CITY OF FAIRFIELD, OHIO

20 YEAR COMPREHENSIVE PLAN

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Tim Bachman, Development Services Director
Erin Donovan, Planning Manager
Greg Kathman, Economic Development Manager

Adopted by the Fairfield City Council on December 14, 2009
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Chapter</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXECUTIVE SUMMARY</td>
<td>1</td>
</tr>
<tr>
<td>INTRODUCTION</td>
<td>3</td>
</tr>
</tbody>
</table>

1. LAND USE PLAN .......................................................... 1-1
   I. Introduction ....................................................
   II. Background: Fairfield's Land Use Evolution .................
   III. Existing Land Use ............................................
   IV. Existing Development Pattern Analysis ........................
   V. Natural Feature Constraints ..................................
   VI. Land Use Map ...................................................
   VII. Plan Implementation ...........................................
   VIII. Goals, Objectives and Policies ............................

2. THOROUGHFARE .......................................................... 2-1
   I. Introduction ....................................................
   II. Street Classifications ........................................
   III. Street Standards .............................................
   IV. Restrictions ...................................................
   V. Priority ...........................................................

3. HOUSING ................................................................. 3-1
   I. Introduction ....................................................
   II. Background .....................................................
   III. Demographics and Housing Data .............................
   IV. Property Maintenance ........................................
   V. Goals, Objective and Policies ...............................

4. ECONOMIC DEVELOPMENT ............................................... 4-1
   I. Introduction ....................................................
   II. Current Conditions ...........................................
   III. Emerging Trends ..............................................
   IV. Goals, Objectives and Policies .............................

5. PUBLIC UTILITIES ...................................................... 5-1
   I. Introduction ....................................................
   II. Public Water Facilities and Service .........................
   III. Sanitary Sewer Facilities and Service .....................
   IV. Storm Water Management and Drainage .....................
   V. Goals, Objectives and Policies ..............................
# Table of Contents

6. FACILITIES, SCHOOLS AND CITY SERVICES ................................. 6-1
   I. Introduction .................................................................
   II. Facilities ............................................................... ..........................
   III. School Facilities ..............................................................
   IV. City Services ..............................................................
   V. Goals, Objectives and Policies .............................................

7. PARKS, LEISURE FACILITIES AND SERVICES ............................. 7-1
   I. Introduction .................................................................
   II. Description of Existing Park and Recreation Facilities ..........
   III. Park Classifications ..................................................
   IV. Other Classifications ...................................................
   V. Park Planning .............................................................
   VI. Goals, Objectives and Policies ........................................

8. SUSTAINABILITY ............................................................... 8-1
   I. Introduction .................................................................
   II. Environmental Factors ...................................................
   III. Resources for Sustainability .............................................
   IV. Goals, Objective and Policies ...........................................

APPENDIX ........................................................................ Appendix
Sustainability Resources Guide
FIGURES

Figures                                                                 Page
1.1  Population ........................................... 1-3
1.2  Proposed Land Use for Existing Undeveloped Land ...................... 1-9
1.3  Existing Land Use ......................................... 1-10
1.4  Land Use Plan ............................................. 1-19
2.1  Thoroughfare Plan .......................................... 2-9
3.1  Population .................................................. 3-2
3.2  Existing Residential by Type ................................ 3-3
3.3  Housing Breakdown ......................................... 3-4
3.4  Year Housing Unit Built .................................... 3-6
5.1  Water Service Territories .................................. 5-3
5.2  Wastewater Service Territories ................................ 5-6
5.3  Storm Drainage System ...................................... 5-9
6.1  City Facilities and Schools ................................ 6-3
6.2  Fairfield City School District Projected School Enrollment ........... 6-4
7.1  Park and Leisure Facilities ................................ 7-3

TABLES

Table                                                                 Page
1.1  Developed Land Use Analysis .................................. 1-6
1.2  Undeveloped Acreage According to Zoning Classification ............. 1-7
1.3  Developed and Undeveloped Land ................................ 1-8
2.1  Street Standards ............................................ 2-6
4.1  Commercial Permit Valuation .................................. 4-2
4.2  Income Tax Collection ........................................ 4-3
4.3  Top Ten Employers ........................................... 4-6
7.1  Existing Parks Inventory ...................................... 7-9
8.1  Top Recyclers in Butler County .................................. 8-5

Table of Contents
EXECUTIVE SUMMARY

The City of Fairfield Comprehensive Plan provides a strategic long-term vision, basic goals, objectives and policies to help guide the City's future growth and development. Usually of a general nature, with a long-range outlook, it considers both separately and collectively, all factors affecting growth, development and economic prosperity. The Plan is not only an educational tool, but it also serves as a guide to public and private decision-making.

Fairfield first adopted its Comprehensive Plan in 1966, just eleven years after incorporating into a city. It has been updated twice; in the late 1970s and mid-1980s. The land use and thoroughfare components were updated several times, most recently in mid-2000. However, a major update to the entire Comprehensive Plan has not occurred in almost 25 years. Conditions and trends have changed dramatically as a result of rapid growth and development requiring a major overhaul in order to make it relevant to today's environment.

The Plan makes recommendations in the areas of land use, roadways, housing, economic development, public utilities, city services, schools, parks, open space and sustainability.

Land Use Plan
This chapter presents the City's official policy with regard to the form and pattern of future development and redevelopment. It presents maps, tables and graphs that are used to help evaluate future land use needs of the community and allocate the limited land area in a way that promotes efficient development. The chapter analyzes past land use plans and trends, the existing land use and development patterns and then makes recommendations on how land should be developed in the form of a Land Use Plan map.

Key points of the plan recommend the Gray Road area be developed for single-family residential; Pleasant Avenue, from John Gray Road to Hunter Road, be developed for neighborhood commercial; Mack Road/ South Gilmore area be developed for office and medical related uses; light industry to continue north of Route 4 and east of By-Pass 4; and redevelopment of aging buildings and developments throughout the City.

Thoroughfare Plan
The purpose of the Thoroughfare Plan is to establish locations and minimum standards for the future street network within the City. It is a planning tool used to establish future right-of-way and plan the construction of new roads through the development process. It also serves to guide public and elected officials in the development of future roadway improvement projects. The Plan also contains a Thoroughfare Plan Map which labels all of the thoroughfares in the City according to their roadway classification.

Housing
The housing chapter provides a framework that the City can use as a guide in providing adequate and appropriate housing for existing and future residents. It considers the inventory
and condition of the existing housing stock and future housing needs such as single-story ranches with small, low maintenance yards, a type that is preferred by many empty-nesters. The chapter also addresses the need for property maintenance, especially as the housing stock continues to mature.

Economic Development
This chapter describes Fairfield's current economy and establishes the direction of the City's future economic development. As developable land sites become scarce, especially large tracts, the City will need to focus on Joint Economic Development Districts (JEDDs). The City has also changed its approach to tax incentives to encourage the utilization of land for high-wage producing development projects. In addition, business retention and building expansion will be commonplace as green fields develop and older buildings need renovation.

Public Utilities
There are three main reasons for investing in utility infrastructure: 1) to provide a safe, sufficient water supply, 2) to treat wastewater to protect the environment and 3) to effectively manage storm water. This chapter describes Fairfield's water facilities, wastewater facilities and storm water management. No major improvements are required to the plants, but the maintenance, repair and replacement of aging lines will be a priority.

Facilities, Schools and City Services
This chapter provides an overview of Fairfield's police and fire services, municipal court, solid and green waste collection, telecommunication facilities, energy services and educational facilities. It recommends a strong relationship with Fairfield City School District, especially during future school construction and renovation.

Parks, Leisure Facilities and Services
Parks, open space and recreational facilities are important to the health and quality of life of any community. In Fairfield, it complements the urbanization that characterizes the City. The chapter assesses the existing park system to provide areas where the system can still grow in order to meet the needs of the residents. It also recommends providing connectivity between park uses via a bike/hike trail system.

Sustainability
Sustainable actions are those that support, maintain, conserve and enhance the environment, economic and social systems on which we depend. This chapter recommends ongoing actions that will strengthen the City's natural and built environment in areas of energy conservation and efficiency, air quality, recycling, green buildings and healthy communities. It recommends an implementation plan be developed that establishes benchmarks and indicators that measure the progress of attaining the goal of maintaining a sustainable future for Fairfield.
INTRODUCTION

I. INTRODUCTION

The City of Fairfield Comprehensive Plan provides a strategic long-term vision and basic goals, objectives and policies to help guide the City's future growth and development. The Plan makes recommendations in the areas of land use, transportation, housing, economic development, utilities, schools, parks, open space, sustainability and inter-government relations.

II. GEOGRAPHIC LOCATION

Fairfield is located in the south central portion of Butler County. Fairfield encompasses an area of 20 square miles and has a population of 42,386 residents. It is bordered by the City of Hamilton to the north, West Chester and Fairfield Townships to the east, Hamilton County to the south and Ross Township to the west. The Great Miami River forms the western boundary. Fairfield is 25 miles northwest of downtown Cincinnati. The City has convenient access to two major interstates: I-75 to the east and I-275 to the south, as shown below.

III. HISTORY

In 1954, Fairfield became a village and one year later incorporated into a city, carving out a large mass of land in Fairfield Township. Over the past 50 years, Fairfield grew from a young rural community to a to a thriving mature suburban city. Fairfield is fortunate to have a strong economic base to provide a high quality of life for its citizens. It has enabled the City to provide many amenities and services such as low water and
sewer rates, residential brush and limb pick-up, two golf courses, an aquatic center and outstanding city services.

Fairfield first adopted its Comprehensive Plan in 1966, just eleven years after its incorporation. It has been updated twice; in the late 1970s and mid-1980s. The land use component was updated in 1989, again in 1992 and most recently in 2005. The thoroughfare component was updated in 1992 and most recently in 2006. A major update to the full Comprehensive Plan has not occurred in almost 25 years. Conditions and trends have changed dramatically as a result of rapid growth and development to infill and redevelopment.

IV. PURPOSE OF A COMPREHENSIVE PLAN

A Comprehensive Plan communicates the basic policies necessary to shape the future of the community. Usually of a general nature, with a long-range outlook, it considers both separately and collectively, all factors affecting growth, development and economic prosperity.

The Comprehensive Plan serves three principal functions:
1. It is a statement of goals, objectives and a vision for the community.
2. It serves as a guide to public and private decision-making.
3. It is an educational tool which assists in analyzing the conditions, problems and opportunities of the community through factual information.

A Comprehensive Plan focuses attention on the major issues and concerns of a community and establishes a basis for discussion and resolution. The real value comes from the process of preparing the plan and its eventual implementation.

In addition, it is a guide for citizens and the private business sector regarding the City's long-term strategies and priorities for the location and staging of public improvements, community facilities and infrastructure.

V. PLAN CONTENTS

The Plan establishes the community's policies and priorities regarding future development in areas of:

Chapter 1: Land Use Plan
The Land Use Plan is used to direct growth by serving as a reference guide when considering rezonings, subdivisions and other items pertaining to the use of land. It examines past trends and existing land use in order to make recommendations for future land use.

Chapter 2: Thoroughfare Plan
The Thoroughfare Plan is used to establish locations and minimum standards for the street network within the City. It also serves to guide future roadway projects.
Chapter 3: Housing
The Housing chapter provides a framework that the City can use as a guide in providing adequate and appropriate housing for existing and future residents. It considers the inventory and condition of the existing housing stock and future housing needs. In addition, it addresses property maintenance programs.

Chapter 4: Economic Development
The Economic Development chapter identifies the economic conditions of the City as well as assesses the trends to identify the City's strengths, weaknesses and resources.

Chapter 5: Public Utilities
The Public Utilities Chapter provides an overview of both the water and wastewater facilities and services including plant capacities, challenges and opportunities related to of both utilities, and recommended improvements. In addition, the chapter addresses storm water management in regards to detention, pollution and source water protection.

Chapter 6: Facilities, Schools and City Services
The Facilities, Schools and City Services chapter provides an overview of telecommunication and energy services; existing school facilities, future construction and enrollment projections; and City Police, Fire and Municipal Court Departments.

Chapter 7: Parks, Leisure Facilities and Services
The Parks, Leisure Facilities and Services chapter provides an inventory of the existing parks and open space system, defines park classifications, addresses the existing and proposed trail network, and delves into park planning for the City.

Chapter 8: Sustainability
The Sustainability chapter outlines balanced and sustainable practices to accommodate the needs of the present without compromising the ability of future generations to meet their needs.
CHAPTER 1:   
LAND USE PLAN

I. INTRODUCTION
This chapter presents the City's official policy with regard to the form and pattern of future development and redevelopment. It will be used to direct growth by serving as a reference guide when considering rezonings, annexations, subdivisions and other items that pertain to the use of land within the City of Fairfield. It will also be used to direct planning for public infrastructure and aid decisions for private sector investment.

The existing land use pattern and land characteristics in a community will suggest the best uses for undeveloped and underdeveloped land. Local government typically provides land in its Plan for open space, parks, industrial, commercial, office and residential uses. These decisions can be guided by unique siting opportunities, needs or constraints that make each section of a community uniquely suitable for a specific land use. The following discussion, tables, graphs and maps will help with evaluating future land use needs of the community and allocating the limited land area in a way that promotes efficient development and a high quality of life for residents and businesses.

1.0 Perspective
Land is a limited resource. Undisturbed by people, it is distinguishable by its natural features: topography, vegetation, soils, drainage patterns, etc. Land, in the context of the City of Fairfield, takes on new distinguishing characteristics; i.e. man-made features. Man-made features include roads, housing, industrial buildings, water and sewer systems, parks, schools, airports, commercial centers, etc. It is the combination of man-made and natural features that shape our living environment and, to a large extent, our quality of life. Therefore, decisions of how to use our limited land resources (land use decisions) are crucial to the future well-being of the community.

2.0 Purpose of Land Use Planning
The undertaking of land use planning has three (3) main purposes:
1. Aid City Council and Planning Commission in protecting the public health, safety and welfare with regard to the growth and development of the community.
2. Provide a framework for evaluating land use questions that is responsive to pertinent issues and gives direction to the land use decision making process.
3. Develop a land use mix that will ensure appropriate balanced growth for the City.

3.0 Intent of Land Use Planning
The intent of land use planning includes the following statements:
1. Promote continued economic development for the City and the region.
2. Maintain and enhance property values.
3. Encourage the redevelopment of outdated or incompatible land uses.
4. Mitigate existing land use conflicts and avoid future land use conflicts.
5. Preserve sensitive environmental areas.
6. Meet the needs of residents for services and recreation near their places of residence.

4.0 Methodology

The Land Use Plan for Fairfield has continued to evolve using the following methodology:

1. The Evolution of Fairfield’s Land Use Pattern is examined through past land use plans (1966 – 2005). The major issues and concerns that were addressed and the methods for handling those concerns and issues are analyzed to determine their current relevance and actual impacts. Fairfield’s changing regional role is discussed in an attempt to understand the impacts and demands the region has placed on the City.

2. Existing Land Use Analysis provides an inventory for each land use including the remaining undeveloped land resource (quantity and location). Existing inventories are compared to past inventories to show changes in land use.

3. Existing Development Pattern Analysis examines the functional characteristics of the City’s development pattern and sets objectives that guide future land use planning decisions.

4. Natural Features Constraints are identified to increase sensitivity and awareness of those areas of the City where limitations or specific requirements should be imposed on any development. Some areas have constraints severe enough that prohibit development altogether.

5. A Land Use Plan is the end product. It represents the combination and interrelationships of all facets of this study. It consists of a set of 1) Community Land Use Goals derived from perceived community needs and standards, and legislative and statutory provisions; 2) a set of specific recommendations designed to positively address previously identified land use and development problems and issues. These specific recommendations are consistent with the Community Land Use Goals; and 3) The Land Use Plan Map graphically represents the most desirable development pattern by designating each parcel of land in the City as a general land use type. This map is the major land use policy statement and reference source in making day to day development and planning decisions. Most importantly, all procedures for the Implementation of the Land use Plan (goals, recommendations and the land use map) are reviewed and changes are recommended as needed.

II. BACKGROUND: FAIRFIELD’S LAND USE EVOLUTION

1.0 Fairfield and the Region

The City of Fairfield is considered a suburban, full service city that provides the vast majority of its resident and business service needs such as water, sewer, police and fire. The City shares its school district with Fairfield Township. Fairfield has evolved to be a major player in the metropolitan region. The City's business and residential base has grown to a point where it is now twice as large as any city in neighboring Hamilton
County (other than the City of Cincinnati itself.) The City has convenient access to two major expressways (I-75 and I-275), has substantial utility capacity and strategically located land available to develop. All are vital elements to the continued growth of the City.

Over the last fifty-five years the City's population has increased substantially. The U.S. Census report shows that the City of Fairfield's 2000 population of 42,097 has grown from 14,691 in 1970; 200% growth rate over thirty years. (See Figure 1.1 below)

![Population Chart]

**Figure 1.1**

The City itself grew at a rapid pace. Several of the forces that caused that growth were external: 1) location of the City; 2) suburban migration patterns; 3) transportation systems; and 4) availability of skilled labor. The development of improved transportation facilities, combined with growth movement from the urban centers (i.e. Cincinnati and Hamilton) facilitated the outward movement of residential, industrial and commercial activities into areas with readily accessible and available land.

Fairfield began to substantially suburbanize in the 1970s and 1980s with an increase in residential developments, auto oriented commercial nodes (strip centers), wholesale/ distribution centers and emerging interstate office and light industrial parks. All features of the typical suburban city. No development plans for a city center emerged in Fairfield until the mid-1990s with construction beginning in 2000 on the Lane Library.

As the City began to mature during the 1990's and to the present, redevelopment of older underutilized facilities has become an important component of city growth. As
the market continues to grow and available raw land resources diminish, redevelopment provides great potential for future economic and visual impact within the City. Examples of successful redevelopment within the City include: Jungle Jim’s expansion on Route 4; Medco-Health on Route 4; and the Justice Center on Pleasant Avenue, which had been a retail shopping center.

2.0 Past Land Use Plans

Past Land Use Plans predicted the strains of rapid growth on the City and recommended steps to control growth.

2.1 The 1966 Plan

The 1966 Plan was completed prior to the development explosion of the late 1960s and 1970s. However, the beginning of expansive sprawl was evident. The 1966 Plan greatly underestimated the speed at which this development would occur, predicting a 1970 population of 11,280 and a 1980 population of 13,220. Despite the expected modest growth rate, the need to control growth was strongly recommended.

2.2 The 1979 Plan

The 1979 Plan was prepared after the biggest growth period of the City. The struggle to provide adequate city services had become a reality as the City grew and the land use pattern moved in several directions at the same time. Again, the need to control growth was expressed.

The 1966 Plan recognized that a potential for problems existed because of growth pressure that would utilize the City's vast supply of undeveloped land. By 1979, it was clear that the potential problems had been underestimated. In 1988, the effects of development were a reality: 1) traffic congestion, 2) strained city services and 3) a financial crisis for the City. Development of the remaining vacant areas could either contribute to the economic/financial security of the community or further complicate existing problems, depending on what path the City leaders chose to follow.

2.3 The 1989 Plan

The 1989 Plan incorporated the 1986 housing mix objective of 70% single-family detached housing and 30% multi-family housing. 1987 was the first time commercial and industrial activity outpaced residential development. It has continued to do so ever since, thus diversifying the tax base.

2.4 The 1992 Plan

A major focus of the 1992 Plan was the development of a Town Center. The Town Center is a district within the City that encompasses 268 acres consisting of vacant land and existing buildings on developed lots. Much of the Town Center had been a 120 acre farm owned by the McCormick family. The farm was developed as a mixed use development, referred to as Village Green. It now consists of residential uses, offices, retail, parks, open space and several large public uses, which comprises many of the City's governmental functions.
The 1992 Plan had recommended that civic uses be located in the Town Center. With that goal in mind a new Library, Community Arts Center and Justice Center were built. In addition, several other government and quasi-government functions are also located in the area, including a U.S. Post Office.

III. EXISTING LAND USE

1.0 Purpose

Existing land use studies are undertaken in an effort to provide the basic information necessary for the development and implementation of future land use development plans. The present land use patterns, if properly analyzed, provide insight into the solutions of a wide variety of community planning issues ranging from future zoning patterns to the adequacy of present community facilities. Land use studies also reveal the amount and location of vacant land areas and their potential for future development. Through careful analysis, the existing land uses help identify present deficiencies and provide hints as to where future problems can be anticipated if adjustments are not made.

2.0 Survey and Inventory

Information concerning the existing land use in the City of Fairfield was gathered on a parcel by parcel survey in 2004 and updated in 2009. Table 1.1 is a summary of the current land use make-up for Fairfield. After a period of new construction and modest population growth, almost 85% of the total land in the City has been developed. Nearly 2070 acres are still available for development. However, potential use for the remaining 15% must include consideration for open space, recreation, right-of-way and unsuitable areas as well as residential, commercial and industrial uses.

Fairfield has an unusually strong mix of residential, commercial and industrial land uses. Close to 5,000 acres have been developed for residential use, constituting 44.32% of land developed to date. Public uses for streets, utilities and recreation account for 23% of developed land. Industrial development has been highly visible in recent years and accounts for 13.7% of developed land. 1,058 acres of industrial suited land remains available for future development, which will increase the tax base allowing the City to continue to provide the high quality of City services it currently enjoys.

Table 1.2 illustrates the undeveloped land by zoning classification. The largest category of undeveloped land is zoned industrial. The area north of Route 4 and east of By-Pass 4 has always been earmarked for industrial; much of the land currently remains in use for agriculture purposes (large farms). These large farms constitute almost 300 acres of prime industrial land and due to their favorable location, proximity to major highways and to City utilities, are expected to develop over time.

As previously mentioned, there are almost 2,070 acres of undeveloped land remaining in Fairfield. Just over 46% or 960 acres of undeveloped land is zoned M-2, General Industrial. Agricultural zoning, is the second largest category of undeveloped
### Table 1.1

**DEVELOPED LAND USE ANALYSIS (2010)**

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<td>Multi-Family</td>
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<td>Mobile Home</td>
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<td>Town Center</td>
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<td>Neighborhood</td>
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<tr>
<td>Highway</td>
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<td>INDUSTRIAL</td>
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<td>Heavy</td>
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land with 545 acres. Figure 1.2 shows the vacant land within the City and the associated planned land use designation. The map recommends industrial type uses to be located east of Route 4 and the residential uses to be located west of it, both of which conform to the past and existing development patterns.

A comparison of general trends during the time period from 1965 to present may be helpful to understand what has occurred in the past. Table 1.3 shows the amount of both developed and undeveloped land based upon field inventories beginning in 1965 and the most recent inventory in 2009. As shown in the table, 1984 was the pivotal year in which more land had developed within the City than remained undeveloped. Development has continued on a steady path ever since, but has since slowed due to current economic conditions.

<table>
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<td>22.56%</td>
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<td>37.89%</td>
<td>32.40%</td>
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Table 1.3

Single family construction is typically very cyclical in nature. Single family construction peaked in the late 1970s only to decline in the early 1980s, but crested upward again in the mid to late 1980s. Due to the state of the national economy and high interest rates in the 1980s, multi-family construction skyrocketed with large scale apartment complexes being constructed in several areas of the City. Since then, there has been a severe decline in multi-family construction due to two factors: 1) few remaining parcels zoned for multi-family housing and 2) desire to reach the 70% single-family/ 30% multi-family housing mix established in the 1989 Land Use Plan. The late 1990s and early 2000s saw smaller lot size developments such as Benchway, Village Green and Stockton Station.

IV. EXISTING DEVELOPMENT PATTERN ANALYSIS

This section identifies changes in land use patterns that have occurred since the adoption of the 1992 and 2005 Land Use Plans. Figure 1.3 shows existing land uses within the City of Fairfield.

1.0 Town Center

Since its inception, the City of Fairfield had several disparate commercial areas, but had no identifiable downtown district. In the 1990s, City officials initiated the designation of a "Town Center" in hopes of stimulating a downtown type development. During this time the Town Center Development Plan was adopted in order to help guide development and redevelopment within the downtown area.
The Town Center is a 268 acre area that is divided into four quadrants at the intersection of Pleasant Avenue and Nilles Road; a historical crossroads location. The Center is a mixture of uses that include commercial, professional offices, residential and government uses.

The entire Town Center area was rezoned to D-1, Downtown District, to provide consistency in land use and appearance. This was done in the 1990s along with the creation of a design review committee, which reviews architectural designs for all development within the Town Center. The D-1 zoning district limited the types of land uses permitted to those typically found in downtown districts.

1.1 Village Green Quadrant

Located at the southwest corner of Nilles Road and Pleasant Avenue behind existing commercial establishments along Nilles Road was a 120 acre tract of land known as the McCormick Farm. It had withstood development pressures and remained a working farm while the rest of the area had developed. Today it is the focal point of the Town Center and is known as Village Green. It is a mixed use development consisting of a 160 single-family lot subdivision, retail, offices, mixed use buildings, a two acre city park with an amphitheater and other civic uses that include the Library and Community Arts Center. In addition, a twenty acre wooded hillside was donated to the City as permanent open space.

