



# VISION 2021:

*A Blueprint for the Future of Mariemont  
— A National Exemplar*



# With Appreciation

» In November 2008, the effort known as **Vision 2021** set forth to develop a meaningful comprehensive plan for Mariemont's future. In this publication, the Mariemont Preservation Foundation and its Vision Committee present feedback and ideas gathered from residents, businesses, organizations, students, boards and commissions, individuals, school officials, elected officials and Village personnel.

Together, these collective insights offer a basket of ideas for the future of Mariemont.

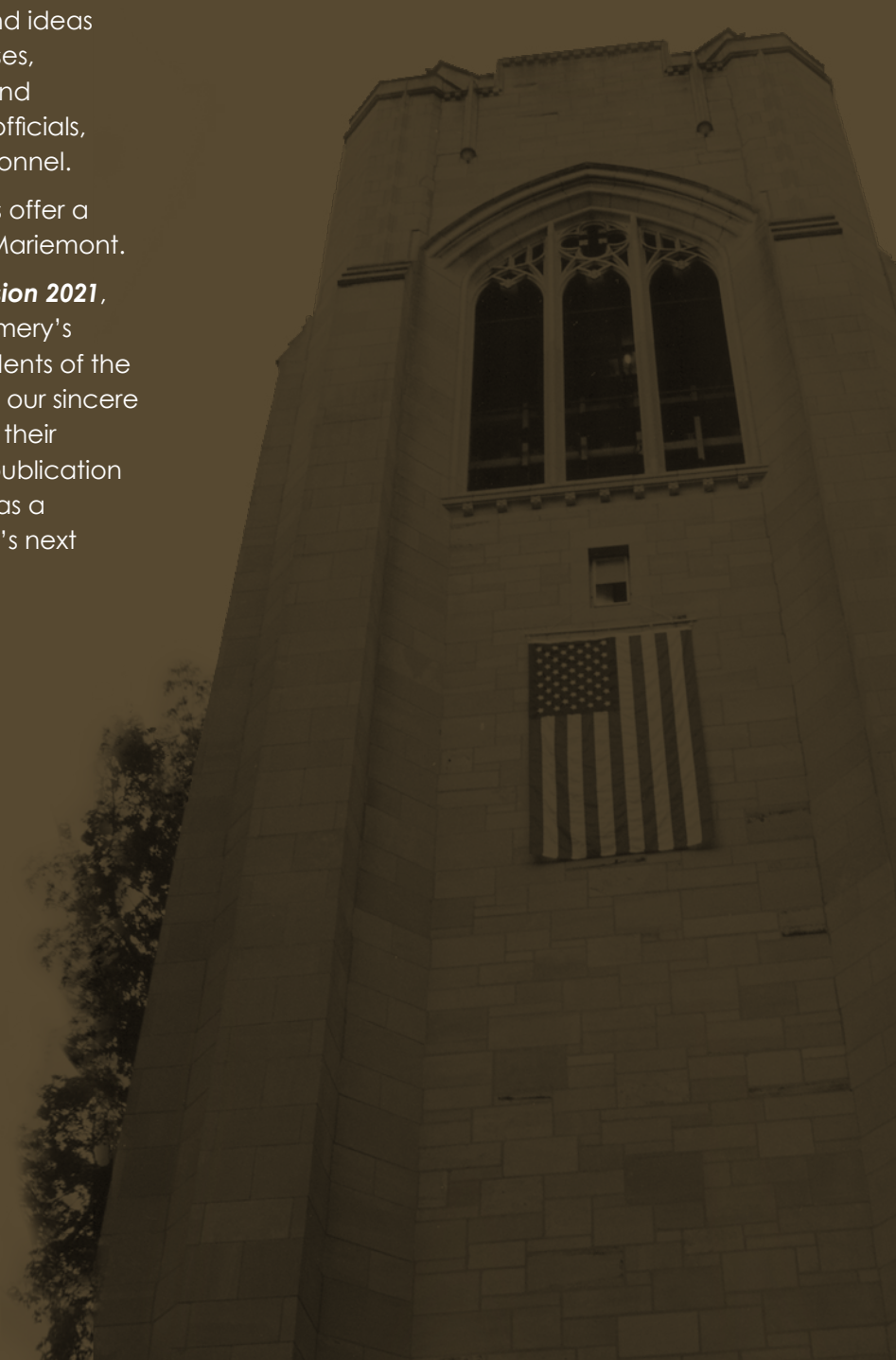
Today, with the publication of **Vision 2021**, our goal remains to keep Mary Emery's original vision alive for future residents of the Village of Mariemont. We extend our sincere appreciation to all who devoted their time and energy to making this publication a reality and to those who see it as a valuable blueprint for Mariemont's next decade and beyond.

## **The Vision 2021 Committee**

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*Please contact the Vision Plan Committee members for additional information and discussion about the contents and findings contained herein.*

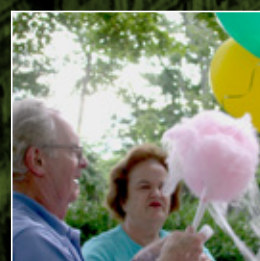
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# VISION 2021:

## *A Blueprint for the Future of Mariemont — A National Exemplar*

Since the Mariemont Preservation Foundation first initiated work on its visioning efforts in November 2008, some of the ideas and recommendations which are identified on the following pages may already be in the process of being addressed by one or more Village boards and/or commissions.

Also, it is important to understand the ideas as well as the priorities which are contained in Mariemont **Vision 2021** originated not with the members of the Vision Committee but with the many, many people who chose to participate in the visioning process. Accordingly, it is hoped the contents of this important vision document will generate broad-based community support—the kind which is capable of making a meaningful contribution to our local quality of life.

### Background:

The Village of Mariemont, having received National Historic Landmark status in 2007, was conceived by Mary Emery in the early twentieth century and designed by John Nolen, an internationally known town planner, in 1921-1925. From the birth of its concept to the present, nearly 100 years have passed. However, other than Nolen's original town plan, no other Village wide plans or updates (excepting 1956 and 1983 tree replacement plans) have been developed.

In November 2008, the **Mariemont Preservation Foundation (MPF)** announced the creation of a comprehensive Vision Plan or “roadmap” to help guide future development and redevelopment projects within the Village of Mariemont. Rather than employ the services of a consultant it was decided that a small leadership group, the Vision Plan Committee, would

assume responsibility for making a Vision Plan a reality. Since then the unofficial title of this effort has come to be known as Mariemont **Vision 2021**— a date which, coincidentally, marks the 100th year anniversary of John Nolen initiating his efforts to create a nationally acclaimed Town Plan for the Village.

Based upon input from residents, businesses, organizations, students, boards and commissions, individuals, school officials, elected officials, and Village personnel, Mariemont **Vision Plan 2021** is intended to encourage not only public but private sector investment over the next approximately 10 years as Mariemont, one of America's premier planned communities, prepares to enter its second century as a National Exemplar.



MPF presented a Vision Plan statement and proposal to the Mayor and members of Council and received a Resolution of their support in early 2009.

## » Vision Statement:

MPF will identify and address a wide range of items and issues which play an important role in not only maintaining Mariemont's uniqueness but in protecting and furthering its outstanding quality of life.



As a result of our outreach efforts, two Resident Summits and a total of 12 group<sup>1</sup> meetings occurred. In addition, a series of one-on-one meetings<sup>2</sup> were held. Furthermore, questionnaire responses were received from approximately 135 participants. (See Appendix)

## » Questionnaire:

A general, comment oriented, questionnaire (see page 51) was provided to (a) all meeting participants and (b) to interested individuals via the MPF's website:

**[www.mariemontpreservation.org](http://www.mariemontpreservation.org).**

MPF's Vision Plan Committee has tabulated all of the questionnaire responses. They have been grouped first by interest areas and then ranked based upon frequency of responses.

<sup>1</sup> Architectural Review Board, Boy Scouts, Eastern Hills Chamber of Commerce, Kiwanis, MariElders, Mariemont Civic Association, Mariemont Community Church, Mariemont Elementary & High School Students/Teachers, Mariemont School Superintendent & Treasurer, Mariemont Tennis Association, Parks Advisory Board, and Planning Commission.

<sup>2</sup> Major property owners, current and former elected officials, and several previous advisors to Village Council.

# Questionnaire Results

The following information summarizes the “top” results of the questionnaires that have been completed or partially completed.

Please note that the following responses are **not** listed in any order of priority. Also, the information which follows does **not** include a summary of any of the input that was provided at the two Resident Summit meetings held during the first quarter of 2010. It does, however, reflect the input of both Village employees and Trustees of the MPF.

## Question

- 1 If a plan for Mariemont's future were developed, what endorsements, issues, concerns, or needs would you want the plan to address?

**Key input received:**

- Preserve/Improve buildings in the Old Town Historic District
- Strengthen our tax base
- Maintain the quality of our schools
- Protect our Village's character
- Attract more destination type businesses
- Provide more moderately priced housing

## Question

- 2 What do you perceive to be the strengths and weaknesses of Mariemont as a community?

**Perceived strengths include:**

- Our schools
- Peacefulness and beauty
- Architecture and aesthetics
- Walkability
- Convenient to so much
- Tree-lined streets
- Historic District
- Real sense of place
- Quality of life
- Small community size/feel

**Perceived weaknesses include:**

- High property taxes
- Building deterioration in Old Town
- Contentious Village Hall governing process
- Inability to attract more small businesses
- Lack of adequate tax base
- Lack of leadership



## Question

- 3 Is it important to preserve and continue the town plan and architectural character as constructed, or do you feel modifications can be made that change these elements?

**Key input received:**

- “Yes” is the overwhelming answer

**Other repeat comments include:**

- Add standardized gateway signing at Village entry points
- Let go of an outdated plan
- Modifications are OK if they fit the look and feel of Mariemont

## Question

- 5 What one or two impressions do you think are most memorable about Mariemont?

**Key input received:**

- Walkability
- Visual appeal/beauty
- Schools
- Choice of restaurants
- Village Square
- Uniqueness (one of a kind)

## Additional Comments

In addition, the invitation to provide additional comments included the following responses:

- Stop catering to Spinnenweber & Greiwe
- Make the safety of pedestrians & school kids a higher priority
- Involve more people in the Vision Plan process
- Emphasize earnings tax increases rather than real estate tax increases
- Make Wooster Pike one lane in either direction as it goes through Mariemont
- Need to update, expand, and make Village Council Chambers more convenient
- Definitely consider annexation
- Restrict heights of buildings
- Introduce term limits for Council & Mayor
- Create a common parking area for RVs
- Keep Mariemont a mixed-income community
- Initiate a levy to fund tree planting/replacement
- Mariemont offers “cradle to grave” livability
- If you don’t save Old Town it doesn’t matter what you do
- We live in a fairy tale town here and I never want to leave, never

## Question

- 4 What one thing could be done to improve Mariemont's quality of life?

