

**City of Xenia
X-Plan
Public Meeting #2
SHOW ME BIG IDEAS
November 30, 2011**

TO: Brian Forschner, City Planner

FROM: Brad Schwab

RE: Summary Results November 30, 2011 Public Workshop #2

DATE: December 13, 2011

Approximately 25 people attended the second City of Xenia Comprehensive Plan Public Workshop, which was held at the Greene County Job and Family Services Building Media Room at 541 Ledbetter Road from 6:30-8:30 on November 30, 2011.

Participants were asked to brainstorm "big ideas" the City and its partners could pursue to implement priority planning issues identified during the first Public Workshop held on November 16, 2011. Meeting participants assembled into five small groups.

A meeting facilitator helped each small group brainstorm ideas and recorded comments on a base map. Each small group brainstormed "big ideas" for the following issue-based questions:

1. Show me where and how we can improve property maintenance and community aesthetics.
2. Show me where and how we can improve pedestrian, bicycle and vehicular access to existing and future neighborhoods, community facilities and commercial areas.
3. Show me where and how we can improve recreation, entertainment and shopping (things to do) in Xenia.
4. Show me where priority growth, development and revitalization opportunities are located.
5. Show me where and how we can improve our existing and future neighborhoods.

"Big ideas" receiving three or more votes are listed on the summary table provided on the next page. A complete listing of "big ideas" generated during the meeting, along with digitized map notes, are provided for all issue-based questions in separate documents. Input from this workshop, along with other public participation efforts, will inform the development of the X-Plan goals and policies.

“SHOW ME BIG IDEAS” VISIONING SESSION RESULTS

Highest Ranking Big Ideas

At the conclusion of the “Show Me Big Ideas” Visioning Session, participants to vote for three big ideas they liked the best. The following table lists the big ideas that received at least four votes. Votes from near identical ideas were combined in some cases below.

Votes	Description
7	Xenia Towne Square – Reconnect roads that were closed to create parking and retail space. The property is City-owned, with buildings on long-term leases. Restore the regular block pattern interrupted by the Xenia Towne Square. Add recreational component to complement residential and retail.
6	Develop a campus for YMCA, public library, senior center, youth center, med center, and possibly high school all downtown where the Xenia Towne Square is now.
5	Revitalization of old AV building and area on Detroit and 3 rd Street, farmers market, micro-brewery/restaurant, shopping, hostel for multi-purpose trail users to stay in on upper floors.
4	Develop free post-secondary vocational education option , using a vacant school building. Basically, students would sign a contract to stay in Xenia for at least two years after graduation and in return could get a free two-year vocational education.
4	Attract a satellite campus of a community college. Clark State might be a candidate, or maybe even a private school. Sinclair already has huge proportions of students coming from Xenia, but the State distribution of community colleges won't allow them to open another campus in Xenia.
3	Provide improved streetscapes and entryways at main thoroughfares. a) Cincinnati Avenue and all the main thoroughfares need streetscape enhancements to portray a better image of Xenia. b) Provide or improve signage identifying the City at entryways. c) Concentrate on property maintenance issues along the main thoroughfares.
3	Traffic congestion at N. Detroit St. needs to be alleviated with additional routes into the city from the north.
3	Various sidewalk/ bicycle connections need to be made throughout the City for improved access to neighborhoods.
3	AIA - bigger and better , sports complex, indoor outdoor ice arenas, splash park, indoor water park and other active recreational uses, make it a recreational destination for the city and region.
3	New use for former Green Park Plaza , discount movie theaters in an entertainment complex.
3	East End Neighborhoods. The entire east end of Xenia is not appealing to current residents or future residents as it exists today. Criminal activity and no amenities make it very undesirable to people scrutinizing our town. Consistent police patrol, and the addition of a grocery store, convenience stores and other retailers would be a great improvement for such a large portion of Xenia.
3	Better lighting in ALL neighborhoods. No specific location, as it should be city-wide. By improving the lighting of the residential areas, they will inevitably be more inviting to walk after dark and safer from criminal activity.

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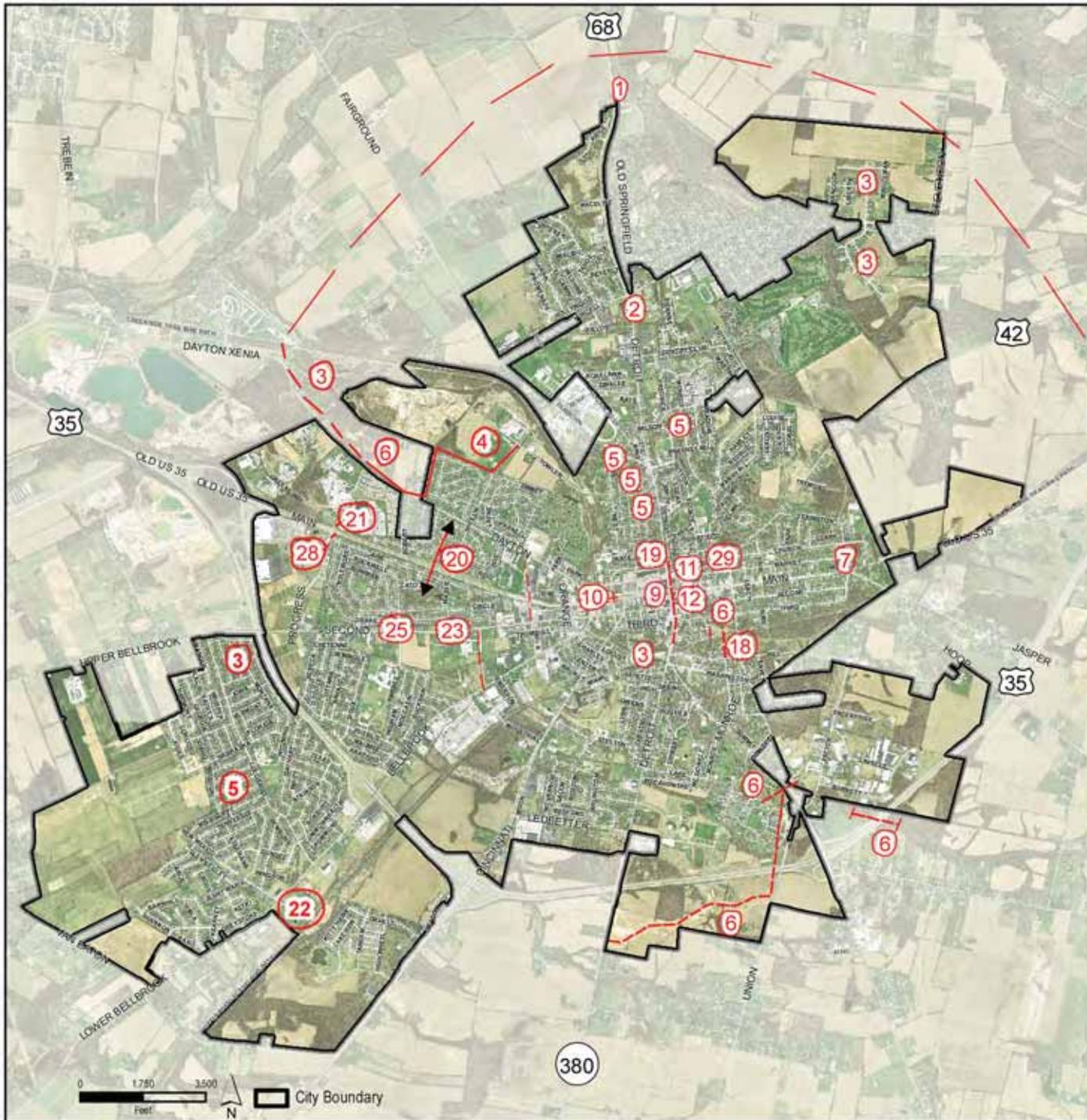
RE: Results from November 30, 2011 Public Workshop #2, detailed comments and map from “pedestrian, bicycle and vehicular access” discussion