1.2 Municipal Court/ Police Services Quadrant

Consistent with the 1992 Land Use Plan, which stated that civic uses should be located in the downtown area, the former Kroger store (which relocated and became the anchor store in Village Green) and Fairfield Center Mall were purchased by the City and demolished to make way for a new Municipal Court and Police Services facility (Justice Center). The dual service facility is 49,900 square feet and is the focal point of the southeast quadrant. The building has separate entrances for both the Police Department and Municipal Court. The master plan provides for expansion capabilities as future need requires.

1.3 Reigert Square/ Sandy Lane Quadrant

Reigert Square, an older retail/office complex, characterizes the northeast quadrant. Reigert Square is a series of three buildings built in the 1960s. The complex was never part of a master plan, which is evident by the multiple curb-cuts, lack of efficient internal circulation, inconsistent and non-conforming signage and various façade colors. The center can be redesigned to reduce the number of curb-cuts, which would provide safer internal circulation and connections to Pleasant Avenue, and work toward consistent signage and upgrade façade and roof design.

One of the recommendations from the Downtown Development Plan was an internal access road, known as the Town Center Loop Road. Sandy Lane is the final segment yet to be completed. This road’s location in this quadrant begins at Nilles Road and ends at a private lot at the rear of Reigert Square. From that lot a driveway extends
the roadway access and curves around a building to Pleasant Avenue. In 2008, this area was designated as a tax increment financing district, which may allow future infrastructure improvements via a public/private relationship.

1.4 Patterson Boulevard/ Fair Plaza Quadrant

Fair Plaza Shopping Center represents the largest structure in the northwest quadrant. The main anchor tenant to this store vacated the building in the early 1980s. Efforts are now underway to redevelop the site by way of altering much of its land use pattern to fit the needs of today’s market realities. It is also located within the tax increment financing district.

2.0 Residential

During the late 1990s the demand for upscale housing was very prevalent. The Wildwood, Hannah Farms and Monastery subdivisions were developed as upscale single-family neighborhoods. In 2004 there was again pressure for more upscale housing. One of the few remaining prime parcels of undeveloped land in Fairfield, the Morris Farm, is now developing into the Emerald Lake subdivision.

While Fairfield has a wide array of housing types, including one-story ranches with small, low maintenance yards. During the late 1990s and early 2000s a few developments were constructed. Benchway, located near the corner of Mack and Winton Roads, contains single-family patio homes with small yards that are maintained by the homeowners association. Lauryn Meadows, located on Pleasant Avenue just north of the Town Center, consists of ranch style duplexes with small yards that are also maintained by a homeowners association. As the City’s population matures, there will be an increased need for more developments of this type.

3.0 Pleasant Avenue Corridor (at John Gray Road)

The 1992 Land Use Plan designated this area for office and neighborhood commercial uses from John Gray Road to Hunter Road. Office uses were recommended south of Augusta Boulevard and neighborhood commercial uses were recommended to the north. The corridor is surrounded by low-density single-family and condominium development.

During the late 1990s and early 2000s several neighborhood commercial uses were established. Neighborhood commercial designations are described as small clusters of retail and service establishments that serve the residents in the immediate vicinity. Uses on Pleasant Avenue include daycare centers, convenience store/gas station, video store, garden center and other small scale businesses. In 2003, a former nursing home was renovated for offices.

Over the years the development pattern for this corridor has moved towards neighborhood commercial uses. It is predicted that this corridor will continue to be developed this way until the all of the usable land is developed. The 2005 Land Use Plan
proposed that the entire corridor be developed for neighborhood commercial and to avoid any projects that do not meet the intent of this land use classification.

4.0 Route 4

Route 4 is characterized by strip commercial development and is anchored by retail uses with a regional draw (i.e. car sales, boat sales and Jungle Jim's International Food Market). Development has occurred without benefit of a unified plan and is distinguished by sign clutter, architectural inconsistencies, lack of landscaping and multiple curb-cuts. Plans have been put forth to improve the appearance of the corridor and to improve traffic circulation. Improvements completed within the corridor include landscaping at the southern end, lane additions south of Seward Road and a gateway sign at the northern end, which screens a visually unappealing railroad overpass. The City has received a grant to landscape the northern end of Route 4, which is scheduled to occur in the summer of 2010.

Route 4 has had several very positive redevelopments occur since the 1992 Plan. Examples of major redevelopments are Merck-Medco (which rehabilitated the former Central Hardware building), Fairfield Pavilion (which modified a former auto dealership), Tom Raper RV (which moved into the former Furrows Lumberyard), and Power Net Global (which redeveloped the former Bureau of Worker Compensation office building near Commerce Drive.)

Since 2005 three large scale redevelopment projects have occurred within the corridor. They are Fischer Park (which rehabilitated the former Fischer Body Plant for industrial uses), Cobblestone Plaza (which redeveloped the façade and parking lot of the former Hicks Manor Shopping Center) and Jungle Jim's (which redeveloped its campus to include an events center, specialty stores, restaurants, retail stores and even a monorail.)

There will continue to be opportunities and challenges as the corridor matures and meets similar challenges to thoroughfares such as Colerain Avenue and Beechmont Avenue, elsewhere in the Greater Cincinnati market.

The future of Route 4 will focus around joint marketing, transportation improvements, redevelopment of underutilized shopping centers, improvement of property appearance and reduction in sign clutter.

5.0 South Gilmore Road Corridor

The South Gilmore Road area has benefited greatly from the I-275 expressway interchange, which provides direct access to Fairfield. This area is characterized by large scale regional shopping, office, institutional and prime vacant land.

In the mid-1980s a large up-scale regional shopping mall (formerly Forest Fair Mall; currently named Cincinnati Mall) was constructed on land that straddles both the Cities of Fairfield and Forest Park. Unable to compete with the existing shopping centers
in the region, the mall lost many of its tenants. During the 1990s and 2000s the mall went through several owners and renovations in hopes of revitalizing it. In 2003 a national chain purchased the mall and renamed it Cincinnati Mills creating a new concept to the region – an entertainment and lifestyle center. However, this approach was unsuccessful and a new owner purchased it in 2008. Since the creation of the mall, off-site commercial development has occurred in both Cities.

Located near the mall, Cincinnati Financial Insurance Company constructed a second office tower to its headquarters in 2000 and a third tower in 2009. As Fairfield’s largest employer, they have created over 2,900 jobs and added a substantial tax base to the City. Across from the office complex on Mack Road, Mercy Hospital constructed over 100,000 square of new medical space that included expanded emergency, surgical and diagnostic services as well as a "heart hospital" within the hospital. Starting out in 1978 Mercy was a general, acute care hospital. Since then the hospital has grown along with the community by adding services and enhancing the facility.

As a response to the rapid growth in this area, the property owner of 150 acres at the southwest corner of Mack and South Gilmore Roads decided that the last remaining prime piece of property in the corridor should be developed in an organized planned manner. A planned unit development was approved in 1994 showing the layout of the site and proposed land uses. Although only a discount department store (Meijer) currently occupies the site, the remaining land is zoned for office and institutional uses.

6.0 Industrial Areas

The area north of Route 4 and east of By-Pass 4 has been developing as light industrial. This area is characterized by large buildings containing light manufacturing, warehousing, distribution and technical uses that are well designed and landscaped. This type of development is very desirable to the City for two reasons: 1) high quality construction and site design fosters a positive image for the City that helps attract additional development of similar quality; and 2) the type of facilities that are developing in the area is primarily high growth businesses that give the City an advantageous tax and employment base. The current challenge in this area is the capacity of the sewer service. Upgrades to the infrastructure should be studied.

The area north of Route 4 and west of North Gilmore Road is characterized by a combination of various types of industrial uses, both light and heavy. Also mixed in are commercial and semi-public uses. Some sites, such as the former Fisher Body plant at the northeast corner of Route 4 and Symmes Road, have laid vacant for many years, but have since been reused for other industrial type uses. Site design and landscaping in this area is a major concern. The general appearance is marked by outdoor storage and poor architectural and structural quality of buildings. Given that this is an older industrial area, some of these cosmetic problems are to be expected, however, it is important for this areas to remain viable in the market place and for there to be reinvestment by the private and public sectors.
7.0 Other

7.1 Airport Expansion
The Butler County Regional Airport/Hogan Field is located in the Cities of Fairfield and Hamilton. The major access road serving the airport, Bobmeyer Road, was relocated in the early 1990s to create space for a future expansion of the airport facility, which occurred in the early 2000s. It included a new general aviation terminal, hangers and taxi ways. In addition to new construction, the airport has been purchasing land to the east for runway safety.

7.2 Golf Course/ Regional Detention Basin
Recognizing the necessity to collect run-off and control drainage, the City took efforts to build a large scale regional detention basin to serve portions of southern Fairfield and northern parts of Hamilton County and the City of Forest Park. Completed in 2002, the City developed a nine-hole executive golf course within the basin to provide area residents with a second public golf course within the community.

7.3 Marsh Lake
This 55 acre fishing lake was once mined for gravel. Owned by Martin Marietta Materials, Inc., it was leased to the City in 1996 when mining reclamation was completed. The area directly to the north is still being mined, but once completed, it will be donated to the City to be used for expanded recreational uses.

7.4 Black Bottom
This 31 acre parcel, located along the Great Miami River, was purchased from Martin Marietta Materials, Inc. to serve two needs: wellhead protection and recreation. The park may be used for future recreation such as canoe livery and walking trails. The land is located in both Fairfield and Ross Townships, but is owned and maintained by the City of Fairfield.

7.5 Gilmore Ponds Preserve
Gilmore Ponds Preserve, located in the City of Fairfield west of North Gilmore Road, is owned and maintained by Butler County Metro Parks. The Preserve is the western edge of a conservation corridor that extends east to West Chester Township. The Preserve consists of two large parcels of land that contain wet soils due to frequent flooding. In addition to acquiring the land for conservation, it is also used for storm water management.

V. NATURAL FEATURE CONSTRAINTS

1.0 Natural Features

Natural features include soils, slopes, aquifers, floodplains, vegetation (woodlands) and drainage sheds. Fairfield has many natural features that put constraints
on development that range from requiring special construction methods or development restrictions to prohibiting development altogether. This section identifies the natural features that have an impact on Fairfield's development.

1.1 Soils

Soil impacts all types of development, however, seldom prohibit development altogether. Soil information is readily available through existing studies (i.e. U.S. Soil and Conservation Service) and soil boring tests.

1.2 Slopes

Parcels that are greater than 20% slope should be prohibited from development. The Bluffs, the hillside that spans from Pleasant Avenue westward overlooking the Great Miami River, is a particular valuable amenity that must be preserved. Not only does the Bluffs have slopes greater than 20%, it also contain a large supply of Fairfield's woodlands. Over the past several years private property along the Bluffs has been donated to the City for permanent preservation. Those developments included Village Green, Muskopf Farms and Indian Meadows subdivisions. This practice should continue as other properties along the Bluffs develop. Other slopes greater than 20% within the City should be preserved as well.

1.3 Aquifers

An aquifer is an underground bed of earth, gravel or porous stone that yields water. Aquifers are extremely prevalent in the region with Fairfield located over the Great Miami Buried Valley Aquifer of which the City draws its drinking water. The aquifers provide water for residential, industrial and agricultural uses. Contamination of the aquifer through illegal and careless waste disposal can have disastrous consequences to the community.

In 1998 the City adopted a wellhead protection program to protect the City's drinking water. The program was derived from the federal Safe Drinking Water Act, which was designed to minimize the potential for contamination of groundwater being used as a source of public drinking water. As a result of this program, specific areas of the City have been delineated into concentric districts for groundwater protection. Within these districts, wells are protected and land uses are limited to those that do not pose a threat to groundwater contamination.

1.4 Floodplains

Floodplains are identified by the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM). Future development in floodplains should be restricted in order to prevent development that could be threatened by flooding conditions. Many of these areas are shown on the Land Use Map as either Open Space or Storm Drainage Reserve.

However, there are several areas throughout the City that contain development in a designated floodplain. As a result some structures, especially homes, have experienced flooding during long and heavy rain storms. In the mid-2000s the City received two
grants from FEMA to purchases houses along the east side of Pleasant Run Creek that received repetitive losses from flooding. A condition of the grant was to demolish the structures leaving the area in a permanent natural environment.

1.5 Natural Features Summary
Maps identifying the location of all these natural features are on file in the City’s Development Services Department. The City Council and Planning Commission make policy decisions to protect natural features. The Staff Technical Review Committee and City staff are responsible for compliance with City codes and ordinances that regulate them. The Land Use Plan identifies those natural features that are pertinent to land use planning as open space and storm drainage reserve.

VI. LAND USE MAP
The Land Use Map identifies the desired land use pattern for the City at complete development. The locations and amounts of the major land use types (residential and industrial) are based on the Community Land Use Goals, Objectives and Policies. The Map should serve as the primary policy statement and decision making guideline for City Council and Planning Commission regarding land use matters. See Figure 1.4.

1.0 Definitions of Land Use Legend Elements
The following definitions are intended to describe the characteristics of each land use element:

1.1 Residential:
Residential uses are divided into three (3) categories based on density, which provides for a variety of housing types.

Single-Family includes both low and high density detached dwellings.

Medium Density Multi-Family are multi-family units that are less than eight (8) units to an acre.

High Density Multi-Family are multi-family units that are eight (8) units to an acre or greater. This Plan locates higher density residential areas in suitable locations. Suitable is defined as: 1) good access to thoroughfares, 2) market values and 3) a step down in intensity between commercial or light industrial and single family residential.

1.2 Commercial:
The four commercial categories are designed to accommodate commercial areas that serve different needs.

Highway Commercial is designed to accommodate the Route 4 corridor and the regional commercial node on South Gilmore Road near I-275. Highway Commercial includes restaurants, retail and other commercial uses.
Town Center is designed to include all of the land located in the D-1, Downtown Zoning District. It is an outgrowth of the Town Center Development Plan adopted in 1993 and updated in 1996. The Plan describes the Town Center area as a multi-use community center. Uses that are desirable in making the Town Center area the City's focal point include retail and service, office, event centers (civic center, town square), government functions and related uses.

Neighborhood Commercial is designed to provide for the shopping needs of nearby residents. These are small in scale and should be limited to uses that similarly are small in scale. Most of the uses that are acceptable in this land use are permitted in the C-1 Zoning District. Traffic generation and conflicts with surrounding residential areas must be kept to a minimum.

Office is designated to provide highly visible and accessible land for office park type development. Sign control and landscaping are needed to provide an aesthetically pleasing "park" type environment.

1.3 Commercial-Industrial:

Commercial-Industrial are those areas which are suitable for either low intensity light industrial uses or commercial uses. These areas will provide appropriate buffering between incompatible land uses such as Highway Commercial and Heavy Industrial.

1.4 Industrial:

Light Industrial areas are generally located east of Route 4 and expand to the east and north corporation lines. Their purpose is to attract developments that include high density growth, technological, research, office and light industrial uses. This type of development is the key to the City's economic and tax base since heavy industrial uses are generally on the decline. Landscaping is recommended in these areas to promote a visually attractive environment. These areas will also be used to serve as a buffer between intense commercial and heavy industrial zones.

Heavy Industrial areas are located west of North Gilmore Road and north of Route 4. Since heavy industrial uses are on the decline, there should be a reduction in the amount of land designated as heavy industrial over past land use plans.

1.5 Other:

Parks and Recreation are areas consisting of both passive and active recreation as well as public and private facilities.
Open Space includes slope areas of greater than twenty percent (20%) and floodplains along the Great Miami River and Pleasant Run Creek. These areas are basically undevelopable and can be better used to preserve the City's natural heritage. In addition, Open Space includes undeveloped land owned by the City of Fairfield and other jurisdictions and unbuildable and small lots located along creeks.

Storm Drainage Reserves are shown in accordance with U.S. Army Corp of Engineer’s flood control project. These areas require special protection to insure the future implementation of flood control. Regional detention basins also act as open space.

Semi-Public are facilities that are generally public or semi-public. Examples of this classification include, but not limited to, churches, schools, government offices, nursing homes and hospitals.

Utility is designed to include all existing public utilities such as the water plant, waste water plant, water towers and power substations.

Undeveloped Land is land that has the potential to be developed. This does not include park land, open space or storm drainage reserve. Large farms are considered as undeveloped for land use planning purposes.

VII. PLAN IMPLEMENTATION

Implementation of any land use plan is an ongoing day to day job. The zoning code is the primary tool to accomplish land use goals. The main stakeholders in land use implementation are: 1) development demands, 2) Planning Commission, 3) Planning Commission staff and City administration, 4) City Council and 5) citizens. This is a complex combination of political, professional, lay, market, legal persons and forces that will spawn many divergent opinions. A land use plan becomes more valuable as all of the stakeholders become more educated as to the Plan's merit and purpose. Educating the stakeholders can be aided through using the Plan at all meetings involving zoning, development and other planning issues.

Implementation of the Plan will require serious evaluation of development proposals that go against the plan's original design. Thus, a land use plan is an evolving plan needing constant re-evaluation and adjustment.

The actual implementation of the Plan goals may involve amendments to the existing zoning code. Other Plan implementation actions may not necessitate zone changes, but will require collaboration, investigation and follow-up. Since the Plan is constantly evolving, it is important that the City review and makes changes to the Plan on a regular basis.
VIII. GOALS, OBJECTIVES AND POLICIES
The following goals, objectives and policies provide a basic framework for all land use decisions.

1.0 Community Land Use Goals

Goal 1: Have a land use pattern that promotes the fiscal stability of the City.

Policy 1: Require proper phasing and management of growth.

Policy 2: Require a proper mix of net tax payers and net tax receivers (commercial/industrial vs. residential).

Goal 2: Have a land use pattern that promotes community and neighborhood pride, identity and enjoyment.

Policy 1: Ensure aesthetic quality in all areas of the City.

Policy 2: Provide for community and neighborhood activities and events.

Goal 3: Have a land use pattern that eliminates the close proximity of incompatible uses.

Policy 1: Ensure the adequate separation of incompatible uses.

Policy 2: Locate more intense uses close to major thoroughfares.

Policy 3: Develop a landscape plan to screen incompatible uses that cannot be separated.

Goal 4: Have a land use pattern that is sensitive to environmental factors.

Policy 1: Ensure the preservation of significant natural features.

Policy 2: Ensure the proper use of areas with fragile or special environmental constraints (i.e. floodplains, aquifers, steep slopes).

Goal 5: Have a land use pattern that is consistent with changes in trends and surrounding cities (Regionalism).

Policy 1: Revise plans and ordinances as new technology is developed and trends are set by surrounding cities.

Policy 2: Create new districts as indicated by the creation of new types of land uses.
2.0 Objectives

2.1 General

Objective 1: Coordinate development with thoroughfare and utility improvements.

Objective 2: Develop a comprehensive plan for the City that includes sections for community facilities, parks and recreation and thoroughfares.

Objective 3: Amend the City’s zoning map and district regulations to be in accordance with the land use plan as much as possible.

2.2 Residential

Objective 1: The objective of the housing mix ratio of this plan shall be 70% housing units from R-0 and R-1 single-family zones and 30% housing units from R-2, R-3 and R-4 multi-family zones.

Objective 2: Locate multi-family uses in areas having good access to arterial streets and shopping areas.

Objective 3: Ensure that infill projects are of the same density as surrounding properties and/or underlying zoning.

Objective 4: When developing land for infill housing, special attention should be given to make sure adequate open space is provided.

Objective 5: Ensure the stability of existing residential neighborhoods via infrastructure improvements.

Objective 6: Explore the opportunity to develop large lot estate housing with close proximity to the interstate in order to attract the executive homeowners.

Objective 7: Provide for a variety of housing opportunities while maintaining stable property values.

Objective 8: Provide single family housing that meet the needs of empty-nesters and senior citizens such as ranch-style homes for easy access and a home owners association for property maintenance.

2.3 Commercial

Objective 1: Ensure cluster commercial development as opposed to strip commercial development.
**Objective 2:** Provide for neighborhood convenience shopping areas.

**Objective 3:** Encourage the location of community facilities in the Town Center (i.e. civic center, library, government offices, etc.).

**Objective 4:** Provide areas for office park type development with good access and visibility.

**Objective 5:** Implement the Route 4 Service Drive Plan at every opportunity.

**Objective 6:** Implement the Town Center Development Plan where possible.

**Objective 7:** Maintain strict control of commercial signage.

### 2.4 Industrial

**Objective 1:** Confine all heavy industrial development (Currently M-2 zoning) to areas north of Route 4 and west of North Gilmore Road.

**Objective 2:** Discourage heavy industrial uses that will detract from the area. If they do locate in the City, it is recommended that all activity be located in a wholly enclosed building and any outside storage to be screened.

**Objective 3:** Expand wastewater capacity to allow the City to provide sewer service to all areas, especially land zoned for industrial development.

### 2.5 Airport

**Objective 1:** Ensure that development within the airport zone is complimentary to the airport and does not restrict flight operations.

**Objective 2:** Promote uses that can safely interact with the airport.

**Objective 3:** Work with other jurisdictions such as Butler County and the City of Hamilton in promoting the use of the airport as a means of attracting new businesses to the region.

### 2.6 Open Space

**Objective 1:** Preserve undevelopable areas as community open space (i.e. floodplains, hillsides).

**Objective 2:** Preserve land for open space.

**Objective 3:** Preserve and acquire land for storm water detention.
Objective 4: Make provisions for appropriate re-use of storm water detention areas.

2.7 Other

Objective 1: Set aside land for parks and recreation activities per the needs of the City.

Objective 2: Create a bike/pedestrian trail along the entire length of the Miami-Erie Canal that can be used by all residents in the City.

Objective 3: Create a buffer around future school sites to protect them from undesirable uses. Also, where possible, create buffers around existing school sites to protect them from existing and possible future undesirable uses.
CHAPTER 2:
THOROUGHFARE PLAN

I. INTRODUCTION

The purpose of the Thoroughfare Plan is to establish locations and minimum standards for the future street network within the City. It is a planning tool used to establish future right-of-ways and plan the construction of new roads through the development process. It will also serve to guide public and elected officials in the development of future road improvement projects.

1.0 Objectives

The following objectives were considered in the formulation of the Fairfield Thoroughfare Plan.

1. The Thoroughfare Plan shall be an integral part of the development of the City of Fairfield.
2. The Thoroughfare Plan is a guide for the orderly development of thoroughfares through undeveloped areas and assures the proper extension and connection of existing thoroughfares. The plan is meant to be a plan only and may be adjusted to meet prevailing conditions.
3. The Thoroughfare Plan shall provide direct connection to major regional highways surrounding the City.
4. The Thoroughfare Plan shall be enacted when development occurs on vacant parcels and when parcels get redeveloped. For the purpose of this plan, redevelopment is defined as substantial demolition of existing structures and rebuilding for a new use.
5. The Thoroughfare Plan should be reviewed approximately every ten years so that transportation and market condition impacts can be evaluated upon the various thoroughfares in the City.

2.0 Past Thoroughfare Plans

The 1966 Plan was the first officially adopted thoroughfare plan for the City and created the roadway layout for many of the streets that exist today. The two major issues addressed in the plan were constructing additional north-south roads for inter-city traffic and diverting through east-west traffic around residential neighborhoods.

The 1977 Plan promoted the Loop Traffic Flow concept, which was a series of thoroughfare loops within the City to allow easy traffic flow inside the City boundaries. The 1992 Plan continued to promote the Loop Traffic Flow concept with the inception of the Town Center Loop Road that came out of the Town Center Design Plan. It also proposed frontage roads on Route 4 with the 1990 Service Drive Plan. Another major
recommendation was the extension of Symmes Road east through West Chester Township to I-275.

The 2006 Plan was a major overhaul from past plans in that it upgraded and downgraded various roadway classifications to more accurately represent existing conditions. It also addressed the impact of future widening of Route 4 on adjacent business owners and that any major comprehensive corridor widen project was not likely to occur in the next five to ten years.

II. STREET CLASSIFICATIONS

Thoroughfares in the City have been divided into five (5) categories: Regional Thoroughfares, Primary Thoroughfares, Secondary Thoroughfares, Collector Streets and Local Streets.

Configuration of local streets and their connection to the thoroughfare system will be decided by the Planning Commission at the time of improvement. Refer to the Subdivision Regulations for the definition and standards of local streets.

1.0 Regional Thoroughfares

Regional Thoroughfares are major connectors that link Fairfield with other population centers in the southwest portion of the state. The movement of traffic is the primary function of a Regional Thoroughfare and is generally the highest traffic volume corridor. The standards for these thoroughfares shall generally conform to Types D or E (See Table 2.1 on page 2-6).

1.1 State Route 4

State Route 4 shall be maintained along its present alignment from the north corporation line to the south corporation line. It shall maintain its existing right-of-way in accordance with the Type E standard. The road will receive increased use as a traffic collector for fronting business developments and intersecting thoroughfares and will continue to act as a connector to the City of Hamilton and I-275.

