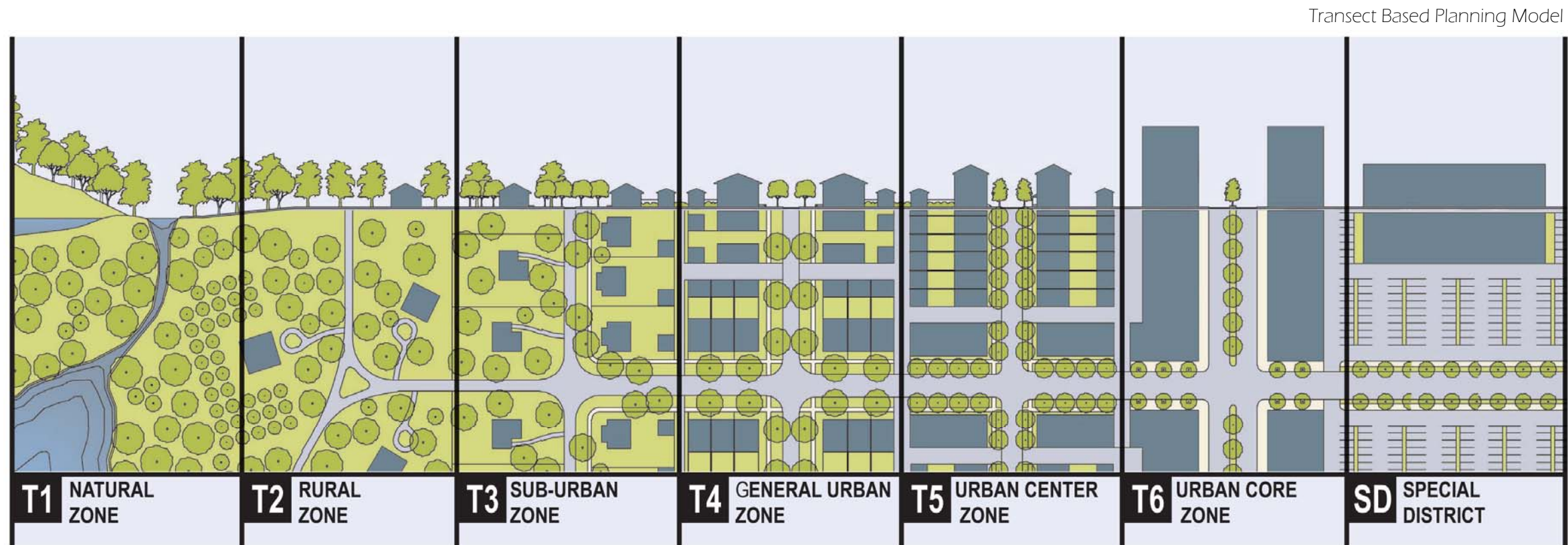


Image depicting transect based planning as a method to determine appropriate land use hierarchy beginning with a low density natural through higher density urban core and special district zones. This model is utilized in this land use plan as one method to assist with determining appropriate adjacencies between varying intensities of land uses.





Benefits of a Cluster Subdivision Design

Natural Resource Protection

A major advantage of this design is that natural resources (or constraints) on the site, such as floodplains, wetlands, woodlands, and steep slopes, can be located in the open space and protected from disturbance. Not only are these resources preserved, but the serious negative environmental side effects associated with development, such as increased soil erosion and sedimentation of streams, can be prevented. Greater groundwater recharge, through a reduction in impervious surface (i.e., surfaces that water cannot penetrate), is another environmental benefit of cluster design.

Recreational Opportunities

The preservation of open space provides recreational opportunities for the residents of the subdivision and, if the land is donated to and accepted by the Township, for all residents. Some portion of the preserved open space is generally required to be free of sensitive natural resources and constraints. These areas can be used for either passive enjoyment of the outdoors, walking paths, or tot lots. Active play fields could also be located in the open space if there is enough distance between residential and natural areas to prevent conflicts.

Scenic View Preservation

In a properly designed cluster subdivision, scenic viewsheds and traditional rural landscapes can be preserved. In some cluster subdivisions, the houses are set back and screened so well from existing roads that a passing driver or pedestrian would not even be aware that the development exists. Residents of a well designed cluster subdivision will have views of the preserved open space, providing scenic woodland or meadow views not possible in a traditional subdivision.

Infrastructure and Maintenance Costs Reduction

By locating houses closer together on a tract, the length of roads and utility lines are typically reduced. This provides both construction cost savings for the developer and lower public road and utility maintenance costs for the Township. Because earth disturbance and impervious surfaces on the site can be reduced, soil erosion and stormwater runoff may also be decreased.

Community Creation

The compact development form generally associated with cluster subdivisions provides the opportunity to create community-oriented neighborhoods. The neighborhoods can be more clearly defined, allow for easier interaction between residents, and provide access to shared open space amenities. The cluster design also provides an alternative for those who are looking for a lower maintenance living option. Many people prefer having less yard to maintain and landscape while still having access to trails, woodlands, and meadows. As the Fairfield Township population continues to age, this type of lower maintenance residential option will become increasingly important.

Cluster Subdivision Design Principles

The principles of cluster subdivision design are recommended for implementation in the Fairfield Township zoning resolution for application for future residential developments. One of the essential features of a cluster subdivision is the large portion of the tract that is preserved as permanent open space. While the terms “cluster subdivision” and “open space subdivision” are often used interchangeably, the emphasis here is on the design elements of a cluster subdivision that make it most appealing, including the configuration of the preserved open space. Other terms for cluster subdivision include “conservation subdivision” or “site sensitive subdivision” both of which emphasize the goals of preservation of open space and the conservation of natural features on the site.