DATE: December 13, 2011

Show me where and how we can improve pedestrian, bicycle and vehicular access to existing and future neighborhoods, community facilities and commercial areas.

Votes	#	Description
3	1	Traffic congestion at N. Detroit St. needs to be alleviated with additional routes into the city from the north.
0	2	Hollywood/Detroit? is problematic. Very difficult to maneuver safely through the intersection.
3	3	Various sidewalk/bicycle connections need to be made throughout the City for improved access to neighborhoods (see map).
0	4	Need a connector road at Fairground Road to Progress Drive.
2	5	Improve overall street conditions throughout the City. Many streets are in disrepair, including curbs, sidewalks, etc.
0	6	Various bicycle connections need to be made throughout the bike paths for improved access (see map).
0	7	Confusing intersection and maneuverability at Hollywood and N. Detroit St.
0	8	All new developments should include pedestrian and bikeway connections.
1	9	Improve bikeway connections through downtown and also improve wayfinding signs.
0	10	At Church and Main Street , need better crosswalks for safety.
0	11	Improve streetscape look and consistency of character in historic downtown area.
0	12	Create an atmosphere and the nightlife in historic downtown , including festivals and other entertainment options.
0	13	Add bus benches and shelters as needed throughout Xenia streetscapes.
0	14	Create a bypass on the north part of Xenia similar to the south to divert truck traffic.
0	15	Extend the road through the country club to connect with Route 42.
0	16	Improve access to from downtown to the neighborhood just south of downtown area.
0	17	In general all sidewalks in Xenia need to be wider. They are simply too narrow.
0	18	Make a connection at Monroe Street through the Ohio to Erie trail.
0	19	Improve the crosswalk at Detroit Street near City Hall. It appears to be very dangerous.
0	20	Improve vehicular connection and access between two neighborhoods that are across from Main Street on the west side of downtown near the school.

0	21	Improve overall street and pedestrian lighting throughout the city.
0	22	Improve the safety of the bikeway connector that connects to the Little Miami Scenic Trail bike path at the wastewater treatment plant.
0	23	The speed limit changes and is inconsistent along Second Street west of downtown.
0	24	Include more bicycle racks throughout all of downtown to attract bikers into the City.
0	25	Bicycle safety in downtown needs improvement. It is currently perceived to be unsafe.
1	26	Improve the timing of the traffic lights particularly for motorcycles on Second Street and other areas of town.
0	27	Connect lower Bellbrook Road to Second Street through a new connection near Industrial Boulevard.
0	28	Improve safety of road conditions and left turn near Progress Drive.
0	29	Reinstate and/or remove traffic lights along Main Street to provide better consistency of travel through the street.



1. Traffic congestion at North Detroit
2. Hollywood intersection
3. Sidewalk/ bike connect
4. N/W connector at fairground Road to Progress
5. Improve street conditions
6. Bikeway connections
7. Confusing intersection
8. All new development include connections
9. Improve bike connections through downtown & wayfind
10. Church & Main - need X-walks
11. Improve streetscape look consistency & character
12. Festivals - create an atmosphere and night life in downtown
13. Bus benches and shelters needed
14. N. bypass
15. Country Club connect
16. Improve access to neighborhood
17. Sidewalks need to be widened
18. Connect Monroe St.
19. Improve X-walk Detroit St. near City Hall
20. Improve vehicular connect between neighborhoods
21. Improve lighting
22. Improve safety of connector
23. Consistent speed limit
24. Bike racks needed downtown
25. Bike safety in downtown
26. Improve timing of traffic lights * motorcycle*
27. Connect Lower Bellbrook to Second
28. No left turn - widen Progress Drive
29. Reinstate and/or remove traffic lights