**Key input received:**

- Find a replacement for the former Village Kitchen site at the Square
- Reduce noise (e.g. from Bulkamatic and garbage trucks)
- Hold more community events
- Focus on Wooster Pike traffic

# Goals & Themes

## VISION 2021

As outlined in MPF's original Vision Plan proposal, and as gathered via questionnaires, input from group as well as one-on-one meetings with individuals and two Resident Summits, the following 21 goals and themes are reflected in Mariemont **Vision 2021**.

### Amenities:

Assess the status of existing Village amenities and determine the need for new amenities.

- Existing and new fountains
- The Concourse
- The Dale Park statuary group
- Existing and new public gardens
- Consider adding an amphitheater
- Existing and new outdoor seating areas
- Consider creating additional gateway and Historic District signing
- Maintain and improve existing parks and determine the need for adding new parkland (both active and passive)
- Inventory street trees, assess condition of, and create both a street tree replacement plan and street tree planting program
- Create a wi-fi "hot spot" in both the Village Square and Mariemont Strand areas
- Maintain and improve pocket parks/landscape islands
- Add a gazebo/performing arts stage at the north end of the Center Street median

### Architecture:

Preserve and promote Mariemont's rich architectural history.

- Encourage Tudor Revival design near Village Square

- Permit Georgian Revival design on Madisonville Road
- Permit Colonial Revival style residences and offices
- Permit contemporary residences
- Permit Art Deco where appropriate
- Modifications to Mariemont character is OK if it "looks" good and "feels" good

### Assets & Attributes:

Emphasize what helps make Mariemont special.

- Diverse age and income groups
- Diverse housing choices
- Pedestrian friendly/walkable
- Ability to age in place
- Outstanding quality of life
- Restaurants and entertainment (cinemas) focused nightlife
- Old Town Historic District
- Historic hotel
- Significant amount of open space
- Architecture, especially English Tudor
- Tree lined streets
- Village Square
- Branch library
- Arts center
- Feel good community



## Business Districts:

Promote the vitality and future of Village business districts.

- Village Square
- Old Town Square
- Wooster Pike and Madisonville Road
- Attract more destination-type businesses
- Consider establishing a Main Street Program (like Madison, Indiana)
- Emphasize adding offices and restaurants to improve the local tax base

## Commercial:

Foster commercial growth within Village business districts.

- New retail
- New restaurants
- New offices
- New mixed use development
- Add a parking structure instead of creating more surface parking
- Diversify and expand the local tax base
- Focus on Madisonville Road for mixed use, offices and restaurants
- Attract businesses which add to the Village's nightlife

## Community Centers:

Promote community centers as integral to Village life.

- MariElders
- Day care
- Pre-school and after school facilities
- Woman's Art Club (former Resthaven Barn)
- Parish Center

## Community Events:

Build awareness and participation in community events.

- Luminaria
- Carillon Bell concerts
- Memorial Day parade
- Taste of Mariemont
- Fourth of July fireworks
- Town Meeting

## Corridors:

Monitor and determine desirable long-term land uses for Village Gateway corridors.

- Wooster Pike
- Miami Road
- Madisonville Road
- Plainville Road
- Identify corridor improvements such as signing and beautification, and monitor speed limits
- Add/improve gateway signing into the Village

## Cultural:

Highlight cultural activities and organizations and their contributions to Village life.

- Mariemont Preservation Foundation archives
- Concerts
- Exhibitions
- Establish a community foundation
- Establish a Sister City affiliation
- Promote creation of a dining & entertainment trail Along US 50 (Wooster Pike) from Fairfax to Milford
- Promote social services outreach offerings (like MariElders & Mariemont Community Church)
- Reinstate holiday carriage rides
- Recognize the importance of the Mariemont Branch Library

## Development:

Consider opportunities that build on Mariemont's original town plan.

- Explore adding a parking deck behind Village Square
- Explore industrial park expansion
- Explore potential annexation along Wooster Pike in Columbia Township
- Create a master plan which leads to development in the 80-acre flood plain area. Potential uses include community gardens, ballfields, soccer fields, lacrosse fields, tennis courts, a dog park, horse stables, a skate park for roller skating and skateboarding, an ice arena, a sledding hill, walking/biking/hiking trails, an arboretum, a nature center, a golf driving range, a miniature golf course, an athletic complex, a fishing pond, a kite park, a laser tag facility, a zip line, botanical gardens, one or more picnic areas, a maze attraction, etc.)
- Promote the advantages (convenience, etc.) of existing bus link to Downtown Cincinnati
- Promote proximity to nearby employment centers & shopping
- Work with Fairfax, Columbia Township & Terrace Park in order to promote desired and attractive looking development along US 50
- Emphasize office development on key infill parcels & key pieces of underutilized land
- Reestablish retail in Old Town by attracting high-end antique shops and boutique retail stores
- Resolve the perceived Business District parking problem
- Promote sustainability in order to minimize our environmental footprint
- Prioritize appropriate scale when reviewing/approving new development
- Offer incentives (carrot and stick approach) to foster not only development but redevelopment
- Prevent or minimize new surface parking in Village's Business Districts

- Consider adding a low brick wall behind the Square to buffer views of residents living on Thorndike and Nolen Circle
- Consider dead ending portions of Thorndike to create a small park
- Relocate the tennis courts in order to create a gateway economic development opportunity
- Emphasize "third place" businesses (gathering and lingering places) as a means of attracting new investment
- Target a coffee/tea shop for the Historic District
- Add more specialty retail (look at Madeira) to the Village Square Business District
- Explore potential for building a two-story garage behind the Mariemont Strand and wrap it with new three story buildings featuring restaurant and retail on the first floor and office above
- Discuss sentiment that "whatever is good for Dan Spinnenweber is good for Mariemont"

## Government:

Assess the duties and responsibilities of Mariemont government.

- Develop an economic development plan
- Develop marketing literature
- Evaluate duties and responsibilities of the Mayor and Village Council
- Evaluate duties and responsibilities of the Planning Commission
- Evaluate duties and responsibilities of the Architectural Review Board
- Evaluate the pros and cons of offering tax abatement and tax increment financing as a way of encouraging investment
- Evaluate ways to reinvigorate Town Meeting
- Evaluate adoption of hotel and cinema taxes in order to promote economic development efforts in the Village Square area
- Explore adding administrative staffing in order to oversee grant writing, economic development

**Government: (continued)**

as well as redevelopment, and “champion” implementation of *Vision 2021*

- Be proactive versus reactive (pilot the ship)
- Conduct biannual citizen attitude and satisfaction surveys
- In conjunction with MPF and/or other groups, plan an annual community event — something which attracts people from outside the Village
- Create systematic inspection and property improvement programs in Old Town for the purpose of stabilizing areas, improving property values, reducing crime, and potentially diminishing social problems which are attributable to divorce as well as alcohol and substance abuse
- Explore the creation of a tourism attraction program
- Extend the bikeway/walkway from Fairfax into the Village along Murray Avenue
- Determine the need for a vacant property tax which will help not only facilitate development, but create enhanced tax base opportunities
- Establish a tree advisory board to protect the Village’s street trees and oversee an on-going tree planting and replacement program
- Formally adopt *Vision 2021* for the purpose of guiding Village decisions
- Consider changing district representation method for electing Council
- Look into reserving land for a future train stop
- Adopt a capital improvements program in order to help implement important recommendations which are identified in *Vision 2021*
- Appoint a 7-10 member Vision Commission
- Emphasize applying for and obtaining grant monies
- Initiate a program to market Mariemont to prospective businesses
- Hire a part-time or full-time Village Administrator
- Expand posting notice locations in order to better advertise public meetings
- Explore shared services such as zoning inspections and code enforcement with Fairfax
- Add biking lanes and mass transit to our pedestrian friendly streets as a means of further promoting Mariemont to prospective residents
- Help brand Mariemont as a healthy living community
- Consider eliminating free visitor parking beyond two hours
- Look into improving “asset utilization” in the Village Square Business District
- Increased leadership from local elected and appointed officials is necessary to not only sustain but improve local quality of life
- Consider holding an all-day retreat, primarily but not exclusively for Village Council members, to help facilitate the discussion of planning, programming, and budget priorities

**Historic Preservation:**

Determine Village preservation initiatives and priorities

- Utilize resources of MPF and area lenders for modernization projects
- Evaluate and act on Historic District concerns
- Evaluate enhancements to the Concourse and Old Town Square
- Memorialize Mary Emery, John Nolen and Charles Livingood with a statue park or rose garden
- Establish an Historic District Improvement Corporation for the purpose of improving and upgrading alleys, attached housing, and attached garages within Old Town
- Establish a Housing Authority to spur Historic District reinvestment, starting with purchasing, improving, and renting apartment buildings
- Study other historic/landmark communities for direction and inspiration



#### Historic Preservation: (continued)

- Promote the Village's National Historic Landmark status
- Look to John Nolen's Town Plan to help preserve architectural character
- Preserve as well as improve historic buildings
- Adapt Smith Hughes building in Old Town for theatre and/or restaurant purposes
- Make better use of the Boathouse for community events, etc.
- Look into creating a Landmark District, primarily along Center Street, and East and West Center streets
- Create Historic District identity signing
- Better educate residents about our Village heritage (history, planning, and architecture emphasis) via the Town Crier
- Consider financing a range of improvements via a tax levy

#### Housing:

Consider the adequacy of Village housing, especially in light of Mariemont's original Town Plan.