In order to achieve significant open space preservation, houses on the site must be located closer together and on smaller lots than found in conventional neighborhoods, hence the term “cluster.” Rather than having 50 homes on one acre lots spread over an entire 50 acre tract (conventional), they might be located on one-half or one-third acre lots allowing 25 to 30 acres of the lot to be preserved as open space. In a well drafted zoning resolution, the smaller the lots, the more open space will be preserved. Clustering can accommodate a wide range of housing types including single-family detached, townhouses, landminiums and multi-family products. While many cluster developments may have a mix of dwelling types, they can be equally successful with only single-family detached homes as long as smaller lot sizes are permitted.



Traditional “straight zoning” subdivision



Cluster subdivision design featuring a more compact lot layout and large community open space amenities.



Introduction to Low Impact Development Design Principals

Low Impact Development (LID), often referred to as Conservation Development, combines a number of design, pollution prevention and treatment Best Management Practices (BMPs) to minimize the amount of untreated storm water runoff leaving a site. Innovative planning can result in a site yielding the same number of houses or buildings but with significantly less impervious area. What results is an area with increased infiltration and decreased storm water runoff.

Conservation design or LID design employs concepts like clustering, where buildings are situated closer to one another, which leaves for greater common green space. The design still yields the same number of structures and lots yet they are designed to maximize protection of the stream and maintain areas that provide important natural functions.

BMPs like vegetated filter strips, porous pavement, bioretention areas and vegetated rooftops are often included in an LID design. Some additional benefits of LID include reduced land clearing and grading costs, a potential reduction in infrastructure costs, increased lot and community marketability and a reduction in impacts to local terrestrial and aquatic ecosystems. Savings on infrastructure can be illustrated in a reduction in street lengths, sidewalks and lengths of sewers.

In short, LID allows for the full development of the property with reduced associated costs. While Low Impact Development concepts are still rather new, they provide an effective alternative to those wishing to explore the connection between development and environmentally-conscious design.



Bioretention cell utilized in a commercial parking lot

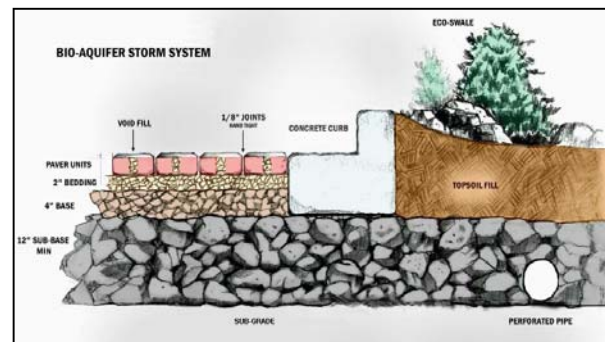


Illustration depicting alternative pavement method using pavers and a 1/8" joint design.



Bioswale used in a commercial parking lot setting.

LID Technique #1 - Alternative Stormwater Management

A bioretention cell is a form of a man made ecosystem - a type of constructed bio-filter that is an important part of the natural hydrological cycle. The bioretention cell area collects and stores excess rain water from roofs of buildings or from parking lots - thus preventing this runoff from polluting our streams and causing flooding and erosion of stream banks. This technique uses natural means to store and process and filter and purify this water before infiltrating it into the ground water table below the bioretention area. Smaller scale bioretention areas are also referred to as a "rain garden."

LID Technique #2 - Alternative Parking Lot and Internal Access Paving Materials

Most of the 'paving over' in developed areas is due to common roads and parking lots, which play a major role in transporting increased stormwater runoff and contaminant loads to receiving waters. Alternative paving materials can be used to locally infiltrate rainwater and reduce the runoff leaving a site. This can help to decrease downstream flooding, the frequency of combined sewer overflow (CSO) events, and the thermal pollution of sensitive waters. Use of these materials can also eliminate problems with standing water, provide for groundwater recharge, control erosion of streambeds and riverbanks, facilitate pollutant removal, and provide for a more aesthetically pleasing site.

LID Technique #3 - Low Impact Grading

Among the most harmful development practices is site grading. Grading is the process of clearing a site of vegetation and smoothing sloping areas to create an even topography. Mass grading is harmful because it destroys valuable species habitat and reduces water quality by introducing sediment into local streams and lakes. Grading will also destroy an area's rural nature; it effectively replaces native vegetation and topography with a flat expanse of lawn. Grading and clearing can be further reduced by using shared driveways, designing roads to follow open paths in vegetation, and avoiding additional disturbance for material storage areas.

Minimum disturbance techniques further reduce impacts by using alternative construction techniques. Heavy equipment will typically compact soil (increasing imperviousness) and damage root systems. Minimum disturbance techniques use a carefully delineated disturbance area and through low impact construction practices attempt to preserve unstable soils and maintain a site's hydrologic function. Minimum disturbance techniques have the added benefit of reducing construction costs due to the decreased need for site grading.

LID Technique #4 - Bioswales

A bioswale is a type of stormwater filtration system. However, there are many types of stormwater filtration and management systems that can be applied to development environments to remove stormwater pollutants. Some are mechanical, natural, or a combination of the two. Some mechanical options use manhole type structures to allow sediments or pollutants to settle. Other mechanical methods direct water into a filtering media, such as sand, that filters out pollutants and allows cleaner water to continue on its course.



Implementing Low Impact Development Techniques

Zoning Resolution

The Fairfield Township zoning resolution should be reviewed for the appropriate sections that may be considered for adding low impact development standards. The most logical types of zoning code sections that may incorporate LID standards include the following: site plan review guidelines, landscaping & buffer yard standards, off-street parking standards, planned unit development guidelines and corridor overlay district guidelines

LID Points System

A points system may be created to provide zoning density bonuses for developers implementing low impact development design techniques and features. Such requirements would not affect the development potential of a site, but would encourage improved site planning essential to ensuring the preservation of the Township and outlying areas. Any point system should be administered within the procedural guidelines of a planned unit development overlay district for both residential and commercial & industrial project applications.