State Route 4 should continue to be monitored to evaluate traffic flow, accidents and points of congestion. If the various analyses present conditions of significant increases in accidents, traffic volumes or traffic congestion, the particular roadway section should be evaluated for improvement options including, but not limited to, speed limit review, traffic signal timing, deceleration and acceleration lanes, and access control measures. Reasonable efforts to accommodate the affected businesses adjacent to these projects should be investigated and implemented where feasible. One such project is currently underway at the south end of the corridor. It is the S.R. 4 - Crescentville Road project, which is a joint venture between the Cities of Fairfield and Springdale. This project includes improvements within Fairfield from Crescentville Road north to Commercial Drive. It includes an additional northbound lane, signal improvements, turn lanes and improvements south to I-275.
In 1990, the City adopted a Service Drive Plan for portions of State Route 4 south of Nilles Road. A service drive is a minor street which runs parallel and adjacent to a major thoroughfare and, which provides access to abutting properties and restricts access to the major thoroughfare. The goal of the Plan is to develop and connect sections of the service drives as parcels of land develop or redevelop.

The City operates a Coordinated Traffic Signalization Loop System to control the traffic signals on Route 4. It is a closed loop system that uses a dial-up phone modem, which is slow and outdated. The System is currently being updated to a Central Traffic Signal System, which encompasses not just Route 4, but the majority of the traffic signals throughout the City. This system operates via high-speed internet service using fiber optic cable to provide faster and more reliable communications as well as the ability to obtain live video feeds for more than twenty major intersections. The upgrade is anticipated to be completed in July of 2010.

1.2 State Route Bypass 4

State Route Bypass 4 shall be maintained along its present alignment from its intersection with State Route 4 to the north corporation line. This road provides access from Fairfield to the northern portion of Butler County. The road was built by the State as a two-lane facility with sufficient right-of-way to allow for construction of a four lane highway. Construction is slated to begin in 2010 to widen the portion of the road in Fairfield from Route 4 to Symmes Road. The Butler County Transportation Improvement District (TID) will be coordinating the widening from Symmes Road to its terminus in Hamilton. Funding has been secured to widen the road from Route 4 in Fairfield to Hamilton-Mason Road with construction also proposed to begin in 2010. This widening will be a multi-jurisdictional project that includes the Cities of Fairfield and Hamilton plus Fairfield Township and Butler County.

2.0 Primary Thoroughfares

Primary thoroughfares are major traffic carriers within the City which carry traffic from collector and secondary thoroughfares to the regional thoroughfares. The primary function of this system of roadways is traffic movement while land access is the secondary function. The standards for these thoroughfares shall generally conform to either Type C-1 or C-2 (See Table 2.1 on page 2-6).

2.1 Pleasant Avenue (U.S. 127)

Pleasant Avenue serves as a major connector to I-275, City of Hamilton and Fairfield’s Town Center. This thoroughfare conforms to a Type C-2 standard. Strict curb-cut control is necessary between Hunter and John Gray Roads to prevent dangerous curb-cut configurations.

The Ohio Department of Transportation (ODOT) maintains U.S. 127 south of John Gray Road. ODOT is in the process of upgrading to five lanes from I-275 to Crest Road to relieve interstate access congestion and has plans to add a center turn lane from Crest Road to Kemper Road, which is just south of Fairfield. Coordination
between Fairfield and ODOT will be necessary should ODOT plan to extend this third lane north to the corporation line at John Gray Road.

2.2 River Road (West of Nilles Road)
River Road shall be maintained along its present alignment from the western corporate boundary to Southgate Boulevard. This thoroughfare serves as a traffic collector for the western portion of the City and should be upgraded to Type C-2 Standard should the road extend to Ross Township.

2.3 River Road Connector (west of River Road, near One Way Farm)
River Road has the potential to serve as a connector for residential traffic to western Butler County. The River Road Connector is to extend west over the Great Miami River to State Route 128, providing an east-west connection between Ross Township and the City of Fairfield as well as a connection to U. S. 27.

In June, 2003 an “Environmental Inventory and Preliminary Transportation Options” Study was prepared for the Butler County TID to determine the best “east-west” route over the Great Miami River to western Butler County. Based on three options, River Road was determined to be the best option for crossing the River.

2.4 South Gilmore Road
South Gilmore Road is a main access for residential neighborhoods and commercial businesses in the City. In addition, it provides direct access to the interstate system and the central portion of Fairfield. Large businesses and commercial development exist along the corridor and contains over 140 acres of undeveloped land within the vicinity of Mack Road south to I-275.

In 2006 a study was completed to determine what roadway improvements were necessary to relieve traffic congestion within the South Gilmore Road/Winton Road Corridor. The study area straddles I-275 and is located in both the Cities of Fairfield and Forest Park. The corridor received heavy traffic volumes due to several large scale commercial developments, a full-service hospital and a large office complex. Based on the study, turn lanes were added to the Mack Road/South Gilmore Road intersection and a southbound lane was added on South Gilmore Road from Mack Road to Kolb Drive. Another recommendation, currently listed in the Capital Improvement Plan (CIP), is an additional through lane from Resor Road to Mack Road.

The 2006 study also recommended that the I-275 expressway interchange be further studied to determine what improvements would be necessary to make traffic less congested and more safe. The City completed an Interchange Modification Study in 2009 that recommended widening both northbound and southbound lanes as well as widening the bridge over the expressway. Grants have been received from ODOT and Ohio, Kentucky and Indiana Regional Council of Governments (OKI) to complete these improvements, which is scheduled for 2013-2015. This project is also carried in the CIP with over $12 million of local funding committed.
2.5 **Seward Road (north of Port Union Road)**

Seward Road shall be improved along its present alignment from Port Union Road to the north corporation line and shall serve as a collector for traffic generated by future industrial development having close proximity to the road. Seward Road has just been upgraded to three lanes (center turn lane) from Symmes Road/Union Centre Boulevard to just south of the Norfolk Southern Railroad. A continuation of the widening is proposed south of Symmes Road/Union Centre Boulevard to Port Union Road. Construction is proposed in 2012. The last section of Seward Road, from the Norfolk Southern Rail Road to Tylersville Road, will be upgraded to three lanes contingent on future development in the area. Coordination with Fairfield Township will be required for this section.

2.6 **Tylersville Road**

Tylersville Road shall be maintained along its present alignment. It is a major east-west connector in Butler County that receives high traffic volumes, which will continue to increase as the surrounding land develops. Any improvements made to Tylersville Road will be coordinated with the Butler County Engineer's Office. The 2007 Butler County Thoroughfare Plan proposes to add three lanes from By-Pass 4, east to the West Chester Township line. This will create four lanes of traffic (two in each direction) with a center turn lane.

2.7 **Symmes Road**

Symmes Road between Route 4 and North Gilmore is a two lane road that serves many industrial businesses. An active CSX Rail Road line bisects the road near Industry Drive causing approximately 40 interruptions a day in traffic flow. Currently an overpass is being evaluated and is in the CIP.

3.0 **Secondary Thoroughfares**

Secondary Thoroughfares collect traffic from collector and local streets to primary and regional thoroughfares. These roads are similar in function to primary thoroughfares, though usually carry less traffic. The standards for these thoroughfares shall conform to Type B (See Table 2.1 on page 2-6).

3.1 **Bobmeyer Road Extension**

Bobmeyer Road shall be extended from the eastern terminus at North Gilmore Road to By-Pass 4, via the City of Hamilton. The extension will provide better access from the airport to the expressway. The Butler County Thoroughfare Plan proposes this to be a three land road. Since the extension is not located in Fairfield, it will not be the City's responsibility to construct it, but rather the City of Hamilton, Butler County or a private developer.

3.2 **Nilles Road Extension (between S.R. 4 and Symmes Road)**

Nilles Road shall be extended from Route 4 to Symmes Road to allow for a more direct access to I-75 for residents and businesses located in the western portion of the
City. The exact location needs to be determined. Nilles Road, at this location, shall be built to Type B Standard.

4.0 Collector Streets

Collector streets are two-lane thoroughfares which collect traffic from residential subdivisions and direct it to larger thoroughfares. The standard for collector level streets shall conform to the Type A (See Table 2.1 on page 2-6).

4.1 Town Center Loop Road

The Town Center Loop Road shall form a complete loop in downtown Fairfield that will serve existing and future development. Location of the Loop Road shall conform to the Town Center Design Plan and any amendments. Currently all sections of the loop road have been completed, except in the northeast quadrant. This collector shall be built to Type A Standard utilizing a public/private partnership. Refer to Section IV, 1.3 of the Land Use Chapter for additional information.

III. STREET STANDARDS

The street standards shown in Table 2.1 are recommended for the various types of thoroughfares in the City. These standards are meant to be a guide in the design and construction of the various roads. At the time of construction these standards may be adjusted to prevailing conditions and altered where necessary. All pavement measurements are from back-to-back of curb based on two (2) foot wide curbs.

<table>
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<th>Name</th>
<th>ROW</th>
<th>Pavement Width (ft.)</th>
<th>Number of Lanes</th>
<th>Notes</th>
</tr>
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<td>60</td>
<td>38</td>
<td>2</td>
<td></td>
</tr>
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</tr>
<tr>
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<td>2</td>
<td></td>
</tr>
<tr>
<td>C-2 Primary Thoroughfare</td>
<td>100</td>
<td>52</td>
<td>2-4</td>
<td>Applies only to By-Pass 4</td>
</tr>
<tr>
<td>D Regional Thoroughfare</td>
<td>200</td>
<td>-</td>
<td>-</td>
<td>Applies only to State Route 4</td>
</tr>
<tr>
<td>E Regional Thoroughfare</td>
<td>Varies</td>
<td>Varies</td>
<td>4 +</td>
<td></td>
</tr>
</tbody>
</table>

Table 2.1

1.0 Type A

The Type A Standard shall be constructed for collector thoroughfares. This standard requires a sixty (60) foot right-of-way, thirty-eight (38) foot pavement and four (4) foot sidewalks on both sides. The pavement is sufficiently wide to allow two (2)
parking lanes of seven (7) feet each and two (2) moving lanes of ten (10) feet each. In undeveloped areas, the developer shall provide grading, curbs, pavement, sidewalks and all utilities for the entire street.

2.0 Type B

The Type B Standard shall be constructed for secondary thoroughfares. This standard requires an eighty (80) foot right-of-way, thirty-eight (38) feet of pavement and two (2) sidewalks of four (4) feet each. The pavement is sufficiently wide to allow two (2) parking lanes of seven (7) feet each and two (2) moving lanes of ten (10) feet each. The extra right-of-way is reserved to allow future widening of the road. In undeveloped areas, the developer shall provide grading, curbs, pavement, sidewalks and all utilities for the entire street.

3.0 Type C-1

The Type C-1 Standard shall be constructed for primary thoroughfares. This standard requires a one hundred (100) foot right-of-way, thirty-eight (38) feet of pavement and two (2) sidewalks of four (4) feet each. The pavement is sufficiently wide to allow two (2) parking lanes of seven (7) feet each and two (2) moving lanes of ten (10) feet each. The extra right-of-way is reserved to allow future widening of the road. In undeveloped areas, the developer shall provide grading, curbs, pavement, sidewalks and all utilities for the entire street.

4.0 Type C-2

The Type C-2 Standard shall be constructed for primary thoroughfares. This standard requires a one hundred (100) foot right-of-way, fifty-two (52) feet of pavement and two (2) sidewalks of four (4) feet each. The pavement is sufficiently wide to allow two (2) parking lanes of seven (7) feet each and two (2) moving lanes of approximately seventeen (17) feet each. An alternative is to provide two (2) ten (10) foot wide moving lanes in each direction. In undeveloped areas, the developer shall provide grading, curbs, pavement, sidewalks and all utilities for the entire street.

5.0 Type D

The Type D Standard is for regional thoroughfares. This standards requires a two hundred (200) foot wide right-of-way dedicated to the City. When a subdivider develops a lot containing right-of-way for a regional highway, he/she will not be required to build any part of the thoroughfare, but will be required to dedicate the right-of-way for future use.

6.0 Type E

The Type E Standard applies to the entire length of State Route 4 within the City corporate limits. The existing right-of-way, acquired in 1962 by the Ohio Department of Transportation, shall suffice, except for intersection upgrades and/ or deceleration lanes.

7.0 Frontage Roads

The Planning Commission shall have the authority to grant a variance from frontage roads and accept an alternate proposal requested by the landowner.
condition of variance from frontage roads, an agreement must be executed which will
insure that the alternate proposal will be executed regardless of later lot splits or changes
of ownership.

8.0 Intersections

At each intersection sufficient right-of-way shall be reserved for the inclusion of
turn lanes. This required right-of-way shall be the right-of-way lines for each intersecting
road rounded by an arc having a minimum radius of seventy-five (75) feet.

IV. RESTRICTIONS

1. No lots shall have frontage on primary or secondary thoroughfares unless frontage
roads or another access control method is provided and approved by the Planning
Commission.

2. All thoroughfare and associated frontage road right-of-way shall be dedicated to
the City.

3. When the Technical Review Committee discusses future development or
redevelopment, the Committee must require sufficient building setback to protect
the right-of-way required by the Thoroughfare Plan.

4. No building permit will be granted that would prevent construction of the
Thoroughfare Plan.

5. At the time a lot(s) is rezoned, the rezoning ordinance will require the developer
to make provisions for the thoroughfares.

6. When development occurs along the right-of-way of an existing street, which is
designated as a thoroughfare, the developer shall dedicate the required right-of-
way and may be required to make improvements.

7. Pavement design in non-residential areas shall be determined on an individual
basis. The design shall be in accordance with the procedures outlined in the most
recent addition of the Ohio Department of Transportation "Pavement Design
Manual".

V. PRIORITY

The completion of thoroughfares in the City of Fairfield must be undertaken in an
orderly fashion so as to create sound traffic patterns and eliminate congested and
hazardous conditions. The priority of improvements recommended by this plan should
be based on their urgency.
CHAPTER 3:
HOUSING

I. INTRODUCTION

Housing is one of the distinctive physical aspects of a community. Housing combines to form neighborhoods and neighborhoods combine with other uses to form the community.

The housing element provides a framework that the City of Fairfield can use as a guide in providing adequate and appropriate housing for existing and future residents. It considers the inventory and condition of the existing housing stock and future housing needs. It addresses the provision of housing types to accommodate the lifestyles and economic needs of the community.

The housing chapter is integrally related to other components of the comprehensive plan. The land use element recommends where housing should be located. The thoroughfare, utilities and facilities chapters serve to guide where and how public services will be provided to support future housing development.

II. BACKGROUND

Housing in Fairfield is primarily single-family residential. Figure 3.1 is a map of all of the existing residential land use by type throughout the City. The northern section consists primarily of older homes built prior to incorporation. As the City began to grow in the 1970s southward towards I-275, large farms were transformed into single-family subdivisions. During the 1970s the housing market saw an increase in multi-family complexes as a result of the economic conditions, high interest rates and market demand. Fairfield became inundated with apartments as large tracts of land were rezoned to multi-family zoning districts.

The majority of the large scale apartment complexes are located near the Route 4 corridor, which allows for easy access to I-275. In addition, Route 4 is a major commercial corridor that provides destination places for those residents. There is also a concentration of multi-family units in the downtown. This allows for easy access to shopping and restaurants. Scattered throughout the northern section of the City are five mobile home parks that house over 300 mobile homes.

In addition to apartment complexes, there are many condominiums that have been constructed as well. Most developments are located in the southern half of the City with easy access to I-275. Many of the condominium units are nestled among single-family houses creating inviting mixed neighborhoods.
III. DEMOGRAPHIC AND HOUSING DATA

1.0 Population

The population for the City of Fairfield has increased minimally in the last ten years. According to the 2000 U.S. Census, there were 42,097 people residing in Fairfield. In 2006, the estimated population was 42,386. The City saw its largest increase in population during the 1970s when the total population more than doubled to 33,777 by 1980. After growing at a rate of 129% during the 1970s, the City's population increased at a much slower rate, 5.02% in the 1990s. Projected population figures suggest a very minimal rate of growth, which is a reflection of a mature city that has little undeveloped land remaining for new residential units. The population is projected to increase by just over 400 people by 2011 or a 1.01% growth rate (Claritas, Inc., 2006). Figure 3.2 illustrates the City's growth from 1955 (incorporation) to 2000 with projected growth to 2011.

![Population Chart](image)

Figure 3.1

In 2006, it was estimated that 77% of the population in Fairfield was 18 years old or older (Claritas, Inc., 2006). This figure reflects a small young population (under 18 years old). While the City does not have a large young population, it does not have a large elderly population either. Only 11% of the population is comprised of people 65 years old or older. The median age is 35 years old.
2.0 Housing Units

It was estimated in 2006 that there were over 18,150 housing units, 360 more than what was stated in the 2000 U.S. Census (Claritas, Inc., 2006). Figure 3.3 illustrates the breakdown of housing type in the City in 2006. As shown, single-family houses depict the most common housing type with multi-family (apartments and condominiums) second. An objective from the Land Use Plan is a housing mix ratio of 70% housing units from R-0 and R-1 single-family zoning districts and 30% housing units from R-2, R-3 and R-4 multi-family zoning districts. In 2006, it was estimated that there was a 62%/38% split between single-family houses and multi-family units (Claritas, Inc., 2006). The single-family housing percentage has slowly been increasing since the mid-1980s. It is anticipated to continue to increase due to the lack of multi-family zoned land available.

![Housing Breakdown Chart]

Figure 3.3

It was estimated that in 2006, the City’s population lived in 17,320 occupied housing units, up 360 units from the 2000 U.S. Census (Claritas, Inc., 2006). Of those occupied housing units, 11,414 or 66% were owner occupied and 5,906 or 34% were renter occupied (U.S. Census, 2000). The rate of owner occupied housing in Fairfield is slightly lower than in Butler County and in the State of Ohio. This lower rate is likely the result of the high number of multi-family units built in the City.

Chapter 3: Housing
3.0 Household Size

Decrease or increase in household size will impact the need for future housing numbers and types. If size is decreasing, it may be a sign of an aging population and will need to provide housing for the elderly population. According to the 2000 U.S. Census, there were just over 4,880 households with the age of the householder 55 years or older. In addition, there were 3,585 households where the age of the householder was at the end of the baby boom population – those born between 1946-1965. As this baby boom population enters retirement age, adequate housing needs to be available to meet their needs. Currently Fairfield has a mix of duplexes, ranch-style condominiums and single family homes on small lots, but not many developments aimed towards young active senior adults.

4.0 Housing Density

The City has approximately 4,200 acres of land devoted to single-family housing and 785 acres of land developed as multi-family units. An additional 655 acres are available for future single-family development. In single-family zoning districts, housing densities cannot exceed 3.63 dwelling units per acre. However, in some Planned Unit Developments (PUD) the density has been increased. In high density multi-family zoning districts, the maximum density is eight (8) units per acre.

Prior to 1993, the maximum density was 14.5 units per acre in multi-family zoning districts. In the 1970s and 1980s a large number of apartment and condominium complexes were constructed. By the late 1980s Fairfield had become oversaturated and in 1993 a policy was approved to reduce future multi-family densities. This is when legislation was adopted to limit multi-family density to a maximum of eight (8) units per acre.

5.0 Age of Housing Stock

The age of the housing stock in a community is one measure of quality, although it must not be assumed that as the age of a home increases, its quality declines. Age of a structure only suggests that as a home gets older it may be necessary to spend more time and money on upkeep and maintenance. Figure 3.4 illustrates the breakdown of the number of housing units built each decade from prior to incorporation to present day. The figure reflects what has been previously stated in this chapter that the housing boom in Fairfield was during the 1970s and 1980s. This is a correlation to the amount of land that was available for development, the growing population and the state of the economy. This has slowed down as less land became available for residential development.
IV. PROPERTY MAINTENANCE

Much of the housing stock in Fairfield is in the mature stage. This means many of the houses that were built prior to 1980 are showing their age in terms of maintenance, style and appearance. Due to this fact, property maintenance has become a top priority in the City.

The purpose of a property maintenance code is to protect properties in residential neighborhoods by establishing minimum maintenance standards. The maintenance standards are designed to maintain a healthy, safe and clean environment; maintain or increase property values; and encourage quality development and preserve quality of life. Fairfield has adopted the 2006 International Property Maintenance Code. It regulates and governs the conditions and maintenance of all property, buildings and structures.

Situations occur when property owners have allowed their dwelling to fall into disrepair, creating a blight in the neighborhood. This lack of upkeep can occur when owners no longer occupy the premise, lose their income or are unable to physically make the repairs. The above reasons have compounded in the last couple of years due to a downward shift in the economy, which has seen an increase in foreclosures, vacancies and job losses. Fairfield has instituted several property maintenance programs, with the goal of working with property owners to make necessary improvements.

1.0 Current Initiatives

1.1 Landlord Property Maintenance Guide
In 2007 the City created a document referred to as the “Landlord Property Maintenance Guide” that was aimed at the owners of rental property, both multi-family units and single-family homes. The document is a guide to keep property in compliance with the property maintenance ordinance that is in effect throughout the City.

1.2 **Zoning Enforcement**

The City hired an additional zoning inspector in 2008 to bring the total to three full-time inspectors and one part-time inspector who take both a “reactive” and “pro-active” approach. Reactive enforcement is done on behalf of a tax payer or tenant who has lodged a complaint with their premise or other property. Pro-active enforcement entails canvassing various sections of the community to discover if any violations exist. The theory behind proactive enforcement is to preserve neighborhoods before property maintenance issues arise and disinvestment becomes common place in a particular neighborhood.

1.3 **Multi-family Zoning Inspector**

In 2006, the City hired a zoning inspector to concentrate solely on inspecting multi-family structures. The goal was to address property maintenance issues in complexes before the entire development became a blight in the community. As noted previously, most of the multi-family structures are over 30 years old and are experiencing issues related to upkeep and maintenance. There are two approaches the City takes in these types of inspections: pro-active and reactive. The pro-active approach is a systematic method whereby each building exterior is inspected at least every two to three years. The theory behind this is that if the exterior is structurally sound and the premise clean, then blighting influences are not present. The reactive approach is tenant initiated and the City will work to help resolve individual unit issues. This periodically requires coordination with the Butler County Health Department.

1.4 **Home Improvement Expo**

The Home Improvement Expo is an annual event sponsored by the City of Fairfield and local businesses that is held in the spring and is extremely popular with residents. The event features a variety of contractors, vendors and city departments eager to share their knowledge to assist residents with home improvements both large and small.

1.5 **Beautiful Fairfield Campaign**

The Beautiful Fairfield Campaign is an annual five month long contest that awards residential property owners for improvements made to their homes. There are two categories, which are for the best remodeling project (interior or exterior) and for the best landscape improvement project. Winners receive a gift certificate donated by a local business and a decorative yard sign designating their project as the winner of the contest. The goal of the campaign is to encourage homeowners to take pride in their property by encouraging them to make upgrades and improvements to their houses and yards, which benefit the overall neighborhood.
1.6 Neighborhood Enhancement Action Team (NEAT)
The Neighborhood Enhancement Action Team (NEAT) is a pro-active program to assist in the preservation of property values within the City. The team consists of City personnel from the Departments of Development Services, Public Works, Public Utilities and Police who visit neighborhoods to inspect for property maintenance violations such as high weeds and inoperable vehicles, and repairs that need to occur within the right-of-way such as street sign replacement. The goal is to visit eight to ten neighborhoods a year and to visit each neighborhood once every four to five years. It is hopeful that this program encourages individual residents to be responsible for their own property maintenance, therefore preserving their property values and contributing to the overall appearance of their neighborhood.

1.7 Home Rehabilitation Program
The goal of the Home Rehabilitation Program is to correct property code and property maintenance violations cited against single-family homes that are owned and occupied by either disabled and/or elderly people who qualify as having a low to moderate income as defined by the U.S. Department of Housing and Urban Development (HUD). The City obtained a Community Development Block Grant in 2009 to initiate this program.

2.0 Potential Initiative

2.1 Neighborhood Stabilization Program
The Neighborhood Stabilization Program (NSP) provides grants to local governments to purchase foreclosed or abandoned homes at discounted prices and then to rehabilitate, resell or redevelop these homes in order to prevent them from becoming a source of blight within the community and to stem the decline of property values of neighboring homes. The program is funded through HUD’s Community Development Block Grant program under the Housing and Economic Recovery Act of 2008 as a response to the effects of high foreclosures and administered by Butler County. The grant can be used to acquire land and property, establish land banks, demolition, redevelopment and financial assistance.

V. GOALS, OBJECTIVES AND POLICIES
The following goals, objectives and policies provide a basic framework for all housing decisions.

1.0 Goal: Ensure adequate housing stock for all current and future residents of Fairfield by achieving and maintaining a high quality residential housing variety.

Objectives and Policies for Housing

Objective 1: Encourage the preservation, maintenance and improvement of existing housing stock.
Policy 1: Preserve the City's existing housing through code enforcement and participation in rehabilitation programs.

Objective 2: Promote strong residential neighborhoods through public investments in physical improvements and through public policy decisions intended to protect and preserve existing neighborhoods.

Policy 1: Maintain infrastructure in residential areas to preserve the character and vitality of existing neighborhoods.

Policy 2: Undertake redevelopment plans to focus on specific areas of the City.

Policy 3: Create plans for unused and underutilized land within the City and promote infill development.

Policy 4: Consider acquiring strategic assets that are nuisances to the community.

