



X: Plan Summary Recommendations

This chapter highlights some of the key areas of emphasis included in the Comprehensive Vision Plan. The items listed here serve as a short summary, and do not constitute a complete listing of the Vision Plan's content. This chapter also includes a summary table of the goals, objectives, and tasks included in the Comprehensive Vision Plan.

10.1 Expansion of Housing Choice

Currently, the representation of young professional and empty nester age groups among Liberty Township residents is relatively small compared to children under age 19 and adults between the age of 35 and 54. Demographic trends show the ageing of two key age groups among current Township residents. These are school age children aging into the 20 to 24 year old young professional age group and the 45 to 54 age group graduating into the empty-nester group.

Young professionals and empty nesters have different preferences in housing compared to families with children who are attracted to the larger lot single family homes that make up the majority of housing in the Township.

To help retain current Township residents who are graduating into the young professional and empty nester age groups, and to increase the Township's attractiveness to potential residents of all ages, the Vision Plan Steering Committee has set a goal to increase the amount of housing that is targeted towards young professionals and empty nester age groups in areas that provide a good fit for these housing types.

10.2 Promote Mixed Use Development along Arterial Corridors

The small lot single family and higher density lifestyle development that is attractive to young professional and empty nester demographic is expected to be a key component in planned mixed use development designated along portions of the SR 747, SR 4, and Cincinnati Dayton Road corridors. Mixed use developments integrate commercial and residential uses within a master planned development featuring pedestrian walkways, open space, and amenities. These types of developments provide the pedestrian connectivity, access to shopping, services and restaurants, parks, trails, recreation, and convenient access to main roadways and highways that these target demographics value. Furthermore, mixed use development also can serve as a transition from a busy commercial arterial street to single family residential development. The larger scale and variety of uses incorporated in mixed use developments will also help to avoid the commercial "strip" type development along the Township's arterial streets.

10.3 Promote Reinvestment in Neighborhoods

While attracting high quality new development is important, it is also key for the Township to promote reinvestment in existing neighborhoods and commercial areas. The Township's strategy in doing this includes being more proactive in addressing property maintenance issues, encouraging homeowners to make improvements to their properties, and by considering sidewalk, street trees, and streetlight improvements in neighborhoods that do not have those amenities.

10.4 Keep areas of Rural Character

Evidence of Liberty Township's past as a rural community can still be seen in areas throughout the Township. The Vision Plan Steering Committee feels that it is vital to maintaining the Township's



Section X: Plan Summary Recommendations

image and identity to preserve the connection to its rural past. This can be accomplished through the incorporation of aesthetic cues such as development setbacks and berms along main roadways, the use of horse fencing along stretches of roadway, and the keeping of homes and buildings of historic character.

Also, the Township will support property owners' decision to preserve natural or agricultural land to the extent that these property owners' want it preserved. There are several means and programs designed to accomplish the preservation of agricultural or natural land, and the Township can help willing owners navigate the options these programs afford.

10.5 Protect Planned Commercial Land and Grow a Base of Highly Skilled Professional Jobs

Liberty Township boasts a population of relatively highly educated, high earning professionals. The great majority of these residents work outside of the Township. It is a goal of the Township to attract high skilled, high paying jobs. This effort would include attracting additional medical development, class A office, high-tech companies, and a Fortune 100 / 500 company.

To accommodate this development, effort must be made in increasing the amount of available commercially zoned land with adequate utility service. Also, increasing the Township's highway access along I-75 with a new interchange at Millikin Road and continuing the extension of Cox Road are key to opening up additional land planned for commercial development. In addition, the SR 747 and SR 4 corridors also feature land planned for commercial development.

10.6 Improve Recreation Opportunities

Quality of life is very important in attracting and retaining both residents and businesses alike.

Central to quality of life is fostering community attachment through events, community and social organizations, and recreation opportunities. This plan calls for the expansion of community events, including the addition of events that are attractive to young professionals and/or empty nesters. Quality of life will also be improved through the expansion of a network of walking paths, bicycle infrastructure, and improvements in the Township's parks. Connecting destinations within the Township with pedestrian infrastructure increases access within the community and promotes positive neighbor interaction and quality of life.

10.7 Further Define Liberty Township's Image and Identity

Significant strides have been made in bolstering Liberty Township's image and identity within the community and region. The following are avenues the Township will employ to further this goal:

Liberty Township will continue efforts to increase the use of Liberty Township as a place name by businesses, signage, street names, and on mail. While the ability to use "Liberty Township, Ohio" with the main zip codes of 45011, 45044, and 45069 for addresses within the Township has been accomplished, the Township still seeks a unified zip code.

The Township will continue to seek the inclusion of "Liberty Township" on road and place identifier signage along major roadways and highways traveling through the Township. Welcome signage, landscaping, and gateway enhancements will continue to be added.

The Township's image and identity will also continue to be built through notable new developments, as it has been with the Cincinnati Children's Liberty Campus, Carriage Hill development, and Liberty Center Development. This image and identity will be



further reinforced by development standards that create a high quality, cohesive aesthetic through consistent lighting, signage, and streetscaping.