Economic Development

Low impact development standards may be incorporated into economic development program guidelines. For example, when considering a CRA tax abatement or TIF district application, part of the eligibility requirements may include points granted for the level of low impact development design attained. This type of application is reserved for large scale commercial and industrial projects.

Site Analysis & Resource Conservation Plans

The purpose of a site analysis and resource conservation plan is to ensure that all development occurs in a manner that respects the natural environment and the cultural features that are important to the site, the surrounding area, and the Township. With such an analysis and plan, the applicant and Township officials would have a sound understanding of the conditions around the site. Depending on the specific development proposal, other public agencies may be consulted such as the Butler County Engineer's Office or Butler Soil and Water Conservation District.

The resource conservation plan would require that the layout of the lots or development occur so that the areas identified as being important in the site analysis are preserved and the areas of secondary importance are used for development. Limits on site disturbance, use of natural drainage patterns, preservation of historic areas and scenic views, preservation of solar access, protection of natural areas, protection of groundwater resources, and consideration of low-impact grading techniques would all be required considerations.

Recommended Low Impact Development Zoning Language

Below are suggested low impact development regulations that may be considered for implementation into the Fairfield Township zoning resolution.

1. The proposed use shall be such that it will not adversely affect the use or development of neighboring properties. It shall be in accordance with the applicable Township zoning district regulations and the applicable provisions of the adopted Fairfield Township Vision Plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and/or use of adjacent or nearby land and/or buildings or impair the value thereof.
2. The proposed use shall be such that pedestrian and vehicular traffic generated will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood and on the streets serving the site.
3. The future impact of a proposed use will be considered and addressed in establishing a time limit on the permit, if deemed appropriate. Existing and recent development, current zoning and the Fairfield Township Vision Plan shall be among the factors used in assessing the future impact of the proposed use and whether reconsideration of the permit upon a lapse in the initial approval would be necessary and appropriate for the protection of properties in the vicinity and to ensure implementation of the Land Use Plan.
4. The proposed use shall be such that air quality, surface and groundwater quality and quantity, are not degraded or depleted to an extent that would hinder or discourage the appropriate development and/or use of adjacent or nearby land and/or buildings or impair the value thereof.
5. Adequate drainage for the disposition of storm and natural waters both on and off-site shall be provided. The extent and nature of both on-site and off-site treatment including on-site stormwater retention, where deemed appropriate and necessary, are to be mutually determined by the developer, the Township and the County. Low impact development techniques are encouraged by the Township and shall be incorporated into the site design when deemed appropriate by the Zoning Commission.

Recommended LID Definition for the Zoning Resolution

LOW IMPACT DEVELOPMENT: Low Impact Development (LID) is a design strategy with the goal of maintaining or replicating the pre-development hydrologic regime through the use of design techniques to create a functionally equivalent hydrologic site design. Hydrologic functions of storage, infiltration and ground water recharge are maintained through the use of integrated and distributed micro-scale stormwater retention and detention areas, reduction of impervious surfaces, and the lengthening of run-off flow paths and flow time. Other strategies include the preservation/protection of environmentally sensitive site features such as riparian buffers, wetlands, steep slopes, valuable (mature) trees, floodplains, woodlands, and highly permeable soils.



Introduction: Business & Industry

During the last 15 years, Fairfield Township has experienced a 90% growth in its population, from approximately 11,000 to 21,373 as reported in the 2010 Census. Residential growth has outpaced commercial growth. Previous businesses include three sand and gravel mining operations, four nursing homes, an early child educational center with pediatric sick bay, a cemetery and funeral home, various doctor's offices, bank branches, a radio station; real estate, builders, developers and insurance offices; automotive sales and services, several small grocery, fast food and dine-in restaurants and other retail businesses, an industrial park with several manufacturing enterprises and the printing facility for the regional newspaper.

Bridgewater Falls, Fairfield Township's premiere lifestyle shopping center, is located centrally within the Township and at the Northeastern corner of the State Route 129 & State Route 4 Bypass interchange. Boasting over 60 acres of shopping, dining and services, Bridgewater Falls in Fairfield Township is home to many nationally recognized stores. Some of the anchors include; Dick's Sporting Goods, Best Buy, and Bed, Bath and Beyond, JCPenney, TJMaxx, Michael's, Petsmart, Books A Million, Target, and many more.

In the surrounding commercial district, Fairfield Township is home to; Wal-Mart Super Center, Kohls, HH Gregg, Office Depot, Home Depot, PNC Bank, 5/3 Bank, Buffalo Wild Wings, Applebee's, and Menards Home Improvement and Lumberyard center.

In 1996, a Joint Economic Development District (JEDD) between the City of Hamilton and Fairfield Township was approved by Fairfield Township voters. It set aside over 200 acres of prime land, zoned for business and industrial, to be serviced jointly as specified in the contract and marketed for commercial/industrial development.

The JEDD provides a revenue stream to the Township by authorizing a 2% earnings tax on all businesses within its boundaries, of which 25% flows to the Township. One stipulation of the JEDD agreement was that the City of Hamilton would not annex any Township land for the 30-year term of the contract, with two additional 30-year renewable extensions. In exchange, 12 acres of County-owned land on the boundary between Hamilton and the Township was transferred to the city, with 25% of the earnings tax on the

County agencies in that area (Butler County Engineer's Office, BC Agriculture, Transitional Living, BC Care Center) also flowing to the Township.