- Continue to encourage single family detached structures to be built
- Foster the construction of new rental apartments of various sizes, from efficiencies to 2 bedroom units
- Promote the development of condominiums in small versus large buildings
- Encourage the conversion of more rental housing to ownership
- Provide more moderately priced housing
- Promote additional senior citizen housing
- Encourage covered and garage parking for new attached housing
- Encourage high density residential development adjoining the Village Square area

- Create incentives for landlords to reinvest in the Historic District
- Craft a systematic approach/establish a program to improve housing stock in the Historic District
- Create a 3CDC type of umbrella organization, similar to Cincinnati, in order to spur investment in the Historic District
- Pursue grants to create Historic District demonstration programs like the "sweat equity" that characterizes Habitat for Humanity
- Promote the availability of affordable housing opportunities
- Similar to Sheldon Close and Albert Place, promote the construction of more duplex housing
- Lack of functional garages is a drawback to attracting buyers in the Historic District — something which needs to be evaluated and acted on
- Small units (square footage), small rooms, and lack of modern interior amenities help inhibit buyer interest in Historic District housing stock
- Renter turnover and renter mentality in the Historic District inhibits buyer enthusiasm and potential for property owner reinvestment
- Historic District needs a Housing Association
- Explore the possibility of one owner (like a Housing Authority) for all of the apartments in the Historic District
- Encourage one buyer to purchase multiple buildings and modernize them by making building additions, such as in the rear or on their alley side

#### Open Space:

Address the balance of open vs. non-open spaces and their purpose.

- Parks Advisory Board should play a major role in planning for development of the 80-acre floodplain area

### Open Space: (continued)

- Develop more playfields/playgrounds (i.e., in Rembold and Hiawatha Area)
- Explore the creation of river walk areas in the 80 acre floodplain area
- Implement the plan for a Dogwood Park trail system
- Protect the Beech Grove located between east and west bound Wooster Pike
- Consider adding small amounts of off-street parking in order to make better use of park areas such as the Family Statuary located in Dale Park
- Explore ways to enhance the attractiveness and use of the boulevard area on Wooster Pike between West Street and Madisonville Road
- Explore the creation of walkways to and from the aforementioned boulevard area
- Establish an “Adopt the Park Program” to help offset maintenance and beautification costs incurred by the Village
- Consider creating a Beautification Awards Committee to annually recognize outstanding landscaping/beautification efforts by homeowners, businesses, and property owners
- Consider using some of the open space in the courtyard which is accessed off Patriot Drive for lawn bowling, bocci, or shuffleboard
- Promote community gardens to expand the use of underutilized green space
- Consider making landscaping improvements to the Boathouse area
- Update or create a green space/open space plan and map for the Village
- Consider how to create passive open space in areas characterized by excessive blacktop

### Public Facilities:

Assess public facilities and their contribution to quality of life in the Village.

- Review Schools and Facilities Plan

- Establish a Middle School Reuse Plan
- Maintain high-quality schools
- Look at optional land uses for the Village Administration Building
- Establish a fund for extending sidewalks in areas where gaps exist
- Oversee the upgrade of deteriorating sidewalks
- Install sidewalks where gaps exist, especially along Wooster Pike
- Add pavilions and shelters
- Look at options for relocating both the Fire and Police Departments
- Look into creating a multiuse recreation and/or community center when redevelopment of the Middle School occurs
- Encourage charitable giving through the establishment of a Community Foundation

### Public Safety:

Counter crime and safety concerns by proactively addressing areas of concern.

- Establish more pedestrian friendly crosswalks and sidewalks in the Village Square and school areas
- Evaluate how to make better use of underutilized off-street parking areas
- Maintain high levels of street lighting
- Reduce Village speed limit(s) along Wooster Pike
- Explore the possibility of creating a Safety Advisory Committee
- Explore the reopening of tunnels leading to Mariemont Elementary School
- Look into not only refacing but reinforcing the tunnel which leads to the 80-acre area
- Look into the possibility of making the railroad crossing leading into the 80 acres more friendly to both pedestrians and motorized vehicles
- Pursue grant monies for improvements in as well as into the 80 Acre floodplain area

#### Public Safety: (continued)

- Make high levels of safety a priority in the Old Town area
- Create a rotary (traffic circle) on Plainville at Murray
- Replace parallel parking along south portion of Wooster Pike with angled parking in order to add more spaces and to slow down traffic
- Reduce the number of drive lanes on Madisonville Road to one lane in either direction and add parallel parking lane next to the Mariemont Inn

#### Recreation:

Promote Mariemont's recreational attributes and create new ones based upon residential demand.

- Recreation Association to take a lead role
- Improve the Swim Club and swimming pools
- Pursue discussions with Tennis Association to relocate tennis courts (possibly to 80-acre floodplain, Swim Club, or High School areas)
- Promote walkways/bikeways/trails (for example, along Murray Avenue)
- Add skate park, sledding and ice skating facilities
- Utilize the Village Swim Club area to anchor the creation of a recreation complex
- Promote connectivity to the Little Miami Bike Trail
- Redevelop Ann Buntin Becker minipark

#### Redevelopment:

Enrich residential/business vitality while creating a stronger tax base.

- Prioritize Historic District property improvements
- Encourage mixed use in areas near Village Square
- Don't minimize the value of having apartments, especially for young people, older residents, and divorced and widowed persons
- Identify possible development areas where small amounts of underutilized land exist (such as the property located between the library and Mariemont High School and the

land on Plainville Road located between the Statuary Park and Chestnut Street)

- Identify possible redevelopment areas where small amounts of underutilized properties exist (such as the three single-family houses on Wooster Pike which are located to the east of Pocahontas across from the library, and, the single-family residence and dentist office which are located on Wooster Pike between Homewood Avenue and Settle Street)
- Identify appropriate uses for underutilized properties
- Evaluate Dale Park Middle School for alternate uses such as senior housing, Village offices, professional offices, community theater, MariElders, multi-purpose center, recreation center, relocated tax office, a new communities museum, and maybe even a restaurant, etc.
- Emphasize attracting small, local destination-type businesses in the Old Town and Village Square areas
- Minimize additional surface parking in business districts and nearby areas
- Create an investment capital pool for seed money and low interest loan purposes
- Explore adaptive reuse of older apartments into condominiums
- Finalize plans to demolish, rehab, or redevelop the old Steam Plant

#### Tax Base:

Explore development opportunities that support tax base expansion.

- Seek improvements which will strengthen the Village tax base
- Study the Westover Industrial Area for improvement and possible expansion
- Emphasize an increase in earnings and sales tax revenues as opposed to continued reliance on property tax revenues
- Expand commercial use in the Village Square and Old Town Square areas



**Tax Base: (continued)**

- Apply the Rule of 10 (for example, a ten minute walk time) to the Village Square area regarding the promotion of high density housing and mixed use
- Look into the possibility of creating a vacant land tax

**Tourism:**

Take advantage of Mariemont's uniqueness to promote it as a tourist destination.

- Provide guided walking and driving tours of the Village
- Promote tourism via the Mariemont Inn
- Encourage the opening of one or more beds and breakfasts
- Promote the Madisonville Site as a tourist attraction
- Promote the establishment of a seasonal farmers' market on the Village Square
- Promote tourism friendly businesses such as the Village Cinemas, local restaurants, and Graeter's
- Consider establishing a Mariemont History Walking Trail in the open space area located along Miami Bluff between the Concourse and the first house on the south side of the street

**Zoning:**

The Village needs to update what is an outdated Zoning Code.

- Revise the Planned Unit Development section
- Establish standards for enclosing dumpsters
- Revise certain provisions in the Residence D Zoning District
- Establish standards for mixed use development (two or more use types in a building)
- Create building bulk/scale standards (length, height, and width)
- Greatly expand the Definitions Section
- Revisit fencing in front yards
- Look at standards for garage conversions
- Revise parking standards
- Incorporate incentives to promote Amenities Zoning
- Update fee schedules
- Create buffer strip requirements for off-street parking
- Create a Historic District Zone
- Revise the existing Zoning Map
- Revisit off-street parking standards, including placing limitations on future surface parking
- Revisit signing standards and requirements
- Make sure that previously established New Development Requirements have been incorporated into the Zoning Code
- Look at creating Form Based Zoning in the area surrounding the Village Square
- Look into creating standards for walkways/ bikeways
- Create standards and incentives for a parking deck behind the cinemas
- Minimize/discourage building demolition and require a redevelopment plan prior to authorizing any demolition
- Do not permit buildings less than two stories to be built in or near the Village Square area
- Adopt architectural controls in order to ensure that the design of new building space and accompanying building materials for the Mariemont Elementary School respects its previous look and scale
- Explore the creation of an Overlay Commercial Zoning District in order to maintain the existing Village fabric (no front and side yard setbacks/zero lot lines, existing architectural character, and parking behind buildings)

# Vision 2021 Priorities

From the goals and themes identified by meeting and survey participants, a total of 21 priorities have been identified for consideration and implementation and will require the participation of Village elected and appointed officials. The following is an overview in order of priority.

## Historic District

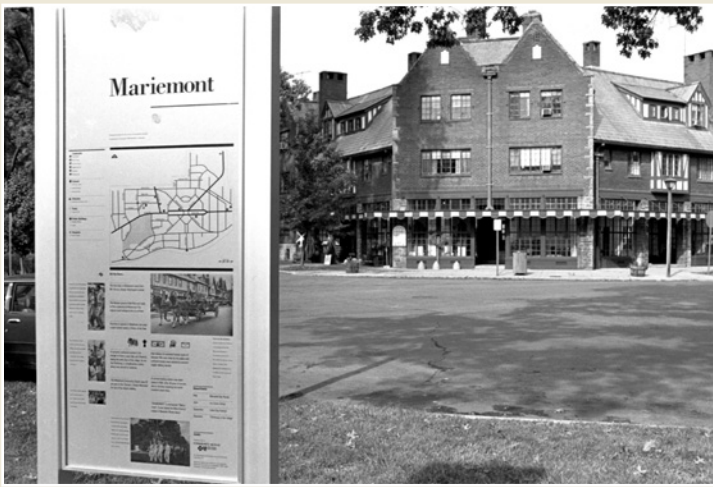
Mariemont's Old Town Historic District is characterized by tree-lined streets and contains a mix of residential, commercial, religious, public and educational uses. It is a special reminder of Mary Emery's vision for modern day apartment dwellings for workers formerly housed in Cincinnati's working-class neighborhoods near Downtown. The district is dominated by multi-unit brick buildings (many with adjacent garages). This arrangement created multiple alleyways behind buildings on Oak, Chestnut, Murray, Maple and Beech Streets. These garages and alleyways have deteriorated during the last century. A large number of the multi-unit structures in the Old Town vicinity are in need of updating to better accommodate the needs of today's households. Assessing the multiple needs in the Old Town Historic District was the top priority identified by the visioning process.