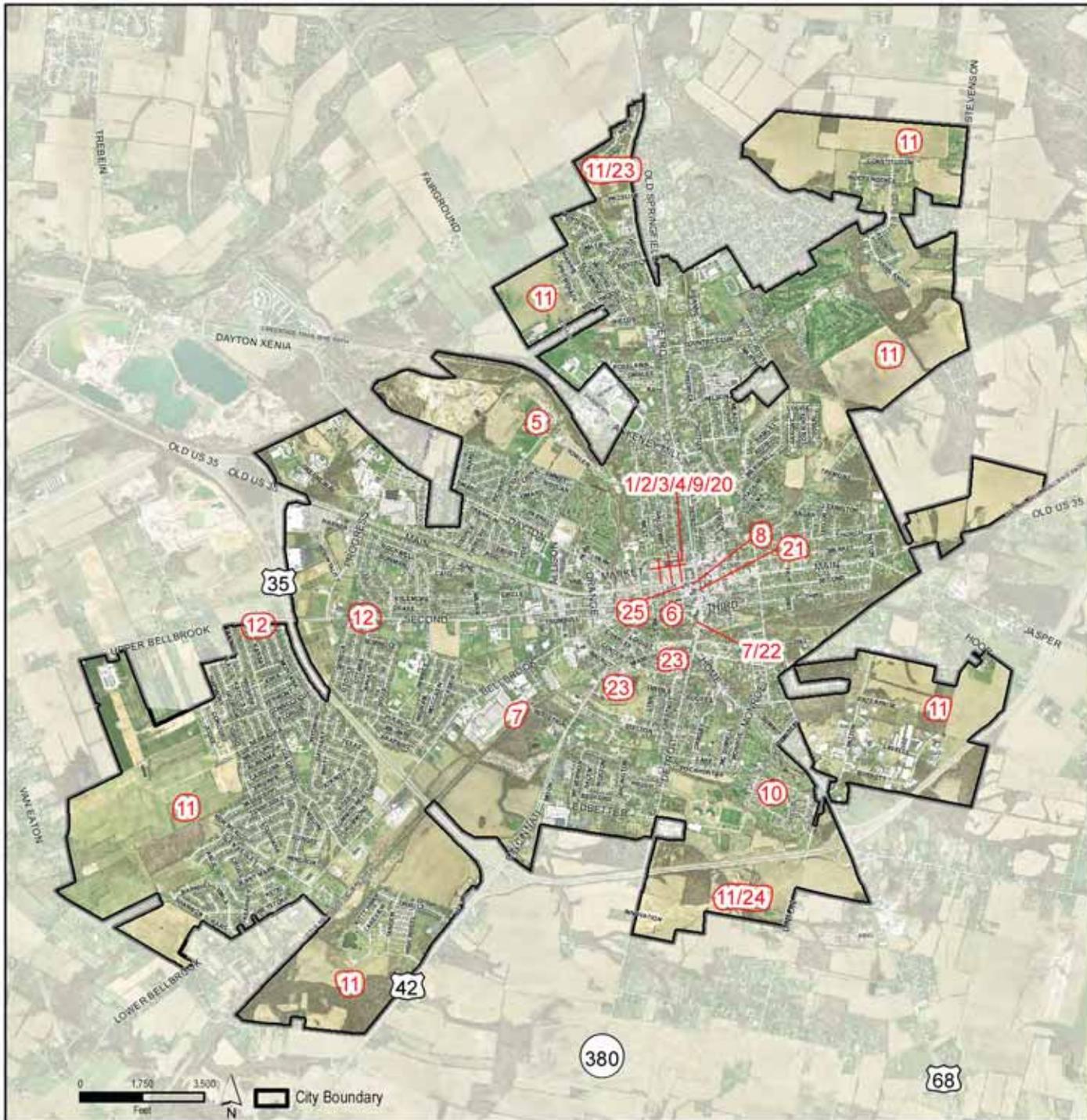
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TO: Brian Forschner, City Planner
FROM: Brad Schwab
RE: Results from November 30, 2011 Public Workshop #2, detailed comments and map from “priority growth, development and revitalization opportunities” discussions
DATE: December 13, 2011

Show me where priority growth, development and revitalization opportunities are located.

Votes	#	Description
3	1.	Xenia Towne Square. Reconnect roads that were closed to create parking and retail space. The property is City-owned, with buildings on long-term leases. Restore the regular block pattern interrupted by the Xenia Towne Square.
0	2.	Xenia Towne Square. Add residential upstairs from retail.
4	3.	Xenia Towne Square. Add recreational component to complement residential and retail.
0	4.	Create a grassy gathering space downtown for events. Events have wanted to come to Xenia, but could not because of the lack of a central green space.
2	5.	Ombudsman for business startups and entrepreneurs. Help to cut through red tape and legal hurdles.
0	6.	More convenient parking downtown. Some attendees asserted that older people will avoid downtown businesses if they can't get parking right near the front or back door. Other attendees asserted that there is already too much parking downtown.
0	7.	Redevelop the Eavey Building and Hooven & Allison buildings.
0	8.	Redevelop the Allen Building at Detroit and Main Street.
3	9.	Redevelop all of downtown, with room for public buildings, such as the public library, senior center YMCA and maybe the High School.
0	10.	Help and capitalize on Athletes In Action. It is the only national headquarters in Xenia and we should be able to capitalize on that.
0	11.	Complete all approved subdivisions. There are many partly-developed subdivisions around the City perimeter that have further plans already approved.
1	12.	New fire station west of the bypass. A location just east of the western part of the bypass was also suggested. This would certainly be necessary if all the already-approved subdivisions were completed.
2	13.	Tax incentives to businesses who locate here. Stress that we are a lower cost area to work and live, than closer in to Dayton or WPAFB.
0	14.	Sell Xenia as a low cost alternative to WPAFB area. Many businesses that cater to the Base don't really need to be right at its front door.
1	15.	Link generations to beautify Xenia. Get young people and elders to work together on beautification projects.
0	16.	Plan Xenia as a life cycle place to stay. Make it a great place for children, young adults, adults, and elderly – every stage of people's life cycles.
3	17.	Develop a campus for YMCA, public library, senior center, youth center, med

Votes	#	Description
		center , all downtown where the Xenia Towne Square is now.
2	18.	Develop specialization ideas for Greene Memorial Hospital , in conjunction with Wright State and other local universities. Increasingly, hospitals develop a specialty, then grow and expand starting from that. Greene could be in danger of going away if it doesn't do something. Maybe it could be something that caters to WPAFB, such as prosthetics. Renal specialization also looks like it would be successful.
4	19.	Develop free post-secondary vocational education option , using a vacant school building. Basically, students would sign a contract to stay in Xenia for at least two years after graduation and in return could get a free two-year vocational education.
0	20.	Parking garage at Xenia Towne Square , near the Xenia Towers. This could replace some of the surface parking at Xenia Towne Square, to open up space for recreational and other uses.
0	21.	Business incubator downtown.
1	22.	Microbrewery in the Eavey Building.
0	23.	Develop campgrounds at Miami & Cincinnati Roads. Campgrounds could also go in near the convergence of bike trails at Xenia Station.
1	24.	More white collar jobs , such as research and development. The OVCH property or the Hooven & Allison Building would be good candidates.
0	25.	Create loft apartments in the upper stories of downtown buildings. Many of their upper stories appear to be vacant now, with scraps of curtains visible.
4	26.	Attract a satellite campus of a community college. Clark State might be a candidate, or maybe even a private school. Sinclair already has huge proportions of students coming from Xenia, but the State distribution of community colleges won't allow them to open another campus in Xenia.