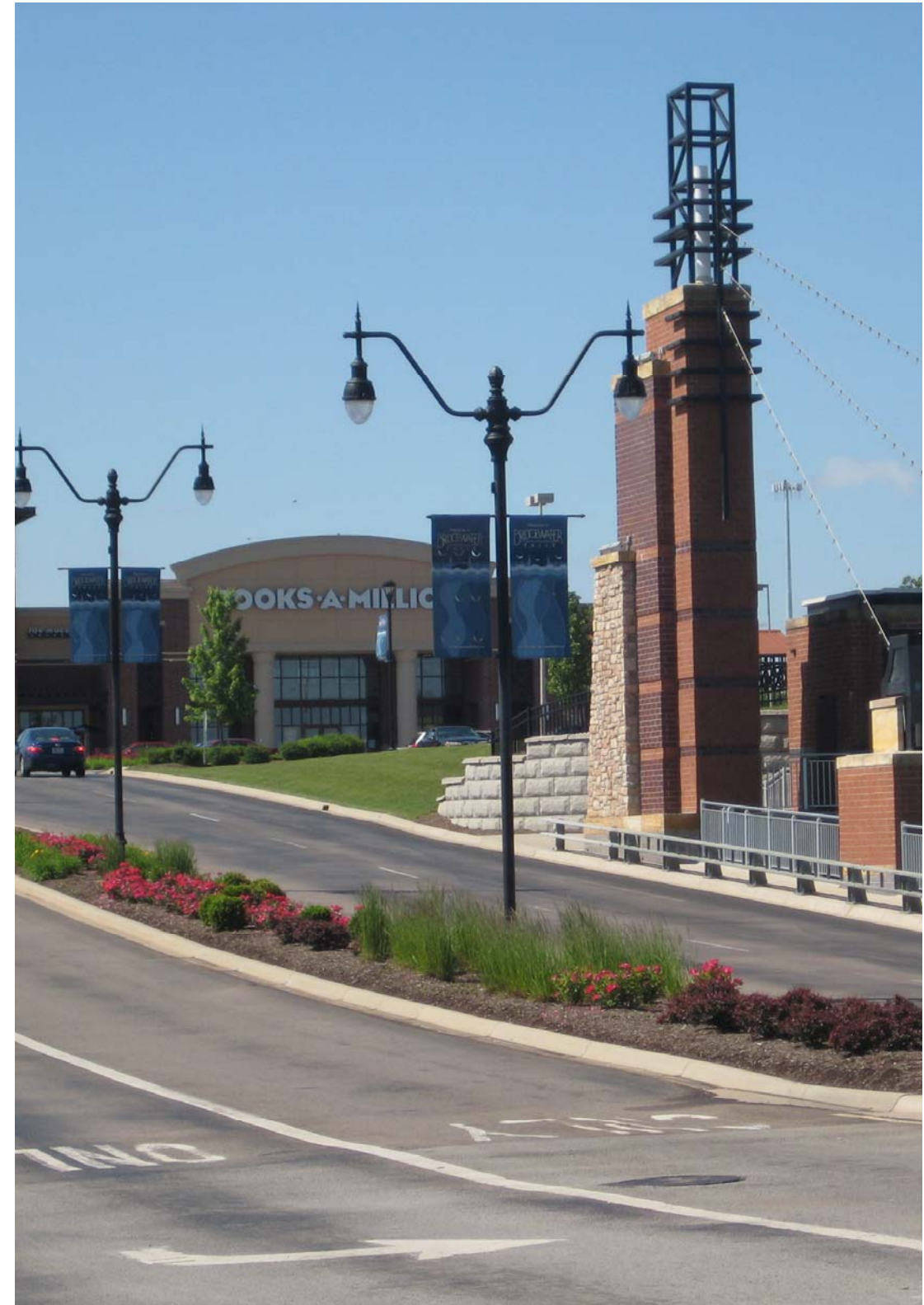
The first new construction in the JEDD area was a bank and medical facility. The First Financial Bank and Middletown Regional Hospital built a combined facility, which consists of a branch bank with ATM and drive-up window. The hospital complex houses a family practice medical office, mammography testing, and ancillary medical services.

Across the four-lane State Route 4 from the existing JEDD area, at the intersection of By-Pass 4, is a 62-acre, commercially zoned property. Fairfield Township, working with the developer and many other agencies, has created a Tax Increment Financing (TIF) zone to finance infrastructure improvements including two traffic signals, extension of By-Pass 4 northward into the commercial development, a bridge over By-Pass 4 on Millikin Road and right of way acquisition for future expansion of the highway system.

In addition to the TIF zone, that same property has been added to the JEDD. In this expansion, however, because the Township is providing all the services, 25% of the 2% earnings tax (net of cost of service) will go to Hamilton, while 75% will flow to the Township.

The Township entered into a contract with The City of Fairfield to establish the Fairfield Township and City Joint Economic Development District.

There is an area in the southeastern most part of the Township, currently in agricultural use but zoned for industrial and light industrial. It is strategically located for expanded development, being close to State Route 747 and the new Butler Regional Highway, and may be suited for a future Joint Economic Development District or Zone in cooperation with other political subdivisions.







Community Gateways

A community-wide wayfinding plan is more than a set of signage conventions. Wayfinding is a system that helps visitors successfully navigate in unfamiliar surroundings. The ability to find one's way is based on the users perception of the relationship between destinations and spaces. Signage can provide visual clues and reinforce the relationship between information of varying importance and detail. Signage can also direct travelers toward a district or destination and announce arrival.

- Include architectural references both to Fairfield Township's logo and brand elements in the design of way-finding signage.
- Utilize a professional graphic design firm to develop consistent logo and signage design alternatives and create a graphic standards document for application on signage.

It is appropriate and desirable to aid wayfinding for Fairfield Township visitors. A well designed and implemented signage program can enhance both the visitors' overall impression of the quality of the community and the degree of satisfaction the visitor enjoys from their experience in Fairfield Township. Visitors frustrated by confusing or absent wayfinding signs may leave the Township reluctant to return, and often share their impressions with other potential visitors.