10.8 Summary Table of Goals, Objectives, and Tasks

The tables on the following pages outline the goals, objectives and tasks listed in this plan:

Objective	Tasks	Related Goal(s)
Property maintenance standards need to be more actively and effectively enforced in a fair and even-handed way.	<ul style="list-style-type: none"> Develop policies to ensure fair and even-handed enforcement. Proper staff time and attention must be committed to ensure this objective is, and continues to be met. 	Housing #1: Encourage re-investment in older neighborhoods
Work with HOAs or other community groups to encourage the re-investment in properties.	<ul style="list-style-type: none"> Consider issuing awards for most attractive yard, most improved, etc. Continue to foster communication and cooperation between the Township and HOAs. 	Housing #1: Encourage re-investment in older neighborhoods
Explore other avenues to encourage reinvestment in properties in Liberty Township.	<ul style="list-style-type: none"> Explore partnering with local banks to provide lower cost home equity loans to residents for home improvements. 	Housing #1: Encourage re-investment in older neighborhoods
Evaluate the possibility of updating older neighborhoods with sidewalks, streetlights, and street trees to be more consistent with newer developments and to encourage residents to invest in their properties.	<ul style="list-style-type: none"> Identify a funding mechanism and budget. Determine locations and phasing. Coordinate with utilities Design, bid, and construction Coordinate with HOAs 	Housing #1: Encourage re-investment in older neighborhoods
Provide housing products that are desired by young professionals and empty-nesters in areas of the Township that are close to shopping, restaurants, and other related amenities, as determined by the Land Use Plan.	Provided for in edits to the Land Use Plan	Housing #2: Provide for housing options which are attractive to a wider cross section of demographic, especially young professionals and empty nesters.
Provide areas planned for mixed use development to create transitions from commercial to residential and to create attractive, pedestrian friendly developments.	Provided for in edits to the Land Use Plan	Housing #2: Provide for housing options which are attractive to a wider cross section of demographic, especially young professionals and empty nesters.
Encourage the use of Planned Unit Developments to provide higher quality and a cohesive design to new developments, reduce infrastructure, and protect natural features and character, while offering developers more flexibility to meet their goals.	<ul style="list-style-type: none"> Convene a working group to better define Township's criteria for evaluating residential PUD design. 	Housing #3: Promote sustainable neighborhoods through the use of quality design and building materials and the inclusion of amenities.



Section X: Plan Summary Recommendations

Objective	Tasks	Related Goal(s)
Place an emphasis on the inclusion of trails and other amenities as part of residential and mixed-use developments.	<ul style="list-style-type: none"> • Convene a working group to better define Township's criteria for evaluating residential PUD design. • Evaluate trails and amenities during development pre-application meetings. 	Housing #3: Promote sustainable neighborhoods through the use of quality design and building materials and the inclusion of amenities.
Within areas designated conservation development on the Land Use Plan, the wooded areas, streams, and natural topography should be viewed as unique features and amenities to be capitalized upon, not lost	<ul style="list-style-type: none"> • Draft zoning regulations for conservation development with open space and buffers to protect natural features in sensitive areas, such as along Gregory Creek and the Great Miami River, allowing development in these areas to be concentrated on the developable portions of the site. 	Housing #3: Promote sustainable neighborhoods through the use of quality design and building materials and the inclusion of amenities.
In subdivisions under development, protect existing residents' property values and maintain the integrity of neighborhoods by guarding against shifting product type.	<ul style="list-style-type: none"> • Evaluate measures through the Zoning Resolution and/or Subdivision Regulations to offer some review over, public notice, and public opportunity to comment when developers or builders decide to switch to a significantly different housing product than what exists in the subdivision. 	Housing #3: Promote sustainable neighborhoods through the use of quality design and building materials and the inclusion of amenities
Help preserve farmland / and or natural land, to the extent the property owner wants it preserved through land banking, easements, and transfer of development rights.	<ul style="list-style-type: none"> • To the extent possible, capitalize on donated land as local match towards grants for improvements such as parks and trails. • Publicize to residents the availability of such programs, and the benefits to both land owner and community. 	Housing #3: Promote sustainable neighborhoods through the use of quality design and building materials and the inclusion of amenities
Coordinate master planning efforts with FHWA, ODOT, OKI, BCEO, adjacent Warren County communities and other similar organizations in order to regionally align interests and priorities.	<ul style="list-style-type: none"> • Initiate the planning process between local governmental entities and begin to outline steps involved with the project. • Work with Butler County Water & Sewer to get adequate water and sewer infrastructure in place to support development. • Begin preparing the environmental, preliminary engineering, traffic studies, etc. to kick-start the project. • Review changing the name of Millikin Road to help market Liberty Township along I-75. 	<p>Economic Development #1: Promote a new interchange along I-75 near Millikin Road.</p> <p>Transportation #1: Work towards a new interchange along I-75 at Millikin Road.</p>