Objective 3: Ensure that an adequate supply of housing is available to meet the needs, preferences and financial capabilities of Fairfield's households now and in the future.

Policy 1: Promote a higher level of owner occupied housing compared to renter occupied housing units.

Objective 4: Encourage housing that supports sustainable development patterns by promoting the efficient use of building material and technology.

Policy 1: Encourage and promote resource efficient technologies and materials in housing construction that increase the useful life of new and existing housing.

Objective 5: This chapter shall be used to assist in determining the funding priority for code enforcement and property maintenance programs that are necessary to keep housing housing values from deteriorating.

Policy 1: Improvements, based on their priority, shall be included in the five year Capital Improvement Plan.

Objective 6: Continue to maintain inter-governmental coordination with Butler County Department of Development. In addition, extend open communications with all surrounding jurisdictions, government agencies and non-profit organizations.
CHAPTER 4:
ECONOMIC DEVELOPMENT

I. INTRODUCTION

Economic development is one of the cornerstones of the Fairfield Comprehensive Plan because it is a central factor in a community’s ability to sustain itself. A strong and diverse economy provides employment and a tax base that supports public services and a livable community. Although most economic activity is in the private sector, local government’s role is to establish parameters for private markets, provide necessary services, and participate in economic development in some circumstances. This chapter describes Fairfield’s current economy and establishes the direction of the City’s future economic development.

A good economic development plan provides local governments with an opportunity to inventory and assess the community’s economic base, labor force characteristics, and local economic development opportunities and resources; to determine economic needs and goals; and to merge this information with information about population trends and characteristics, natural resources, community facilities and services, housing and land use so that a strategy for the economic well-being of the community can be developed.

This chapter, therefore, seeks to do the following:

- Identify the economic conditions and trends in the community.
- Assess the trends to identify the community’s strengths, weaknesses and resources.
- Develop economic development goals and objectives to guide the City into the future.

II. CURRENT CONDITIONS

1.0 Land Resources

Approximately 29% of land in Fairfield, representing 3,905 acres, is zoned for commercial or industrial development. Of this, an estimated 3,000 acres have been developed, leaving approximately 1,000 acres undeveloped. There are few remaining large tracts (30+ acres) available for immediate development. This restricts the City’s ability to compete for large-scale economic development projects that require large land sites.

As developable land sites in the City become scarce, the City has responded by implementing three major strategies. One, it has vigorously enforced zoning regulations protecting commercial and industrial properties from re-zoning to other non-business uses. Two, it changed its approach to tax incentives so as to encourage the utilization of land for higher job-producing development projects. The City no longer offers incentives
for large speculative warehouse projects that use a lot of acreage without the promise of an associated high job count. Conversely, the City lowered the threshold for incentives for renovation and expansion projects. The concept behind this incentive policy is to encourage businesses to stay and grow in place and more fully utilize the land already owned.

The third strategy pursued by the City is the identification of other job-producing and tax-generating opportunities. One such opportunity that is available to the City is the ability to form mutually beneficial partnerships with other surrounding communities in the form of Joint Economic Development Districts (JEDDs).

Typically, a JEDD is formed between a municipality and a township in order to encourage economic development. Both parties agree to provide some sort of negotiated contribution or service to the project, and, in exchange, the JEDD is able to levy an income tax on a defined area of township land. The City administers the income tax services, and the revenues collected are distributed to both local governments in the negotiated percentages.

As of the date of this Plan, the City has entered into one JEDD agreement, which is with West Chester Township. Additional JEDD opportunities exist, as the City is surrounded by neighboring townships with vacant land and new economic development activity.

2.0 Building Resources
Fairfield continues to see healthy investment in new buildings and renovations of existing buildings. As vacant land becomes scarce and the building stock in the City continues to age, the percentage of investment in building renovations will likely increase as compared to investment in new construction. Table 4.1 summarizes building investment, as seen in commercial permit valuation, over the previous five years.

<table>
<thead>
<tr>
<th>Year</th>
<th>Commercial Permit Valuation</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004</td>
<td>$28,039,452</td>
</tr>
<tr>
<td>2005</td>
<td>$45,152,931</td>
</tr>
<tr>
<td>2006</td>
<td>$68,682,460</td>
</tr>
<tr>
<td>2007</td>
<td>$31,323,193</td>
</tr>
<tr>
<td>2008</td>
<td>$40,943,892</td>
</tr>
</tbody>
</table>

Table 4.1

3.0 Business Retention and Expansion
Retention and expansion of existing businesses is a major focus of the City's economic development efforts. The City of Fairfield is home to approximately 1,500
business locations, employing an estimated 30,000 workers. A majority of the commercial building construction valuation found in Table 4.1 comes from existing Fairfield businesses renovating and/or expanding their facilities. As vacant acreage in the City becomes scarce, retention and expansion of existing businesses will take on greater importance.

Table 4.2 depicts Fairfield’s top ten employers, based on 2008 reports.

<table>
<thead>
<tr>
<th>Rank</th>
<th>Company</th>
<th>Estimated Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Cincinnati Financial Corporation</td>
<td>2,900</td>
</tr>
<tr>
<td>2</td>
<td>Mercy Hospital Fairfield</td>
<td>1,200</td>
</tr>
<tr>
<td>3</td>
<td>Fairfield City School District</td>
<td>1,100</td>
</tr>
<tr>
<td>4</td>
<td>Ohio Casualty Group</td>
<td>975</td>
</tr>
<tr>
<td>5</td>
<td>Medco Health Solutions</td>
<td>800</td>
</tr>
<tr>
<td>6</td>
<td>Pacific Industries</td>
<td>750</td>
</tr>
<tr>
<td>7</td>
<td>M. Bohlke Veneer</td>
<td>550</td>
</tr>
<tr>
<td>8</td>
<td>Tri-County Extended Care</td>
<td>500</td>
</tr>
<tr>
<td>9</td>
<td>Koch Foods</td>
<td>450</td>
</tr>
<tr>
<td>10</td>
<td>City of Fairfield</td>
<td>400</td>
</tr>
</tbody>
</table>

Table 4.2

4.0 Primary Business Areas

There are four primary business areas within the City - the Route 4 business district, the industrial areas east of Route 4, the Mack/South Gilmore district, and the Town Center area.

4.1 Route 4 Business District

The Route 4 business district is the major commercial corridor in Fairfield. It is home to approximately 260 commercial structures containing more than 420 commercial locations. The corridor represents an estimated 20% of the City’s income tax revenue. A 2006 Miami University study found that the vacancy rate for the corridor was 8.0%, which compares favorably to other similar commercial thoroughfares in the region. Additionally, the Route 4 corridor is the most frequently visited area for visitors, which helps establish Fairfield’s regional reputation. There are few remaining undeveloped sites within the corridor, representing less than 30 total acres. As a result, incoming businesses are forced to consider existing building inventory or redevelopment rather than building to suit. Many older properties are showing visible signs of disinvestment.

Recent years have seen several large-scale improvement projects, both public and private, along the Route 4 corridor. Public infrastructure improvements include both
transportation roadway projects (widening, turn lanes, etc...) and streetscape-type projects (landscaping, signage, etc...). Additional public improvements are planned, particularly at the northern and southern ends of the corridor. Recent private improvements include select demolition/rebuild projects and major facade upgrades.

4.2 Industrial Area

Although Fairfield is fortunate to have several large office employers, it is better known regionally for the strength of its manufacturing sector. Fairfield is part of the Tri-County industrial sub-market, which is generally recognized as the strongest industrial sub-market in the greater Cincinnati region in terms of occupancy rates and rents. This is due to the strong and plentiful workforce, available industrial land sites, and good access to both the Cincinnati and Dayton markets via I-75.

Fairfield has made several strategic investments in recent years in its industrial area, including roadway improvements and utility expansions, and has several other planned projects. Several hundred acres, particularly in the northern Seward Road area, remain available for development. Due to the lack of direct interstate access, this land is best suited for small and mid-sized build-to-suits, not for large floor plan speculative warehouse projects.

The older industrial areas just off of Route 4 (including Hicks Boulevard, Factory Drive, Industry Drive, Donald Drive, Production Drive, Homeward Way and others) present different opportunities and challenges for Fairfield. These areas are characterized by older and smaller industrial lots and buildings. Combined, these properties provide inexpensive space for smaller manufacturers and are home to hundreds of jobs. But many of these properties lack the size, appearance or modern amenities sought by expanding or relocating businesses. Lack of owner investment in these properties may lead to chronic vacancies or under-utilization.

4.3 Mack/S. Gilmore

The Mack/South Gilmore corridor represents Fairfield’s best opportunity for large-scale, high-quality economic development. The corridor is home to Fairfield’s two largest employers, Cincinnati Financial Corporation and Mercy Hospital Fairfield. Both of these growing businesses are home to high-skilled and high-wage professional jobs. The Cincinnati Financial Corporation campus is home to three Class A office towers that house nearly 3,000 workers. The third tower was completed in 2008 at an estimated cost of more than $100 million. The company’s master site plan was designed to accommodate up to three additional office towers, so there is room for more growth. Likewise, Mercy Hospital Fairfield has invested millions of dollars in building expansions and upgrades over the past ten years.

The corridor is located just north of Exit 39 off of I-275. Plans are being prepared for the $25 million reconfiguration of the exit and associated arterial roads to make it easier and safer to travel to and from the corridor.
The corridor, both in Fairfield and in neighboring Forest Park, is home to a significant amount of local and national retailers. Cincinnati Mall, formerly known as Cincinnati Mills and Forest Fair Mall, is located in the corridor. Approximately one-fourth of the 1.5 million square foot Mall is located in Fairfield, with the rest in Forest Park. The Mall is at least 50 percent vacant. Between the Mall property and other undeveloped or under-utilized properties, there are numerous locations for new retail development in the corridor.

Two large tracts of undeveloped land are available for professional office, medical, high technology, and research & development uses in the corridor. The larger property at the southwest corner of the intersection of Mack Road and South Gilmore, known as the Heine Property, is approximately 110 acres and is zoned Planned Unit Development (PUD). The smaller property at the northeast corner, known as the Benzing Property, is approximately 27 acres and is zoned B-1. The vision of high-end professional uses are appropriate for these sites, due to the existing comparable businesses in the area and the ease of interstate access.

4.4 **Town Center**

A strategic focus of City investment over the past decade has been the investment in new public buildings in the Town Center area. Fairfield has invested approximately $30 million in recent years for a new Library, Community Arts Center, Village Green Park and Justice Center. This public investment has leveraged significant private investment in the surrounding area, including new office, retail, and housing construction. Most of this investment has been located in the southern quadrants of the Town Center, south of Nilles Road.

It is anticipated that more investment will occur in the northern quadrants of the Town Center. While no new public buildings are planned, in 2008, the City created the North Town Center Tax Increment Financing (TIF) District to help fund new public infrastructure projects in the areas north of Nilles Road. It is expected that planned public infrastructure projects will leverage significant private mixed-use development, particularly in the Patterson Drive area.

5.0 **Measuring Success**

An important measure Fairfield uses to track economic development is income tax collections. The City collects a 1.5% income tax on all employee wages and corporate profits. If tax collections are increasing, it indicates that more people are working, and/or wages are increasing, and/or corporate profits are increasing. Over the previous six years, Fairfield has seen an average annual increase in income tax collections of 4.1%. Table 4.3 summarizes recent income tax collections.
III. EMERGING TRENDS

Several trends are emerging that will have an impact on Fairfield’s continued economic development success. The first is the aging of the building stock. Continued reinvestment and/or redevelopment of these older structures, particularly in the Route 4 business district and the older industrial areas, is critical to long-term success.

Second, as mentioned above, available acreage for new build-to-suit development is becoming scarce. Maximum utilization of the available land is critical, as is the creation of new land options via selective demolition and redevelopment.

Third, Fairfield’s demographics are becoming more diverse, particularly in terms of age, ethnicity and income levels. The business community will evolve in response to this increased diversity. One example is the increased number of ethnic restaurants found in the Route 4 business district. Another example is the increase in housing options marketed toward Fairfield’s increasing senior population. Business opportunities that recognize and serve this emerging diversity will be available.

IV. GOALS, OBJECTIVES AND POLICIES

The following goals, objectives and policies provide a basic framework for all economic development decisions.

1.0 Goal: Support sustainable commercial, industrial and retail development so as to strengthen and diversify Fairfield’s economic base, create high quality jobs and economic opportunities, and maintain a high quality of life and sense of community.

Objectives and Policies for Economic Development

Objective 1: Cultivate a diverse and balanced economy.
**Policy 1:** Develop and implement effective economic development marketing and attraction efforts to promote the City.

**Policy 2:** Develop incentives and public assistance programs to facilitate development and redevelopment projects.

**Policy 3:** Maximize utilization of land zoned for business use through more intensive new building construction and redevelopment and intensification of existing sites.

**Policy 4:** Encourage additional office, medical, high technology, and research and development projects.

**Policy 5:** Maintain a range of retail and service businesses that meet the needs of local residents and visitors.

**Objective 2:** Encourage the retention and expansion of existing businesses.

**Policy 1:** Maintain low tax rates and high quality municipal services so as to maintain existing businesses.

**Policy 2:** Encourage existing businesses to expand, redevelop and modernize their physical plants.

**Policy 3:** Implement infrastructure improvement projects to benefit existing businesses.

**Policy 4:** Streamline City permitting and approval processes.

**Objective 3:** Advance targeted redevelopment and revitalization efforts.

**Policy 1:** Utilize public resources efficiently to leverage economic development.

**Policy 2:** Facilitate continued redevelopment of the Town Center area.

**Policy 3:** Encourage a thriving Route 4 business district.

**Policy 4:** Encourage high-quality professional office and medical development in the Mack/S. Gilmore corridor.

**Objective 4:** Facilitate strategic partnerships to advance the City’s economic development efforts.

**Policy 1:** Investigate the formation of Joint Economic Development Districts with neighboring communities.
Policy 2: Partner with other regional governments and non-profit economic development entities for national and international business attraction efforts.

Policy 3: Partner with regional entities to promote workforce development efforts.

Policy 4: Develop and maintain good relationships with private sector development, real estate companies and financial institutions.
CHAPTER 5: 
PUBLIC UTILITIES

I. INTRODUCTION
There are three main reasons for investing in utility infrastructure: to provide a safe, sufficient water supply, to treat wastewater to protect the environment and to effectively manage storm water. In addition to these basic needs, the City of Fairfield faces the continuing challenge of rehabilitating and repairing existing infrastructure as well as replacing aging lines. The City provides sanitary sewer, potable drinking water and drainage facilities in accordance with federal, state and local regulations. Public utilities are owned and operated by the City for the benefit of the community.

II. PUBLIC WATER FACILITIES AND SERVICE
The City of Fairfield's water system serves City residents and businesses as well as limited areas in adjoining West Chester Township and the City of Hamilton. The water system serves the entire City, with the exception of limited areas north of Symmes Road and within the Muhlhauser Road corridor, as indicated in Figure 5.1. The City has reciprocity with both the City of Hamilton and Butler County, separately, via long-term inter-governmental cooperation agreements. The City does not have any plans to expand service into these areas due to the financial impact associated with installing the water lines.

Ninety percent of the customers who receive water from Fairfield are residents while the remaining ten percent are comprised of the commercial/industrial businesses. Scattered throughout the City are between 50 - 100 residences on private wells. Once the wells are no longer operational, the property owner is required to connect to the public water system.

The City's water distribution system sends water through a network of mains and service lines throughout the City, including nearly 175 miles of water main, 2,288 fire hydrants and 2,394 main valves. Three booster stations are used to help move water throughout the City so as to provide adequate water pressure to consumers. The City's water storage capacity is seven (7) million gallons of water located in five (5) water tanks scattered throughout the community.

1.0 Drinking Water Supply and Quality
The City of Fairfield receives its water supply from the Great Miami Buried Valley Aquifer (GMBVA), a regionally extensive groundwater aquifer system that provides drinking water throughout central and southwest Ohio. The aquifer is designated as a sole source under the federal Safe Drinking Water Act signifying a protection status as a valued natural resource. Utilizing six deep wells, 1.4 billion gallons of water is pumped annually to the City's water plant for treatment. Capitalizing on the
close proximity to the GMBVA, the Cities of Hamilton and Cincinnati have well fields and water treatment plants within the City limits as well.

To ensure water quality and protection, the aquifer is monitored by the Hamilton to New Baltimore Groundwater Consortium, a multi-jurisdictional body that ensures the quality of the water in the aquifer. In addition, a Source Water Protection Program is in place in conjunction with the Cities of Hamilton and Cincinnati along with other local water purveyors to safeguard the GMBVA from contaminants. The City and the Consortium have worked hard to develop and implement a comprehensive Source Water Protection Plan to prevent contamination from impacting the aquifer. The Source Water Protection Program protects the health of people who use groundwater as a public drinking water source by providing protection zones around public wells to prevent, detect and remediate groundwater contamination. Development within these zones is regulated for the protection of groundwater and restrictions are placed on new businesses that have a high pollution risk potential.

The Fairfield Water Division monitors water quality in compliance with state and federal laws. The contaminant level standards set by the City are based on the National Primary Drinking Water Regulations in conjunction with the Safe Drinking Water Act. The city practices a more rigorous testing program than required by the Environmental Protection Agency for any detected contaminant in an effort to provide quality drinking water to its citizens. If contaminated, groundwater can remain unusable for many years.

Gravel mining operations in southwest Butler County will continue to be monitored to avoid any possible contamination to the ground water.

2.0 Water Treatment Facility

The City’s water treatment plant is designed to pump raw water from wells and produce a consistently high quality finished water. The average daily production is 5.2 million gallons per day. However, during the summer season this typically increases just over 50% due to irrigation. The plant has a design capacity of 9 million gallons per day, which means it will not be necessary to perform any major expansions to the water plant. Due to the fact that water treatment plants in general consistently demonstrate that actual capacity is substantially greater because very strict and conservative engineering standards are used for the design rating, the City will go through a re-rating study that could expand the rated capacity to over 12 million gallons per day. This re-rating is anticipated to be sufficient to meet the future needs of the City.

In addition, the City is environmentally conscious in the disposal of its by-products. Lime residue, which is a by-product of the water softening process, is transported off-site for agricultural fertilization in lieu of sending it to a landfill.

3.0 Future Improvements to the Water System

The focus of Fairfield’s water system is and will continue to be maintenance and replacement of existing water lines. The City is taking a pro-active approach to replacing
outdated, aging public mains via a critical needs assessment. In addition, the City has had difficulties moving large volumes of water across town from the water treatment plant east to businesses in the Seward Road area. A new interceptor line will need to be constructed to correct this problem.

The City maintains, as part of its long and short term planning efforts, a comprehensive water modeling program for the water distribution system. The model, Info Water, is an example of state-of-the-art technology which allows the City to evaluate the performance of the water distribution system. This also allows the City to determine the potential impact of new connections and assurance that fire fighting capacities are sufficient to meet expected demands. And, just as importantly, it allows the City to carefully evaluate the investment of capital resources to ensure that funding is directed in an effective and efficient manner.

III. PUBLIC WASTEWATER FACILITIES AND SERVICE (Sanitary Sewers)

The City of Fairfield owns and operates a wastewater system that serves City residents and businesses as well as limited areas in adjoining West Chester Township and the City of Hamilton. Fairfield’s wastewater system, which is made up of 173 miles of sanitary sewers, serves the entire City with the exception of a limited area just south of the Butler County Regional Airport. In addition, parcels located east of State Route Bypass 4 in the industrial section of Fairfield, receive wastewater treatment service from Butler County, but the responsibility of the repair, maintenance and replacement of the collection system is the responsibility of Fairfield. See Figure 5.2. The City does not have any plans to take over this service due to the high costs and possible operational problems of pumping wastewater across town, however, it may be appropriate to explore treating waste water from the industrial area east of State Route By-Pass 4 that is currently being treated by Butler County. This will allow for a possible reduction in rates, which will help Fairfield remain competitive in attracting new businesses.

Individual septic systems are scattered throughout the City, most of which are located in the western portion of the community in areas that do not have access to public infrastructure and is largely undeveloped. These systems are regulated and monitored by the Butler County Health Department. Property owners with existing systems are required to access public sewers in lieu of completing any major repairs. In addition, the requirements for a new system set by the Health Department are very stringent and costly, which will encourage all new developments to access public sewers. An engineering study (Gray Road Corridor Study) has been conducted to develop a concept plan that delineates the best layout options for sewer collection services in this underserved area. It will help the City to determine the maximum number of residential dwellings that can be constructed based on existing capacity.

1.0 Wastewater Treatment Plant

The City’s Wastewater Treatment Plant processes an average of 5.4 million gallons of wastewater a day. This average represents nearly a 13% decline in wastewater flow continuing a 15 year trend in reductions due to an ongoing effort to eliminate
ground water infiltration and rainwater into sewer lines. The treated water is discharged into the Great Miami River and the remaining organic solid waste is used as fertilizer in agricultural land application programs.

In order to reduce capacity, the City discoursages the discharge of any storm water, surface water, ground water, roof run-off, subsurface drainage, cooling water or unpolluted industrial process water in to any sanitary sewer in the City. In addition, the City of Fairfield does not allow discharge to a public sewer any wastewater containing pollutants of such character or quantity that will not be susceptible to treatment or interfere with the process of collection and treatment systems; to constitute a hazard to human or animal life; or to the water course receiving the treatment plant effluent; nor cause the treatment plant to violate its National Pollutant Discharge Elimination system (NPDES) permit.

Since the original wastewater treatment plant was completed in 1967, Fairfield has continued to expand and modernize its wastewater treatment processes. The current plant operates at 50% capacity, but increases during wet weather flow due to extraneous storm water. A wet weather relief pump station was constructed in 1996 to address inflow and infiltration during heavy rains. The City does not foresee the necessity to make any major improvements to the facility to accommodate future development.

2.0 Planned Improvements to the Sewer System

The many existing sewer lines in Fairfield are 42 years old and need on-going maintenance, repair or replacement. There are two programs the City implements to monitor the conditions and maintenance of the sewer mains. The Sanitary Sewer Inspection Program, which visually inspects the wastewater collection infrastructure and the Closed Circuit Television Inspection Program, which identifies potential problems such as roots and cracks in the sewer mains. The goal of the City is to provide this inspection every ten years and to clean the mains every five years. The City's sewer maintenance and repair programs are included in the Capital Improvement Program.

The City maintains, as part of its long and short term planning efforts and on-going maintenance program, a comprehensive sewer modeling program for the wastewater collection system. The model, XPSWMM, is an example of state-of-the-art technology which allows the City to evaluate the performance of the collection system and identify potential problem areas. This also allows the City to determine the potential impact of new connections and additional source of wastewater discharge. And, just as important, it allows the City to carefully evaluate the investment of capital resources to ensure that funding is directed in an effective and efficient manner.

In addition, the City will investigate and consider necessary improvements to the sanitary sewer facilities recommended in the Gray Road Corridor Study such as the necessity to upgrade the Lake Manor sewage pump station.
IV. STORM WATER MANAGEMENT/STORM WATER DRAINAGE

Fairfield receives about 41 inches of precipitation annually. This water either soaks into the ground (infiltration) or flows over land to creeks, streams or ponds (storm water runoff). Storm water run-off is that portion of rainfall that is not lost to infiltration, surface storage or evaporation. Most of the runoff in Fairfield flows to Pleasant Run Creek, which eventually leads to the Great Miami River. The runoff in the eastern portion of the City flows to the Mill Creek. In addition to managing the storm water produced in Fairfield, the City also receives runoff from northern Hamilton County due to the formation of the natural watershed. This storm water flows into Pleasant Run Creek.

1.0 Detention

The impact of development changes the natural flow of storm water. Constructing new buildings, parking lots, driveways and streets in areas that used to be natural land reduces infiltration and increases storm water runoff, which leads to higher flows in area streams. To reduce this effect, the City of Fairfield requires that detention/retention facilities be constructed with all new development projects. See Figure 5.3. The objective of detention facilities is to regulate run-off from a rainfall and to control discharge to downstream areas in order to reduce the impact on downstream drainage systems. These facilities temporarily detain storm water runoff and gradually release it through a designed outlet structure at an acceptable rate. In Fairfield, a separate storm sewer system is typically constructed when new streets, subdivisions and commercial sites are developed. The storm sewer collection system eventually discharges to a swale, stream, river or another surface water body.

Fairfield requires on-site detention/retention facilities for all new development and redevelopment projects that result in an increased amount of impervious surface. A detention basin is a dry surface area and a retention basin is a permanent pond where additional storage capacity is provided above the normal water level. City ordinances require that the construction of these facilities reduce a 100 year post-development peak flow rate from new development to a two year pre-developed level. The storm water quality benefits of the detention/retention facilities include the reduction of peak flows, which can erode stream channels and the pollutant removal characteristic of retention ponds. The City has two regional detention basins it maintains and 42 residential basins that it maintains for non-routine maintenance such as the repair or replacement of damaged structural components.