## Business Development

Revitalizing the business base in the Old Town Historic District, enhancing the cluster of businesses along Wooster Pike (west of the Village Square), and the addition of more businesses in the Village Square were seen as being essential to not only expanding the Village's tax base, but increasing customer visits. Here is a rendering of a future multi-use and housing development on Madisonville Road as well as a photo depiction of the original Mariemont Strand model.

## Tax Base

Where will the Village turn for future tax revenue sources? Identifying additional tax base revenue sources is paramount to Village vitality and quality of life. Both business retention and business attraction programs need to be undertaken.





## Village Gateway Corridors

Gateway corridors into the Village from the East, West, and North need to remain vibrant and inviting to residents and visitors. Maximizing their appeal is important, both from an image perspective as well as from a community pride perspective.

## Development of 80 Acres

Long regarded as a flood plain (and once home to a nine-hole golf course and clubhouse), the lower 80 acres lie south of the Village, but remain ripe with recreational redevelopment potential. This area is an unrealized opportunity — one that has special importance for community recreation and open space. However, overcoming access limitations and seasonal flooding remain major obstacles.

## Village Administrator

The addition of a full-time Village Administrator will enable local elected and appointed officials to accomplish more — especially with respect to helping implement the multiple recommendations identified in **Vision 2021**. This individual's desired background as an organizer and implementer will be put to use in areas requiring immediate attention, such as the Historic District. A summary of responsibilities and reporting duties needs to be defined and documented.

## Vision Commission

This 12-15 member body is envisioned as a group with reporting duties to Village Council. It should be comprised of both resident and non-resident members. Representation should include business people and one or more local developers. Very importantly, this group needs to be involved over an extended period of time. Revolving leadership and representation will encourage that volunteer committee members remain motivated and committed to supporting **Vision 2021** initiatives (see page 48).



## Business District Economic and Marketing Plan

Engineering a concrete economic development and marketing plan with clear milestones will help foster a better future for Mariemont's distinct business districts. Maintaining a mix of business types is an important means of attracting customers from both inside and outside the Village. Developing both an economic development and marketing plan should be a high priority of the Village Administrator. As an older community with little room for growth, developing such plans will require the involvement and cooperation of not only Village officials, but local business and property owners as well.

## Dale Park School Reuse Plan

As the era of Dale Park School comes to an end, a reuse plan for the building and site should be defined and used to attract new business and/or community uses into this central location in Mariemont's Historic District. It is important that the Dale Park School remain, through adaptive reuse, an anchor for future investment in the Historic District. This is another area where a valuable contribution can be made as a result of retaining the services of a Village Administrator.

## Grant Writing

Seeking grant opportunities will allow Mariemont to tap into needs funds for development and redevelopment as well as administrative assignments. While this could be a major responsibility of a Village Administrator, it is important to recognize that other Village departments, as well as boards, commissions, and volunteer groups, also need to be vigilant in their efforts to secure grant funds.





## Annexation

Annexing available land along Wooster Pike in Columbia Township could spur Village efforts to improve the tax base while appealing to the land needs of potential developers. Annexation should be one of the initial priorities of the Vision Commission. In addition, it should become a focus area for the Village Administrator.

## Nolen Town Plan

Preserving and building on John Nolen's original plan for Mariemont is key. By adhering to the principles of town planning, future projects should be envisioned with the same or similar high-quality architectural character and integrity as Nolen's plan set forth in 1921. Nolen was involved in the creation of Mariemont for five years, from 1920 to 1925. One of the ironies Mariemont currently faces is a lack of planning — whether short term or long term. Going forward, this oversight needs to be corrected. Otherwise, Mariemont may not remain the special place it has been for so long.

## Zoning Code

The Village's zoning code has undergone few revisions since it was adopted. Exploring potential updates might streamline the development/redevelopment process as new projects come to light. In addition, revisions will enhance the Village's ability to be proactive in regard to proposed development/redevelopment. While the Village Planning Commission, Mayor and Council should provide leadership, updating the Village's zoning code should be a primary responsibility of the Village Administrator.





## Green/Open Space & Bikeway Connectivity Plan

Enhancing and protecting Mariemont's abundant parks and green spaces will preserve the Village's beauty for years to come. As an example, the Dogwood Park trails plan pictured here helps define a green space not currently enjoyed by many residents. Similarly, finalizing plans for integrating Mariemont into the nearby Little Miami Bike trail will make it a true amenity for Mariemont and area residents. *Dogwood Park trails plan courtesy of Martin Koepke.*

## Tree and Landscape Plan

Mariemont's green spaces are adorned with lush trees and landscaping. Many of the original plantings as planned by John Nolen are in need of replacement. Extending and updating Nolen's original plan will ensure that the Village's tree canopy and greenery remains and thrives for future generations.

## Parking

The original Nolen plan doesn't support today's modern parking needs. While parking changes have been instituted on an as-needed basis, much of it has been reactive and not proactive in solving the underlying parking problems. Parking decks and an increase in on-street parking might curb such issues as the Village aims to attract new businesses and conveniently serve the needs of visitors to the village.

## Community Foundation

Setting up a community foundation, as a manner of gifting one's legacy, would benefit the Village and residents and provide a conduit for transferring assets. This important entity is not meant to compete with the Mariemont Preservation Foundation for funding. Furthermore, its scope should be much broader.





## 3CDC Organization

Akin to 3CDC's efforts in and around Downtown Cincinnati, explore a similar organizational status for Mariemont's Old Town Historic District. This will spur interest in redevelopment especially with regards to residential apartment modernization and conversion of rental units to ownership opportunities.

## Future Office Space

Several locations in the Village have been identified as potential sites for office space. Sites such as the current tennis courts and the perimeter of Dale Park School are examples. Offices not only employ people who pay earnings taxes to the Village, but who bank locally, shop locally, and purchase food and drink items locally.

## Tourism

Mariemont is a hidden gem on Cincinnati's eastside. Promoting its attributes, especially through regional tourism, is an effective means of introducing the long-term benefits of planning. In addition, tourism helps generate customer traffic for local businesses and can even help attract new residents. A concerted effort on behalf of local businesses and Village government is a good way to demonstrate the benefits of a public/private partnership.

## Industrial Park

Attracting and retaining businesses in Mariemont's industrial park at Westover is crucial to expanding as well as preserving our community's tax base. Where do future opportunities lie? What businesses can assimilate into this area? Exploring business interests is foremost in maintaining the financial health of what is an extremely important source of both property and earnings tax revenues.



# Resident Summit Results

Two Resident Summit meetings were held in order to obtain additional input from people who were interested in contributing their thoughts to the creation of a meaningful Vision Plan. A Power Point presentation was made at each Summit followed by attendees answering a series of questions and identifying individual Vision Plan Theme priorities.

Resident Summit attendees were also asked to assign either a **High** or **Low** priority to a series of topics. Their responses are shown below:

Should a **Community Foundation** be established?

**High: 9**      **Low: 8**

Should the Village establish a **Sister City** program?

**High: 3**      **Low: 22**

Should the Village create a **trail** which connects to the Fairfax Walk/Bike Trail?

**High: 10**      **Low: 16**

Should the Village create a **trail** which connects to the Little Miami Walk/Bike Trail?

**High: 19**      **Low: 8**

Should the Village consider **annexation** of a portion of US 50 in Columbia Twp?

**High: 14**      **Low: 13**

Should the Village consider whether or not to allow **surface parking** along Madisonville Road?

**High: 22**      **Low: 5**

The following are the **Top 3 Priority Concerns** resulting from these important meetings.

- 1A Historic Preservation
- 1B Business District Related
- 2 Tax Base Enhancement
- 3 Redevelopment

The next activity for people attending the Resident Summits was to provide feedback to several questions. The information which was identified follows.

What should the Village do to improve its Tax Base?

- Annex Wooster Pike property up to the Newtown Bridge, including Williams Meadows
- Attract new businesses to vacant spaces
- Establish a marketing program and promote opportunities
- Reuse the Middle School for office purposes
- Offer tax incentives and create an Enterprise Zone
- Create a joint venture with Columbia Township and Fairfax to market development in the US 50 corridor
- Relocate the tennis courts and use the land for new offices
- Rewrite the Zoning Code to offer incentives
- Increase the earnings tax
- Redevelop select residential property for business use/develop underutilized property



- Emphasize mixed-use development opportunities
- Go after grant monies like neighboring communities do
- Create below-market rate business loans, property and sales tax rebates, and fee waivers
- Hire a professional administrator who can pursue economic development

What types of non-educational uses should be explored for the Middle School? (Currently known as Mariemont Junior High School; originally called Dale Park School)

- Office
- Mixed use
- Community Center with perhaps a health center component
- Museum
- Playhouse
- Business Incubator
- Relocate Village offices
- Relocate MariElders & create senior citizen apartments

What should the Village do to create interest in improving the Historic District?

- Market the Old Town business district outside of Mariemont
- Create more business friendly parking
- Market zero lot line opportunities to generate interest in buying condo units
- Explore fundraising to begin a redevelopment program
- Create low interest loans for such things as new windows & central air conditioning
- Waive permit and inspection fees on new construction and improvements
- Redo the streets
- Improve the appearance of the district's residential and mixed-use buildings

- Create more street lighting
- Plant more street trees
- Build residential or office structure(s) in the open space area next to the Middle School
- Do a better job of enforcing existing building and housing codes
- Relandscape areas by adding more color and removing scrub bushes
- Clean up the alleys, starting with hauling away junk/trash
- Replace chain link fencing in alleys with low brick walls or wrought iron
- Hire a person to promote living and working opportunities in the Historic District
- Create a 3CDC entity like the City of Cincinnati did to encourage reinvestment in Fountain Square and Over-the-Rhine
- Create more homeownership opportunities
- Redevelop apartments on Maple to create bigger rooms and add amenities
- Invest money to make alley garages more functional

How can the Village make better use of the Lower 80-acres?

- Leave in a natural state along the Little Miami River
- Keep the existing community gardens & add a botanical garden
- Create a walkway/bikeway which connects to Miami Bluff
- Pursue grant monies in order to create recreation opportunities
- Look to Voice of America Park in West Chester as a model for creating a variety of recreational uses
- Assess floodplain, railroad access & utility problems before making big plans
- Relocate the tennis courts here

What should the Village be doing to attract more businesses to the Village Square area?