Objective	Tasks	Related Goal(s)
<p>Encourage the rezoning of property in the vicinity of the proposed Millikin Interchange to commercial zoning to make way for the future roadway and development.</p> <p>Identify development opportunities for the 95 acres at 5830 Cincinnati-Dayton Road.</p>	<ul style="list-style-type: none"> • Work with property owners of land near the proposed Millikin Interchange to share the long-term vision for the Township and encourage open dialogue about their future plans. • Township shall consider initiating rezoning with support of interested property owners and utilize the 95 acre Duke Energy Site Readiness program site as a catalyst. • Market the available land to larger Fortune 500 and 100 firms. • Utilize the 95 acre Duke Energy Site Readiness program site as a catalyst to spark interest in the Future Millikin Corridor and proactively seek a developer/investor with a vision for the property consistent with the Land Use Plan. 	<p>Economic Development #1: Promote a new interchange along I-75 near Millikin Road.</p>
<p>Identify funding sources for a new interchange at Millikin Road, including developer/land owner participation.</p>	<ul style="list-style-type: none"> • Study the use of Tax Increment Financing (TIF) and Joint Economic Development Districts (JEDD) to help fund infrastructure. • Identify other funding sources including New Community Authority, assessments, public-private partnerships, etc. • Work in collaboration with Butler County Engineer's Office/TID to evaluate project costs, scope and funding opportunities. • Analyze the use of public / private partnerships. 	<p>Economic Development #1: Promote a new interchange along I-75 near Millikin Road.</p> <p>Transportation #1: Work towards a new interchange along I-75 at Millikin Road.</p>
<p>Promote Downtown Bethany and its redevelopment as a local community gathering area for residents of Liberty Township.</p>	<ul style="list-style-type: none"> • Continue to use the Downtown Bethany Master Plan to market and encourage development. • Establish and develop community gathering spaces defined within plan. • Evaluate and update Downtown Bethany plan every five years. • Review zoning code and update as needed. Consider the use of a form-based zoning code. 	<p>Economic Development #2: Create an identified downtown and/or gathering areas for the community.</p>

Section X: Plan Summary Recommendations



Objective	Tasks	Related Goal(s)
<p>Encourage the development of Cox Road north to State Route 63 in order to provide an alternative north-south roadway to relieve traffic from I-75.</p>	<ul style="list-style-type: none"> • Market the commercial development opportunities that exist with vacant land. This is particularly important because the extension of Cox Road will be developer driven and each section developed as commercial growth occurs. • Encourage the rezoning of property consistent with the Land Use Plan. • Encourage and connect property owners interested in dedicating right-of-way for future Cox Road to the appropriate developer groups as development progresses • Work with Butler County to provide water/sewer service to land along future Cox Road. 	<p>Economic Development #1: Promote a new interchange along I-75 near Millikin Road</p> <p>Transportation #1: Work towards a new interchange along I-75 at Millikin Road.</p>
<p>Continue to pursue the proposed Steiner + Associates Liberty Center development at Liberty Way and SR 129 and market it as a regional “town center”.</p>	<ul style="list-style-type: none"> • Evaluate identifying a committee to help market the regional town center concept and rally the Central Business District about the benefits of having a town center in the community. • Convey the message to residents and local businesses that the proposed Liberty Center represents the catalyst for economic development in Liberty Township. • Market the “town center” concept to existing central business district (CBD) businesses and look for opportunities to showcase what they bring to the CBD in order to complement the mix of tenants Steiner + Associates will seek – opportunities for all businesses to increase profile with added exposure. 	<p>Economic Development #2: Create an identified downtown and/or gathering areas for the community.</p>



Objective	Tasks	Related Goal(s)
<p>Identify and promote a small town center type of development at Carriage Hill along the SR 747 Corridor.</p>	<ul style="list-style-type: none"> • Build upon Homearama 2013 and 2014 to market and promote the town center concept within Carriage Hill and the quality of life assets of the greater Liberty Township community. • Encourage community facilities/services that may help attract support for town center. • Market the “Carriage Hill town center” concept to existing businesses in order to create a groundswell of support for the unique residential project that has the potential to increase traffic to and increase the profile of all existing Liberty Township businesses in the 747 Corridor. 	<p>Economic Development #2: Create an identified downtown and/or gathering areas for the community.</p>
<p>Encourage community-oriented events, holiday-themed activities and the like at the proposed town center locations.</p>	<ul style="list-style-type: none"> • Engage the Liberty Township events volunteers to create programming at the town centers and community gathering spots. • Identify ways to increase financial and in-kind support from local businesses for Liberty Township’s community-oriented events. • Continue to utilize the West Chester/Liberty Community Foundation to allow local businesses to support community-oriented events at the public gathering spots identified. 	<p>Economic Development #2: Create an identified downtown and/or gathering areas for the community.</p>
<p>Leverage the Liberty Way Interchange proposed developments to improve our identity regionally and take the branding of Liberty Township to the next level.</p>	<ul style="list-style-type: none"> • Encourage the word “Liberty” be used in the name of proposed developments of regional importance (ie: Children’s Hospital Liberty Campus, Liberty Center). • Develop plans for entry node landscaping enhancements and improvements at I-75 & Liberty Way and Cr-Day & Liberty Way. • Continue to make landscaping gateway improvements at Cr-Day / SR 747 @ SR 129. 	<p>Economic Development #3: Reinforce the Liberty Township brand and the community’s strengths in order to build community pride for Township businesses and residents.</p>