2.0 Drywell System

Fairfield has an extensive service of drywells used for storm water collection located in the northwest section of the City. These are subsurface structures that receive storm water run-off and allow it to infiltrate into surrounding soils and directly into the groundwater. There is no discharge to a stream or other surface water body. Throughout the northwest portion of the City the topography is flat and soils are laden with gravel, which presents ideal conditions for storm water runoff to percolate into the ground and
eventually to the aquifer where the City and surrounding communities obtain their drinking water. The City of Fairfield manages its drywell system through a routine maintenance program.

3.0 **Storm Water Pollution**

When it rains, thousands of gallons of water enters Fairfield’s storm sewer system. As the runoff flows across lawns, driveways, parking lots and streets, it collects pollutants such as used motor oil, paint, pesticides, fertilizers, litter and other wastes. Since storm water is naturally channeled to streams, rivers or the underground aquifer, there is no opportunity for treatment to remove pollution. If left unmanaged, this runoff can change both water quality and quantity, affecting waterways physically, chemically and biologically.

Fairfield’s Storm Water Quality Management Plan is designed to reduce the pollution and damage caused by storm water runoff. It follows and meets the guidelines of the National Pollutant Discharge Elimination System (NPDES) Phase II Storm Water Program. This program requires local communities to institute control measures and implement “best management practices” to reduce storm water pollution in order to improve the water quality of streams, lakes and other surface waters. Efforts the City has implemented to help manage storm water quality include street sweeping, catch basin cleaning, leaf and brush pick up, controlling construction site erosion, regulating development within the City’s source water protection zone and inspecting the storm sewer system to find and eliminate pollution sources.

The Source Water Protection Program provides storm water quality benefits because it addresses a number of potential pollution sources such as hazardous material spills and operations that use hazardous materials.

V. **GOALS, OBJECTIVES AND POLICIES**

The following goal, objectives and policies provide a basic framework for all utility decisions that are either owned or managed by the City of Fairfield.

1.0 **Goal: The City will provide and maintain a high quality, cost-effective, energy and resource efficient public water supply, public wastewater treatment and storm water management systems.**

*Objectives and Policies for Water Supply*

**Objective 1:** Provide and maintain an adequate supply of safe water for drinking and fire protection, with quality service at a reasonable rate.

**Policy 1:** Extend Fairfield water service connections to areas that are not served in Fairfield at the feasible time.
Policy 2: Meet all of the requirements of the Safe Drinking Water Act as administered by the United States Environmental Protection Agency (USEPA).

Policy 3: Strictly enforce the provision of the Source Water Protection Program to protect the groundwater from contamination.

Policy 4: Ensure adequate capacity for both domestic uses and for fire suppression, for future development by conducting a re-rating study to expand the capacity of the water treatment plant and water distribution system.

Objectives and Policies for Sanitary Sewer Service

Objective 2: Protect the public health and environment by providing exceptional wastewater collection, treatment and related services to the City of Fairfield in a well-planned and cost-effective manner.

Policy 1: Provide and maintain wastewater collection and treatment services.

Policy 2: Extend Fairfield sanitary sewer services to areas that are not served by Fairfield at the feasible time.

Policy 3: In order to increase capacity at the wastewater treatment plant, study and implement ways to decrease inflow and infiltration.

Policy 4: Recruit and retain businesses that are environmentally sensitive and practice “green” processes of waste management, including pre-treatment of waste stream.

Objective 3: Expand the public sanitary sewer facilities necessary to accommodate the growth of the City in a cost-efficient manner and with an efficient use of resources.

Policy 1: Continue to lead the planning, design, construction and repair of public sanitary sewer facilities.

Policy 2: Continue to assume ownership and responsibility for maintenance of sanitary sewers upon acceptance of improvements.

Policy 3: Analyze and implement the findings of the Gray Road Corridor Study, as feasible.

Objectives and Policies for Storm Water Management

Objective 4: Maintain storm water drainage systems to meet or exceed required service levels; expand the public facilities necessary to accommodate the growth of the City and accomplish this mission with efficient use of resources.
**Policy 1:** Provide City residents with access to professional review of drainage problems that occur on or adjacent to their property and provide possible solutions.

**Policy 2:** Encourage the reduction of storm water run-off and low-impact development techniques for storm water management wherever such practices are feasible.

**Policy 3:** Improve and maintain drainage facilities so as to ensure protection from flooding, prevention of degradation of receiving waters and protection of natural drainage features.

**Policy 4:** Meet all of the requirements of the National Pollutant Discharge Elimination System Storm Water Program (NPDES) and implement best management practices to reduce storm water pollution.

*Objectives and Policies for Water Supply, Sanitary Sewer Service and Storm Water Management.*

**Objective 5:** This element shall be used to assist in determining the funding priority for public utility improvements that are necessary to meet existing deficiencies, to accommodate future growth and to replace obsolete or worn-out facilities.

**Policy 1:** Improvements, based on their priority, shall be included in the five year Capital Improvement Plan.

**Objective 6:** Continue to maintain inter-governmental coordination and agreements with the City of Hamilton, Butler County, Hamilton to New Baltimore Groundwater Consortium and the City of Cincinnati Water Works. In addition, extend open communications with all surrounding jurisdictions, government agencies and non-profit entities.
CHAPTER 6: FACILITIES, SCHOOLS AND CITY SERVICES

I. INTRODUCTION
This chapter addresses telecommunication facilities, gas/electric services, educational facilities, emergency services, municipal court and solid/green waste collection. Water, wastewater and storm water management are located in the utilities chapter. The omission of any discussion of services provided by other private and non-profit agencies is not intended to diminish their value.

II. FACILITIES

1.0 Telecommunication Facilities
Telecommunication facilities are privately owned and maintained throughout the City of Fairfield. Private telecommunication companies coordinate with the City to evaluate the need for modifications or expansions to their network. The City is served by Cincinnati Bell and Time Warner Cable. In addition, there are several areas throughout the City that offer free wi-fi service such as the Community Arts Center.

Wireless and cellular telecommunication towers and facilities are located throughout the City on both public and private property. The City has an ordinance that regulates the location of cellular towers in order to minimize adverse visual effects of them through proper siting, design and screening and encourages the joint use of tall structures, communication towers and support structures to reduce the number of such structures needed in the future.

2.0. Gas and Electric
Gas and electric is privately owned, constructed and maintained throughout the City. While many of the power lines are above ground, an ordinance passed in 2000 required underground construction of distribution lines in new subdivisions. City residents and businesses receive service from Duke Energy, except for a small undeveloped portion in the southwestern section of the City that is served by Butler Rural Electric Cooperative.

III. SCHOOL FACILITIES
Fairfield youth are served by the Fairfield City School District and three private institutions. See Figure 6.1. The school district covers 38.2 square miles and serves the City of Fairfield and Fairfield Township. The district educates approximately 10,000 students in a kindergarten center, five elementary schools (grades 1-4), intermediate school (grades 5-6), middle school (grades 7-8), a freshman school and a high school. There are three private grade schools in the City - Sacred Heart, Cincinnati Christian and LaValle School.
In addition to providing the traditional school program at the high school level, the district also offers an alternative program and a career technical program. The alternative program is geared towards at risk kids who are not succeeding in the regular program. Students have two options. They can attend the Options Academy, which is operated by Butler Technology and Career Development School (Butler Tech) or attend Roosevelt School in the City of Hamilton. Individualized learning programs are devised for these students to help them succeed. At the high school level, some students decide to pursue an education in technical careers. Fairfield students can either attend classes at the high school that are taught by faculty from Butler Tech or attend classes at its D. Russell Lee Career-Technology Center campus in Fairfield Township.

The 2007-2008 school year report card, which is prepared by the state of Ohio Department of Education, indicated that Fairfield School District met 27 out of 30 performance standards, giving the district an “Excellent” designation. The district has a student/teacher ratio of one teacher per 20 students for all grades. The high school has a higher than average graduation rate of 96% compared to 93% for similar districts and 87% for the state average. Sixty percent of Fairfield graduates attend a four year college or university.

As with most school districts, Fairfield must address issues related to building capacity, aging infrastructure, out-dated facilities and funding for these improvements. Recognizing the need to maintain school buildings in a manor that is conducive to learning, the state of Ohio established the Classroom Facilities Assistance Program in 1997 to assist in the funding for renovation and replacement of public school buildings. The funding and priority for inclusion in the program is based directly on the property wealth of the district. Consistent with state law, the local school district must pay a portion of the overall cost of any school funded project. The local share is determined by property valuation per pupil.

A district with a large valuation per pupil is considered to be better able to raise funds locally, so it is both lower in priority and receives a smaller state share of funding. Fairfield City School District is ranked 458 out of 612 school districts state-wide and will only be entitled to 25% in state funding for the total cost of construction. It is anticipated that state funding will be available in two years. Prior to receiving funding, the District will need to complete a School Facilities Master Plan. The Plan must state which schools are proposed for renovation, re-build or expansion. If new construction, the location of the new school and the disposition of the old school is required. Other issues to consider may be changing the grade levels at the elementary schools, building another kindergarten center, or redistricting. In order to make the best decisions, the school district will need to obtain as much input as possible from the community and to determine future student enrollment.

Enrollment projections for Fairfield City School District were developed by analyzing live birth data, historical enrollment, community school enrollment, open enrollment and housing information. Over the past ten years, student enrollment in the
school district increased by over 1,085 students in pre-kindergarten through twelfth grade. Within the City of Fairfield, 85% of the land is built out; 655 acres remain for single-family dwellings. Within Fairfield Township, 400 undeveloped acres remain for both single-family and multi-family development. It is anticipated that the majority of new enrollment will come from Fairfield Township. This trend is occurring with an underutilization of grade schools in the City and near-to-over capacity in the Township grade schools.

Based on data analysis, it is projected that the overall student enrollment will increase by 1,375 students in grades pre-kindergarten through twelfth grade within the next ten years. It is estimated that by school year 2016-2017, Fairfield City School District will have a 11,204 student population. Figure 6.2 illustrates projected enrollments by year from the 2007-2008 school year to the 2016-2017 school year.

![Fairfield City School District Projected Enrollment](image)

**Figure 6.2**

### IV. CITY SERVICES

#### 1.0 Police and Municipal Court

In 2005 the City began construction on a new 50,000 square foot police department and municipal court building in the downtown area across from the City building. See Figure 6.1. The building became operational in 2006. This location was a recommendation from the land use plan, which recommended civic uses be located in the downtown area. It replaced a 17,000 square foot outdated facility on Route 4 that was retro-fitted from a restaurant. The current staffing and new facility meets the needs of the community and will continue to do so in the future.

#### 1.1 Police

The Fairfield Police Department consists of 61 officers that are supported by 25 civilian employees who respond to more than 23,000 calls for service annually. In addition, there are two canine units and a bike patrol division. The Department was accredited in 2003 by the Commission on Accreditation for Law Enforcement Agencies.
Accreditation is a coveted award that symbolizes excellence and a commitment to continual improvement. The Police Department offers a variety of community programs to educate citizens and to help ensure their safety such as the Citizens Policy Academy, D.A.R.E., Neighborhood Crime Watch and Vacation House Watch.

1.2 Municipal Court
The Municipal Court hears all traffic cases, misdemeanor criminal cases, civil cases and small claims within its jurisdiction. The Court also conducts initial appearances and preliminary hearings for felony cases. The City has one full-time judge who is elected for a six year term and a part-time magistrate. The Municipal Court hears an average of 10,000 cases a year and takes in almost $2 million in fines and court costs.

2.0 Fire
The Fairfield Fire Department provides around the clock staffing at three locations within the City. See Figure 6.1. Annually the Department responds to more than 6,000 calls for service, including 4,000 medical responses. The Department employs 18 full-time firefighter/paramedics with support from 44 part-time staff members and five full-time senior officers. The Fire Department offers a variety of community programs to educate citizens and to help ensure their safety such as the Citizens Fire Academy, Fire Safety House (interactive teaching aide for children), Child Safety Seat Inspections and a Paramedic Bicycle Patrol Program. The current staffing and facilities meets the needs of the community and will continue to do so in the future.

3.0 Solid and Green Waste
Weekly trash service and recycling pick-up is provided by the City through a contract with Rumpke, a private company. The Fairfield community is one of the top recyclers in Butler County. In addition, the City provides free services directly to the community such as brush and limb pick-up and a leaf collection program. Leaves are collected each fall to help homeowners dispose of them and to help keep them out of the drainage system preventing potential clogs that may result in flooding.

V. GOALS, OBJECTIVES AND POLICIES
The following goal, objectives and policies provide a basic framework for all facility and service decisions that are either owned or managed by the City of Fairfield.

1.0 Goal: The City will provide and maintain excellent services, facilities and schools for all of its residents.

Objectives and Policies for Facilities, Schools and Services

Objective 1: Establish and maintain an appropriate level of fire protection and law enforcement in the City as growth-related demand for services occur.
Policy 1: Maintain high levels of cooperation with other neighboring jurisdictions involved in fire protection and emergency services to assure a high level of service in a cost effective manner.

Objective 2: Maintain an appropriate level of emergency management in Fairfield.

Policy 1: Maintain and implement an effective Emergency Operations Plan to protect people and property in Fairfield in times of emergency.

Objective 3: Continue to support the Fairfield City School District.

Policy 1: Support the School Facilities Master Plan by providing assistance during the planning and construction phases.
CHAPTER 7:  
PARKS, LEISURE FACILITIES AND SERVICES

I. INTRODUCTION

The City of Fairfield has a diverse park system that provides an opportunity for all citizens to have equal access to parkland, open space and recreational facilities. It provides an economic value to the City by attracting tourism and recreation and improving the quality of life for residents.

The park and open space network serves as a functional system that people will travel to various destinations, recreate and enjoy nature. This system also fills the aesthetic and environmental needs of the City to off-set the highly developed nature of privately owned land in our suburban setting.

Parks, open space, and recreational facilities are important to the health and quality of life within any community. Parks provide space and a pleasant atmosphere in which citizens can enjoy leisure and recreational activities of all types. Open space can refer to many types of land, such as active or passive parkland, or just small areas of land that are not occupied by structures. In Fairfield, parks and open space complement the urbanization that characterizes the City. Trail and greenway features can provide connectivity within the City to reduce the need for vehicular travel. Open spaces also provide environmental benefits by producing less runoff than similarly sized developed parcels, lowering ambient temperatures, improving air quality and providing natural habitat for flora and fauna.

Park and open space planning in Fairfield requires consideration of other concerns besides outdoor recreation. These include designation of environmental areas, access to open space and general enhancement of the overall environment. Satisfaction of these listed concerns can continue to protect the ground water, floodplains, wetlands, woodlands and natural beauty in Fairfield.

The City's inventory of parkland is vital to the character of the community. There is little vacant land remaining to designate for parkland, so preservation of existing parks is extremely important. In addition, the City must devise methods of acquiring additional land to convert to parkland as those parcels become available.

The purpose of this chapter is to assess the City's existing parkland and open space system, to provide areas where the system can still grow in order to meet the needs of the residents, and to promote the protection, conservation and use of natural resources in and around Fairfield.
II. DESCRIPTION OF EXISTING PARK AND RECREATION FACILITIES

The City maintains 20 parks that consist of natural open space areas, community parks, neighborhood parks and mini-parks that encompass both active and passive recreation. In addition, the City operates an outdoor aquatic center, two golf courses (18 holes and 9 holes) and holds regular events at the Community Arts Center. The City's parks include play facilities, picnic facilities, natural areas, hiking trails and ball fields. Table 7.1, which is located at the end of this chapter, includes a comprehensive list of all of the facilities located within the parks. Figure 7.1 is a map of park facilities and open space located within the City. In addition, there are many privately operated parks and recreational facilities as well as school and church sites that serve the community.

Over 100 acres of land has been dedicated to the City for open space, most of which, is located on the hillside known as the Bluffs along the rear of Village Green, Muskopf Reserve and Indian Meadows subdivisions. In addition, a 42 acre wetland known as Gilmore Ponds Interpretative Preserve is located in the City, but is part of a larger park system maintained by Metro Parks of Butler County.

Two multi-jurisdictional bike trails run through the City. One that travels the Great Miami River north to the City of Hamilton and even farther north to the City of Dayton. The other is part of the Miami to Miami Connection that when completed will connect the Great Miami River Trail with the Little Miami Scenic Trail. In addition, local bike trails are scattered throughout the community.

The City of Fairfield Parks and Recreation Department offers year-round recreational and leisure-time programs for all age groups and interest levels at the Community Arts Center. These programs include a variety of cultural, arts and hobby classes and special events. The Community Arts Center, which is located in Village Green, features a 237 seat theater, art gallery, arts studio, dance studio, meeting rooms and a senior citizen lounge.

The City also owns the historic Elisha Morgan Mansion, that is on the National Register of Historic Places and sits within Gilbert Farms Park, plus two historic cemeteries: Symmes Burial Grounds and Miami Chapel.

III. PARK CLASSIFICATIONS

Classifications have been established for all parks with each park in a class providing similar recreational opportunities. The parks referred to in this chapter, rank from smallest to largest in size and service area, are: mini-park, neighborhood park, community park and regional park. Generally, the largest park has all the recreation facilities and opportunities that are found in the smaller classes, as well as additional facilities. Park and recreation facilities in the largest park class serve larger areas and a greater population than smaller class facilities.
1.0 **Mini-Parks**

Mini-parks are the smallest park classification. They serve limited needs and contain one acre or less. Service area is typically a quarter of a mile or less. In Fairfield these include Veterans Park, Founders Park and Woodcreek Park encompassing a total of 2.3 acres within the City.

2.0 **Neighborhood Parks**

Neighborhood parks primarily serve the surrounding neighborhood and are easily accessible by pedestrian ways. They are intended to serve the recreational needs of people living or working within a one-half mile radius of the park and range in size from eight to 25 acres, but can fall below the minimum. They can be a combination of active recreational areas for family use such as ball fields or playground apparatus and passive recreation areas such as picnic shelters. In Fairfield, these include Gilbert Farms Park, Good Neighbors Park, Lions Park, Oakwood Park, Village Green Park, Point Pleasant Park and Winton Hills Park. Together, these sites contain approximately 67 acres of neighborhood recreation.

3.0 **Community Parks**

Community parks are destination-type parks that require transportation to access. They are designed to serve groups of neighborhoods and generally contain a minimum size of 30 acres with a service area of one mile. Such parks usually contain lit outdoor recreational facilities that serve sports such as baseball, soccer, basketball and tennis with on-site parking. The City has five community parks that total approximately 270 acres. They are Water Works Park, Harbin Park, Marsh Lake, Fairfield Youth Football Fields and Fairfield Youth Playfields.

4.0 **Regional Parks**

Regional parks are intended to serve residents in a multi-jurisdictional area. These parks are generally designed for activities that are centered around natural features or recreational opportunities. These types of parks are typically over 100 acres. Fairfield has a 20 acre park, Grange Park, that is part of a regional park system that is comprised of public and private recreational facilities both within the City and in adjacent City of Hamilton. The park system is referred to as Joyce Park. Recreational uses in this area are soccer fields, baseball diamonds, bike paths, skate park, golf driving range, wake boarding and playground facilities.

IV. **OTHER CLASSIFICATIONS**

1.0 **Natural Resource Areas**

Natural resource areas are vital to the maintenance of natural functions. They provide areas for public enjoyment and preserve open space in its natural form. Common examples of natural resources in Fairfield are floodplains, wetlands, rivers and streams. Since these areas are intended for the study and enjoyment of nature, any future development within them should be prohibited. The City's park and open space system has several large
areas preserved as open space such as the Bluffs, the Great Miami River Corridor and Gilmore Ponds Preserve.

2.0. **Bike Trails**

In addition to the many parks located in Fairfield, there is almost six miles of existing bike trails that are paved and separate from the roadway. See Figure 7.1 for trail locations.

V. **PARK PLANNING**

1.0 **Great Miami River Recreational Trail**

The existing five mile bike trail that begins in Waterworks Park and extends north to downtown Hamilton is part of the Great Miami River Recreational Trail. The entire trail is proposed to extend from Fairfield to just north of Dayton. Some segments have yet to be constructed, but funding is being sought. Once completed, it will be 90 miles of recreational travel that follows the scenic Great Miami River. In Fairfield there are three ways to access the trail: Waterworks Park, Youth Football Fields and Joyce Park. The total segment in Fairfield is two miles.

In order to provide a future connection south into Hamilton County, Fairfield will extend its portion of the trail to Marsh Lake and Black Bottom Park, which are adjacent to the Great Miami River. From there it will follow the river and end at the corporation line. Currently there is no existing trail in this portion of Hamilton County, but the Hamilton County Parks District owns many acres that will allow for this connection. Cooperation and coordination between the two agencies is vital to the development of this connection.

2.0 **Miami to Miami Connection**

The Miami to Miami Connection (M2MC) is a proposed 84 mile trail system that connects the Great Miami River Recreational Trail with the Little Miami Scenic Trail. The 1.5 mile portion in Fairfield will go from West Chester to Route 4 in Hamilton and it will follow the Miami-Erie Canal, which is located north of Union Centre Boulevard and south of the Butler County Regional Airport. Because the trail will be located in an industrial section of the City, concern will have to be given to safety and accessibility. A 0.6 mile segment exists in Fairfield between West Chester Township and By-Pass 4. Additional funding is being sought to complete the entire portion in Fairfield and Hamilton. Once the trail is completed at Route 4, it will be the responsibility of the City of Hamilton to extend it west to the Great Miami River Trail.

3.0 **Other Bike Trails**

There is an existing 1,300 foot bike path that goes along Pleasant Run Creek. It begins at the YMCA on Bibury Road and goes past Symmes Burial Grounds. The path is proposed to continue southward to Broadview Drive. This will provide a scenic access for residents to use to access the town center.
3.1 There is an existing bike trail located in Harbin Park, which is proposed to continue down the Bluffs to Muskopf Road. By way of this trail residents can travel from the south section of the City north to Waterworks Park where they can access the Great Miami River Trail.

4.0 Marsh Lake, Phase II

Marsh Lake is a 55 acre fishing lake located on the western edge of the City near the Great Miami River. The lake was originally a gravel quarry that was mined for thirty years. When the mining was complete in the early 1980s, the City acquired the rights to operate the lake for public recreational activities. It is used primarily for fishing, but also has a one-half mile walking trail around the south and east sides of the lake.

Envisioned as a community park, Phase II is proposed immediately to the north and will be available to the City in the next ten years when the current owner has completed mining. The lake is proposed to be enlarged to 138 acres and will provide additional water activities such as non-motorized boating, camping, swimming and walking trails.

The existing walking path is proposed to be extended to form a complete loop (2.8 miles) around the lake. Public access ways will connect the site to the adjacent residential neighborhoods and a shared bike lane is proposed to connect it to the southern terminus of the Great Miami River Trail in Water Works Park.

5.0 Black Bottom

Black Bottom is a proposed park on the west side of River Road contiguous to the Great Miami River. It will comprise 31 acres of land located in both Fairfield and Ross Townships. The City of Fairfield purchased the land with the assistance of the Cities of Hamilton and Cincinnati in order to protect existing and future well sites. While the park is planned for a nature preserve and other passive uses, it will also have a canoe livery that will be a part of a water trail that connects to other liveries downstream in Colerain Township.

The surrounding area in which Black Bottom is located has been mined for over fifty years for sand and gravel and will continue for the next twenty plus years. Future possibilities of the area include reusing the mining areas for a regional water recreational park. These opportunities should be explored by Fairfield, when appropriate.

Black Bottom is located approximately one-half mile south of Marsh Lake. A bike trail is proposed along River Road to connect the two parks. The trail is then proposed to extend south on River Road to Burns Road to access future park land in Hamilton County. The total length of the proposed bike trail from Marsh Lake to Burns Road is 1.6 miles.
6.0 Memorial Grove

Memorial Grove is a passive park proposed at the southwest corner of Nilles Road and Banker Drive. In 2004 and 2006 the City was awarded grants from the Federal Emergency Management Association (FEMA) to purchase houses along the east side of Pleasant Run Creek. The grants were used to purchase flood prone properties that received repetitive loss from flooding. One of the conditions of the grant was to demolish the houses and leave the area in a permanent natural environment. The size of the area is roughly seven acres and sits along the creek. The main purpose of the open space will be for flood control, but its secondary use will be a nature preserve.

VI. GOALS, OBJECTIVES AND POLICIES

The following goal, objectives and policies provide a basic framework for all parks and opens space decisions.

1.0 Goal: Preserve, maintain and enhance a quality system of parks, open space and recreational facilities, which provides for the highest degree of enjoyment, health, safety, efficiency and well being of the entire community.

Objectives and Policies for Park, Recreation and Open Space Facilities

Objective 1: Provide adequate and accessible park, recreation and open space facilities for the enjoyment and use of all segments of the City’s population.

Policy 1: Apply smart growth principles to parks, natural areas and scenic landscapes so as to provide economic value to the City. Protected open space increases property values of nearby homes and attracts tourism and recreation.

Policy 2: Cooperate with other units of government and agencies to provide joint park, recreation and open space facilities when possible.

Policy 3: Work with the Fairfield City School District to provide joint school-park sites and programs wherever possible.

Policy 4: Expand the trail system to provide connectivity both within the City of Fairfield and to adjacent jurisdictions.

Policy 5: Continue to maintain and expand the golf course in order to make it a destination location.