- Add angle parking in the Beech Grove median
- Don't use any of the boulevard area opposite Village Hall for additional parking
- Create a parking deck behind the cinemas/ create garage parking behind The Strand
- Solve the existing parking problem — not enough parking
- Aggressively pursue family friendly restaurants
- Attract a pub or tavern
- Consider creating a parking shuttle between the Village Square and Old Town areas
- Promote mixed use opportunities
- Redevelop Village Hall for commercial use — offices, retail, and/or restaurants
- Don't create too much competition amongst businesses — rather, fill the voids
- Create an outreach effort to attract new developers and business people
- Support fixing the problems at the Mariemont Promenade
- Create a sustainable, mutually supportive, mix of uses
- Create a business attraction plan
- Pursue grant monies in order to help facilitate implementation
- Attract a destination type, high quality Oriental restaurant
- Determine if we really need to attract more businesses
- Rewrite the Zoning Code to provide incentives for new businesses
- Prioritize attracting a bed & breakfast

What can be done to improve local government?

- Town Meeting needs to play a more meaningful role in recruiting Council candidates
- Do away with district representation

- Move Town Meeting date to attract more people
- Hire a Village Manager
- Public maintenance needs to become a higher priority
- We need a better Village website to keep residents better informed
- Communications from the Mayor and Council to the public needs to be improved
- Interstate 71 & Red Bank Road signing needs to identify Mariemont
- Do a better job of enforcing existing ordinances
- Parking overnight on the street is still a problem
- Planning Commission needs to start doing some planning
- Need to join a "TIDY Village" program similar to Tree City USA
- Definitely need to be more proactive

Miscellaneous comments which didn't fit into any of the questions which were asked:

- Clear the fallen trees scattered throughout Dogwood Park
- Lots of resident apathy/complacency exists
- Attract a farmer's market
- Add a roundabout at the intersection of Plainville and Murray
- Create ice skating at the Boathouse
- Create a fitness center if a community center is built
- Focus on attracting people to Mariemont from early morning to late evening
- Don't build condos just for empty nesters, go after younger households also

# Kiwanis Meeting Results

The first and last presentations made by the Vision Plan Committee were to the local Kiwanis chapter. One of our reasons for polling this important group is that many of their members are business people. However, what is also important is that they reside in different places—they don't all live in Mariemont. Interestingly, neither Dan Spinnenweber nor Rick Greiwe, developers of highly regarded commercial and residential projects in the Village, live in Mariemont—something which underscores the need to look beyond the Village in order to find people who have not only bought into the Village's rich heritage and physical fabric but are also interested in making a further financial investment in, and, contribution to the Village's future quality of life.

The list of Vision Plan Themes was distributed to the Kiwanis. Afterward, they were asked to rank their Top 5 Themes.

Upon tabulation, their **Top 3 priorities** were:

- 1 Historic Preservation
- 2 Tax Base Enhancement
- 3 Business Districts, Commercial & Development

*It is interesting to note that both the Resident Summit and Kiwanis Meetings produced the same Top Two Priority results—**Historic Preservation** and **Tax Base Enhancement**.*



Rendering of future multi-use and housing development on Madisonville Road. Provided by CR Architecture + Design and Greiwe Development Group.

# Mariemont Student & Boy Scout Input

Too often the planning process overlooks an important resource group: **young people**. In an effort to make their voices an important component of the Vision Plan, meetings were held with three fourth grade classes at Mariemont Elementary School and with Sociology students at Mariemont High School. In addition, written recommendations were received from seventh graders at Mariemont Middle School.

Interestingly, one Middle School student spent time completing our vision questionnaire. One of her comments captured the essence of living in the Village: ***"I love that Mariemont is built for grown ups and kids to enjoy, not one or the other."***

Also, a meeting was held with local Boy Scouts. In most instances, the Lower 80-acre floodplain area and open space represented the primary but not exclusive areas of focus. However, our discussion with high school students was much more broad ranging than just recreation and open space.

## Lower 80-Acre and Open Space Ideas

- Create a system of trails, starting in Dogwood Park and ending at the Lower 80 acres
- Build a basketball court
- Build a putt putt golf course
- Rebuild the nine-hole golf course that was the original use until widespread flood damage occurred in 1937
- Develop a Winter Club (ice rink) like Indian Hill did on State Route 126
- Develop a dirt track or go cart race track
- Create an area for roller skating, ice skating, skateboarding and rollerblading
- Build a fishing lake
- Build soccer fields, a baseball field, and football field
- Build horse stables to encourage horse riding
- Create a zip line
- Create a water park
- Create access to the Little Miami River as a means of encourage canoeing and kayaking
- Build a Country Club
- Build a big playground for kids from Mariemont, Fairfax, Columbia Twp and Terrace Park
- Build another Ault Park
- Build an animal shelter
- Create a picnic area with a picnic shelter
- Create a kite park
- Create trail signs
- Clean up the Little Miami riverfront
- Build a sledding hill
- Build a dog park
- Make the Boat House into a History Museum



- Build an indoor hockey arena
- Build a blind that can be used for bird watching
- Build a Par 3 golf course
- Build a corn maze
- Build one or more small bridges over Whiskey Creek
- Create a petting zoo
- Create a camp site
- Create orchards so people could harvest fresh fruit
- Create pumpkin and strawberry patches and sell them to raise money for youth activities
- For safety purposes, make sure that whatever gets developed is well lit
- Establish a nature preserve
- Think about creating a large indoor swimming pool complex
- Create a stage at the Boathouse for concerts
- Create a bike track with jumps
- Put recycle bins as well as trash receptacles along all the trails
- Build a place to play laser tag
- Build a place to play paintball
- Build a climbing wall
- Build a lacrosse stadium
- Create an indoor soccer complex
- Create a volunteer center to help people out
- Create a multi purpose recreation center
- Create a small amusement park with a small roller coaster
- Create a Memorial Garden
- Add a water slide to the existing swimming pool

## Other Ideas

- Restore the pedestrian tunnels to the elementary school under Plainville Road and Wooster Pike

- Create a haunted tunnel during Halloween
- Repair sidewalks and extend them where they do not connect to other sidewalks
- Encourage more offices in Old Town
- Mariemont needs a butcher shop, a candy store, a mini grocery store, a taco place, a Chinese restaurant, a mini discount store, a Lego store, more parking, a bowling alley, an art studio, and a bookstore
- Make a decision on what to do about the old steam plant
- Mariemont needs an amphitheater
- Mariemont needs a bigger swimming pool
- Create one or more sculpture parks
- Mariemont needs a community center with a youth/recreation emphasis
- Open up the Boathouse to the public and use it to tell Mariemont's history
- Flood the tennis courts and create an area for ice skating
- Kids living in Mariemont, Fairfax, and Terrace Park should be able to swim at more than just their own community's swim club

## US 50 Ideas

- Emphasize attracting more local restaurants as opposed to chain restaurants
- US 50 through Fairfax is monotonous, unattractive, and not pedestrian friendly — all a significant contrast to what characterizes Mariemont
- Speeding into Mariemont from both the east and west is dangerous
- Repair the Mariemont Promenade shopping center in Columbia Township
- Redevelop the Hollywood Video and mobile home properties in Columbia Township
- Encourage Chipotle to locate in either Columbia Township or Fairfax

US 50 Ideas: (continued)

- Encourage Bruegger's Bagels to open in Columbia Township or Fairfax
- Encourage Panera to open a location in Columbia Township near the High School
- Build more offices along US 50 in Columbia Township
- Extend the sidewalks and keep them a few feet back from the curb

## Mariemont Square Business District Ideas

- Mariemont should expand the Village Square Business District
- Lack of parking is a problem
- Finish Mary Emery's Plan
- Encourage new businesses as well as high density residential development
- Look into infill projects
- Existing building heights and setbacks need to be respected
- Prioritize finding a tenant for the former Village Kitchen space
- Recruit restaurants like Zip's as well as a tavern/bar/pub
- Find room for Busken's
- Recruit a café for the former Village Kitchen space



# Select Resource Groups Meeting Results

The following is input received from six community resource groups at meetings conducted by MPF:

## The Architectural Review Board

- Start with a list of existing conditions prior to developing any plans for open space
- Consider the Rule of 10 for the Village Square area
- Improving the Village's quality of life means focusing on the three R's: Retail, Restaurants, and Recreation
- Expand retail to the south side of the Square
- Increased density in the Village Square area will help to create new commercial opportunities
- Plan for a future train stop and its impact on housing and businesses
- Emphasize attracting a cluster of antique shops as well as new offices to Old Town
- A parking deck makes sense because it provides convenience and represents a better use of land than surface parking does
- A bed and breakfast on the Square or in the Village makes a lot of sense

## The Eastern Area Chamber of Commerce

- Be mission specific in completing a vision plan
- Think about partnering with other neighboring communities — the future of Mariemont is linked to the health of its neighbors
- Create strong identities for priority themes
- Look at fringe areas for business expansion (underutilized land)

- Coordinate plans with local schools to maximize benefits
- Partner with the Chamber and other groups to promote community events
- Emphasize destination businesses for Old Town
- Consider relocating the MariElders back to the Middle School (Junior High) building
- Adapt the Smith Hughes (former firehouse) building for a community theatre
- Go after grant monies
- Look at other historic communities to see what programs they established in order to attract reinvestment
- The Village seems to be going through a transition period
- Compare the Village's earnings tax with other communities
- Create community and visitor interest by offering non seasonal carriage rides

## Mariemont Community Church

- The trade area (congregation) for the church extends beyond Mariemont
- Growing demand exists for social services (poverty, divorce, etc.) in Old Town
- Crime and safety in the Old Town and border areas are becoming more of a concern
- Helping local people and kids who are in trouble is very important
- Upgrading rental properties should be a high priority

#### Mariemont Community Church: (continued)

- New ideas are needed to revitalize Old Town and have it once again be a resource for attracting both residents and businesses
- A nonprofit corporation should be established to buy rental properties in Old Town
- Definitely establish a community foundation
- Schools need to look at creating youth programs

*Note: we also received a letter (8-19-09) from Pastor Dennis Beausejour offering some additional thoughts.*

#### Mariemont Civic Association

- Revisit the US 50 documentary done by Tom Brokaw
- Gateways into the Village need to be signed and dressed up
- The Village needs to employ the services of a grant writer
- Add a bandstand or an amphitheatre in Dale Park to host community events
- Look into developing the Beech Grove on the east side of the Village Square
- Make business attraction, especially destination businesses, a priority in Old Town
- Upgrade the buildings in the Old Town Square
- Create a brochure in order to market Mariemont to the business community
- Create information which educates hotel guests and visitors about Mariemont
- Establish a Sister City program