Section X: Plan Summary Recommendations



Objective	Tasks	Related Goal(s)
<p>Continue to work with the Post Office to address the zip code confusion in Liberty Township and provide better access to post office services in the community.</p>	<ul style="list-style-type: none"> • Consolidate the number of zip codes and increase the usability of Liberty Township as city name when using zip codes. • Specifically target Liberty Township businesses to use Liberty Township, OH with pride as opposed to identifying themselves with the zip code defaults of Hamilton, Middletown and West Chester. • Encourage the use and adoption of Liberty Township, OH by all businesses (includes Liberty Center) & residents within the 45069 zip code. 	<p>Economic Development #3: Reinforce the Liberty Township brand and the community's strengths in order to build community pride for Township businesses and residents</p>
<p>Maximize community branding wherever and whenever possible.</p>	<ul style="list-style-type: none"> • Develop plans for additional landscaping, signage, entry node enhancements, etc. to continue to implement community branding throughout the Township. • Utilize parks and public gathering spaces to communicate branding. • Get Liberty Township name on water towers in the Township. • Work with Visitor's Bureau to increase directional signage to Liberty Township attractions. • Work with ODOT to get Liberty Township name on all Interstates at borders and exit ramps (small green signs) along I-75 and SR 129. • Identify funding strategies to implement community branding like ODOT's gateway enhancement funds and OKI's transportation enhancement funds. • Investigate the option of using social media to increase the Township's identity and communicate its attributes. 	<p>Economic Development #3: Reinforce the Liberty Township brand and the community's strengths in order to build community pride for Township businesses and residents</p>
<p>Work with West Chester Township on interchange landscaping at Liberty Way.</p>	<ul style="list-style-type: none"> • Explore public-private partnership between Townships, developers and businesses to designate funds for Liberty Way beautification. 	<p>Economic Development #3: Reinforce the Liberty Township brand and the community's strengths in order to build community pride for Township businesses and residents</p>



Objective	Tasks	Related Goal(s)
<p>Enhance community branding through architectural standards and high aesthetic character</p>	<ul style="list-style-type: none"> • Continue to adhere to the overlay districts developed for the Central Business District, Downtown Bethany, etc. • Create a plan and development standards which promote the re-development of Maustown. • Maintain the rural character of the community by implementing different standards as it relates to setbacks and development between the Central Business District and SR 747. • Build on the momentum of Carriage Hill being named the host for Homearama 2013 and 2014 and promote Liberty Township as a great community in Greater Cincinnati for residents and businesses and market the area's quality of life assets, aesthetic character, history and location. 	<p>Economic Development #3: Reinforce the Liberty Township brand and the community's strengths in order to build community pride for Township businesses and residents</p>
<p>Be cognizant of the factors that go into community rankings like the Cincy Magazine "Ranking the Burbs" and encourage addressing and supporting the quality of life factors that are important to attracting businesses and residents to the area in order to increase Liberty Township's scores on these rankings.</p>	<ul style="list-style-type: none"> • Continue to address safety issues as they arise and promote Liberty Township as a safe community with low crime rates. • Continue to support the Lakota Local School District and help connect residents and businesses to appropriate school personnel to get the facts related to school issues. • Continue to support well-planned neighborhood development, the use of green space, sidewalks and trails within neighborhoods in order to maintain the level of quality currently in Liberty Township's housing stock and neighborhoods. • Continue to realize the role property taxes have on the community and home selection process and continue to educate residents and businesses on the current tax structure and the need for commercial development in the community to help off-set residential tax burden. 	<p>Economic Development #3: Reinforce the Liberty Township brand and the community's strengths in order to build community pride for Township businesses and residents</p>

Section X: Plan Summary Recommendations



Objective	Tasks	Related Goal(s)
<p>Utilize the Vision Plan process to re-examine the land use classifications in each corridor and determine best land use moving forward.</p>	<ul style="list-style-type: none"> • Form a committee to review the Zoning Code to revisit overlay districts, use classifications, and zoning policies in commercial development corridors. • Evaluate updates to the Zoning Code to reduce and/or remove buffer requirements for new commercial development proposed adjacent to existing residential that is planned for future commercial development. • Create a series of four marketing one-pagers to illustrate the corridors and their attributes as well as the businesses currently operating in the area. 	<p>Economic Development #4: Market the four commercial development corridors and the special attributes of each corridor.</p>
<p>Market the Central Business District (Cincinnati-Dayton Road, I-75, Liberty Way and Cox Road) as a prime location for a Fortune 500 or 100 Headquarters operation.</p>	<ul style="list-style-type: none"> • Develop Class A Office space at Liberty Way, both on west and east sides of the Interchange. • Attract a Fortune 500 or 100 Headquarters operation to Liberty Township. • Create an amenity rich district inclusive of a mixed use town center to support the needs of a Fortune 500/100 operation on the west side of I-75. • Encourage the development of Cox Road to the north in order to open up additional acreage for commercial growth in this corridor. • Adhere to high aesthetic character and architectural guidelines in the CBD. • Promote high quality housing throughout the community to attract corporate headquarters. • Get infrastructure and zoning in place to support the planned commercial development. 	<p>Economic Development #4: Market the four commercial development corridors and the special attributes of each corridor.</p>