1. Reconnect streets in downtown (Towne Square)
2. Redevelop as mixed-use.
3. Redevelop as entertainment center
4. Develop grassy green space downtown
5. Development ombudsman
6. More convenient parking downtown
7. Eavey & H & A should be redeveloped
8. Allen building - fix up
9. Redevelop downtown with consolidated public buildings & retail (including highschool, senior center)
10. Help & capitalize on Athletes In Action
11. Complete all approved subdivisions
12. New fire station
13. Tax incentives for businesses to locate here
14. Sell Xenia as low cost alternative to WPAFB area
15. Link kids & elders to beautify Xenia
16. Plan Xenia as "life-cycle" place to stay (all generations)
17. Develop campus within downtown for YMCA, Senior center, Library, health facilities
18. Explore options for rehab or some specialization for hospital
19. Develop free post-secondary vocational education
20. Parking garage
21. Business incubator downtown
22. Microbrewery in Eavey building
23. Develop campground
24. OVCH property as white collar jobs
25. Downtown lofts
26. Satellite campus for higher education

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RE: Results from November 30, 2011 Public Workshop #2, detailed comments and map from "improve our existing and future neighborhoods" discussions

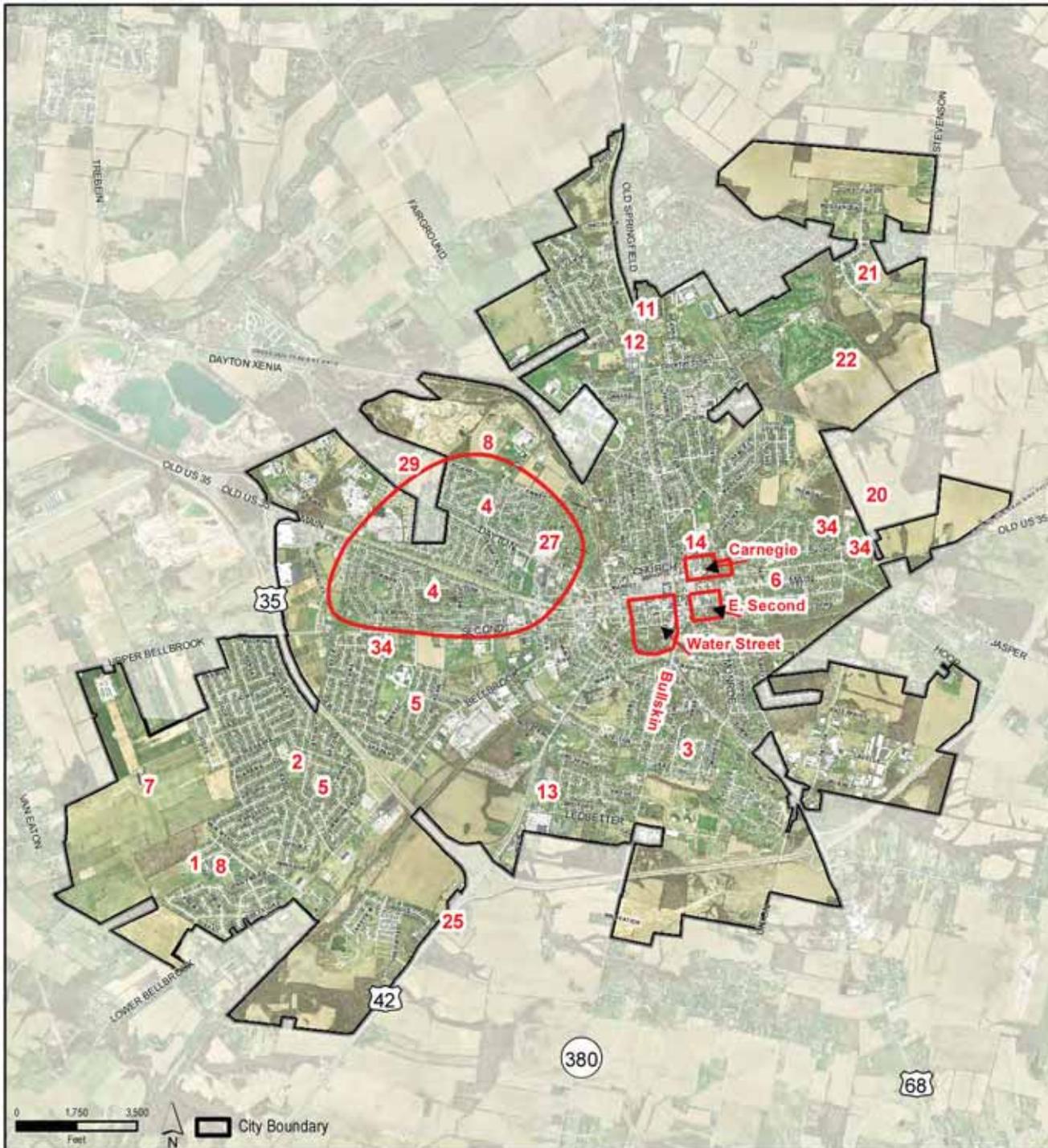
DATE: December 13, 2011

Show me where and how we can improve our existing and future neighborhoods.