Purpose and Intent

The purpose and intent of this conceptual wayfinding plan is to establish a recognizable branding for signage in Fairfield Township that is in keeping with the overall character, quality and authenticity of the community. Specifically the goals of the signage program are to:

- Employ visually related elements to unify way finding signage within the Fairfield Township community.
- Establish and utilize a hierarchy of sign types to enable visitors to readily discern the relative importance of information presented on way-finding signs.
- Use high quality materials, when feasible.

Sample Wayfinding Plan





Community Gateways



Primary community gateway signage should be designed in a manner that both creates a memorable impression by visitors while incorporating community-wide elements such as material selections, colors and Township branding themes.



The size and context of primary community gateway signage may vary based upon the sign location and theming elements. For example, primary gateway signage may include larger, more prominent Township themes when located at the State Route 129 Interchange areas, based upon the large traffic volumes. Likewise, other primary gateways may provide for a smaller scale when located within medians along State Route 4.



Secondary gateway signage can provide excellent opportunities to create sub-district branding. This may be helpful in creating awareness for the primary business district at SR 129 / Bypass 4 and the State Route 4 Commercial Corridor area.



Traditionally, secondary community gateway signage has been relegated to smaller wooden or metal based sign structures featuring basic sign plates. Although secondary gateway signage should be smaller in scale, there is still ample opportunity to promote a larger Township brand and message by incorporating a recognizable logo or brand element into this smaller signage design.

Fairfield Township Gateway Signage



Community gateway signage for Fairfield Township is shown above.



Incorporating art and sculpture into a community gateway design can assist in creating a unique and defined brand perception of Fairfield Township. Ultimately is most effective if the art or sculpture elements incorporate the Township's logo, theme or color scheme to further establish the Fairfield Township brand identity.



Implementation of the Plan

Implementation is the stage of the planning process that bridges vision and reality. Goals, actions, and policies have been developed in preceding chapters to address the specific topics of future land use, parks and recreation, transportation, economic development opportunities, and quality of life. The final step requires an implementation action plan to determine which items are most crucial or feasible to address given the realities of the Township budget, staffing resources, market conditions, and time.

Plan implementation requires the prioritization of certain tasks over others, which can be a difficult and unpopular task. However, it is the most important step to ensure that the overall community vision and goals are achieved. This chapter aims to guide the implementation of the Vision Plan by:

Integrate Planning into Daily Decisions

Opportunities for integrating the plan's recommendations into other business practices and programs of the Township are vital to widespread recognition of the plan as a decision-making tool. For example, the plan's recommendations should be widely used in decisions pertaining to future infrastructure improvements, proposed new development and redevelopment projects, expansion of public facilities, Township service and program delivery, and the capital budgeting process. The plan should be referenced often to maintain its relevance to local decisions and to support the decisions that are being made.

Create the Annual Vision Plan Amendment Process

The Township Trustees, Zoning Commission and Township Staff should be responsible for continuous monitoring and evaluation of the Vision Plan. Annual plan amendments will provide an opportunity for minor plan updates and revisions, such as changes in the future land use plan, revised policies, or the addition or subtraction of implementation actions.

Township resolutions and regulations should also be reviewed at this time to ensure they are consistent with the plan. Annual plan amendments should be prepared and distributed in the form of addenda to the adopted plan.

Identification of potential plan amendments should be an ongoing process by the Zoning Commission, Township Staff, and Implementation Task Force throughout the year culminating in a report to the Trustees for their consideration of possible action. Citizens, property owners, community organizations and other governmental entities can also submit requests for plan amendments. Proposed plan amendments should be reviewed by the Zoning Commission and Township staff prior to forwarding on to the Trustees for further review. The Township Trustees should adopt plan amendments in a manner similar to the plan itself, including public open houses and consideration of action.

Provide for Major Vision Plan Updates

Major updating of the Vision Plan should occur every five years. These updates will ensure renewal and continued usefulness of the plan for use by Township officials, staff and others. Plan amendments from the previous four years should be incorporated into the next major plan update. Plan updates will be a significant undertaking involving Township officials, Township departments, and citizens.

As a part of major plan updates, the Township should review and update the base data including population projections and existing land use. Additionally, the goals, actions, and policies of the plan should be analyzed and reviewed to determine their effectiveness and relevance to current conditions. Items that were not previously achieved and barriers that prevented their achievement should be identified. New or modified goals, actions, and policies should be developed as necessary based on new data, emerging issues, and changing Fairfield Township community conditions. The result of a major plan update will be a new plan for the Township, including identification of up-to-date goals, policies and implementation action plan implementation items.

Form an Implementation Task Force

It is important to maintain momentum regarding the goals of the Vision Plan once it has been adopted. The creation of an Implementation Task Force upon plan approval ensures that the plan does not have a chance to become idle. The role of the Task Force is to refine and prioritize the Implementation Action Plan, initiate action, and monitor progress. Task Force membership may include key members of Township staff, select members of the development and business communities, individuals from other public agencies and institutions, leaders from organized civic groups, and local residents.

Much of the initial responsibility of the Task Force has been completed through the development of the action plan. However, the Implementation Task Force will need to revise the action plan annually to reflect achievements that have been made and new priorities that have emerged. The Task Force's primary responsibilities will be to:

- Propose methods or programs to implement each action
- Identify specific roles for Township departments and outside agencies for implementation
- Estimate costs of priority actions;
- Propose sources of funding
- Establish a time frame in which each recommended action will be accomplished

The work of the Task Force can be used by Township staff and Trustees during the budget process, as well as to determine annual work plans for various Township departments.