Objective	Tasks	Related Goal(s)
<p>Identify a sustainable mixture of uses for the State Route 747 Corridor (SR 747 from SR 129 to Route 4) and market the corridor accordingly.</p>	<ul style="list-style-type: none"> • Formulate a development plan for Maustown along SR 747 similar to what was created for Downtown Bethany. • Support and encourage the development of the master-planned community Carriage Hill. • Support the SR 747 widening. • Consult with property owners and potential developers regarding the redevelopment of large properties in the corridor. • Promote planned mixed-use and commercial development for the remaining commercial property as designated on the Land Use Plan. • Get infrastructure and zoning in place to support the planned commercial development. 	<p>Economic Development #4: Market the four commercial development corridors and the special attributes of each corridor.</p>
<p>Market the State Route 4 Corridor as a destination for a mixture of light industrial, manufacturing, service, and retail businesses.</p>	<ul style="list-style-type: none"> • Encourage the rezoning of property consistent with the Land Use Plan. • Work with property owners and potential developers regarding the redevelopment of mobile home communities and Elks Golf Course. • Market vacant and available property. • Get infrastructure and zoning in place to support the planned commercial development. 	<p>Economic Development #4: Market the four commercial development corridors and the special attributes of each corridor.</p>
<p>Market the Future Millikin Center (Cincinnati-Dayton Road from Princeton north to Kyles Station) as a future commercial development corridor for office/limited industrial.</p>	<ul style="list-style-type: none"> • Encourage the development of Cox Road to the north in order to open up additional acreage for commercial growth in this corridor. • Work with property owners and encourage rezoning property consistent with the Land Use Plan. • Explore routes for infrastructure/utility improvements. • Make the Millikin Road Interchange the highest priority for Future Millikin Center to open up the land for commercial development. • Get infrastructure and zoning in place to support the planned commercial development. • Create vision plan to market the future built environment to help illustrate the vision for this future commercial area. 	<p>Economic Development #4: Market the four commercial development corridors and the special attributes of each corridor.</p>

Section X: Plan Summary Recommendations



Objective	Tasks	Related Goal(s)
<p>The relatively small number of commercially zoned properties leaves few options for businesses looking for property which is development ready. Expand the amount of commercially-zoned land in Liberty Township to provide more development ready options for businesses looking to locate here.</p>	<ul style="list-style-type: none"> • Work with property owners and encourage rezoning of property consistent with the Land Use Plan. • Market available land identified for future commercial development. • Be sensitive to adjacent residential uses by providing proper buffer and transition type uses that create a separation and/ or less intense use between proposed commercial or high intensity residential and existing residential uses. 	<p>Economic Development #5: Develop, plan and encourage sufficient commercial, industrial, research park, retail, service and office development in Liberty Township to help offset the tax base and increase employment opportunity in the Township.</p>
<p>Be proactive in providing infrastructure to support, attract and expand business.</p>	<ul style="list-style-type: none"> • Work with county and regional entities to identify commercial site “readiness” with regard to infrastructure in order to develop plans and/or prioritize projects accordingly (ie: Duke Energy Site Readiness program, routine communication with Butler County Water & Sewer, etc). • Promote sustainable development within the JEDD and consider expansion of the JEDD boundaries or the creation of additional JEDD district(s) in order to create funding for infrastructure to spur additional economic development. • Proactively encourage the Millikin Interchange project – this is the highest priority infrastructure project for economic development in order to improve access to properties along I-75. • Proactively encourage the Cox Road north extension which is important to developing the east side of the Liberty Way Interchange in the short-term and will be critical to gaining consensus approval necessary for the Millikin Road Interchange project in the long-term. 	<p>Economic Development #5: Develop, plan and encourage sufficient commercial, industrial, research park, retail, service and office development in Liberty Township to help offset the tax base and increase employment opportunity in the Township.</p>



Objective	Tasks	Related Goal(s)
<p>Educate residents on the need for commercial development to help support taxes and other community costs.</p>	<ul style="list-style-type: none"> • Work with property owners of land planned for commercial development to share the long-term vision for the Township and encourage open dialogue about their future plans. • Complete the cost of community services analysis and use as a tool to evaluate the fiscal impact of proposed developments on community services and educate residents on their potential impact. • Utilize the Township website and evaluate the use of social media to make information available to the public regarding cost of community services and the impacts of development on these costs. 	<p>Economic Development #5: Develop, plan and encourage sufficient commercial, industrial, research park, retail, service and office development in Liberty Township to help offset the tax base and increase employment opportunity in the Township.</p>
<p>Maximize the long-term vision of high quality development (natural building materials, modest signage, increased landscaping, etc.).</p>	<ul style="list-style-type: none"> • Analyze the long-term fiscal impact of residential and commercial development being proposed to better understand the direct and indirect effects on the Township's overall cost of community services to support these proposed development. • Review the Zoning Code to ensure the Township's vision of high aesthetic character is encouraged and achieved. • Encourage sustainable development throughout the Township recognizing many areas are a "blank slate" and we have one chance to "do it right." 	<p>Economic Development #5: Develop, plan and encourage sufficient commercial, industrial, research park, retail, service and office development in Liberty Township to help offset the tax base and increase employment opportunity in the Township.</p>
<p>Promote and encourage high quality residential development, trails/bike paths connectivity, parks and rec development and the like recognizing that strong quality of life assets help communities attract sustainable economic development.</p>	<ul style="list-style-type: none"> • Identify more specifically the quality of life assets sought by businesses and explore what kind of economic impact these assets can have. • Look for ways to quantify what good connectivity does for a community from an economic development perspective – economic benefit to having good trail system, parks, etc. • Identify if cost of community services study can evaluate the long-term sustainability of the community by evaluating property values, etc. 	<p>Economic Development #5: Develop, plan and encourage sufficient commercial, industrial, research park, retail, service and office development in Liberty Township to help offset the tax base and increase employment opportunity in the Township.</p>