Votes	#	Description
1	1	Sterling Green Park improvements. Sterling Green is one of the more upscale neighborhoods in Xenia. The park should reflect the standards of the homes. Needs more benches, restrooms, shelters, other amenities.
0	2	McKinley (Bennett) Park replacement. Many residents of the Arrowhead Subdivision utilized this park until it was demolished due to the construction of the new school. The residents believe it would be a great asset to replace it in the future.
0	3	Spring Hill Park improvements. Citizens stated that the Park is currently being improved, and would like to see even more amenities added in the future.
0	4	Laynewood subdivision. Laynewood was built in the mid to late 1950's and has not seen any improvements in homes or road conditions in the last decades. It is one the most affordable neighborhoods in Xenia, but has been plagued with criminal activity such as drug houses. Strict code enforcement needs to be in place and consistent police patrol in neighborhoods may help this problem.
0	5	Arrowhead subdivision. This neighborhood is a large subdivision that has not seen many improvements since the Xenia Tornado in 1974. The road conditions do not meet the standards of the homes. Stricter property maintenance codes should be enforced.
3	6	East End neighborhood. The entire east end of Xenia is not appealing to the current residents or future residents as it exists today. Criminal activity and no amenities make it very undesirable to people scrutinizing our town. Consistent police patrol, and the addition of a grocery store, convenience stores and other retailers would be a great improvement for such a large portion of Xenia.
0	7	The Gerdes property. A very desirable parcel of land to consider new neighborhood development in the future. It is near Indian Ripple Rd., Wilmington Pike, Sugarcreek Township and Bellbrook, which is where many citizens go to for shopping and entertainment.
0	8	West Side Park improvements. The largest park in Xenia that has some great recreational amenities, but the conditions and upkeep of the park are not maintained. Because of its location near the City Offices, it would be nice for the parks conditions to be a reflection of what the City image would like to be.
0	9	City wide neighborhood coordinators for local parks. If the issue of maintenance with the parks is a problem for the city to maintain then designate a neighborhood

Votes	#	Description
		coordinator for each neighborhood who would be responsible for the upkeep and to fit the character of the park to what the residents would like to see.
0	10	Consistent Police patrol in all neighborhoods. Because of the criminal activity that plagues much of the lower income neighborhoods in Xenia, the City should designate officers to patrol all neighborhoods 24/7.
0	11-12	Two locations that need pedestrian friendly amenities in Xenia. Specifically the Beverly Hills neighborhood in Xenia. There is a pocket of this neighborhood that is in Xenia Township, which does not provide continuous sidewalks, or handicapped accessible curb cuts. The majority of the neighborhood is considered Xenia City, therefore the City and Township should work together to be more pedestrian friendly for the well-being of the residents of Beverly Hills.
0	13	Bring retailers to South Hill neighborhood. This neighborhood used to have a shopping strip on Ledbetter Rd, which is now the home to many County Offices. This neighborhood houses many senior citizens therefore it would be a great asset to bring a grocery store/drug store/gas station to this neighborhood.
2	14	Historical homes/neighborhood need revitalization. Specifically the Carnegie Library, E. Church St., E. Market St., S. Galloway, and Water Street districts. Bring these important historical locations in Xenia up to a standard that is deserved to remain vital. Work with the historical society to raise money and pursue available grants.
0	15	Connect bike paths to neighborhoods. Xenia is the bicycle capital of the Midwest. Its residents who live in the neighborhoods would be safer and use the bike path even more if there were connections in place from their residential streets which would avoid crossing major thoroughfares.
0	16	Strict and consistent enforcement of property maintenance codes. Property owners that maintain and keep their properties in pristine condition are brought down by the renters who abuse their property next door and are not penalized.
0	17	In the future, complete development of ALL parks. Residents of all ages should be encouraged to use the parks within their neighborhoods. The completion and modernization of these amenities will draw in more use from the locals.
0	18	Clean up the old Hooven and Allison plant site. The location of the old rope factory is near many residential homes. The City has acquired money from the Clean Ohio Grant to rehab this property which is desirable aesthetically to the surrounding neighborhoods.
3	19	Better lighting in ALL neighborhoods. No specific location, as it should be city-wide. By improving the lighting of the residential areas, they will inevitably be more inviting to walk after dark and safer from criminal activity.
1	20	Lexington Park needs major restoration. The only park located in the East end of Xenia is completely run down and could use a total makeover including better lighting. The East end is without any other recreational amenities.
0	21	Create Summer Brooke Park. Summer Brooke was developed in the early 1990's with a plan for a park just east of the subdivision along the border with Xenia Township. The subdivision is complete but the vision for the park never came to fruition. Residents of the neighborhood would benefit greatly from the creation of this recreational amenity as it would be an asset to the community.
0	22	Bring back the concept Singing Green. Xenia is an aging community that would benefit from a neighborhood type directly marketed to the senior population that includes patio homes. Xenia is lacking in these types of homes currently, therefore implementing these home designs in future would be a positive selling point to many residents.
0	23	Better home design standards along the main thoroughfares. Dilapidated homes visible from main thoroughfares in Xenia contribute to Xenia's image problem and

Votes	#	Description
		are also a deterrent for possible future residents. The city should encourage revitalizing the existing neighborhood design standards for new construction along the main roads coming into and leaving Xenia.
0	24	Improved design standards for new neighborhoods. One comment suggested that we have no neighborhoods in Xenia that would reflect such a vision, therefore any new subdivision that could be constructed with more desirable amenities and innovative home designs would be a major improvement for our city.
0	25	Amenities for Wright Cycle Estates. Wright Cycle Estates is one of the newer and more desirable neighborhoods in Xenia because of the location and home designs. The only thing missing is more recreational amenities for the neighborhood. A community park at this location would be a great asset to its residents.
0	26	Addition of amenities to North End of Xenia. The neighborhoods located in the north end of Xenia would benefit from the addition of restaurants, retailers, etc.
0	27	Revitalize old Kroger site on Dayton Ave. This was also the old location of Big Lots, Curves, and the old Social Security office. Now it is a desolate large empty parking lot. A brand new school is being built across the street from this location, therefore the addition of retailers that appeal to students, teachers, and the nearby residents would be an asset to the community.
0	28	Map the neighborhoods of Xenia. There are numerous subdivisions throughout the City that border each other but many citizens are unclear when it comes to the boundaries of the neighborhoods.
0	29	Annex parcel identified on map into the city and create a location for Disc Golf. This was a unique idea for a parcel currently not within City limits.
0	30	Acquire grants to improve neighborhoods. Especially for seniors and low income residents who may not be financially able to improve their properties on their own.
1	31	Establish emergency beacons/phones in neighborhoods and bike paths such as blue light emergency phones located on college campuses. Residents will feel more secure when walking the neighborhoods and the surrounding bike paths.
0	32	Encourage block parties in the neighborhoods. Xenia is missing a sense of community within its neighborhoods. Encourage community block parties to create a sense of belonging within neighborhoods.
0	33	Community shared Tool lending facilities. Residents could utilize shared lawn mowers, rakes, leaf blowers, etc. This would benefit those who cannot afford these tools to maintain their properties. It would encourage the owners to preserve the aesthetics and upkeep of the neighborhood.
0	34	Addition of more community gardens. Residents are proud of the community garden on Towler Rd. The addition of more community gardens on vacant lots within neighborhoods would be an asset.