Implementation Action Plan: Future Residential Land Use

Vision Plan Chapter	Plan Goal	Policy Directive	Responsibility	Action Item Time Frame
Chapter 4 Future Residential Land Use	To provide for the consistent and orderly development of residential areas throughout the Township.	Encourage an organization of residential areas which will accommodate a variety of housing types for people of all income levels.	Township Trustees	Year 1
		Prevent encroachment in residential areas by incompatible or inappropriate uses.		
		Encourage development of neighborhood patterns which permit a full range of public services to be provided efficiently, economically, and conveniently.		
		Explore the creation of a residential planned unit development zoning district to provide the framework for the cohesive development of future residential developments.		
	Increase the Township's pedestrian connectivity network between residential neighborhoods and on a broader scale to link community destination points.	Provide for pedestrian connectivity design requirements during the review stages for new residential development plans.		
		Require sidewalks be installed in all new residential developments.		
		New pedestrian facilities should be designed to provide adequate sizing to minimize conflicts between pedestrians and other modes of transportation such as bicycles, skateboards and rollerblading.		
	Explore the redevelopment opportunities for identified properties located the southwest residential quadrant.	Investigate the application of funds to provide for the demolition of blighted residential properties including funds from the Neighborhood Stabilization Program (NSP).		
		Explore the use of Community Development Block Grant (CDBG) funds for targeted improvements in the SW residential quadrant including streetscaping, secondary gateway features and other aesthetic improvements.		
		Focus on targeted zoning enforcement for properties in violation of the zoning code to assist with improving blighted areas. Zoning enforcement for blighted properties should be appropriately balanced against other Township priorities and Staff resources.		
Consider the use of Community Reinvestment Area tax abatements to incentive reinvestment in existing housing stock within the Township.	Consider the creation of a Community Reinvestment Area tax abatement district which provides for specific, locally developed, guidelines for minimum investment thresholds with the intent of steering the desired type and scope of new improvements to the existing housing stock. CRA Program threshold requirements may include minimum investment levels, building materials and design standards and minimum applicant equity investment.			



Implementation Action Plan: Future Residential Land Use

Vision Plan Chapter	Plan Goal	Policy Directive	Responsibility	Action Item Time Frame
Chapter 4 Future Residential Land Use	Encourage large lot residential development in delineated areas to prevent future uncoordinated minor subdivision development.	Consider the addition of a new zoning district created for the purpose of promoting orderly large lot residential development that combines both a rural and suburban framework which could be referred to as "Suburban Estate." Suggested minimum lot sizes are 1 acre with a minimum 200 foot road frontage requirement.	Township Trustees	Year 1
	Encourage a diversity of residential housing products in the Township.	Consider new zoning district that provide for targeted residential housing products such as single level patio homes, planned empty nester communities and a range of dwelling size, type and price points.		



Implementation Action Plan: Future Commercial Land Use

Vision Plan Chapter	Plan Goal	Policy Directive	Responsibility	Action Item Time Frame
Chapter 4 Future Commercial Land Use	To provide consistent and orderly development of commercial areas as identified on the future land use map.	Encourage strong districts for commerce and services in targeted districts such as the future business and planned business districts and the State Route 4 Commercial Corridor areas, rather than indiscriminately scattering commercial and service facilities.	Township Trustees	Year 1
		Discourage the linear spread of commercial activities along thoroughfares in favor of planned commercial facilities at selected places.		
	Create commercial corridors that make a positive impression on residents and visitors and while encouraging a pro-active and flexible zoning framework to facilitate new and existing business expansion and relocation.	Prepare and adopt a zoning overlay district for the State Route 4 commercial corridor area. The SR 4 Corridor Overlay District should include architectural and site design, development, signage and access standards for development and adaptive reuse activity along the corridor. Regulations should be consistent with any applicable ODOT standards.		
	Encourage a mix of business uses beyond the predominantly retail inventory currently existing in the Township.	Target the attraction and expansion of office and medical uses in the Township by reviewing the zoning resolution and zoning map to ensure that there is adequate land and marketable area provided for office and medical uses.		
	Provide for adequate buffering between business and non-business land uses as the remaining commercial land area is built-out.	Existing on-site vegetation should be preserved to the largest extent practical to provide the most natural screening and buffering effect achievable.		
	Future commercial areas should offer functional open space areas.	Consider the addition of zoning resolution language to require open space minimum design and size requirements for future commercial, office and medical developments. Open spaces should be designed in a manner that is well integrated with the overall development while providing a functional use that supports and promotes the development's users and visitors alike.		
	Promote a uniform aesthetic theme throughout the commercial, office and medical areas with the Township.	Building upon the established aesthetic theme at the Bridgewater Falls development, review the zoning resolution and identify opportunities to create design guidelines standards to promote this established design theme.		
		Encourage the use of brick and stone exterior materials on future commercial, office and medical developments by inserting design guidelines in the appropriate zoning district chapters.		
	Avoid inconsistent land use planning on vacant "big box" commercial sites.	Consider zoning resolution amendments to address site and building design guidelines for "big box" commercial projects. Guidelines should address the following elements, at a minimum: Exterior building materials and colors, architectural design including treatment of roof lines, façade design, and entryway orientation, mechanical equipment screening, pedestrian access and common areas and screening.		