#### Mariemont Parks Advisory Board

- Create a map of all green spaces, including recreation & playground areas
- Ice skating at the boathouse should be pursued
- The trails in Dogwood Park should be completed
- A play area should be added in the boulevard between Hiawatha and Rembold

- The Village should concentrate on beautification via perennials rather than annuals
- Repairs need to be made to Statuary Park
- Trash receptacles in Village Square area need to be attractive and replaced if damaged
- ARB should look into park improvements
- Sponsors should be recruited for Adopt-A-Park Programs — like Isabella Hopkins Park — to insure a high level of maintenance
- The concourse and its trellis needs to remain a Village focal point
- The Village needs to establish a tree replacement and planting program
- The Village needs to establish a regularly scheduled tree maintenance program
- The Village needs to employ the services of an arborist
- Close off Mariemont Avenue near the swimming pool and create a snow sledding hill

#### MariElders

- Sad to see deterioration in the Historic District
- We need to establish a Housing Authority to become active in Old Town
- Mariemont needs a community center
- Our first priority should be protecting and caring for what we have
- Small businesses should be recruited for Old Town
- Bring back the Village Kitchen
- The village needs to look at ways to increase its tax base
- Mariemont needs to remain a community where you can age in place



# Major Property Owners Meeting Results

MPF collected the following comments from meetings with three major property owners:

## Three Major Property Owners

- Apartments are a losing proposition for small apartment owners
- The Village should facilitate finishing the five-block mixed-use development envisioned by John Nolen
- Given deterioration, the old steam plant should be demolished and redeveloped
- Modernizing apartments requires a huge investment — current rents can't support
- Use sustainability in order to attract not only new residents but new businesses
- Village Manager position needed but where the money comes from is the question
- Advantage of zero-lot-line apartment conversions is a reduced tax rate — a very attractive incentive
- Enhance the local tax base by endorsing additional retail, office, and residences
- There is some but not a lot of demand for new offices
- Parking needs to be visible — putting it behind buildings is a real limitation
- Advocate a plan for economic development
- Would welcome mixed use buildings on Madisonville Road
- Sees no planning for the future as a real problem
- Encourage new parking by authorizing tax increment financing
- Thinks that antique stores could be supported in the Historic District
- Doesn't think parking has influenced the continued vacancy of space next to Graeter's
- Compile and analyze tax generation statistics by business/land use category
- Wants to see kid friendly affordable restaurants move into Mariemont
- Demolishing one or two apartment buildings and replacing them with surface parking is one of his priorities
- Need a point person at Village Hall in order to execute development objectives
- The Historic District has lots of potential but needs to be cleaned up and improved
- Has no interest in trading property with the MariElders
- Definitely reinvest in the Historic District
- Alleys in the Historic District present lots of challenges — fencing, garages, trees, etc.
- Village Council needs to develop Specific Area Plans
- Look for seed money to help facilitate investment in development/redevelopment
- Thinks standardized fencing should be introduced in the Historic District
- MPF might consider facilitating a meeting with Historic District property owners
- Sees zero-lot-lines as a good incentive for attracting homebuyers to the Historic District
- Differentiate Mariemont from other communities by emphasizing the Village Square area as being a people focused destination

Three Major Property Owners: (continued)

- The Village needs to be real vigilant about code enforcement in the Historic District
- Tie into both the Little Miami and Fairfax bike trails
- Sees the Lower 80 acres being used primarily for recreation purposes
- Move forward by establishing priorities and identifying benefits
- Thinks annexation in Columbia Township should be pursued
- In order to improve retail vitality, consider establishing a Main Street Program

## Former Village Clerk, Treasurer and Solicitor Meeting Results

MPF held meetings with the former Village Clerk, Treasurer and Solicitor and gathered the following insights:

- Historic Preservation, Housing — especially new, reasonably priced Apartments, and the establishment of a Community Center
- Tax Base Enhancement, Assets & Attributes, and Government Parks, Recreation, and Open Space

# Current & Past Elected Officials Meeting Results

The following feedback was recorded in meetings with 12 current and past elected officials:

## Elected Official No.1

- Priority was seeing the Village do a better job of planning for our future
- Wanted to know if the Vision Plan would address steps & solutions
- Leadership is all about purpose, direction, and motivation, and is something the Village needs more of
- Thinks some consolidation of Council committees should occur and that planning to keep a healthy industrial park tax base was important
- Would like to see more recreational uses around the Village Swimming Pool — much like Terrace Park's complex
- Thought the lower 80 acres had some recreational potential
- Believes the Village should “repurpose” the tennis courts on Plainville and Madisonville Roads for economic development
- While unsure who pays for it, wants to see Wi-Fi “hot spots” established in both the Village Square and Old Town business areas
- Wants to see Mariemont leaders be more creative, more innovative
- Wants to see the Village build a “third place” mentality as a means of attracting more businesses as well as more visitors
- Likes the idea of having some organization like the Thomas J. Emery Memorial pay for or help offset costs for an all day retreat to discuss, among other things, visioning, planning, and priorities
- We need a plan for our Historic District

- We need to secure funding for modernization of the existing rental housing in Old Town

## Elected Official No. 2

- Expanding housing choices in the Historic District is a top priority
- Noted importance of New Development Guidelines
- Appreciates Vision Commission idea and suggested composition go beyond MPF
- Council is “tactical” and needs group like MPF “to do things”
- Village Administrator is not a new idea but is good and needed — especially with respect to having a professional assuming day-to-day responsibilities
- Thought way to sell Village Administrator position is to keep “head count” at Village Hall the same but reassess current administrative staffing levels
- Has high hopes for little used zero-lot-line ordinance with respect to creating new home owner opportunities — especially as a means of attracting young families
- Thinks illustrating the Vision Plan is very important
- Welcomes the use of a Vision Plan Executive Summary
- Suggests identifying “specific solutions” in *Vision 2021* and being as specific as possible with respect to identifying recommendations
- Thinks that 500 rental units in the Village is too many

- Mariemont's character should not be changed — it needs to be maintained
- Is not supportive of changing the location of the tennis courts at corner of Plainville and Madisonville Roads — they would get less use than at present if moved
- Suggests a new name for Village Administrator, maybe Assistant to the Mayor, in order to get past possible political opposition

### Elected Official No. 3

- Committee has a full plate now — the workload is a little overwhelming
- Obtaining grant monies is very important
- Council is exploring codes for more effective Historic District maintenance
- Would like to see Old Town identity signing created
- Is in favor of retaining existing rental housing
- Wants to see us dress up the alleys in the Historic District
- Is in favor of promoting tourism in the Village
- Would like to see one or more beds & breakfasts in Mariemont
- We need to change the perception that Mariemont isn't an affordable community
- The Town Crier is the perfect vehicle to educate residents about our heritage
- Acknowledges that we need to begin marketing the Village
- In favor of hiring a Village Administrator — something other Council members support
- Wants to expand and improve both the Old Town and Village Square business districts
- Believes that high levels of public safety in Old Town are essential
- Facilities in Old Town need to be upgraded
- Thinks we should explore sharing personnel with Fairfax for zoning as well as code enforcement

- Reuse of the existing Middle School could result in a community center, Village offices, professional offices, a new home for the MariElders, a relocated tax office, and maybe even a restaurant
- Likes the idea of establishing a Housing Authority to oversee reinvestment in the Old Town Historic District
- Thinks that the tennis courts located on Plainville & Madisonville Road are on prime property and should be relocated, maybe to the high school
- Timing is not good for initiating a hotel or restaurant tax
- Thinks looking at underutilized properties is fine but that we need to be careful
- Likes using the property Jack Hodel has for building new office space
- Likes the idea of establishing a community foundation
- If a Vision Commission is established it should be separate from the MPF
- Definitely favors seeing an illustrated as opposed to text only Vision Plan
- Village needs to consider hiring an economic development person
- Expanding parking in the Village is necessary

### Elected Official No. 4

- Let's raze the old steam plant and turn it into a park with some type of monument
- Easy access is the big challenge facing the Lower 80 acres
- Sees a recreation center, canoe livery, and ball fields on the Lower 80 acres
- Sees the possibility of Newtown style elevated condos on the Lower 80 acres
- Madisonville site near the swimming pool has development limitations



- Wonders if tribal money (Madisonville site) would be available to support tourism
- Wants Mariemont to have diverse housing choices and varying income levels
- Architecture, planning & zoning are key elements in maintaining community integrity
- The industrial park is a huge asset
- Has lobbied for 5 years to hire a full-time Village Administrator
- Thinks Historic District preservation and improvements should be a high priority
- There is a limitation on what the Village should expect from volunteers
- Council needs to focus on big picture and not get bogged down in little details
- Wants to attract more young people and tourists to Village (cited Savannah, Georgia)
- Thinks adding nightlife to the Historic District is a winner
- Public safety is essential to attracting and keeping residents
- Doesn't know of any downside in pursuing annexation
- Likes the idea of a Vision Commission
- Schools, walkability, and small community feel are Mariemont's strengths
- Thinks the Village should consider moving into the Middle School
- Says that a country club attitude exists south of Wooster Pike
- A mix of office, retail, and restaurants need to be a part of a redevelopment strategy
- Would like to see the Old Town Square resurrected
- Thinks we need to go up and/or down instead of allowing more surface parking
- Village Hall is top heavy in positions
- We need to aggressively pursue grant monies

- Convenient parking is essential to attracting development and meeting customer needs
- Can see Mariemont promoting development in the US 50 corridor outside the Village
- Can see Mariemont partnering with neighboring communities to provide joint services
- The Village needs to begin looking 5 and 10 years into the future
- Thinks joint services (like fire) is the wave of the future
- Thinks Wooster Pike area of Columbia Township should have a landscaped median
- If annexation occurs, the Plainville area has a rich history — one we should promote
- Likes the idea of a Vision Commission (VC) and says it should have subcommittees
- Thinks VC could be rolled into our Village Planning Commission

## Elected Official No. 5

- Very much in favor of a professional administrator — we can't afford not to have one
- We need an administrator who can obtain grant monies — it will provide a high return on investment
- Without a growth in revenues Mariemont is playing catch up — the Village needs to do a better job of leveraging and provide more efficient services
- If a Village Administrator is hired he or she needs to have economic development experience
- Redevelopment will be a critical component in Mariemont's future. It needs to be directed at growing both our earnings and property tax bases. Our emphasis should be on industrial and office, as opposed to residential redevelopment
- Costs keep going up but the Village has been reluctant to go to the voters. Eventually they will need to ask for a lot of money — something which voters may not support, especially given the recent passage of expensive school levies