Policy 6: Continue to acquire land for open space via private donations and subdivision dedications.

Policy 7: Explore methods for obtaining additional recreation and park facilities.
Objective 2: Conserve and protect natural resources for the benefit of the community that have scenic and environmental value by keeping land in its natural state.

Policy 1: Preserve and prohibit development in natural resource areas such as floodplains, hillsides, woodlands, wetlands and wildlife habitats.

Objective 3: This element shall be used to assist in determining the funding priority for parks, recreation and open space improvements/acquisition that are necessary to meet existing deficiencies, accommodate future growth and to replace obsolete or worn-out facilities.

Policy 1: Improvements based on their priority shall be included in the five year Capital Improvement Plan.
<table>
<thead>
<tr>
<th></th>
<th>EXISTING PARKS INVENTORY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>William Harbin Park</td>
</tr>
<tr>
<td></td>
<td>• Community park</td>
</tr>
<tr>
<td></td>
<td>• 212 acres</td>
</tr>
<tr>
<td></td>
<td>• Active recreation: tennis, soccer, play ground, basketball, disc golf course</td>
</tr>
<tr>
<td></td>
<td>• Passive: walking/ hiking trails, wood hillside</td>
</tr>
<tr>
<td>2.</td>
<td>Thomas O. Marsh Park</td>
</tr>
<tr>
<td></td>
<td>• Community park</td>
</tr>
<tr>
<td></td>
<td>• 55 acre fishing lake with a one-half mile walking path around it</td>
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<td></td>
<td>• Former gravel mine quarry</td>
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<tr>
<td>3.</td>
<td>Youth Playfields</td>
</tr>
<tr>
<td></td>
<td>• Community park</td>
</tr>
<tr>
<td></td>
<td>• 10 acres</td>
</tr>
<tr>
<td></td>
<td>• Active recreation: soccer</td>
</tr>
<tr>
<td>4.</td>
<td>Youth Football Fields</td>
</tr>
<tr>
<td></td>
<td>Community park</td>
</tr>
<tr>
<td></td>
<td>• 10 acres</td>
</tr>
<tr>
<td></td>
<td>• Active recreation: football</td>
</tr>
<tr>
<td></td>
<td>• Connection to Great Miami River Bike Path</td>
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<tr>
<td>5.</td>
<td>Grange Park</td>
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<tr>
<td></td>
<td>• Community park</td>
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<tr>
<td></td>
<td>• 20 acres</td>
</tr>
<tr>
<td></td>
<td>• Active recreation: soccer and playground</td>
</tr>
<tr>
<td></td>
<td>• Passive: reception hall</td>
</tr>
<tr>
<td>6.</td>
<td>Waterworks Park</td>
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<tr>
<td></td>
<td>• Community park</td>
</tr>
<tr>
<td></td>
<td>• 10 acres</td>
</tr>
<tr>
<td></td>
<td>• Active recreation: baseball, soccer, tennis</td>
</tr>
<tr>
<td></td>
<td>• Southernmost point of the Great Miami River Bike Path</td>
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<tr>
<td>7.</td>
<td>Village Green Park</td>
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<td></td>
<td>• Community park</td>
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<td></td>
<td>• 3 acres; downtown park</td>
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<td></td>
<td>• Passive: city gathering place for concerts at amphitheater and festivals</td>
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<tr>
<td>8.</td>
<td>Good Neighbors Park</td>
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<tr>
<td></td>
<td>• Neighborhood park</td>
</tr>
<tr>
<td></td>
<td>• 5 acres</td>
</tr>
<tr>
<td></td>
<td>• Active recreation: tennis, soccer, basketball, baseball, playground</td>
</tr>
<tr>
<td>9.</td>
<td>Oakwood Park</td>
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<tr>
<td></td>
<td>• Neighborhood park</td>
</tr>
<tr>
<td></td>
<td>• 23 acres</td>
</tr>
<tr>
<td></td>
<td>• Active recreation: tennis, basketball, baseball, playground</td>
</tr>
<tr>
<td></td>
<td>• Passive recreation: large wooded areas</td>
</tr>
</tbody>
</table>
10. Lions Park
   - Neighborhood park
   - 5 acres
   - Active recreation: baseball, soccer, tennis, playground

11. Point Pleasant Park
   - Neighborhood park
   - 10 acres
   - Active recreation: soccer and basketball

12. Gilbert Farms
   - Neighborhood park
   - 10 acres
   - Active recreation: tennis, soccer, basketball, baseball, play area
   - Passive recreation: Elisha Morgan Mansion

13. Winton Hills Park
   - Neighborhood park
   - 10 acres
   - Active recreation: basketball, playground

14. Veterans Memorial Park
   - Mini park
   - 0.5 acre
   - Passive recreation: picnic area

15. Founders Park
   - Mini park
   - 0.5 acres
   - Passive recreation: gazebo

16. Woodcreek Park
   - Mini park
   - 0.5 acre
   - Passive recreation: gazebo

17. Gateway Park
   - Mini park
   - 0.25 acre
   - Passive recreation

18. Village Valley Park
   - Mini park
   - 0.25 acre
   - Active: playground

19. Hamilton-Fairfield Skate Park
   - Part of Joyce Park
   - 8,000 square foot cement structure for skating and extreme biking
   - Jointly built by the Cities of Fairfield and Hamilton

20. Muskopf Preserve
   - Open space
   - 30 acres
21. Village Green Hillside Preserve
   • Open space
   • 17 acres

22. Historic Cemeteries
   • Symmes Burial Grounds
     • burial location of founders of pre-incorporated Fairfield; 125 graves
     • access via Pleasant Run Creek Bike/Hike Path
   • Miami Chapel Cemetery

23. Other
   • Aquatic Center
   • North Trace Golf Course
     • 9 hole executive course; storm water retention basin
   • South Trace Golf Course
     • 18 hole golf course
   • Community Arts Center
     • Indoor recreational and cultural activities

24. Bike Paths
   • Pleasant Run Creek Bike Path
   • Great Miami River Bike Path
   • Miami-Erie Canal Bike Path
   • Marsh Park Bike Path
   • Harbin Park Bike Path
CHAPTER 8: SUSTAINABILITY

I. INTRODUCTION

Sustainability links the issues of environment, economy and social equity together. An action or decision in any one of these areas will have consequences on the others whether anticipated or not. Sustainable actions are those that support, maintain, conserve and enhance the environmental, economic and social systems on which we depend. Achieving sustainability may demand substantial departure from past and present actions as well as a fundamental commitment to conserving finite resources.

Sustainability is defined as the use, development and protection of all our resources in a manner that does not deplete them while enabling the residents of Fairfield to meet their current needs and maintain a fulfilling quality of life without compromising or foregoing the ability of and opportunity for future residents to do the same.

In order to promote sustainable living, it requires a commitment to the following principles:

1. Living within limits.
2. Understanding the interconnections and interdependence of economic, societal and environmental decisions and actions.
3. Sharing the distribution and stewardship of resources and opportunities equitably throughout the public and private sectors.
4. Fostering and activating the will to make necessary changes.

Fairfield’s quality of life depends on the preservation and enhancement of its environment. As such, the City needs to recognize the sensitive interface between the natural and built environments. The sustainability chapter of the comprehensive plan will promote balanced and sustainable practices in the community in order to accommodate the needs of the present without compromising the ability of future generations to meet their needs.

In addition, this chapter will recommend ongoing actions that will strengthen the City’s natural and built environment in other ways including energy conservation and efficiency, air quality and healthy communities.

II. ENVIRONMENTAL FACTORS

1.0 Air Quality and Climate Change

Air quality can have an adverse impact on the health, economy and environment of any community. Air pollution is composed of a vast assortment of gases and particulates that can be grouped into three major categories: particulate matter, carbon
monoxide and ozone. When these levels exceed thresholds set by the Environmental Protection Agency (EPA) the area is classified as a non-attainment area and must enact measures to lower the levels. Fairfield is part of a regional non-attainment area.

As a member of the Ohio, Kentucky, Indiana Regional Council of Governments (OKI), Fairfield supports and promotes their efforts to improve air quality in the region. One such effort Fairfield has participated in is the Congestion Mitigation and Air Quality Program, which provides funding for projects that demonstrate measurable reductions in vehicle emissions.

Healthy air quality levels for the citizens of Fairfield can be obtained by utilizing local planning efforts such as minimizing the air quality impacts of new development projects and the impacts of new subdivision by applying dust control measures during demolition, grading, construction and post layout development. Also, in order to reduce negative air quality on the built environment, trees can be planted on both public and private property, fuel-efficient vehicles can be promoted and in lieu of driving promote walking or bicycling around town.

1.1 Climate Change

Greenhouse gases, which are linked to global warming, are made up mostly of carbon dioxide, methane and nitrous oxides. They contribute to global warming by trapping radiation from the sun. The bulk of the greenhouse gases emitted in the United States are associated with transportation (e.g. vehicles) and energy generation and usage (industrial, commercial and residential).

In 2008 Fairfield began benchmarking the ecological impact of greenhouse gas emissions related to City operations. The City developed a computer data base to convert electricity and natural gas usage at each building/facility into greenhouse gas equivalents. The figures will be compared to future usage so that the City will be able to track energy conservation efforts. Overall conversions of energy usage into greenhouse gas equivalents show that City operations produced almost 11,400 metric tons of greenhouse gases. This figure does not include gasoline or diesel fuels utilized by motor vehicles. Benchmarking efforts will need to be modified to include the City's fleet of vehicles. The reduction of greenhouse gases will not only impact the Earth's ecology, but will also reduce the energy costs for the City as well.

The preservation of mature trees absorbs large quantities of greenhouse gases and sequester them for many years. The destruction of mature trees releases stored greenhouse gases and it takes decades to replace them with smaller trees that absorb much less carbon dioxide in their early years.

The City of Fairfield established an environmental commission whose main purpose is to promote environmental stewardship. The commission is responsible for educating the public about the ecological, economic and aesthetic benefits of forests such as:
• helps reduce extreme summer temperatures by reducing urban heat islands
• helps in using less energy to cool buildings
• reduces noise pollution
• helps to moderate ozone levels by reducing elevated temperatures
• helps to moderate storm water run-off

2.0 Community Health and Safety
Active living and quality of life are key components of sustainable living. This is accomplished by providing accessibility to all residents and encouraging less reliance on motorized transportation. Two mechanisms for encouraging active lifestyles in any city are 1) requiring pedestrian and bicycle connectivity between developments, especially schools, that is safe and convenient and 2) recreational facilities that are easily accessible for pedestrians and bicyclists. In addition, this can be facilitated by limiting waivers for sidewalk installation.

3.0 Energy Conservation and Efficiency
The continuous rising cost of energy production, together with diminishing fossil fuel sources (non-renewable resources) have required cities to consider conserving and searching for alternative energy resources. Urban communities are in the best position, through their planning and regulatory processes, to promote and implement effective energy conservation and efficient sustainability programs in the following ways:

1. Installing lighting and/or retrofitting energy efficient lights for all street lights and traffic control lights.
2. Retrofitting all overhead lights in city offices.
3. Reducing lighting and equipment use where possible in all city facilities.
4. Acquiring hybrid vehicles.
5. Distributing conservation/efficiency information to architects, builders, contractors and the general public in the form of publications, educational programs and kiosk centers in city buildings.
6. Using life cycle cost analysis to identify city assets for replacements with more energy efficient replacements.

3.1 Renewable Energy Resources
Due to the limited supply of finite non-renewable energy resources, the maximum feasible conservation and efficient use of electrical power and natural gas resources for new and existing residences, businesses and public uses need to become the norm. Such alternative energy sources include solar energy, wind power, geothermal and biomass technology.

In order to maximize solar energy, structures need to have an acceptable balance of access to the sun and protection from it. Both active and passive solar techniques should be incorporated into any layout. Active techniques use solar collectors (typically located on roofs) and additional electricity to power pumps to distribute the sun’s energy
while passive techniques rely on the siting of the buildings and use of building elements such as walls, windows, roofs and exterior building elements and landscaping to control heat generated by solar radiation. In order for each approach to be viable, there needs to be unobstructed solar access for a certain period of time each day.

Wind power development is expanding in the United States and technologies are being developed and improved, increasing the ability to harness wind in a variety of urban and rural settings. Unfortunately, the City of Fairfield is not located in a region of the country that is suitable for wind energy according to the U.S. Department of Energy. The duration of sustained wind is not sufficient to power a wind turbine effectively.

Other renewable energy resources include geothermal technology, which uses the earth's thermal energy for space and water heating and biomass technology, which uses food crops, municipal waste and methane from landfills to create energy.

In addition, the City should analyze the impact of alternative energy systems on land use.

4.0 Green Buildings

The planning, construction and maintenance of buildings has an extraordinary effect on environmental resources. Facility construction requires significant quantities of water, wood and energy. In addition, buildings can be a significant source of interior and exterior urban air quality problems and can generate large quantities of waste. A green building is one that is designed, constructed, renovated and maintained in an ecological and resource efficient manner; provides opportunities not only for conservation and efficient resource use, but also creates healthier structures and long-term cost savings. Components of green building design consist of the following:

- **Site Planning** – solar orientation, protection of existing vegetation and use of ecologically appropriate landscaping
- **Energy Efficiency** – architectural design to mitigate heating, cooling and lighting loads
- **Material Efficiency** – selection, substitution and reuse of sustainable construction materials
- **Water Efficiency** – employ water saving design techniques and devices

Policies promoting the use of green building principles and practices include the preservation of existing structures, the reuse and recycling of materials from deconstructed buildings, water and energy conservation, and the use of sustainable materials can reduce overall initial consumption of resources. In addition, it can introduce significant resource/financial efficiencies and savings to the operation, maintenance and lifetime usability of structures.

There are many environmental and financial benefits of green buildings such as lower operating costs and increased asset value, less waste sent to landfills, conservation
of energy and water, healthier and safer for occupants, reduction in harmful greenhouse gas emissions, tax rebates and demonstration of an owner’s commitment to environmental stewardship and social responsibility.

4.1 Leadership in Energy and Environmental Design

The U.S. Green Building Council, a non-profit organization, established Leadership in Energy and Environmental Design (LEED) Green Building Rating System for homes, neighborhoods, commercial buildings and schools. The rating system is a third party certification program and nationally accepted benchmark for design, construction and operation of high performance green buildings. In addition, it provides building owners and operators with the tools needed to have an immediate and measurable impact on their building’s performance.

It promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, material selection and indoor environmental quality. Some examples of these areas are green roofs, captured rain water for landscape irrigation, solar energy to off-set building energy costs, recycled building materials and building design that maximizes interior day lighting.

5.0 Recycling

Recycling involves processing used materials into new products in order to prevent waste of potentially useful materials; reducing the consumption of fresh raw materials; and reducing energy usage, air pollution and water pollution by reducing the need for conventional waste disposal. Recycling extends the life of landfills by reducing the amount of waste being disposed. The primary method for collecting recyclables in Fairfield is through curbside collection, which is kept separate from the general waste designed for the landfill. Common residential recyclable items include glass, aluminum, paper and plastics while industrial recyclable items include residential plus metals, textiles and some hazardous materials.

Fairfield residents recycled more material in 2008 than any other community in Butler County. Together, residents diverted almost 2,000 tons of recyclable materials from the landfill. The table below lists the top recyclers in Butler County.

<table>
<thead>
<tr>
<th>Community</th>
<th>Tons Recycled</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fairfield</td>
<td>1,958</td>
</tr>
<tr>
<td>West Chester Twp.</td>
<td>1,869</td>
</tr>
<tr>
<td>Hamilton</td>
<td>1,587</td>
</tr>
<tr>
<td>Oxford</td>
<td>1,115</td>
</tr>
<tr>
<td>Liberty Twp.</td>
<td>1,036</td>
</tr>
</tbody>
</table>

Table 8.1
Not only have these materials been diverted from dwindling landfill space, vast amounts of energy and resources have been conserved through the use of recycled materials. Conversion and recycling of waste materials into useful products, as well as reductions in the general waste streams, are recognized as sustainable actions providing benefits to society and the environment.

The City is in a strategic position to become a leader in the community in promoting recycling. This can be accomplished in a variety of ways:

- Encourage employees to recycle at all City facilities.
- Provide recycling containers in common areas that are open to the public in all city buildings and at all parks.
- Disseminate information to residents and businesses regarding the benefits of recycling and further reducing the solid waste stream.
- Encourage the recycling and reusing of building materials, including recycling materials generated by the demolition and remodeling of buildings.
- Partner with schools and institutions in Fairfield to ensure that they understand and are adhering to the City’s recycling goals and providing adequate recycling opportunities.

III. RESOURCES FOR SUSTAINABILITY

As mentioned in the introduction of this chapter, sustainability links the issues of environment, economy and social equity together. Issues that were addressed in this chapter include climate change, community health and safety, energy conservation and efficiency, green buildings and recycling. However, there are many more issues such as public health, social welfare, social equity and local food production that can impact a community. Located in the Appendix is a resource guide that provides a comprehensive list of websites that provide knowledge in all fields of sustainability.

IV. GOALS, OBJECTIVES AND POLICIES

The following goals, objectives and policies provide a basic framework for all sustainability related decisions. This section incorporates strategies from the sustainability plan created by the Fairfield Environmental Resources and Community Forest Commission.

1.0 Goal: Develop and maintain a sustainable future for Fairfield.

Objectives and Policies for Sustainability

Objective 1: Reduce the City's consumption of energy and fossil fuels.

Policy 1: Promote energy efficient systems and explore innovative energy technologies to reduce dependency on non-renewable energy.
Policy 2: Continue to monitor the City’s carbon footprint so as to lower the emissions of greenhouse gases.

Objective 2: Explore opportunities for adding hybrid/alternative fuel vehicles to the City’s fleet.

Policy 1: In order to be more sustainable, each calendar year the City’s Fleet Manager will review all vehicle replacement/additions as to whether a comparable hybrid vehicle (or similar fossil fuel savings concept, i.e. electric, hydrogen) is available, which will meet the needs of the City. Vehicle replacements will continue to follow the current replacement schedules for the individual vehicles. Each vehicle replacement decision will be based in part on a cost savings calculation over the life of the vehicle utilizing:

- Vehicle cost
- Fuel savings over the life of the vehicle
- Duty cycle
- Tax credit for carbon emissions

Each decision may be superseded by Federal, State or Local legislation requiring emission reduction or alternative fuel vehicle policy.

Objective 3: Provide educational opportunities to promote sustainable practices.

Policy 1: Prepare a newsletter, brochure, webpage and other materials for residents and businesses.

Policy 2: Communicate sustainable practices to residents, city employees and stakeholders.

Objective 4: Promote sustainable building practices such as green building standards.

Policy 1: Have a City employee become certified in LEED standards.

Policy 2: Encourage sustainable practices in the design, construction and maintenance of public/private buildings and infrastructure and encourage others to embrace green building practices and LEED certification where practical.

Objective 5: Promote sustainable waste management practices.

Policy 1: Promote the use of recycled and recyclable products and ensure that goods purchased are made, used and disposed of in an environmentally sustainable way.
Policy 2: Focus on reducing, reusing and recycling solid waste prior to disposal.

Objective 6: Promote healthy air quality levels for the citizens of Fairfield.

Policy 1: Encourage the preservation of existing mature trees and the planting of new trees on both public and private property.

Policy 2: Provide pedestrian and bicycle connectivity between developments and uses.

Objective 7: Encourage the investigation of sustainability resources to discover what other aspects of sustainability may be beneficial to the City.

Objective 8: Develop an implementation plan that establishes benchmarks and indicators that can measure the progress of attaining the goal of maintaining a sustainable future for Fairfield.

Objective 9: This chapter shall be used to assist in determining the funding priority for sustainable improvements to City facilities.

Policy 1: Improvements, based on their priority, shall be included in the five year Capital Improvement Plan.

Objective 10: Continue to maintain and initiate new inter-government relations and coordination with all surrounding jurisdictions, government agencies, non-profit entities and the private sector.
Sustainable Community Self-Assessment Tool
Resources for Sustainable Communities

Governance

Local Action for Sustainable Economic Renewal (LASER) Resources:
LASER is a workbook and interactive web site that presents an innovative approach to economic
development, introducing a new way of thinking about how real wealth is created on the local
level. The goal of LASER is to create wealth — wealth that provides people with long-term
economic security, and that maintains the ability of current and future generations to live healthy

Planning Tools for a Public Outreach Campaign

Stakeholder Recruitment Tools
http://www.global-laser.org/resources/stakeholder_recruitment.pdf

Team-Building Tools

Long-Term Planning

Local Action for Sustainable Economic Renewal (LASER) Resources:
LASER is a workbook and interactive web site that presents an innovative approach to economic
development, introducing a new way of thinking about how real wealth is created on the local
level. The goal of LASER is to create wealth — wealth that provides people with long-term
economic security, and that maintains the ability of current and future generations to live healthy

Best Practice for Creating a Shared Vision

Youth Visioning in Calgary, Canada

On-Line Community Development Database
http://www.global-laser.org/resources/online_tools.pdf

Center for Livable Communities
1414 K Street, Suite 250, Sacramento, CA 95814
Tel: 916-448-1198; 800-290-8202
http://www.lgc.org/center/index.html
The Center, a national initiative of the Local Government Commission, helps local governments and community leaders be proactive in their land use and transportation planning and adopt programs and policies that lead to more livable and resource efficient land use patterns.

National Civic League
1445 Market Street, Suite 300
Denver, CO 80202
Tel: 800-223-6004
http://www.ncl.org
The Community Visioning and Strategic Handbook (1996)
This 53-page handbook explains the community visioning process, both the rationale behind it and how to do it.

Capital Planning

Center for Livable Communities
1414 K Street, Suite 250, Sacramento, CA 95814
Tel: 916-448-1198; 800-290-8202
http://www.lgc.org/center/index.html
The Center, a national initiative of the Local Government Commission, helps local governments and community leaders be proactive in their land use and transportation planning and adopt programs and policies that lead to more livable and resource efficient land use patterns.

Developing a Capital Improvements Program
A manual prepared by the Department of Revenue's Division of Local Services to assist Massachusetts municipalities in carrying out their responsibilities in planning, financing and implementing capital improvements. This manual has two parts. Part I describes the ten steps needed to establish a capital improvements program (or CIP). Part II contains the forms and other information necessary to implement a CIP. Feel free to photocopy these forms or adapt them to your needs.
http://www.dls.state.ma.us/publ/misc/cip.pdf

ADA Compliance

Legal Information Institute: Disability Law Overview
Provides an overview of disability law including links to related federal and state statutes, state judicial decisions, conventions and treaties, and key internet sources.
http://www.law.cornell.edu/wex/index.php/Disability_law

Americans with Disabilities Act Homepage
The home page for the ADA, provided by the U.S. Justice Department, includes a wide variety of information and technical assistance on ADA compliance, including publications, links, federal resources, design standards, educational videos, and law enforcement issues.
http://www.usdoj.gov/crt/ada/adahom1.htm
Diversity and Integration

Community Cultural Planning Handbook
Community cultural planning is a structured, community-wide fact-finding and consensus building process to identify cultural resources, community needs, and opportunities; and to plan actions and secure resources to respond. This web site provides a short sample of a handbook for communities that can be ordered from the University of Massachusetts at Amherst.
http://www.umass.edu/acs/publications/sample_pages.htm

Respecting and Responding to Employee Religious Objections to Diversity Training. Municipal Lawyer (May/June 2006)
This article describes the legal basis for addressing certain employees' religious objections to diversity training in the workplace.

Municipal Diversity and Anti-Racism Programs in Canada
A presentation describing efforts at the municipal level in Canada to respond to the need to promote equity in employment, access, and other services.
http://www.diversityvancouver.ca/pdf/municipal_diversity_programs_presentation.pdf

And Don't Call Me a Racist!
This is a collection of quotes on the past, present, and future of the color line in America. You can order it at no charge from the web site.
http://swiss.csail.mit.edu/~ella/yellowbook/index.htm

Conflict Management

Local Action for Sustainable Economic Renewal (LASER) Resources:
LASER is a workbook and interactive web site that presents an innovative approach to economic development, introducing a new way of thinking about how real wealth is created on the local level. The goal of LASER is to create wealth — wealth that provides people with long-term economic security, and that maintains the ability of current and future generations to live healthy and fulfilled lives. http://www.global-laser.org/workbook/LASER_guide.pdf

Facilitation Skills and Guidelines
http://www.global-laser.org/resources/facilitation_skills.pdf

Conflict Management Guidelines

Handbook of Conflict Management
edited by William J. Pammer, Jr. Jerri Killian, Wright State University, Dayton, Ohio, U.S.A.
http://www.questia.com/PM.qst?a-u&d=109113139
Innovation and Municipal Service Delivery

The Challenge of Change: Innovation for Municipal Government
A presentation on how to introduce innovation to communities that explains the theory of innovation diffusion and identifies critical information that people need before they are willing to try something new.
http://www.global-community.org/gc/newsfiles/1/SALGA%20Innovation%20Diffusion.ppt

Douglas Ihrke, Rick Proctor, Jerry Gabris (subscription or purchase required)

Unlocking Innovation: Making Municipal Service Delivery Happen
The handbook "Making Service Delivery Happen - Innovation at work" is produced by the CPSI. The insightful, must read handbook draws on the experience of the Impumelelo Innovation Awards winners. The book targeted at managers and potential innovators is structured around 9 fundamental and crucial innovation lessons. The handbook highlights the latest research in innovation management drawn from the literature on both private and public service innovation.
http://www.cpsi.co.za/contentfiles/tblFile/7_filFilePath_Innova%20-%20Issue%207.doc

Full Cost Accounting for Municipal Solid Waste: A Handbook
EPA developed this Handbook to help you implement full cost accounting (FCA) in your community. The Handbook will help you better understand the costs of the municipal solid waste (MSW) services you provide, answer key questions you might have about FCA, and guide you through the implementation process. You'll learn how to assemble necessary data, calculate full cost information from the available data, and report the results of your FCA analysis to government officials and residents. Case studies, presented in boxes throughout the Handbook, provide snapshots of how other communities across the country have implemented FCA and are reaping its rewards.
http://www.epa.gov/epaanswer/non-hw/muncpl/fullcost/docs/fca-into.pdf

Social Welfare

Neighborhood Safety and Sense of Community

Local Action for Sustainable Economic Renewal (LASER) Resources:
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Empowerment for Marginalized Populations
http://www.global-laser.org/resources/empowering_the_marginalized.pdf
Time Dollars: Building Community Economics
http://www.global-laser.org/resources/time_dollars.pdf

Neighborhood Safety Handbook: Manhattan, Kansas
This is a handbook developed by the City of Manhattan, Kansas to help neighborhood associations grow and work together to promote neighborhood safety.