1. Sterling Green Park Improvement
2. Park behind McKinley (Bennett Park) - replace
3. Spring Hill Park improvements
4. Laynewood neighborhood
5. Arrowhead neighborhood
6. East End neighborhood improvements; needs grocery/ convenience stores, retailers
7. Area for new neighborhood development (Gerdes property)
8. West Side Park improvements for Laynewood
9. Citywide neighborhood connector
10. Police patrol - neighborhoods - community policing
11. Needs sidewalks, handicapped accessibility, curbscuts
12. " " "
13. Needs grocery/convenience stores, retailers
14. Historical homes need revitalization: E. Church, E. Market, S. Galloway, Water Street
15. Connect bike paths to neighborhood
16. Consistent and stricter enforcement of property maintenance codes
17. Complete development of all parks
18. Clean up old Hooven/Allison plant site
19. Better lighting in neighborhoods
20. Lexington Park - run down; needs revitalization/modernization, better lighting
21. Summerbrook Park - was planned but never created
22. Bring back concept of Singing Green (patio homes - senior-friendly)
23. Home design standards for main thoroughfares
24. For new neighborhoods - design standards
25. Amenities for Wright Cycle Estates
26. North end of town needs grocery stores, retailers, better amenities
27. Revitalize old Kroger Site on Dayton Ave.
28. Distinct map that identifies all neighborhoods
29. Annex and add disc golf
30. Acquire grants to improve neighborhoods to help seniors and low-income
31. Bring emergency beacons to neighborhoods and bike paths
32. Encourage block parties in neighborhoods
33. Community shared tool lending facilities (mowers, rakes, leaf blowers)
34. Add and expand community gardens

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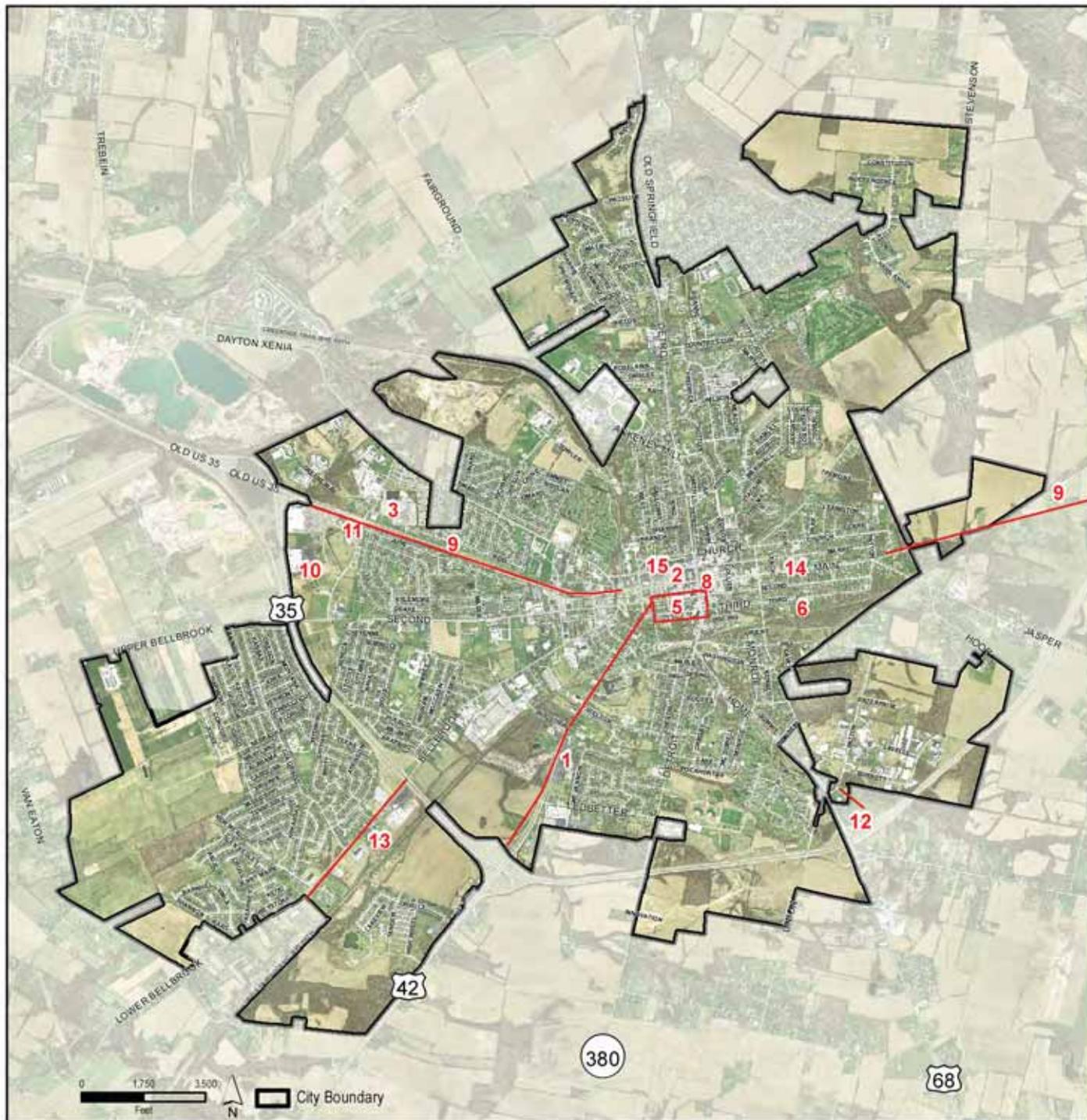
"SHOW ME BIG IDEAS" VISIONING SESSION RESULTS

Show me where and how we can improve property maintenance and community aesthetics.