- The school district and the Village need to work closely with one another on doing strategic planning
- Eventually diminished revenues will result in diminished services
- It is important for the Village Council to take an ownership position with respect to the Vision Plan
- Likes and supports the idea of a Vision Commission. It can help build awareness as well as buy in for adoption by Village Council. Thinks it needs to be representative of residents, property owners, school officials, the business community, and major community organizations
- The Vision Plan must be comprehensive in scope and reflect broad views as opposed to primarily the thoughts of a small group
- Believes in being proactive instead of being reactive
- Believes the Historic District is in trouble. The apartments need modernizing in order to attract young people — they are looking for bells & whistles. Says that rents are high and returns are low. Furthermore, says landlords aren't focused on the long term welfare of Mariemont
- Mariemont needs to do a better job of creating Community Reinvestment Areas. They provide tax incentives in exchange for making improvements. Rewarding people for building Green or achieving LEED certification should become a priority
- Hamilton County provides people with 3% below prime loans for making a sizable investment in their homes — something which needs to be promoted
- Fairfax is a marvelous story. They have become the talk of Hamilton County. They are a good example of a mayor and a village administrator working together to win grant monies, expand the local tax base, and provide a high level of public services to residents and businesses
- Suggested we visit Duke Energy's Envision

Center in Northern Kentucky to learn about a smart grid and energy efficiency

- Thinks the Vision Plan needs to encourage one or more LEED/Green building projects
- Accountability is important for local elected officials, especially the Mayor and is something which would be a key feature of hiring an Administrator
- Hopes Mariemont's elected officials will be supportive of building a roundabout on Plainville at its intersection with Murray
- Believes the Middle School would be very attractive for partial conversion to small offices. While adding other uses would make it a multi-purpose center the focus should definitely be on tax base enhancement
- The Westover Industrial Park may well be a brownfield site. We need a plan to protect our tax base there — especially if Kellogg decides to leave or cut back. Developing a plan could be a responsibility of the Vision Commission as well as the Village Administrator
- Recommends that the Industrial Park be designated a part of a Tax Increment Finance District by Village Council
- The Bulkamatic entry to the Lower 80 acres is in Columbia Township, not Fairfax
- Sees lots of obstacles to developing the Lower 80 acres for anything but passive recreation. Says lack of water and sewer plus the floodplain will prevent any major building construction. Can see walking/biking/jogging trails there. Thinks we should pursue grant monies to fund recreation improvements here
- Believes our zoning code is outdated and needs to be overhauled. In particular, would like to see the Village consider adding form-based zoning

## Elected Official No. 6

- Priority is to see Dan Spinnenweber continue to reinvest in Mariemont

- Thinks we need to rezone the apartment property across the lane from Mio's that Dan Spinnenweber wants to use for future surface parking
- Is not concerned about creating office and/or restaurant opportunities in place of surface parking on the property Dan Spinnenweber owns across the lane from Mio's
- Commented that "whatever is good for Dan Spinnenweber is good for Mariemont"
- Thinks reinvesting in the Historic District is important
- Believes that more parking needs to be created and wasn't concerned about it being surface parking instead of deck parking or on-street parking
- Prefers to see offices go into the Middle School once it is sold
- Favors relocating the tennis courts someplace else in order to create more office opportunities
- Doesn't see any urgency for making substantial revisions to the Village's Zoning Code
- Believes the Village needs to focus on securing grant monies
- Hiring a Village Administrator is probably necessary but not right away

## Elected Official No. 7

- Highest priority is improving housing conditions in the Historic District
- Said getting owner cooperation to improve rental properties is a tough job
- Hopes Rick Greiwe can be encouraged to make an investment in the Historic District — maybe on Maple Street where he previously expressed an interest
- Is a firm supporter of Dan Spinnenweber's plans for adding surface parking on the property next to Rick Greiwe's proposed condominium project
- Said that the Mariemont Theatre owner wants to add more screens

- Wants to see more offices built in the Village because of earnings tax revenues
- Supports Jack Hodell's proposed office building near the High School
- Thinks Mercy St. Theresa has land that could be developed for senior citizen housing
- Because of flooding, has little interest in seeing development occur on the Lower 80 acres
- Thinks hiring a Village Administrator is a "waste of money"
- With respect to hiring a Village Administrator, believes that a Mayor and Staff can do what is required and that "there is not much for an administrator to do in Mariemont as we are a small community"
- Thinks that a Vision Commission is a good idea

## Elected Official No. 8

- Top Priorities are public safety, improved government, and adding more street parking and less surface parking
- Looks upon Mariemont as a premier example of New Urbanism
- Believes in piloting or steering the ship as opposed to being along for the ride
- Wants to promote biking and mass transit to compliment our being a pedestrian friendly community
- Is excited about historic preservation becoming more than just lip service
- Thinks of architecture, planning, and open space as important elements in our heritage
- Believes in sustainability and minimizing our environmental footprint
- Is very interested in creating more awareness of healthy living
- Tax base enhancement and development are important
- Likes the scale of the Village and thinks of it as a feel good place

- Likes how convenient Mariemont is to downtown Cincinnati — a great selling point
- Tourism has the potential for being a bonus for the Village
- Given the fact that we have a “geriatric forest” the Village needs to do a better job of protecting and replacing trees — perhaps as many as 300/year
- Talked about the need to go after grants and creating landscaping events like the “Summer of 1,000 Trees”
- Refers to our “hardware” as creating our unique identity
- Thinks the Village needs to do more to encourage reinvestment in the apartments which are located in the Historic District
- Likes the carrot & stick approach for attracting investors and developers
- Favors having a 3CDC type entity buy apartments, convert them and then sell them
- Along Murray Avenue wants to (a) create both a rotary and a bikeway, (b) see utilities buried, and (c) embark upon beautification
- Dressing up gateways into the Village is important
- Would support some type of tax levy for the Historic District
- Underground, deck, and garage parking are preferred alternatives to surface parking
- Advocates having people pay for parking extending beyond two hours
- Favors building a low brick wall at the back of Spinnenweber’s property in order to buffer parked cars from residential areas
- Favors dead ending Thorndike and creating a park, as opposed to adding more surface parking
- Likes the idea of angled street parking on Wooster Pike across from the Strand and the Mariemont Inn
- Likes the idea of substituting parallel parking in

place of one of the drive lanes on Madisonville Road in front of the barber shop, beauty salon, and frame shop

- Believes that wherever possible the Village needs to look into improving “asset utilization” — like in the Village Square Business District

## Elected Official No. 9

- Thinks there isn’t anything that Mariemont residents can’t do if we want to
- Thinks hiring a professional Village Manager should be a high priority
- Miami U. can be a resource for the Village
- The Village should make use of the free services offered by Miami U. group
- Mentioned that “council fatigue” definitely exists
- Village needs to work on securing grant monies — part of Village Administrator duties
- Vision Plan recommendations could be a platform for electing Village Council
- There is too much reacting on Council — they need to be proactive and be focused
- Liked the idea of having a Bed and Breakfast in Mariemont — family visitors could use
- The Village needs more leadership
- Said Kim Sullivan championed better services in the Historic District
- Sees the Historic District appealing to young people and young couples
- Thinks a Village Administrator can do lots of the “heavy lifting”
- Thinks the Village Administrator should be active in economic development
- Thinks the Village Administrator is someone Council can delegate to
- The previous Village Council was afraid to try new things — not progressive
- Thinks our history can be an asset — look at Charleston, South Carolina



- As far as housing goes we are beginning to out price ourselves
- Thinks a piano bar would be a good addition to the Historic District
- Has lots of ideas for reuse of the Middle School, including mixed use
- Thinks residential condos and offices would be a good fit for the Middle School
- Thinks creating some nightlife in the Historic District is important
- Thinks the Vision Plan needs to create something for people to rally around
- Jane McDonald is an example of person with a vision (Art Barn)
- Thinks we should begin marketing Mariemont in order to attract businesses
- Thinks that businesses should create events similar to what occurs in Oakley and Madeira
- Thinks community oriented events like band concerts should be promoted
- Sees The Strand as a great asset — a good building block
- Thinks Mariemont needs to create even more vitality in the Historic District and Village Square areas
- We need to leverage and promote our resources in order to attract people and visitors

## Elected Official No. 10

- Likes what we're doing and is very supportive
- Likes the idea of a proactive, focused Vision Commission
- Very much likes the idea of and is supportive of hiring a Village Administrator
- Believes a Village Administrator needs to be a "hands on" professional
- Public safety is a priority and the reason this person moved back to Mariemont

- Housing affordability is a problem — we need a broad range of prices
- Thinks Mariemont is developing a bit of a "country club" attitude
- Housing in the historic district lacks modern conveniences
- We should spend more time promoting the Kirkwood legislation
- MPF should step up in to demonstrate its commitment to the Historic District
- Likes the idea of making low interest loans available
- Likes the idea of dressing up alleys and possibly combining garage spaces
- Thinks combining 2 apartment units into 1 unit on Chestnut should be explored
- MPF needs to champion being proactive with respect to the Historic District
- Too many people have paid only lip service to improving the Historic District
- Believes that protecting our industrial park tax base should be a high priority
- Would like to see something done about filling retail vacant storefronts
- Believes that high taxes in Mariemont are a negative
- Likes the idea of encouraging more restaurants to locate in Mariemont
- When elected to Council this person pushed a 5 Year Strategic Plan to no avail
- Some people on Village Council have too much of a control mentality
- Village Council system resists change, which deflates progress
- Mariemont needs leadership
- Converting the Middle School for condos, community center and offices is exciting
- Likes the idea of a park — maybe a dog park and nature preserve on the Lower 80 acres

- Likes the thought of UC students doing some design work to illustrate our vision
- Doesn't think we need to create additional parking — we should add more on-street parking
- Wants more recreational opportunities, such as a skate park, for our young people
- Likes open space and the pavilion at Dogwood Park
- Likes to think of the glass being half full as opposed to half empty