Section X: Plan Summary Recommendations



Objective	Tasks	Related Goal(s)
To ensure that this chapter remains current with the fast-changing development landscape, in two years (2016-2017) the Economic Development Committee will review and update this chapter as necessary.	<ul style="list-style-type: none"> The Economic Development Committee will review and update as necessary. 	Goal #6: To ensure that this chapter remains current with the fast-changing development landscape, in two years (2016-2017) the Economic Development Committee will review and update this chapter as necessary.
Promote awareness of Liberty Township Trails and Bike Routes through maps, flyers, existing Township events, and trail signage. Use these same avenues to educate regarding trail safety and etiquette.	<ul style="list-style-type: none"> Create maps and flyers Create / update trail signage Distribute information at Township events 	Trails Plan Overall Goals
Get applicable sidewalk, trail, and bike route projects included in the Butler County Thoroughfare Plan, OKI, and ODOT plans.	<ul style="list-style-type: none"> Monitor Butler County Engineer's CIP for projects to partner with to accomplish proposed improvements. 	Trails Plan Overall Goals
Coordinate trail efforts with neighboring communities.	<ul style="list-style-type: none"> Meet with neighboring communities regarding their trail efforts on a regular basis. 	Trails Plan Overall Goals
Continue to work with and support Lakota Schools in their Safe Routes To School efforts.	<ul style="list-style-type: none"> Meet with Lakota Schools on a regular basis regarding planned pedestrian improvements within the vicinity of school locations. 	Trails Plan Overall Goals
Work with community groups (Boy / Girl Scouts, HOAs, etc.) to partner with for the implementation of components of the Trails Plan.		Trails Plan Overall Goals
Obtain recognition as a Bicycle Friendly Community from the League of American Bicyclists	<ul style="list-style-type: none"> Submit application for Bicycle Friendly Community designation for review. 	Trails Plan Bicycle Goals
Sign proposed bike routes.	<ul style="list-style-type: none"> Develop objective criteria to determine which road segments can currently be a signed bikeway, and which segments require improvements before they can be signed. Create a line item in yearly CIP for new signs / pavement markings. Include directional signage for parks and attractions. Sign bike route connections through neighborhoods. 	Trails Plan Bicycle Goals



Objective	Tasks	Related Goal(s)
Add bicycle racks at Township facilities, and encourage local businesses and institutions to do the same.		Trails Plan Bicycle Goals
Make sidewalk connections between subdivisions and to schools and commercial development.	<ul style="list-style-type: none"> • Start at destinations (commercial, schools, parks, etc.) and spider out in making sidewalk connection priorities based on a ½ mile walking radius. • Prioritize closing gaps in the existing sidewalk network and providing sidewalks where pedestrians currently walk with no sidewalk. • Provide for safe pedestrian crosswalks at designated intersections on the plan maps. 	Trails Plan Pedestrian Goals
Whenever possible, promote sidewalk projects in tandem with planned roadway improvements to minimize cost and disruption.	<ul style="list-style-type: none"> • Coordinate with BCEO on proposed roadway improvement projects to ensure that planned sidewalk, trail, or bicycle facilities are included in the project. • Monitor the BCEO's CIP for upcoming projects to include planned pedestrian facilities. 	Trails Plan Pedestrian Goals
Require that new developments provide sidewalk and trail segments in accordance with this plan, along with the Township Zoning Resolution and Butler County Subdivision Regulations.	<ul style="list-style-type: none"> • Review during development pre-application meetings. 	Trails Plan Pedestrian Goals
Focus on connections between subdivisions and connecting subdivisions to parks.	<ul style="list-style-type: none"> • Encourage the construction of trail segments when possible as part of proposed development or roadway projects where indicated in the Trails Plan. • Utilize ODNR or other grant programs to acquire right-of-way. • Promote donated right-of-way as a local match to leverage for construction grants. • Review during development pre-application meetings • Identify gaps in existing infrastructure. 	Trails Plan Trails Goals
Establish a desired route among the options shown for the Miami2Miami Trail that utilizes a separate path trail to the extent possible.	<ul style="list-style-type: none"> • Continue to work with Trails Committee and adjacent communities to identify a preferred route. 	Trails Plan Trails Goals