Implementation Action Plan: Future Commercial Land Use

Vision Plan Chapter	Plan Goal	Policy Directive	Responsibility	Action Item Time Frame
Chapter 4 Future Commercial Land Use	Promote well maintained off-street (private) parking lot facilities.	Consider zoning resolution language setting forth off-street (private) parking lot facilities maintenance standards. Standards should address the annual maintenance of the facilities' parking lot surface, landscaping, lighting and screening elements and drainage.	Township Trustees	Year 1



Implementation Action Plan: Transportation

Vision Plan Chapter	Plan Goal	Policy Directive	Responsibility	Action Item Time Frame
Chapter 5 Transportation	Promote a coordinated and safe transportation network within the Township.	Ensure that future amendments to this Vision Plan (including zoning resolution text and zoning map amendments), conditional uses, development master plans, planned unit developments, and land use regulations that change allowed land uses are consistent with the identified function and capacity of, and adopted performance measures for, affected transportation facilities within the Township.	Township Trustees	Year 1
	Promote an efficient and safe street system, and provide adequate accessibility to planned land uses.	Work with Butler County and ODOT to increase the presence of access management techniques utilized within the Township.		
	Support the development of an interconnected, multimodal transportation system to serve mixed-use areas, residential neighborhoods, and other activity centers within the Township.	Provide interconnected local and collector streets to serve new and redeveloping areas and to ensure safe, efficient, and convenient pedestrian, bicycle, and vehicle access with preference for public streets over private streets.		
		Create short blocks through development of frequent street connections in mixed-use areas of planned high-density development.		
		Provide convenient and safe bicycle and pedestrian connections to destination points including schools and parks, as well as within and between new and existing residential developments, employment areas, and other activity centers where street connections are not feasible.		
	Increase the bicycle oriented transportation opportunities within the Township.	As an initial step, draft and adopt a comprehensive bikeway connection plan to provide the detailed strategy for identifying future bike path routes, connection points and interconnectivity of major existing and future destination points. A detailed funding strategy should be included for the targeted phased improvements.	Township Trustees	Year 1
		Consult the Butler County Thoroughfare Plan for bicycle oriented interconnectivity planning and related initiatives.		
	Promote the creation of enhanced pedestrian transportation facilities.	Plan and complete a pedestrian network that increases the opportunities for walking to shopping and services, schools and parks, employment, and transit.		
		Promote walking as the mode of choice for short trips by giving priority to the completion of the pedestrian network that serves pedestrian oriented districts, schools, neighborhood shopping, and parks.		
	Increase pedestrian safety and convenience by identifying and analyzing high pedestrian collision locations; making physical improvements, such as traffic calming, signal improvements, and crossing improvements in areas of high pedestrian use; and supporting changes to adopted statutes and codes that would enhance pedestrian safety. Ensure that proper lighting is present and maintained in high pedestrian collision locations.			



Implementation Action Plan: Parks & Recreation

Vision Plan Chapter	Plan Goal	Policy Directive	Responsibility	Action Item Time Frame
Chapter 6 Parks & Recreation	Provide a conservative total of 10 acres of park land per 1,000 residents for all park classifications.	<p>Ensure diverse park experiences by providing a variety of parks according to the following standards:</p> <ul style="list-style-type: none"> ■ Mini Parks (0.05 acre/1,000) ■ Neighborhood Parks (1.5 acres/1,000) ■ Community Parks (1.10 acre/1,000) ■ Regional Parks (5.15 acres/1,000) ■ Special Use Areas (0.75 acre/1,000) ■ Green Space (1.35 acres/1,000) 	Township Trustees	Year 2
	Maintain an updated feature set of park and recreation programming to ensure park facilities are utilized to the fullest capacity.	Continue outreach to and solicit feedback from Township residents about their park and recreation system and program offerings.		
	Increase the amount of opportunities to access the existing and future trail network within the Township	Establish trail interconnections throughout the Township and identify likely interconnections to adjoining communities.		
		Provide additional trail support facilities, such as trailheads and trail signs, where appropriate.		
		Incorporate information about ADA accessibility, mileage, and rules for trail use into trail signage.		
		Include a variety of trails in the master planning and development of future parks when appropriate. Consider interpretive trails, a jogging path, and multi-use pathways connecting facilities to the Great Miami River trail system.		
		Explore opportunities to add looped or perimeter pathways at all future neighborhood and community parks where feasible to enhance walking and fitness opportunities.		
	Explore opportunities to add new active and passive park & recreation sites in the SW and SE Residential Quadrants of the Township.	Require 20% active and passive land donation within future planned unit developments.		
		Utilize ODNR Grants for park and recreation land acquisition.		
		Utilize NSP funds to assist in acquiring blighted properties for reuse as pocket parks.		
Plan for close accessibility to naturalized and green spaces areas within the Township.	Provide access to green space and natural areas within a 1-mile radius of most residents.			



Implementation Action Plan: Parks & Recreation

Vision Plan Chapter	Plan Goal	Policy Directive	Responsibility	Action Item Time Frame
Chapter 6 Parks & Recreation	Develop customized guidelines for sustainable park development. Consider the following policies:	Use permeable surfacing in at least 75% of new paved trails and 50% of new parking lots.	Township Trustees	Year 2
		Use local and recycled materials in building and services.		
		Incorporate water efficient fixtures in all new restrooms and water fountains in future park facilities.		
		Continue to improve water efficiency in existing parks by adding low-flow devices in all park toilets in the next 2-3 years.		
		If the Township installs water based recreational uses, use water recycling systems in all new active and passive water features and fountains.		
		Pursue LEED-compliant construction in the development of indoor recreational facilities. This does not require LEED certification.		
	Provide opportunities to promote natural resource education.	Protect and acknowledge natural resources and identify best management practices in developed areas within a park.		



