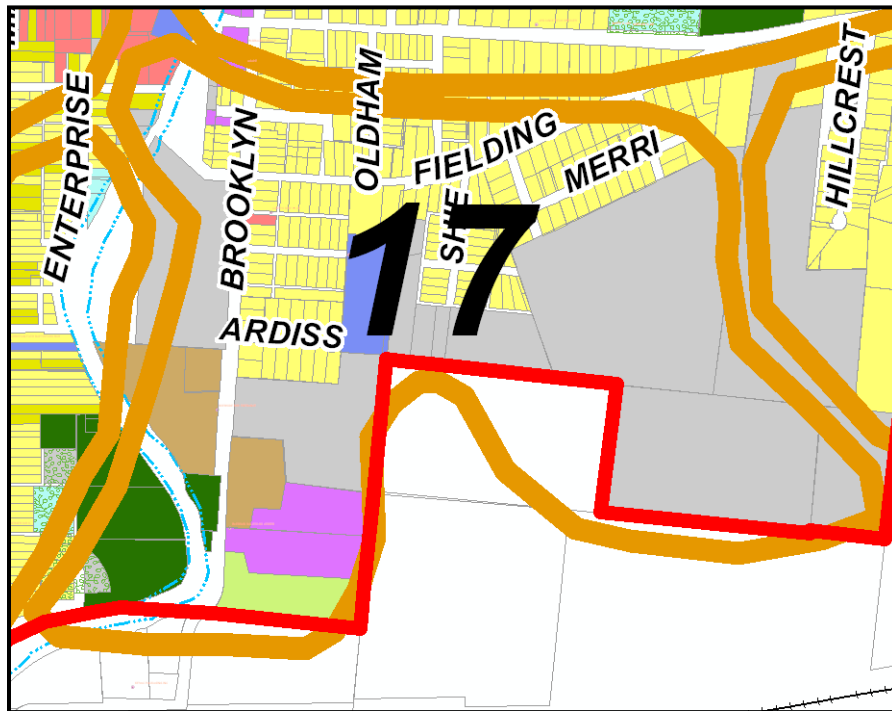


Policy Area 17



Existing Character

Located in the southeastern portion of the City south of SR 29 and adjacent to the Great Miami River, Policy Area 17 is comprised of older single family detached dwelling units at an overall density of 5-6 dwelling units per acre. Dwellings are a mix of one and two story homes. A trailer park exists at the southern end of this Policy Area on either side of Brooklyn Avenue. An industrial building, the Emerson Solutions Center, is located at the end of Brooklyn Avenue.

Significant stands of woodland exist in the southeastern portion of this area totaling approximately 70 acres. Development in this area is somewhat limited due to the steep ravines along the streams. There are minor floodplain issues with the trailer park experiencing occasional flooding.

Recommendations

1. Aggressively enforce property maintenance requirements.
2. Limit industrial uses in this Policy Area to ensure the continuance of a viable residential area.
3. Institute riparian setbacks or additional buffering on future development to protect the wooded hillsides and ravines is preferred.
4. Improve street lighting
5. Establish a multi-use (bike, walking) path along Brooklyn Avenue from Tawawa Park, south to Graceland Cemetery.
6. Any common open space should be situated in a manner to connect with other open spaces in the parks system or in other subdivision developments.

Preferred Land Uses

- Single family detached residential dwellings.
- Multi-family attached residential dwellings on Brooklyn Avenue, south of Ardis Street
- Public and semi-public uses