Section X: Plan Summary Recommendations



Objective	Tasks	Related Goal(s)
Establish a Trail along Gregory Creek between Incline Park and connecting to the Great Miami Trail. The Gregory Creek Trail (or part of it) should be looked at as a possible segment of the Miami2Miami Trail.	<ul style="list-style-type: none"> Review as properties develop along the Gregory Creek Corridor. 	Trails Plan Trails Goals
Identify planned trail segments on the current plan which are infeasible, remove them and look for alternative routes if necessary.	<ul style="list-style-type: none"> Conduct a feasibility study of high priority projects on the project list. If found infeasible and with no alternatives, consider moving down the list or removing from the list and plan. 	Trails Plan Trails Goals
Adopt a Trails Plan which plans out a network of sidewalk, trail, and bikeways.	Accomplished with the adoption of this Plan	Parks Recreation and Trails #2: Provide multi-use paths for recreation within and between neighborhoods. Also use paths to link neighborhoods with parks and schools.
Find ways to finance the construction and maintenance of trail segments through matching grants, private fundraising, public / private, or other in-kind donations.		Parks Recreation and Trails #2: Provide multi-use paths for recreation within and between neighborhoods. Also use paths to link neighborhoods with parks and schools.
Review all development proposals to ensure that required improvements are included per adopted plans or the Zoning Resolution.		Parks Recreation and Trails #2: Provide multi-use paths for recreation within and between neighborhoods. Also use paths to link neighborhoods with parks and schools.
Continue to work with property owners along the creek to communicate the vision for Gregory Creek, listen to their ideas, and address their concerns.	<ul style="list-style-type: none"> Organize informal discussions with property owners. 	Parks Recreation and Trails #3: Develop the Gregory Creek floodplain as a natural corridor, accessible through a trail and Township parks along the creek. The corridor would be connected to adjacent neighborhoods through trail as well.



Objective	Tasks	Related Goal(s)
Acquire right-of way / easements for the trail as opportunities arise.		Parks Recreation and Trails #3: Develop the Gregory Creek floodplain as a natural corridor, accessible through a trail and Township parks along the creek. The corridor would be connected to adjacent neighborhoods through trail as well.
Require the installation of trail segments as part of development along the creek corridor.	<ul style="list-style-type: none"> Identify during development review. 	Parks Recreation and Trails #3: Develop the Gregory Creek floodplain as a natural corridor, accessible through a trail and Township parks along the creek. The corridor would be connected to adjacent neighborhoods through trail as well.
Find more reliable and ongoing sponsorship and effective organizing beyond Township staff.		Parks Recreation and Trails #4: Expand upon annual community events.
While still retaining events tailored to families, seek to add events or components to events which attract young adults and empty nesters.	<ul style="list-style-type: none"> Seek input from residents to identify other activities. 	Parks Recreation and Trails #4: Expand upon annual community events.
Market the fund at Community Foundation for parks development to be able to accept donations and contributions.		Parks Recreation and Trails #5: Find funding sources for development and maintenance of park properties.
Leverage local funds and donations through use of grant programs.		Parks Recreation and Trails #5: Find funding sources for development and maintenance of park properties.
Leverage the efforts of volunteers		Parks Recreation and Trails #5: Find funding sources for development and maintenance of park properties.
Encourage the use of Lakota Schools' Facilities in off-hours to make them true community amenities.	<ul style="list-style-type: none"> Work with Lakota School's staff to identify opportunities. 	Parks Recreation and Trails #6
Support the efforts of larger regional trail networks such as the Great Miami River Trail and the Miami2Miami Trail.	<ul style="list-style-type: none"> Work with the Miami Conservancy, Metroparks of Butler County, BCEO and adjacent communities. 	Parks Recreation and Trails #7

Section X: Plan Summary Recommendations



Objective	Tasks	Related Goal(s)
Coordinate master planning efforts with FHWA, ODOT, OKI, BCEO, adjacent Warren County communities and other similar organizations in order to regionally align interests and priorities.		Transportation #1: Work towards a new interchange along I-75 at Millikin Road.
Initiate the planning process between local governmental entities and begin to outline steps involved with bringing a new Millikin Interchange to Liberty Township.		Transportation #1: Work towards a new interchange along I-75 at Millikin Road.
Work with Butler County Water & Sewer to get adequate water and sewer infrastructure in place to support development.		Transportation #1: Work towards a new interchange along I-75 at Millikin Road.
Begin preparing the environmental, preliminary engineering, traffic studies, etc. to kick-start the major infrastructure project.		Transportation #1: Work towards a new interchange along I-75 at Millikin Road.
Promote development along the Cox Road Extension to improve the effectiveness of the Millikin Interchange.		Transportation #1: Work towards a new interchange along I-75 at Millikin Road.
The Township shall give formal input regarding updates to the County Thoroughfare Plan.		Transportation #2: Be more proactive and strategic with respect to road improvements to logically route traffic in the Township in such a way as to support areas of current and planned future commercial use, while protecting the quality of life of residents and areas planned to remain more rural.
Encourage new development access points in locations to direct traffic towards main thoroughfares and away from areas planned for low density residential development.		Transportation #2: Be more proactive and strategic with respect to road improvements to logically route traffic in the Township in such a way as to support areas of current and planned future commercial use, while protecting the quality of life of residents and areas planned to remain more rural.