Implementation Action Plan: Sustainability

Vision Plan Chapter	Plan Goal	Policy Directive	Responsibility	Action Item Time Frame
Chapter 7 Sustainability	Take proactive steps to encourage, and in some instances require, the use of sustainable design principles.	Provide for smart growth (LEED) incentives. Research the types of incentives local governments are now providing developers and builders for building to LEED certified standards. Early studies are showing a dramatic increase in lease rates, quicker lease-up periods, lower tenant turnover rates and high worker productivity in buildings built to LEED standards. Examples of potential LEED based incentives may include: points towards a CRA tax abatement, providing reduced or waived zoning related fees and providing fast track review for LEED projects.	Township Trustees	Year 1
		Consider amendments to the Zoning Resolution requiring the reasonable use of a minimum level of sustainable design elements. Various facets of a site development project may be appropriate to require sustainable design principles including the use of bioswales and rain gardens, low impact grading techniques, and alternative stormwater management design.		
	Create a higher standard of sustainable design practices within planned unit development and overlay districts.	Utilizing the flexible planning authority granted for planned unit developments and zoning overlay districts, consider the adoption of a low impact development (LID) points system to increase the level of sustainable design practice for a development. A points system may be created to provide zoning density bonuses for developers implementing low impact development design techniques and features. Such requirements would not affect the development potential of a site, but would encourage better site planning essential to ensuring the preservation of the Township and outlying areas.		
	Preserve existing vegetation to the most practical extent possible.	Consider the requirement for new developments to prepare a Resource Conservation Plan as part of the plan review process. The Resource Conservation Plan would require that the layout of the lots or development occur so that the areas identified as being important in the site analysis are preserved and the areas of secondary importance are used for development.		
	Ensure construction sites not reviewed under the subdivision regulations maintain properly managed on-site water.	As a policy goal to be inserted into a future sustainable design section of the Zoning Resolution, require a site design to capture, slow, and treat stormwater runoff by reducing impervious surfaces, harvesting rainwater, and directing remaining stormwater runoff to soil- and vegetation-based water treatment methods, such as vegetated bioretention facilities, rain gardens, wetlands, green roofs, and bioswales. Maintain and restore vegetation to ensure water can percolate into the soil or groundwater. Reference the applicable sections of the subdivision regulations for additional direction towards creating sustainable design practices for site plan reviews.		



Implementation Action Plan: Sustainability

Vision Plan Chapter	Plan Goal	Policy Directive	Responsibility	Action Item Time Frame
Chapter 7 Sustainability	Utilize vegetation to aid in the promotion of sustainable design practices.	Require the use of native and appropriate non-native plants adapted to site conditions, climate, and design intent to support biodiversity, reduced pesticide use, and water conservation within the Township. Projects should use only non-invasive plants that are nursery grown, legally harvested, or salvaged for reuse from on- or off-site.	Township Trustees	Year 1
		Locate vegetation to aid in the reduction of energy costs and consumption needs by placing vegetation or vegetated structures in strategic locations around buildings. To reduce urban heat island effects, use trees, green roofs, or vegetated structures (e.g., trellises) to cover non-vegetated surfaces such as walkways, roofs, or parking lots, and select vegetation-based methods to achieve stormwater management goals for the site.		
	Create a higher level of sustainable land use planning design for future developments.	<p>Consider the following site design principles for inclusion into the Zoning Resolution aimed to create more sustainable developments:</p> <ol style="list-style-type: none"> 1) Combine commercial and residential development where possible and mix sizes and types of housing. 2) Move commercial buildings close to the street or internal (on-site) roadways, creating a "streetwall" when not located along a major thoroughfare. 3) Provide for flexible shared parking scenarios for commercial developments. 4) Place an emphasis on creating pedestrian-friendly crosswalks and sidewalks. 5) Use landscaping and arcades to cool and entice pedestrians to walk between destination points within commercial developments. 		



Implementation Action Plan: Economic Development

Vision Plan Chapter	Plan Goal	Policy Directive	Responsibility	Action Item Time Frame
Chapter 8 Economic Development	Create an economic development program that targets specific categories of businesses consistent with the future land use plan.	Consider the creation of one or more Community Reinvestment Area districts to provide tax incentives to targeted business categories.	Township Trustees	Year 1
	Create a defined priority list of targeted business types to be incorporated into the overall economic development program for the Township.	Higher priority should be given to those land uses and business types that have higher job creation and real property investment levels.		
		Provide higher priority to the following land uses and business types: office, technology and "clean" based companies, medical, large scale industrial and professional service firms.		
		Lower revenue and job creation distribution and warehouse business uses should be given less priority overall in the economic development program.		
		Retail and small scale commercial uses provides access to everyday amenities and shopping to the residents of the Township. Although important to maintaining a balanced business mix and providing adequate services to residents, incentive related priority should generally not be given to retail and commercial uses, unless the size and scope of the development creates substantial new job and real property investment levels consistent with the targeted business types.		
	Encourage sustainable site and building design practices by linking economic development incentive programs.	Provide appropriately weighted points for specified sustainable design practices and elements for both a development site and structure located on the site.		
	Proactively market the Township using technology as a tool.	Engage in a social media economic development campaign in order to expand the presence of Fairfield Township's site offerings in the commercial, industrial and office market place. A social media campaign should also broadly expand the market awareness of the many amenities the Township offers to new and expanding businesses.		
	Increase the awareness of Fairfield Township's development opportunities with the local and regional developer and commercial real estate broker community.	Establish bi-annual developer roundtable forum. Township staff should consider facilitating an inaugural developer round table discussion after promoting the event to both the development community and area commercial and industrial real estate brokers. The intent of the roundtable meetings serve to educate and stimulate interest in development opportunities within Fairfield Township.		



Implementation Action Plan: Economic Development

Vision Plan Chapter	Plan Goal	Policy Directive	Responsibility	Action Item Time Frame
Chapter 8 Economic Development	As a component of the overall Economic Development Program, incorporate an aggressive business retention and communication plan for Fairfield Township business owners.	The Township should consider establishing an aggressive business retention program for the existing businesses located in the community. Reaching out to the existing businesses on an annual basis holds many benefits. In most instances, local business owners welcome the opportunity to have one on one meetings with public officials.	Township Trustees	Year 1
		Implement a Business Walk Program where Township officials can visit the business owners on foot. Within each respective business district These meetings can be invaluable to gain information on why the business owners choose to continue to operate in Fairfield Township and also a chance to learn about potential issues the business may be facing. In some cases, the Township official may be able to answer or at least address the problem, while in other cases, the official can assist in putting the business owner in contact with an individual to help resolve the issue.		