National Crime Prevention Council
The National Crime Prevention Council website offers several publications for sale at low cost to help community leaders design neighborhood safety programs.
http://www.ncpc.org/publications/Home_and_Neighborhood.php

Building Burlington’s Community: A Guide to Building Community and Stories of Success
This is a guidebook written by the Community and Economic Development office in the City of Burlington, Vermont about the innovative ways they have worked with people and neighborhoods to make Burlington one of the most livable cities in the United States. Each page features a story paired with a how-to guide.
http://www.cedoburlington.org/neighborhoods/building_burlingtons_neighborhoods/bbnloc.htm

Public Health

World Health Organization: Healthy Cities and Urban Governance
This website offers a comprehensive compendium of resource materials on how to use city planning and development to promote healthy populations. Some of the publications available are listed below.
http://www.euro.who.int/healthy-cities

Community Participation in Local Health and Sustainable Development
A publication describing all the ways communities can work to promote healthier communities.
http://www.euro.who.int/document/e78652.pdf

Health Impact Assessment Toolkit for Cities
This website provides several free online tools for communities to use when conducting a health impact assessment.
http://www.euro.who.int/healthy-cities/PHASE/20050805_9

Our Cities, Our Future: Policies and Action Plans for Health and Sustainable Development
http://www.euro.who.int/document/wa38096OU.pdf

Healthy Cities and the City Planning Process
http://www.euro.who.int/document/e67843.pdf
Community Arts

Community Arts Handbook
This is a helpful, easy-to-read guidebook written by South Dakotans for the Arts on how to start, fund, and develop activities for a community arts organization.

Community Cultural Planning Handbook
Community cultural planning is a structured, community-wide fact-finding and consensus building process to identify cultural resources, community needs, and opportunities; and to plan actions and secure resources to respond. This web site provides a short sample of a handbook for communities that can be ordered from the University of Massachusetts at Amherst.
http://www.umass.edu/aes/publications/sample_pages.htm

Community Murals Handbook and Case Studies
http://www.ruralaction.org/arts_toolbox.html

Smart Growth

American Planning Association Policy Guide on Smart Growth
This policy guide is divided into four sections.
I. A motion to adopt a definition of Smart Growth, including a statement of Smart Growth principles,
II. A description of the Smart Growth issue, including an historical overview.
III. Specific policy motions in five categories:
A. Planning Structure, Process and Regulation
B. Transportation and Land Use
C. Regional Management and Fiscal Efficiency
D. Social Equity and Community Building
E. Environmental Protection and Land Conservation
IV. A list of outcomes to help readers understand what will be achieved by implementing these policies.
http://www.planning.org/policyguides/smartgrowth.htm

Smart Growth Network
In 1996, the U.S. Environmental Protection Agency joined with several non-profit and government organizations to form the Smart Growth Network (SGN). The Network was formed in response to increasing community concerns about the need for new ways to grow that boost the economy, protect the environment, and enhance community vitality. The Network's partners include environmental groups, historic preservation organizations, professional organizations, developers, real estate interests; local and state government entities.
http://www.smartgrowth.org/default.asp
Smart Growth America
Smart Growth America's coalition is working to support citizen-driven planning that coordinates development, transportation, revitalization of older areas and preservation of open space and the environment.
http://www.smartgrowthamerica.org/

National Center for Smart Growth Research and Education
The National Center for Smart Growth Research and Education is a non-partisan center for research and leadership training on Smart Growth and related land use issues nationally and internationally.
http://www.smartgrowth.umd.edu/index.htm

Natural Resources Defense Council Guide to Smart Growth
City dwellers face a wide range of environmental challenges: dirty air and water, dwindling open space, garbage, soot-spewing buses, traffic, the impacts of industry. NRDC employs equally diverse strategies to make our cities healthier and more livable.
http://www.nrdc.org/cities/smartgrowth/default.asp

Natural Lands Trust, Inc.
Communities across Pennsylvania are realizing that they can conserve their special open spaces and natural resources at the same time they achieve their development objectives. The tools? Conservation zoning and conservation subdivision design, an approach we're calling Growing Greener. If you want your community to take control of its destiny and ensure that new development creates more livable communities in the process, the Growing Greener approach might be right for you.
http://mass.gov/czm/growinggreener.pdf

Economic Conditions

Supporting Local Businesses and Local Ownership

Local Action for Sustainable Economic Renewal (LASER) Resources:
LASER is a workbook and interactive web site that presents an innovative approach to economic development, introducing a new way of thinking about how real wealth is created on the local level. The goal of LASER is to create wealth — wealth that provides people with long-term economic security, and that maintains the ability of current and future generations to live healthy and fulfilled lives. http://www.global-laser.org/workbook/LASER_guide.pdf

Business and Organization Inventory Tool
This is a description of how to conduct an inventory of the businesses and organizations in your community. It includes a case study, additional resources you may want to use, some steps to take, and a sample worksheet.
http://www.global-laser.org/resources/business&org_asset_inventory.doc
Market Feasibility Workbook
The Arkansas Small Business Development Center, in cooperation with the U.S. Small Business Administration and the University of Arkansas at Little Rock, published this guidebook for conducting a market feasibility study for a new business idea.

Community Owned Venture Development
Community Development Corporations can drive the creation of local jobs by starting its own businesses. This produces a different outcome in relation to the number and quality of the jobs created. The business can be started and run in accordance with local values and needs, like environmental considerations, or the employment of people with disabilities.
http://www.global-laser.org/resources/community_owned_ventures.pdf

Creating and Supporting Entrepreneurs
The world is becoming increasingly globally competitive with individuals and companies being constantly challenged. It has been made clear that creating a successful niche in the marketplace is done through new thought and innovation; it is time to focus local efforts on entrepreneurship development and sustainability.
http://www.global-laser.org/resources/entrepreneur_support.pdf

Social Enterprise Investments
These investments serve as a link between disadvantaged communities and the financial markets, thus promoting socially and environmentally responsible development. Social enterprise investments can also create jobs for people with significant barriers to employment, such as homelessness, a history of criminal conviction, substance abuse, or psychiatric disabilities.
http://www.global-laser.org/resources/social_enterprise_investing.pdf

Women Entrepreneurs
It has been more difficult for women than for men to overcome the obstacles involved in entrepreneurship. Because of this, it is especially important for a community to focus on programs for women entrepreneurs. Hosting a women entrepreneurship program highlights and encourages the potential of woman success in your community.

Youth Entrepreneurs
A youth entrepreneurship program usually encourages the participants to explore their motivations, goals, opportunities, and skills. The development of this program can make a significant impact on a community whose youth is leaving the area to find good jobs. The program brings hope back to the local youth and keeps many in the area, while even encouraging a few participants to open a new local business.
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**Business Incubators**
A business incubator is an economic development organization which is designed to accelerate the growth and success of entrepreneurial companies through a range of business support resources and services. The most successful incubators have clearly defined goals and strategies set for achieving these goals. [http://www.global-laser.org/resources/business_incubators.pdf](http://www.global-laser.org/resources/business_incubators.pdf)

**Credit and Microfinance**
Through Community Development Corporations there are many methods to link financing to those who may not be appealing to traditional lenders. Several examples of credit and microfinance programs used by CDC’s included here: Microenterprise Loan Funds, Royalty-Based Financing, Local Exchange Trading Systems (LETS), Community Revolving Loan Fund, Individual Development Account, Equity Matchmaking, Program Related Investment, and Loan Guarantee Programs. [http://www.global-laser.org/resources/credit&microfinance.pdf](http://www.global-laser.org/resources/credit&microfinance.pdf)

**Creative Economy**

**The Creative Economy**
A presentation describing some of the data and approaches to fostering a creative economy in your local community. [http://www.global-ommunity.org/gc/newsfiles/1/SALGA%20The%20Creative%20Economy.ppt](http://www.global-ommunity.org/gc/newsfiles/1/SALGA%20The%20Creative%20Economy.ppt)

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**Cultural Heritage Tourism**
In many communities, several hundred thousand tourists pass though each year, but don’t stay for long visits. By establishing a cultural heritage product in the local community, many of these travelers will begin to spend more time visiting the area instead of just
passing through. As a result of the additional tourist revenue, many new jobs can be created and sustained within the community.

http://www.global-laser.org/resources/cultural_tourism.pdf

**Historic and Cultural Facilities**
Each community is unique and has a significant historical and cultural value to offer. Historic properties are the true expression of a community’s heritage and many people feel that these should be preserved. By displaying and creating facilities that support the local history and culture, the people of a community can not only educate themselves on the historic and cultural value of their surroundings, but also gain pride and appreciation of their community.


**The Creativity Exchange: Richard Florida’s Blog**
Author of *The Rise of the Creative Class*, Richard Florida’s web site offers a wide variety of resources for cities who are trying to foster the creative economy.

http://www.creativeclass.org/

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**Sustainable Economic Development**

**Sustainable Economic Development Planning**
A presentation describing current trends and opportunities to profit from energy efficiency, biomimicry, organic and local food production, and green construction techniques, among others.

http://www.global-community.org/gc/newsfiles/1/Sustainable%20Economic%20Development%20Planning.ppt

**The Business Case for Climate Protection, by L. Hunter Lovins**


**Natural Capitalism: Creating the Next Industrial Revolution**
Paul Hawken, L. Hunter Lovins, Amory Lovins

*Nature’s Filaments, Excerpt from Natural Capitalism*


*Aqueous Solutions, Excerpt from Natural Capitalism*


*Making Markets Work, Excerpt from Natural Capitalism*

Global Footprint Network
The Ecological Footprint is a resource management tool that measures how much land and water area a population requires to produce the resources it consumes and to absorb its wastes under prevailing technology.
http://www.footprininetwork.org/

Local Safety Net Programs

Local Action for Sustainable Economic Renewal (LASER) Resources:
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Individual Development Accounts
Individual Development Accounts (IDAs) encourage the routine of saving. IDAs have emerged as promising tools that can enable low-income and low-wealth families to save and build personal assets.

Child Care Support
While there are obvious humanitarian and moral reasons to care for vulnerable children, providing the best possible Child Care Support will also benefit the local economy when these strong, healthy, smart children grow up to become working members of the community in the future.
http://www.global-laser.org/resources/child_care_support.pdf

Health Care Options
Health care has been and will continue to be a significantly important aspect of a community’s economy. This outlines some innovative ways communities have managed health care financing.
http://www.global-laser.org/resources/health_care_options.pdf

Livable Wage Programs
A livable wage is an amount of hourly pay or salary compensation which can allow a person to live on a level above the poverty line. This means sufficient wages to pay for basic necessities in a given community. When people are paid below a living wage, they are forced to receive public assistance or go without necessities. Higher wages will also mean more discretionary income that people can choose what to do with, thus benefiting the local economy.
http://www.global-laser.org/resources/livable_wages.pdf
Mutual Credit Systems
A mutual credit (MC) system is designed to bypass the limitations of a barter. Like money, it provides an intermediary device which allows two parties to trade even though one of them may have nothing the other wants. In a mutual credit system, the people empower themselves to do the same thing that banks have always been able to do, essentially creating their own money in the form of credit.
http://www.global-laser.org/resources/mutual_credit.pdf

Self-Employment Training and Support
There is a completely different frame of mind which needs to be acquired for those who transition from being a job-holder to actually creating their own jobs. A carefully designed method for assisting in this type of change can result in a positive impact for local business development in many aspects. This type of programming can benefit general and human resource services anywhere from low-income to higher income community members.

Skill Development

Local Action for Sustainable Economic Renewal (LASER) Resources:
LASER is a workbook and interactive web site that presents an innovative approach to economic development, introducing a new way of thinking about how real wealth is created on the local level. The goal of LASER is to create wealth — wealth that provides people with long-term economic security, and that maintains the ability of current and future generations to live healthy and fulfilled lives. http://www.global-laser.org/workbook/LASER_guide.pdf

Basic Skills Development
A basic skills developmental program is generally aimed towards adults who may lack the appropriate outlet to take action themselves. The program’s purpose is to enhance the basic skills needed to be successful in the workplace.
http://www.global-laser.org/resources/basic_skills_development.pdf

Life Skills Programs
Life skills are the first component of a comprehensive human resource system in a community. Life skills training can especially benefit those citizens who have been unemployed for a long time or who are undereducated. It is the first step in becoming independent and self-reliant and can initiate their personal involvement within the community.
http://www.global-laser.org/resources/life_skills.pdf

Literacy Training
Adult education and literacy programming has the ability to result in an increase in community driven and community based activities. The most efficient literacy training programs work with other organizations to address the range of basic social issues that many people battle to overcome (ie- housing, daycare, transportation, etc).
http://www.global-laser.org/resources/literacy_training.pdf
Mentoring
Mentoring is an effective method for gaining knowledge of professional and personal skills. A mentor is a person who has a sufficient amount of experience and knowledge and the desire to offer their expertise to someone with the aspiration to learn more about that specific skill or profession. While the main purpose is for the person with skill and experience to do the mentoring, he/she can also learn and grow by giving their guidance and support.
http://www.global-laser.org/resources/mentoring.pdf

Targeted Training
Targeted training is training that is specialized by a detailed consideration Information of the features and needs of the population in question. No matter what the type of training is being implemented, the service should be a fundamental part of the local human resource strategy, as well as the overall community economic development strategy.
http://www.global-laser.org/resources/targeted_training.pdf

Volunteering for Experience
It is important for a community development corporation to have a program established which promotes volunteering for experience. This type of program generally focuses on recruiting younger members of the community to become involved in working with community organizations to gain experience for their futures.

Affordable Housing

Local Action for Sustainable Economic Renewal (LASER) Resources:
LASER is a workbook and interactive web site that presents an innovative approach to economic development, introducing a new way of thinking about how real wealth is created on the local level. The goal of LASER is to create wealth — wealth that provides people with long-term economic security, and that maintains the ability of current and future generations to live healthy and fulfilled lives. http://www.global-laser.org/workbook/LASER_guide.pdf

Sustainable Construction
Sustainable construction aims to meet the needs of today and improve infrastructure, while minimizing the negative environmental impact and without compromising the ability of future generations to meet their needs and enjoy a high quality of life. There are numerous ways to implement sustainability principles while also increasing the building’s attractiveness, practicality, and economic gain.

Community Land Trusts
A community land trust (CLT) is a nonprofit corporation, created with information the purpose of holding a title to land in perpetuity so that a selected community will never lose access to that land for family homes (and, sometimes, for income opportunities by working with and maintaining the land). The
CLT is run by a board elected from the community it would serve. Like many corporations, a CLT will have both a charter that describes its aim and authority and a set of by-laws that set out its governance procedures. The land in question is generally received to the trust as a gift or bought at a below-market value price from a previous owner who shares values with the CLT.


**Minnesota Green Affordable Housing Guide**
The Minnesota Green Affordable Housing Guide is a web-based resource to assist designers, contractors, and housing agencies integrate sustainability, health, durability, and energy efficiency into cold climate housing. It includes design strategies, decision making tools, comparative analyses, best practices, and resources.

http://www.greenhousing.umn.edu/

**Affordable Housing Design Advisor**
The Affordable Housing Design Advisor brings together experience and ideas from successful affordable housing projects all over the country, and the people who developed, designed and built them.

http://www.designadvisor.org/home.html

**SeaGreen Affordable Housing Guide**
SeaGreen Affordable Housing Guide was developed to promote energy conservation, operational savings and sustainable building practices in affordable multifamily housing projects in Seattle.

http://www.seattle.gov/housing/SeaGreen/SeaGreen.pdf

**Best Practices for Effecting the Rehabilitation of Affordable Housing**
The rehabilitation of affordable housing faces many institutional and regulatory barriers. Because the existing stock varies so much in condition, age, and construction methods, the rehab process is far less predictable and in many ways more challenging than new construction. Nevertheless, the rehabilitation of the country's aging stock is a major resource for meeting the nation's affordable housing needs. U.S. Department of Housing and Urban Development (HUD) 9/06.

http://www.huduser.org/publications/affhsg/bestpractices.html

**Building Innovation for Homeownership**
A book that documents over 60 affordable housing projects from around the country that created new homeowners in urban and rural areas.

http://www.huduser.org/Publications/PDF/bih.pdf

**Why Not in Our Community? Removing Barriers to Affordable Housing**
This report updates the status of state and local regulatory barriers and highlights the Department of Housing and Urban Development's (HUD) commitment to work with states and communities to do away with the barriers that drive up housing costs and reduce the nation's stock of affordable housing. Some progress is evident, but the problem persists.

**Communication Systems**

**Digital Community Best Practices**
This paper provides local government stakeholders with a process overview of the implementation stages for a Digital Community metro-area broadband solution, including core-group needs analysis, building a business case and community consensus, funding scenarios, private-sector partnering, and network management.

**Local Action for Sustainable Economic Renewal (LASER) Resources:**
LASER is a workbook and interactive web site that presents an innovative approach to economic development, introducing a new way of thinking about how real wealth is created on the local level. The goal of LASER is to create wealth — wealth that provides people with long-term economic security, and that maintains the ability of current and future generations to live healthy and fulfilled lives. [http://www.global-laser.org/workbook/LASER_guide.pdf](http://www.global-laser.org/workbook/LASER_guide.pdf)

**Internet Opportunities**
As the Internet becomes an increasingly significant part of everyday life worldwide, access to technology and the internet are becoming progressively more important. The internet enables people to gather and share information and to communicate in real time over any amount of distance. Sharing and community-building capabilities through the internet allows for individuals of a community to empower themselves.

**Natural and Built Environment**

**Water Quality**

**The U.S. Environmental Protection Agency (EPA)** enforces federal clean water and safe drinking water laws, provides support for municipal wastewater treatment plants, and takes part in pollution prevention efforts aimed at protecting watersheds and sources of drinking water. The Agency carries out both regulatory and voluntary programs to fulfill its mission to protect the nation's waters. This web site gives community leaders extensive information about how to protect their water quality.
[http://www.epa.gov/ebtpages/water.html](http://www.epa.gov/ebtpages/water.html)

**The Natural Resources Defense Council (NRDC)** uses law, science and the support of 1.2 million members and online activists to protect the planet's wildlife and wild places and to ensure a safe and healthy environment for all living things. The Natural Resources Defense Council's purpose is to safeguard the Earth: its people, its plants and animals and the natural systems on which all life depends. Their web site offers information and resources for water quality protection.

**The National Integrated Water Quality Program** provides funding to the National Water Program and its Land Grant partners via the CSREES Integrated Research, Education, and
Extension Competitive Grants Program and the National Research Initiative Competitive Grants Program.
http://www.usawaterquality.org/themes/conservation/default.html

**Ground Water Atlas of the United States**
U.S. Geological Survey. (USGS, 1997). Designed to be accessible to non-technical users, the Atlas describes the location, extent, geologic, and hydrologic characteristics of the important aquifers of each region of the country. To obtain this resource contact USGS at Office of Ground Water, 411 National Center, Reston, VA 20192; Tel:1.800.USA.MAPS. Additional information can be obtained at http://www.app er.usgs.gov/publicdocs/gwa.

**City of Gresham Water Quality Manual**

**Groundwater Foundation**
The Groundwater Foundation is dedicated to informing the public about the benefits of and risks to groundwater resources.
P.O. Box 22558, Lincoln, NE 68542-2558, Tel: 402.434.2740; 1.800.858.4844, Fax: 402.434.2742, Email: info@groundwater.org, Website: http://www.groundwater.org.

**Volunteer Water Quality Monitoring Field Manual**

**Solid Waste**

**The Decision Maker's Guide to Solid Waste Management** for solid waste management practitioners: Local government officials; Facility owners and operators; Consultants; and Regulatory agency specialists. This guide contains technical and economic information to help these practitioners meet the daily challenges of planning, managing, and operating municipal solid waste (MSW) programs and facilities. Its primary goals are to: Encourage reduction of waste at the source, and Foster implementation of integrated solid waste management systems that are cost-effective and protect human health and the environment.
http://www.epa.gov/epaoswer/non-hw/muncpl/dmg2.htm

**Full Cost Accounting for Municipal Solid Waste: A Handbook**
EPA developed this *Handbook* to help municipalities implement full cost accounting (FCA). The *Handbook* will help you better understand the costs of the municipal solid waste (MSW) services, answer key questions, and guide you through the implementation process. Topics include how to assemble necessary data, calculate full cost information from the available data, and report the results of your FCA analysis to government officials and residents. Case studies, presented in boxes throughout the *Handbook*, provide snapshots of how other communities across the country have implemented FCA and are reaping its rewards.
http://www.epa.gov/epaoswer/non-hw/muncpl/fullcost/docs/fca-into.pdf

**The World's Shortest Comprehensive Recycling Guide**
http://www.obviously.com/recycle/guides/shortest.html
Landfills: A Solid Waste Management Plan
The Public Broadcasting Service (PBS) has created a curriculum guide for students to identify some of the solid waste they generate and produced by industry for products they may use. They will then design a solid waste management plan that will use knowledge of recycling and natural cycles to minimize the waste and the dangers of landfills.
http://www.pbs.org/americanfieldguide/teachers/landfills/landfills_sum.html

United Nations Environmental Programme (UNEP) Sustainable Consumption
One of the main points of focus for UNEP activities is the need to change the deep-rooted unsustainable patterns of consumption apparent in households and in the public and private sectors. Innovative strategies are necessary, since consumption behaviour is firmly interlinked with price, convenience and status. The roles of “information gatekeepers”, such as retailers and the media, are particularly critical in terms of communicating with consumers and providing information about sustainable lifestyles.
http://www.unep.org/ci/sustain/

Simple Living America
Take a survey to see how your lifestyle measures up to others who are trying to reduce their unnecessary consumption around the country.
http://www.simplelivingamerica.org/simplicity/

Global Footprint Network
The Ecological Footprint is a resource management tool that measures how much land and water area a population requires to produce the resources it consumes and to absorb its wastes under prevailing technology.
http://www.footprintnetwork.org/

Renewable Energy and Efficiency, CO2 Reductions

ICLEI Cities for Climate Protection Campaign
The Cities for Climate Protection™ (CCP) Campaign enlists cities to adopt policies and implement measures to achieve quantifiable reductions in local greenhouse gas emissions, improve air quality, and enhance urban livability and sustainability. More than 650 local governments participate in the CCP, integrating climate change mitigation into their decision-making processes.
http://www.iclei.org/index.php?id=800

Cool Cities Guide: Sierra Club
The purpose of this guide is to provide a resource for citizens and local officials who are ready to take real action to reduce energy waste and heat-trapping global warming pollution in their communities.
http://www.coolcities.us/files/coolcitiesguide.pdf

Climate Protection Manual For Cities
This new manual shows community leaders how to reduce greenhouse gas emissions in his/her unique community. The five-step methodology provides a simple, effective, standardized means
a municipality can use to reduce the emissions from both government operations and the community as a whole.
http://www.natcapsolutions.org/ClimateManual/REVIEW/

**Municipal Guide to Purchasing Renewable Energy**
Published by the Interstate Renewable Energy Council, this manual outlines a procurement strategy municipalities can use to purchase renewable energy.