### Elected Official No. 11

- **Vision 2021** Commission membership should have broad representation, not just MPF members, in order to get “buy in”
- Setting priorities in **Vision 2021** is important
- City of Cincinnati has only a small economic development department and is relying primarily on the Greater Cincinnati Chamber of Commerce to attract new investment and jobs
- Feels that it is important to have someone in Mariemont focusing on attracting new development
- With respect to hiring a Village Administrator the Ohio Municipal League is a resource we should ask for suggestions as well as Fairfax and Amberley Village in order to learn more about duties and costs
- Said the next Mayor may not be able to spend as much time on Village business as present Mayor Dan Policastro — another reason we should hire a professional
- Asked “What are your goals for Historic District?”
- Thinks Historic District property owners need to be a part of the solution
- We need an overall plan for the Historic District
- Wants to respect Mary Emery's concept for lots of rental housing but believes some units should be converted to homeownership in order to attract more young people
- Tax base must be maintained in Westover industrial section
- Didn't know if Village or Keebler owned the landscape island portion of the industrial park
- McCormack-Barron doing good work in Over-the-Rhine and are USA leader in renovating and rehabbing historic areas
- If grant money is available to hire a Village Administrator, consider employing the person as a private contractor rather than being paid out of Village monies
- Accessibility to and from the 80 acres is its main problem
- We need to keep in mind the tax consequences large property owners in the Village face if they decide to sell — one of the reasons why zero-lot-line legislation is helpful
- Thinks annexation is possible
- Thinks Mariemont might explore annexing the Mariemont Promenade and maybe even purchasing the property
- For the Administrator position, we need to focus on “what is good for the Village”

### Elected Official No. 12

- Wants to see more rental housing converted to owner occupied housing
- Safety plays a key role in attracting people to Mariemont and to keeping them here
- Says historic district housing stock is poorly maintained
- Historic District landlords need to be encouraged and incentivized to reinvest
- Village also needs to reinvest resources in Historic District
- Noncooperative/resistant property owners in Historic District are a problem
- Need to craft a systematic approach to improve Historic District housing stock

- Need to emphasize attracting young couples to the Historic District
- The Village needs a 3CDC type of group to help revitalize the Historic District
- The Village should encourage demonstration projects in the Historic District
- Mariemont needs grant as well as seed monies to help revitalize the Historic District
- Thinks that a Habitat for Humanity model could attract interest in the Historic District
- Says the Mariemont Community Church could be a big help in the Historic District
- We need an umbrella organization to oversee Historic District programs
- Wants Vision Plan to identify problems, priorities and solutions
- Parking is a big problem in the Village Square Business District
- Had no comments when asked about new taxes
- Believes that creating a parking deck/garage behind the cinemas has merit
- Would like to attract offices and restaurants in order to improve tax base
- Believes that a reduced speed limit on Wooster Pike is necessary
- The Village needs to begin leveraging monies
- Would like to know how many more spaces angled street parking can provide

## "Good Morning.

Is the sun a little brighter, there in Mariemont? Is the air a little fresher? Is your home a little sweeter? Is your housework somewhat easier?

And the children — do you feel safer about them? Are their faces a bit ruddier, are their legs a little sturdier? Do they laugh and play a lot louder in Mariemont? Then I am content."



— **Mary Emery**

(Appeared in the first issue of The Mariemont Company newspaper, "The Mariemont Messenger," March 19, 1926)

# Recommendation

With the best interest of local residents, property owners, and business people in mind, MPF hopes, during the next ten year period of time, to see many of the findings and recommendations identified in **Vision 2021** implemented.

Perhaps the best way to pursue implementation of this blueprint for the future of Mariemont is to have local elected officials appoint a broad based Vision Commission—one comprised primarily, but not necessarily exclusively, of local residents.

It is the recommendation of the Vision Committee that the Mayor obtain input from a variety of resources and consider appointing a Vision Commission which reflects the following composition.

Vision Committee Makeup	Number of Representatives	Chosen/Appointed by
MPF	2	Trustees
Village Council	2	Council
School Administration	1	Board of Education
MariElders	1	Board of Directors
Kiwanis	1	Membership
Eastern Area C. of Commerce*	1	Membership
Mariemont Civic Association	1	Membership
ARB	1	Membership
Eco. Develop. & Planning Comm	1	Membership
Parks & Recreation Commission	1	Membership
Developer	1	(Most likely Rick Greiwe)
Major Property Owner	1	(Most likely Dan Spinenweber)
Historic District Resident	1	Residents
<b>TOTAL</b>	<b>15</b>	

\* Or a Mariemont business owner

**Note: as identified on page 49, appointments should be for staggered terms (1-2-3 years)**



The Vision Committee of the Mariemont Preservation Foundation recommends that, among others, **the responsibilities and duties of the Vision Commission include:**

- Playing an advisory role to Village Council
- Meeting on a monthly basis
- Electing a Chairman and Vice Chairman
- Serving staggered terms: 5 members for one-year terms, 5 for two-year terms, and 5 for three-year terms
- Working with the Village's designated staff person to achieve goals, objectives, and priorities
- Based upon *Vision 2021*, identify high, medium, and low priorities
- Based upon selected priorities, develop a vision program which identifies programs, implementation strategies, and target dates
- Form subcommittees in order to periodically work with ARB, the Economic Development & Planning Commission, Parks and Recreation Commission, MPF, etc.
- Make an annual progress report to Village Council at the conclusion of each fiscal year
- Seek 501 3C status as a non profit in order to broaden its ability to receive grant monies
- Seek grants, organization, and Village Council funding in order to help implement priorities

**The Vision Committee also recommends that a staff person be hired, as opposed to retaining the services of a consultant or a facilitator.** This person will act as a professional advisor to the Vision Commission. His or her job title would, in order of preference, most likely be Village Administrator, Community Development Director, or Assistant to the Mayor. The person hired should initially be employed for a

minimum of 30-35 hours per week. In order to help justify the expense for hiring a staff person, his or her job responsibilities need to go beyond serving as a liaison to the Vision Commission. **Five other focus areas of this person's job would be:**

- (1) grant writing,
- (2) advising the Village's Economic Development and Planning Commission,
- (3) economic development
- (4) historic district revitalization, and
- (4) advisor to the Mayor and Village Council.

While this person's compensation (salary + fringe benefits) package could be supplemented by grant monies and/or financial pledges from organizations as well as individuals, the Vision Committee believes the single best option would be for Village Council to budget the required funding — perhaps on a demonstration basis for a period of 2 or 3 years.

In an effort to improve the opportunity for both *Vision 2021* progress and implementation, MPF is committed to pursuing grant monies to help offset the cost of employing the services of a Village administrator. Village Council will need to budget monies that will cover 50% or more of the cost of hiring such a resource person. Should Council make such a major financial pledge, the Mariemont Preservation Foundation Board of Trustees will consider the advisability of making a small, short term financial contribution.

# Appendix

## Resident Summit Priorities By Category and Individual Ranking Responses

### Historic Preservation (17)

#5, #1, #1, #5, #1, #2, #5, #1, #5, #1, #1, #4, #3, #4, #2, #1, #5

### Business Districts (17)

#4, #2, #5, #2, #5, #1, #2, #4, #4, #4, #5, #4, #2, #3, #2, #1, #3

### Tax Base Enhancement (14)

#1, #1, #5, #2, #4, #1, #2, #2, #2, #2, #5, #1, #2, #1

### Redevelopment (9)

#3, #2, #3, #2, #5, #3, #2, #3, #1

### Architecture (8)

#2, #1, #4, #5, #5, #3, #5, #4

### Open Space (7)

#4, #1, #3, #1, #3, #5, #1

### Development (6)

#5, #3, #4, #1, #3, #2

### Public Safety (6)

#2, #3, #4, #3, #2, #1

### Recreation (6)

#4, #4, #3, #1, #5, #5

### Zoning (6)

#4, #1, #2, #3, #5, #1

### Commercial (5)

#3, #3, #4, #4, #4

### Housing (5)

#1, #3, #4, #5, #3

### Parking (5)

#3, #3, #5, #3, #4

### Assets & Attributes (4)

#3, #4, #4, #3

### Community Centers (3)

#4, #2, #2

### Corridors (3)

#1, #2, #4

### Public Facilities (3)

#5, #3, #2

### Government (2)

#5, #5

### Amenities (1)

#4

### Cultural (1)

#3

### Tourism (1)

#1

## Kiwanis Priorities By Category and Individual Ranking Responses

### Historic Preservation (14)

#3, #1, #1, #2, #1, #2, #2, #2, #2, #1, #1, #2, #1, #5

### Tax Base Enhancement (9)

#2, #2, #5, #1, #3, #3, #4, #3, #2

### Redevelopment (9)

#1, #5, #3, #4, #4, #3, #5, #4, #5

### Business Districts (7)

#2, #4, #1, #4, #2, #2, #2

### Commercial (7)

#1, #5, #3, #4, #1, #1, #5

### Development (7)

#1, #2, #3, #3, #5, #2, #3

### Architecture (5)

#4, #2, #2, #5, #4

### Community Centers (5)

#5, #3, #1, #2, #2

### Housing (5)

#1, #3, #4, #3, #4

### Government (3)

#3, #1, #3

### Open Space (3)

#2, #4, #3

### Parking (3)

#2, #5, #3

### Public Safety (3)

#4, #4, #1

### Cultural (2)

#5, #5

### Public Facilities (2)

#5, #4

### Recreation (2)

#4, #1

### Zoning (2)

#1, #4

### Amenities (1)

#1

### Assets & Attributes (1)

#5

### Corridors (1)

#1

### Tourism (1)

#5

## MARIEMONT VISION PLAN

# Questionnaire for Residents

Your participation in this brief questionnaire is important. It will enable you to express your opinions about and provide responses to issues, needs, and concerns regarding the future of the Village of Mariemont, Ohio—a longstanding National Exemplar for town planning.

**This questionnaire should take you no more than 5–7 minutes to complete.**

**Q: If a plan for Mariemont's future were developed, what endorsements, issues, concerns, or needs would you want the plan to address?**

A:

**Q: What do you perceive to be the strengths and weaknesses of Mariemont as a community?**

A:

**Q: Is it important to preserve and continue the town plan and architectural character as constructed, or do you feel modifications can be made that change these elements?**

A:

**Q: What one thing could be done to improve Mariemont's quality of life?**

A:

**Q: What one or two impressions do you think are most memorable about Mariemont?**

A:

**Please use the remaining space to express any other thoughts or comments you have regarding how you think the Vision Plan can make an important contribution to the future of our Village.**

\$10.00