Votes	#	Description
3	1	Provide improved streetscapes and entryways at main thoroughfares. a) Cincinnati Avenue and all the main thoroughfares need streetscape enhancements to portray a better image of Xenia. b) Provide or improve signage identifying the City at entryways. c) Concentrate on property maintenance issues along the main thoroughfares.
0	2	Provide downtown destinations. a) Create a vibrant modern area to draw people with eateries and non-chain shopping. b) Mix use downtown with loft apartments above. c) Create a mini 'Greene' development.
0	3	Improve the occupancy of West Park Square. a) Renovate the old Wal-Mart and attract another big retailer like Kohl's. b) Add a theatre. c) Attract other restaurants like Chipotle.
1	4	Increase homeowner occupancy and/or encourage landlords to improve their property aesthetics. a) City-implemented home improvement education courses or workshops. Many new homeowners don't have the knowledge required for home improvements. Teach residents how to create curb appeal. Include landscaping education. Encourage landlords to provide free seeds and plantings to residents.
2	5	Create and improve existing historic districts. a) Identify a defined historic district that expands on the existing properties that currently have historic designation. b) Encourage more properties to apply for historic designation. c) Create parking that can serve these older homes. d) Provide better signage that highlights the district and identifies landmarks and structures. e) Build on historic tours. Setup QR reader codes for self-guided tours. For example, to follow "Santymeyer Trail" or to view the homes in the historic district. Have local school history classes make a "Tour of Xenia" app for smartphones.

Votes	#	Description
		Have a "Haunted Ohio Tour"
0	6	Inventory historic sites and encourage rehabilitation of the historic cemetery on Second Street.
0	7	Use Storefront fillers (facades) similar to "Upfront Dayton". a) These can be used to make vacant business look occupied until a new business is ready to use the structure. Could utilize student art for the facades and have them work on renovation projects. b) Create "mock" businesses that fill these storefront facades, like bakeries. Incorporate visuals in the storefront facades, i.e. trays of doughnuts, flowers, etc. Incorporate smells with the storefronts that make you think of the business represented by the facades.
0	8	Enforce property maintenance issues at the rear of existing downtown businesses. a) The Daily Gazette building at 30 S. Detroit Street and other businesses that can be seen from the parking lot.
0	9	Improve Business U.S. 35 and entrances to Xenia from Dayton and from Jamestown. a) Have a "Welcome to Xenia" sign like the one coming from Dayton. b) Improve backyard property maintenance and zoning enforcement for houses that back up to Business U.S. 35. One house on June near Progress has chickens and pigs in the rear yard that backs up to Business U.S. 35.
0	10	Hospitality/Progress Drive area. a) Make this area more appealing. Remove the mound of dirt and re-grade the area near Lowe's along Progress Dr.
0	11	Progress/June Drive triangle area maintenance. a) Take down the excessively large real estate "For Sale" sign as it creates an eyesore and make improvements to the triangle area.
0	12	Gateway improvements at U.S. 35 and Home Ave. near Legacy. a) Would like to see the streetscape improved in this area. b) Provide improved signage that identifies Legacy and the businesses along Home Ave.
0	13	Streetscape Improvements on Lower Bellbrook.
0	14	Give a facelift to the housing areas on the east of downtown Xenia. a) Incorporate the help of the university communities as well. Include the faculty and students in projects such as gateway improvements and streetscapes, for the planning and design portion.
0	15	Re-purpose Xenia Town Square. a) Make it more attractive. Add new vibrant businesses.
2	16	Create Neighborhood Organizations. a) Divide the neighborhoods into districts and organize residents to appoint volunteer neighborhood representatives. The neighborhood representatives can discuss concerns and needs with the City.
1	17	Streetscape Improvements of major roads and neighborhood entrances. a) Curbs, sidewalks, signage, and trees. b) Welcome to the City of Xenia signs. c) Property maintenance.
1	18	Design guidelines for maintaining a property and creating curb appeal. a) Create a set of guidelines for small home improvement projects. b) Create a set of guidelines for landscaping projects.

Votes	#	Description
		c) Create a set of design guidelines that explain everyday property maintenance.
1	19	Work with neighborhoods to revise, restore or create Conditions, Covenants, & Restrictions (CC&R's). a) Neighborhoods can use this to improve the appearance of their neighborhood.
0	20	Preserve and protect the existing trees and encourage the planting of new trees. a) Work toward "Tree City USA" designation.



1. Improve main thoroughfare entry ways - US 42 (Cincinnati Ave)
2. Provide downtown destinations
3. Improve occupancy of West Park Square
4. Increase home owner occupancies and/or encourage the local landlords to improve
5. Create & improve the downtown historic district
6. Inventory historic sites & encourage rehab i.e. cemetery 3rd
7. Store front fillers - update i.e. downtown Dayton is using this techniques
8. Property maintenance at the rear of existing business i.e. new Gazette building
9. Improve business US 35 Blvd.
10. Re-grade area around Lowes
11. Remove large Real Estate sign at Progress & June & improve triangle area
12. Gateway improvements
13. Streetscape improvements of Lower Bellbrook
14. Give a facelift to Eastside housing work with University to coordinate
15. Repurpose downtown square
16. Create neighborhood organizations
17. Streetscape improvements of major routes & neighborhood entrances.
18. Design guidelines for maintenance of homes to create curb appeal
19. Work with neighborhood to restore CC & R
20. Preserve & protect trees & add more