**Energy Resource Guide: Actions for Municipalities**
Compiled by the Connecticut Department of Environmental Protection, this manual gives municipal leaders ideas and resources to reduce their energy consumption.
http://dep.state.ct.us/wst/p2/energy/municipal_energy_resource_guide.pdf

**Community Post Carbon Guidebook**
This Guidebook helps you outline the various businesses, services, manufacturers, organizations, media outlets and programs that are working towards relocalization in your community. This informative pamphlet, booklet or online resource will serve as a resource for individuals and organizations that want to know where to put their money, how to get involved and what is still needed in the area to create a self-reliant post-carbon community network.
http://www.relocalize.net/files/Community_Guidebook_Nov06.pdf

**Alliance to Save Energy**
The Alliance provides accurate and timely information about the benefits and costs of energy efficiency.
1200 18th Street NW, Suite 900, Washington, DC 20036, Tel: 202. 857.0666, Fax: 202.331.9588, Email: csmith@ase.org , Website: http://www.ase.org/

**American Council for an Energy-Efficient Economy (ACEEE)**
The ACEEE is a non-profit organization dedicated to advancing energy efficiency as a means of promoting both economic prosperity and environmental protection.
1001 Connecticut Avenue, NW, Suite 801, Washington, DC 20036, Tel: 202.429.0063, Fax: 202.429.2248, Email: ace3tubs@ix.netcom.com , Website: http://aceee.org

**American Solar Energy Society (ASES)**
ASES, a national organization dedicated to advancing the use of solar energy for the benefit of U.S. citizens and the global environment, promotes the widespread near-term and long-term use of solar energy.
2400 Central Avenue, Suite G-1, Boulder, CO 80301, Tel: 303.443.3130, Fax: 303.443.3212, Email: asest@ases.org , Website: http://www.ases.org

**Center for Neighborhood Technology**
The Center for Neighborhood Technology promotes public policies, new resources and accountable authority which support sustainable, just and vital urban communities.
2125 W. North Avenue, Chicago, IL 60647, Tel: 773.278.4800, Fax: 773.278.3840, Website: http://www.cnt.org.

Center for Renewable Energy and Sustainable Technology
CREST produces educational multimedia CD-ROMs on renewable energy and sustainable technology and operates Solstice, an Internet service for the sustainable energy field.

Wastewater Treatment

The U.S. Environmental Protection Agency (EPA) enforces federal clean water and safe drinking water laws, provides support for municipal wastewater treatment plants, and takes part in pollution prevention efforts aimed at protecting watersheds and sources of drinking water. The Agency carries out both regulatory and voluntary programs to fulfill its mission to protect the nation's waters. This web site gives community leaders extensive information about how to protect their water quality.
http://www.epa.gov/ebipages/water.html

The U.S. Environmental Protection Agency (EPA) has written a technology guide intended to help municipal and utility collection system owners and operators find information about innovative and emerging technologies for the installation of new conveyance systems and the repair of existing systems. The guide also includes data on cost-effective technologies for repair and rehabilitation of existing conveyance systems and preliminary information on emerging technologies for new installations and for the repair of existing conveyance systems.

Connecticut Stormwater Quality Manual
http://dep.state.ct.us/wtr/stormwater/downloadmanual.asp

Stormwater Manager's Resource Center (SMRC)
The SMRC is designed specifically for stormwater practitioners, local government officials and others who need technical assistance on stormwater management issues. It is created and maintained by the Center for Watershed Protection.
http://www.stormwatercenter.net.

Storm Water Programs - Other Local Governments
This website, developed by the city of Fort Worth Department of Environmental Management, lists websites of stormwater programs of municipalities and counties in the United States.
North American Association for Environmental Education
NAAEE is the professional association for environmental education. Our members promote professional excellence in nonformal organizations, K-12 classrooms, universities (both instructors and students), government agencies, and corporate settings throughout North America and in over 55 other countries. Since 1971, the Association has created opportunities for its members to improve their skills in creating and delivering programs and services that teach people how to think, not what to think.
http://www.naaee.org/

The EnviroLink Network is a non-profit organization which has been providing access to thousands of online environmental resources since 1991. This web site includes materials, resources, and news on hundreds of environmental topics.
http://www.envirolink.org/index.html

Environmental Defense
EDF is a national nonprofit organization that deals with a broad range of regional, national and international environmental issues.

Environmental Protection Agency. Educational Resources for Students/Youth. This EPA web site hosts a vast array of teacher resources on water-related environmental education programs. This resource can be found online at:
http://www.epa.gov/adopt/education.html.

National Library for the Environment
The on-line National Library for the Environment contains seven free information resources: hundreds of up-to-date issue reports, environmental education programs and resources; environmental laws including local, state, federal and international; an in-depth resource on Population-Environment linkages; a virtual library of Ecology and Biodiversity; information on environmental conferences and meetings; and Environmental Careers and Jobs.

Rivers and Waterways
Protecting Our Waters
The Milwaukee River Basin Partnership is a voluntary coalition of businesses, non-profit groups, public agencies, educational institutions, organizations, and individuals committed to restoring and sustaining the ecosystem of the Milwaukee River Basin while ensuring its economic viability. They have developed an extensive web site that describes the full range of protection and restoration activities that will enhance a watershed.
http://clean-water.uwex.edu/plan/index.htm
Council on Environmental Quality, American Heritage Rivers Initiative
This initiative helps communities restore and protect their rivers in a way that integrates conservation, economic development, and the preservation of historical and cultural values.

Center for Watershed Protection (CWP)
CWP works with local, state, and federal governmental agencies, watershed organizations, and the general public to provide objective and scientifically sound information on effective techniques to protect and restore urban watersheds.
8391 Main Street, Ellicott City, MD 21043-4605, Tel: 410.461.8323, Fax: 410.461.8324, Email: center@cwp.org , Website: http://www.cwp.org.

Clean Water Action Project
4455 Connecticut Avenue NW, Suite A300-16, Washington, DC 20008-2328, Tel: 202.895.0420, Fax: 202.895.0438, Email: cwaie@cleanwater.org, Website: http://www.cleanwateraction.org

Clean Water Network (CWN)
CWN is an alliance of over 1000 organizations working to protect US water resources.
1200 New York Avenue NW, Washington, DC 20005, Tel: 202.289.2395, Fax: 202.289.1060, Email: cleanwaternt@igc.apc.org , Website: http://www.cwn.org.

Index of Watershed Indicators
This EPA watershed database allows the user to locate a watershed using clickable maps, check out its status, make maps, submit information, and more. Indicators include designated use attainment, fish advisories, source water condition, population change, wetlands loss, and agricultural runoff.
http://www.epa.gov/iwj.

International Rivers Network (IRN)
IRN researches and publishes information concerning threats to rivers, watersheds, and local populations from destructive development projects. Its website contains links to other organizations that deal with similar issues.
1847 Berkeley Way, Berkeley, CA 94703, Tel: 510.848.1155, Fax: 510.878.1008, Website: http://www.iron.org.

Stream Corridor Protection Strategy for Local Governments.
Institute for Environmental Negotiation at the University of Virginia. This is a guide to assist local governments develop protection strategies for streams to protect the health of their communities. Copies are available by calling (434) 924-1970 or you can download a PDF version from http://www.virginia.edu/~envneg/stream%20guide_final.pdf%202
Wisconsin's Forestry Best Management Practices for Water Quality

A Landowner's Guide to Sustainable Forestry
Sustainable forestry refers to caring for or managing forests in such a way that they continue to play the desired role and produce desired benefits as long as necessary or possibly indefinitely. Simply stated, sustainable forestry is managing forests to meet the needs of today while providing the needs of future generations.

SmartWood
This forestry certification program provides independent, objective evaluation of forest management practices, timber sources and companies, and forest products, enabling the public to identify products and practices that do not destroy forests.
Goodwin-Baker Building, 61 Millet Street, Richmond, VT 05477; Tel: 802.434.5491; Fax: 802.434.3116, Website: http://www.smartwood.org.

National Community Forestry Center (NCFC)
The NCFC is designed to help rural people ask and answer questions that relate to the well-being of their forests and communities, with the goal of improving their capacity to solve problems.
c/o National Network of Forest Practitioners, 29 Temple Place, Second Floor, Boston, MA 02111, Tel: 617.338.7821, Fax: 617.422.0881, Email: ajit@nnfp.org, Website: http://www.nationalcommunityforestrycenter.org.

Forest Stewardship Council (FSC)
The FSC promotes responsible forest management by evaluating and accrediting certifiers, encouraging the development of national and regional forest management standards, and strengthening national certification capacity through the development of certification initiatives worldwide.
1134 29th Street, NW, Washington, DC 20037; Tel: 877.372.5646; Fax: 202.342.6589, Email: fscusa@together.net, Website: http://www.fscus.org.

Guidelines for Developing and Evaluating Tree Ordinances
This website, developed by Phytosphere Research, provides a variety of tools and resources for citizens and local governments interested in developing, revising, or evaluating local tree ordinances. It also includes annotated examples of effective tree ordinance provisions used throughout the country.

American Forests
American Forests works to ensure a sustainable future for the nation's forests - both urban and rural - through national and international tree planting, forest policy, urban forestry, and programs such as The National Register of Big Trees.
Wetlands

Local Government Wetland Protection Programs
This guide is designed for local government officials, land trust staff, state and local officials, developers, and others interested in implementing local government wetland protection and restoration programs. It was prepared by the Association of State Wetlands Managers.
http://www.aswm.org/propub/6_localgov_6_26_06.pdf

World-wide Wetland, Hydrology and Coastal Links
This site contains links to national and international water resources.
http://www.geog.uel.ac.uk/~jthompso/worldwet.html

Handbook for Wetlands Conservation and Sustainability
Izaak Walton League of America. (Gaithersburg, MD: Izaak Walton League of America, 1999, Second edition). This guide, written to help educate people about wetland ecology and wetland values to society, is filled with information about unique features of wetland ecosystems. It describes options for starting a wetland stewardship program including monitoring, education and restoration projects, and includes case studies. To obtain this resource contact Save Our Streams - Orders, Izaak Walton League of America, 707 Conservation Lane, Gaithersburg, MD 20878; Tel: 800.284.4952; Fax: 301.548.0146; email: sos@iwla.org. Parts of the guide can be found online at http://www.iwla.org/SOS/wetland.html.

Slopes, Soils, and Erosion Control

Erosion Control and Land Clearing
This is a web site developed for the Milwaukee River Basin describing best practices for erosion control for municipalities, developers, and citizens. The web site also has an extensive list of resources for other watershed protection techniques.
http://clean-water.uwex.edu/plan/erosion.htm

Erosion Control Handbook for Local Roads
This manual will assist counties, townships and local units of government by providing guidelines and methods for effective erosion control practices on low volume roads.
http://www.lrrb.gen.mn.us/PDF/200308.pdf

American Farmland Trust
American Farmland Trust is leading a campaign to transform U.S. farm policy. Our vision is for well-managed, protected farm and ranch land that provides open space, clean water, healthy
food, wildlife habitat and a renewed connectedness between the farm community and the rest of America.

http://www.farmland.org/default.asp

Recreational Land

Public Lands Information Center
Public Lands Interpretive Association initiated the Public Lands Information Center project in response to demand for a single source of information about recreation and land use on all public lands in a state, regardless of managing agency. We realize that when you have a destination or an activity in mind, your concern is to find out where to go, when to go, what to do, and how much it will cost. But up until now, getting those answers often meant an endless goose chase of contacting government agencies and trying to pinpoint the correct agency, department, or office. We offer all you need to know about visitor facilities, surrounding areas, appropriate maps and guides, and the rules and regulations for each area. If you need more information than you get from the site descriptions, check our bookstore, our link pages, or email our staff. If you need to contact the managing agency for additional permits or licenses, we can put you in touch with the right person, and save you time and headaches.

http://www.publiclands.org

Trust for Public Land (TPL)
TPL is a national nonprofit land conservation organization that conserves land for people to enjoy as parks, gardens, natural areas, and open space. Its "Greenprints for Growth" initiative, aimed at communities threatened by urban sprawl, urges communities to target priority lands for preservation. TPL will then provide protection and acquisition strategies.

116 New Montgomery Street, 4th Floor, San Francisco, CA 94105, Tel: 415.495.4014, Fax: 415.495.4103, Email: info@tpl.org, Website: http://www.tpl.org.

The Conservation Fund
The Conservation Fund seeks sustainable conservation solutions for the 21st century, emphasizing the integration of economic and environmental goals. Through real estate transactions, demonstration projects, education, and community-based activities, the Fund seeks innovative long-term measures to conserve land and water.

1800 N. Kent Street, Suite 1120, Arlington, VA 22209-2156, Tel: 703.525.6300, Fax: 703.525.4610, Email: mail@conservationfund.org, Website: http://www.conservationfund.org.

The Nature Conservancy (TNC)
The Nature Conservancy operates the largest private system of nature sanctuaries in the world. It preserves habitats and species by buying the lands and waters they need to survive.

1815 N. Lynn Street, Arlington, VA 22209, Tel: 703.841.5300, Fax: 703.841.1238, Email: tunemail@att.com, Website: http://www.tnc.org.
The Wilderness Society
The Wilderness Society is a non-profit membership organization devoted to preserving wilderness and wildlife, protecting America's prime forests, parks, rivers, deserts and shorelands, and fostering an American land ethic.

Project for Public Spaces
The mission of PPS, a nonprofit technical assistance, research and educational organization, is to create and sustain public places that build communities
153 Waverly Place, New York, NY 10014, Tel: 212.620.5660, Website: http://www.pps.org.

National Audubon Society (NAS)
NAS works to conserve and restore natural ecosystems, focusing on birds and other wildlife for the benefit of humanity and the earth's biological diversity.
700 Broadway, New York, NY 10003, Tel: 212.979.3000, Fax: 212.979.3188, Website: http://www.audubon.org.

National Community Forestry Center (NCFC)
The NCFC is designed to help rural people ask and answer questions that relate to the well-being of their forests and communities, with the goal of improving their capacity to solve problems.
c/o National Network of Forest Practitioners, 29 Temple Place, Second Floor, Boston, MA 02111, Tel: 617.338.7821, Fax: 617.422.0881, Email: ajit@nnfp.org, Website: http://www.nationalcommunityforestrycenter.org.

National Wildlife Federation (NWF)
NWF focuses its efforts on five core issue areas (Endangered Habitat, Water Quality, Land Stewardship, Wetlands, and Sustainable Communities) and pursues a range of educational projects and activist, advocacy, and litigation initiatives within these core areas.

Urban Parks ONLINE
Urban Parks Institute: This website has models, information and tools about urban parks and how they can build community.

Views

Scenic America
Scenic America's mission is to safeguard America's natural beauty and community character.
Their web site offers advice on how to:

- Reduce billboard blight in America
- Promote good community planning and design guidelines
- Keep America's highways and byways scenic
- Promote scenic easements for open space and scenic resource conservation
- Ensure mitigation of the visual impact of telecommunication towers
- Promote context sensitive highway solutions
- Promote tree conservation
- Promote undergrounding of overhead utility wires

http://www.scenic.org/

Scenic Resource & Impact Evaluation Techniques and Land Use Strategies
State of Maine.

Sustainable Construction

Sustainable Construction
This website has been set up to provide a reference point for anyone who needs more information on how to build or refurbish in a more sustainable way. The site offers free web space to anyone with a current or completed project, product or service and aims to provide guidance and assistance to improve the environmental, social and financial performance of the built environment.
http://www.sustainableconstruction.co.uk/sheepdog.htm

Holcim Foundation
The Holcim Foundation for Sustainable Construction promotes innovative approaches to sustainable construction mainly through Awards competitions and an international Forum. The objective of the Holcim Foundation is to encourage sustainable responses to the technological, environmental, socio-economic and cultural issues affecting building and construction, regionally as well as globally.
http://www.holcimfoundation.org/

Field Guide for Sustainable Construction
The Field Guide for Sustainable Construction has been developed by the Pentagon to assist and educate field workers, supervisors and managers in making decisions that help the project team meet sustainable project goals. The field guide is designed to fill a significant void in available information for sustainable construction methods. It systematically draws together and organizes information on many aspects of construction that can assure the sustainability of a facility. Simple methods and suggested practices are presented for the major phases of construction in the field guide.

Transportation and Transit

Local Action for Sustainable Economic Renewal (LASER) Resources:
LASER is a workbook and interactive web site that presents an innovative approach to economic development, introducing a new way of thinking about how real wealth is created on the local
level. The goal of LASER is to create wealth — wealth that provides people with long-term economic security, and that maintains the ability of current and future generations to live healthy and fulfilled lives.  

Transportation Services
Transport systems can enhance mobility, reduce congestion, and initiate economic growth. Transportation Systems can consist of buses, shuttles, boats, trains, metros, airplanes, and other more natural transport means, such as pack animals. Establishing a strong transportation service system is very important in every community. It makes travel and transport more efficient in terms of costs and time.
http://www.global-laser.org/resources/transport_services.pdf

Public Transit
Public transportation (bus, train, taxi, metro, trolley, tram, shuttle, bikes, etc) is a vital component of sustaining a productive and successful community. Public transit helps people move around within the city for a small fee and reduces traffic flow and street pollution. The community becomes less congested and polluted, while becoming more accessible, healthy, and economically sustainable.

Start or Join a Car-Sharing Cooperative
Start a car co-operative in order to offer car sharing as a viable transportation alternative in your town or area. Instead of each owning a personal vehicle, members of a car coop own a number of cars collectively for use when using alternative mode of transportation, such as cycling and walking, is not possible. Car sharing greatly reduces personal automobile use, cuts the number of cars on the road and shrinks the financial and air quality costs of our society’s over reliance on private transportation. At the same time cooperatives provide the reliability and convenience of owning a private vehicle. Car coops can vary in size from a few friends sharing a car to 30,000 members sharing a large fleet of vehicles.
http://www.relocalize.net/files/Carsharing_Cooperative_Nov06.pdf

Organize a Walking School Bus
Organize a Walking School Bus so that elementary school children can get to school in a safe, healthy and fossil-fuel-free manner. Walking School Buses are programs that allow children to walk to school in a supervised group along a predetermined route and pick up additional students at assigned stops. The program can provide an alternative to the conventional and congested vehicle drop off and encourage both supervising parents and children to get out of their car and back into community space. The school bus program ensures that parents feel confident that their children are safe, while it provides the opportunity for kids to socialize, stay fit, and learn the importance of people-powered transportation at an early age.
http://www.relocalize.net/files/Walking_School_Bus_Nov06.pdf
Air Quality

Reducing Urban Air Pollution
A guide originally developed for European cities about how they could take steps in a variety of different areas – transportation, production, etc. to reduce urban air pollution.

Clean Air Network
The Clean Air Network is an alliance of over 900 national, state and local environmental, public health and citizen organizations concerned about clean air.
c/o NRDC, 1200 New York Avenue NW, Washington, DC 20005, Tel: 202.289.6868, Fax: 202.289.1060; Website: http://www.cleanair.net.

Climate Institute
The Climate Institute works to protect the balance between climate and life on earth by facilitating the dialogue among scientists, policy makers, business executives, and citizens.
120 Maryland Avenue, NE, Washington, DC 20002-5615, Tel: 202.547.0104, Fax: 202.547.0111, Email: climateinst@igc.apc.org, Website: http://www.climate.org.

Biodiversity

A Guide on Biodiversity and Environmental Assessment
Biodiversity is decreasing at an alarming rate due to the impact of the growing human population and increasing resource consumption rates. Recognition of the world-wide impact of this decline prompted the global community to negotiate, in 1992, the United Nations Convention on Biological Diversity. The Biodiversity Convention, as it is commonly known, is a legally binding international treaty. The Convention obliges signatory countries to assess the adequacy of current efforts to conserve biodiversity and to use biological resources in a sustainable manner. Canada was the Convention’s first signatory. In November 1992, federal, provincial and territorial ministers of Parks, Wildlife, Environment and Forestry departments launched a process to follow-up on the Convention which included the development of a Canadian Biodiversity Strategy. The federal Cabinet approved the Strategy in May 1995 and all Canadian jurisdictions are now committed to its implementation to the extent that their resources allow.

Biodiversity Information Network (BIN)
BIN21 is an international organization designed to link and coordinate the activities of agencies and network information sites concerned with biodiversity.

Biodiversity Support Program
The Biodiversity Support Program, a consortium of WWF, The Nature Conservancy, and World Resources Institute, promotes conservation of the world's biological diversity by integrating
conservation with social and economic development, research and analysis and information exchange and outreach.

c/o World Wildlife Fund, 1250 24th Street, NW, Washington, DC 20037, Tel: 207.293.4800,
Fax: 1.800.858.4844,

Center for Biodiversity and Conservation
The Center is dedicated to the study and conservation of biological diversity. Its mission is to enhance the use of rigorous scientific data to mitigate critical threats to global biodiversity. American Museum of Natural History, Central Park West at 79th Street, New York, NY 10024-5192, Tel: 212.769.5742, Fax: 212.769.5292, Email: biodiversity@amnh.org,
http://research.amnh.org/biodiversity/.

Local Food Production

Revitalize Your Local Food Systems: Food Co-operatives
A Guide for Relocalizing our Communities
Help support local farmers and promote sustainable agricultural practices, by forming a food co-operative to purchase and distribute organic and locally grown produce. Forming co-ops can make organic local food more affordable because as members of a c-cooperative your group will have more purchasing power. Individuals can pool their orders and receive discounts for large quantity orders.
http://www.relocalize.net/files/Food_Cooperatives_Nov06.pdf

Farmer's Market Map
Click on this map to find the nearest Farmer's Market to you.
http://www.ams.usda.gov/farmersmarkets/map.htm

Community Supported Agriculture
A priority of many CSA initiatives is to bring healthy food into low-income communities. Through various pricing options -- including spreading out payments over time, work shares, sliding-scale prices, accepting food stamps and selling shares to food-assistance agencies -- low income CSA members often get the greatest produce bang for their buck (or for their food stamps). The Food Security Learning Center web site has a range of resources to help you start this and other local food programs.
http://www.worldhungervar.org/fslc/faqs/ria_041.asp?section=2&click=1
SUSTAINABILITY PLAN FOR FAIRFIELD CITY

Fairfield’s Commitment

The City recognizes the environmental impact we have as an organization. We aim to provide our services and activities in the most efficient and sustainable manner and mitigate any adverse impacts on the environment, furthermore enhancing social and economic values. Sustainability is defined as meeting present needs without compromising the ability of future generations to meet their needs.

The City of Fairfield is devoted to doing its part in achieving a Community Plan to bolster the principles of Sustainability. By building working partnerships with communities, the public, private, volunteer and community organizations, the City will strive to develop Fairfield in ways which safeguard the future of our environment, natural resources, our economy and our communities.

Strategies

This Sustainability Plan sets out our commitment to improve our own environmental stewardship in undertaking our duties as a Local Authority. We will seek to ensure that the following principles are met:

1. COMPLIANCE WITH ENVIRONMENTAL LEGISLATION
   - Ensure compliance with relevant environmental legislation and related policies. Seek to exceed minimum standards and targets so that Fairfield continues to be at the forefront of environmental excellence.

2. ENERGY AND WATER
   - Reduce City’s consumption of energy and fossil fuels.
   - Promote energy efficient systems and explore innovative energy technologies to reduce dependency on non-renewable resources.
   - Use water efficiently and maintain the quality of drinking, groundwater and recreational water.

3. PURCHASING AND PROCUREMENT
   - Promote the use of recycled and recyclable products and ensure that goods purchased are made, used and disposed of in an environmentally sustainable way.
   - Encourage City contractors and suppliers to improve their environmental performance.

4. TRANSPORT & TRAVEL
   - Promote opportunities for sustainable transportation. Encourage citizens to walk, cycle, and carpool or use accessible public transportation.
   - Explore opportunities for using clean fuel resources in City vehicles.
   - Explore opportunities for adding hybrid/alternative fuel vehicles to the City’s fleet.
5. BUILT ENVIRONMENT
   - Protect the quality and diversity of the City's built heritage and enhance local environments through ongoing regeneration.
   - Encourage sustainable practices in the design, construction and maintenance of public/private buildings and infrastructure, and encourage others to embrace green building practices and LEED certification where reasonable and practical.

6. OPEN SPACE AND WOODLANDS
   - Protect and manage the City's open space and woodlands in a sustainable manner to protect wildlife habitat and enhance environmental and recreational quality of life.

7. NATURAL HERITAGE
   - Protect and enhance the City's natural resources.
   - Provide opportunities for citizens and visitors to enjoy and learn more about Fairfield's heritage, natural resources and the benefits of sound environmental stewardship.
   - Explore opportunities to preserve nature thus enhancing the City's Park & Recreation areas.

8. WASTE MANAGEMENT
   - Promote sustainable waste management practices.
   - Improve resource efficiency through re-use and recycling.

9. MINIMIZING & REMEDIATING POLLUTION
   - Minimize the impact of City activities on air and water quality, noise intrusion. Promote efforts which reduce Green House Gases.
   - Monitor remediation of contaminated land and reduce land dereliction.

10. COMMUNICATION AND ENVIRONMENTAL REPORTING
    - Communicate the Sustainability Plan educating residents, Chief Officers, City employees and stakeholders.
    - Monitor and review the City's environmental performance in respect of the Sustainability Plan and produce an annual progress report.
    - Consult and advise communities on the City's environmental practices and policies.
    - Encourage and promote sustainable development by the private sector and other organizations in the City.

MONITORING AND ASSESSMENT OF THE SUSTAINABILITY PLAN
Measurable objectives and goals for the City's Sustainability Plan will be defined through an Action Plan and key municipal sustainability priorities. These will be monitored and reviewed regularly and publicly reported in the interests of open and transparent governance.