Objective	Tasks	Related Goal(s)
Continue working with BCEO and ODOT regarding speed limit reductions as warranted.		Transportation #2: Be more proactive and strategic with respect to road improvements to logically route traffic in the Township in such a way as to support areas of current and planned future commercial use, while protecting the quality of life of residents and areas planned to remain more rural.
Develop a pedestrian and bicycle network as outlined in the Township Trails Plan.		Transportation #3: Future traffic improvements should support multiple forms of transportation, including pedestrians.
Reduced bussing has created the need for pedestrian and bicycle facilities in the vicinity of schools. The Township will lend support to Lakota School's Safe Routes to School Plans.		Transportation #3: Future traffic improvements should support multiple forms of transportation, including pedestrians.
Liberty Township, along with Lakota Schools and BCEO, will take into account, and seek to mitigate increased traffic at school locations.		Transportation #3: Future traffic improvements should support multiple forms of transportation, including pedestrians.
Work with BCRTA to increase areas of service within the Township that includes future job, medical, and shopping sites.		Transportation #4: Improve public transportation options for Township residents who are unable to afford or cannot operate motor vehicles, or who desire increased commuting options within the region.
Continue to work with BCEO in projecting future traffic volumes along major thoroughfares in the Township, and also applying Access Management regulations to plan for future intersections and access points prior to development happening.		Transportation #5: Work with BCEO and ODOT to be more proactive in anticipating transportation needs ahead of development.
Request funding for improvements when a future need is identified, rather than waiting for problems to arise.	<ul style="list-style-type: none"> • Ensure that BCEO, ODOT, and OKI are aware of the Township's Land Use Plan and development pace / interest in the township. 	Transportation #5: Work with BCEO and ODOT to be more proactive in anticipating transportation needs ahead of development.

Section X: Plan Summary Recommendations



Objective	Tasks	Related Goal(s)
<p>Be cautious about using TIF and RID financing for infrastructure improvements. It can be an important tool to remove roadblocks to development, but also leaves a gap in funding for increased government services demanded by the new development.</p>		<p>Transportation #5: Work with BCEO and ODOT to be more proactive in anticipating transportation needs ahead of development.</p>
<p>Create an infrastructure plan for key areas to identify hurdles to providing needed infrastructure and services for planned development.</p>	<ul style="list-style-type: none"> • Develop a public / private partnership and overall plan for water, sewer, and other infrastructure needs for Millikin Center in coordination with BCWS, Duke Energy, and other appropriate entities. 	<p>Utilities #1: Help open up land planned for commercial development by making those areas accessible to utility service.</p>
<p>Work to increase the inventory of development ready commercial sites.</p>		<p>Govt & Community Services Goal #1: Continue to expand economic development efforts to attract business growth.</p>
<p>Continue to maintain a list of available commercial properties in the Township.</p>		<p>Govt & Community Services Goal #1: Continue to expand economic development efforts to attract business growth.</p>
<p>Project a professional image to attract economic development, especially large regional players and the Fortune 500 types.</p>	<ul style="list-style-type: none"> • Need an adequately sized and more professional looking Administration Building. 	<p>Govt & Community Services Goal #1: Continue to expand economic development efforts to attract business growth.</p>
<p>Continue to look for ways to improve the development review process as a way to make developing in Liberty Township more streamlined and efficient, without sacrificing quality, thoroughness, and rights to due process.</p>		<p>Govt & Community Services Goal #1: Continue to expand economic development efforts to attract business growth.</p>
<p>Continue to reach out to development groups and the real estate community to increase the awareness of opportunities in Liberty Township.</p>		<p>Govt & Community Services Goal #1: Continue to expand economic development efforts to attract business growth.</p>



Objective	Tasks	Related Goal(s)
Continue to periodically evaluate the need for increased services, especially fire and police as population and the number of businesses increase.	<ul style="list-style-type: none"> • Plan for a new fire station in the northeast quadrant to provide increased fire and EMS service as future development demands. 	Govt & Community Services Goal #2: Expand government services in concert with growth of Township and residents' expectations
As the Township and surrounding area becomes more urban, continue to be aware of residents' needs and demands for new services.	<ul style="list-style-type: none"> • Regularly update the Township's plans, including the Comprehensive Vision Plan and the Parks & Recreation Master Plan. • Create a formal procedure to update these long-range plans as needed between the regular updates. 	Govt & Community Services Goal #2: Expand government services in concert with growth of Township and residents' expectations
Benchmark our attributes and services against our peer communities.		Govt & Community Services Goal #3: Liberty Township needs to be competitive with other communities in the region in providing services, quality of life, and cost.
Continue to seek creative and practical ways to more efficiently maintain or improve services to residents.		Govt & Community Services Goal #3: Liberty Township needs to be competitive with other communities in the region in providing services, quality of life, and cost.
Lakota Schools is a large factor in the strength and stability of the Township, and we should continue to partner with and support the schools to benefit the community.		Govt & Community Services Goal #3: Liberty Township needs to be competitive with other communities in the region in providing services, quality of life, and cost.



6400 Princeton Road
Liberty Township, Ohio 45011
513-759-7500