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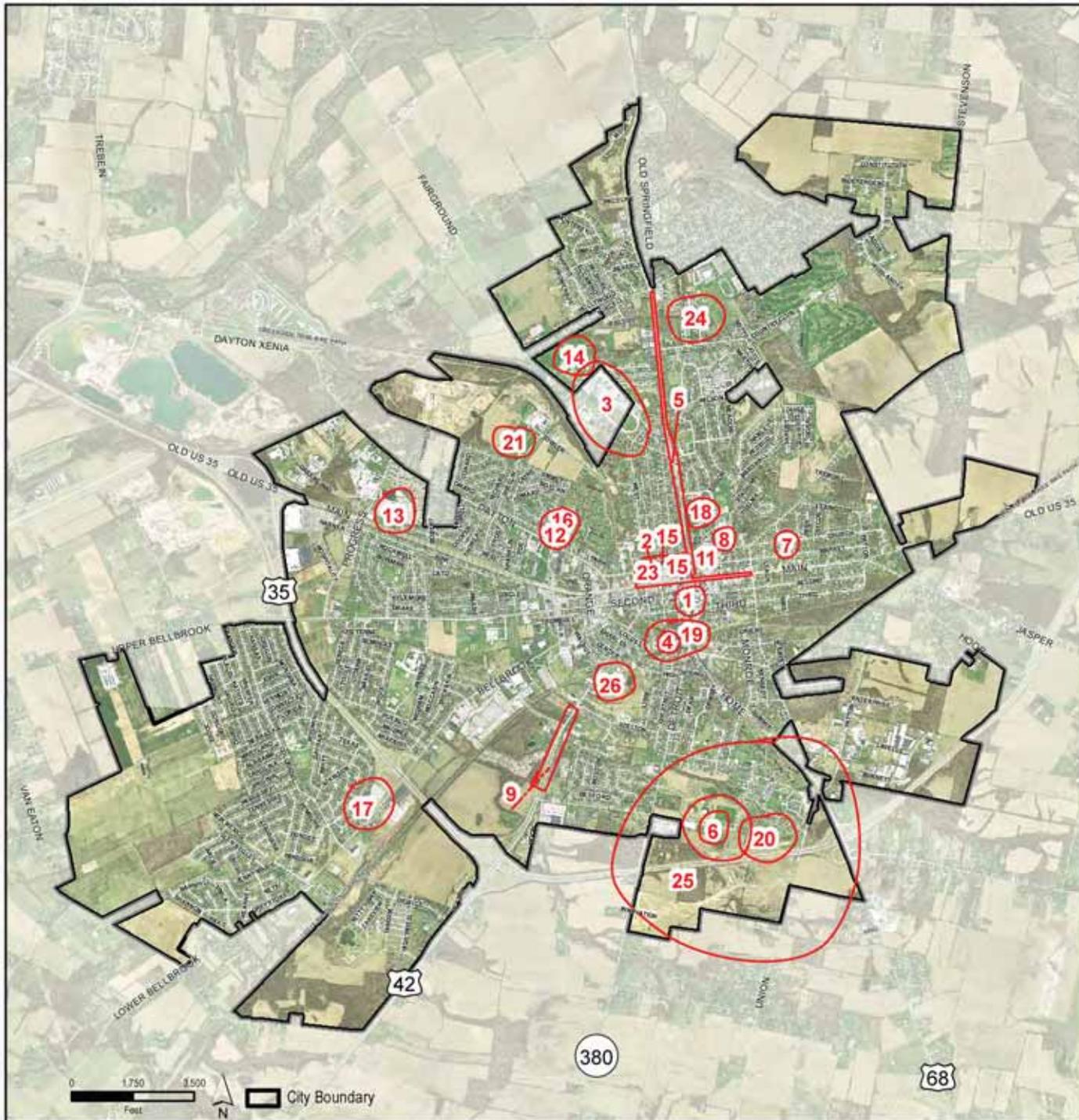
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Show me where and how we can improve recreation, entertainment and shopping (things to do) in Xenia.

Votes	#	Description
5	1	Revitalization of old Eavey building and area on Detroit and 3 rd Street, farmers market, micro-brewery/restaurant, shopping, hostel for multi-purpose trail users to stay in on upper floors.
0	2	Reinvent Xenia Town Square and Main Street area , recreation and entertainment area (family friendly).
0	3	Utilize the Fairgrounds year-round , horse, dog racing, entertainment area, concerts, shows, outdoor drama and theater, craft fairs, car shows, etc. disc golf course – cheap, easy to start.
0	4	Add activities around the Xenia Station area , dog park, places to eat, make people (trail users) want to stay when they arrive in Xenia rather than pass through.
0	5	Theme for Detroit Street north , easy access, right off bike path, restaurants, bed and breakfasts or other place to stay overnight for trail users, shopping geared towards people using the bike path.
3	6	AIA - bigger and better , sports complex, indoor outdoor ice arenas, splash park, indoor water park and other active recreational uses, make it a recreational destination for the city and region.
1	7	Reuse Board of Ed building , the arts, studios.
0	8	Revitalize Carnegie Library , museum (tornado), tornado education, hands-on tornado stuff, walking tour of tornado paths through the city.
0	9	Cincinnati Ave. (south) restaurants, places to eat that you can walk or bike to.
0	10	New uses for the Old Fulmers area , sandwich shops and other improvements, grocery like Dorothy Lane Market.
0	11	Revitalize Downtown , nice sit down restaurants (recreate the Greene) no fast food, no drive thru's, places where people who work downtown can go for lunch with character.
0	12	New use for former Green Park Plaza , entertainment complex, a place for the city youth to go and have fun, bowling, movies, arcades, go carts, laser tag, etc.
0	13	New use for the former Wal-Mart , youth/young adult shopping, a place where young professionals can shop for their everyday needs.
2	14	Update Fairgrounds pool area , water park/pool – private, subcontracted.
0	15	Reinvent Xenia Town Square , night life, bars, evening entertainment, night clubs for adults, comedy complex, internet access, etc. geared towards young adults and

Votes	#	Description
		university students.
3	16	New use for former Green Park Plaza , discount movie theaters in an entertainment complex.
0	17	New family activities at Lower Bellbrook/35 Interchange south , Family entertainment, restaurants and other places where a family can go and do activities together on the southwest end of town.
0	18	Shawnee Park area expansion , outdoor amphitheater, BIG NAME entertainment, outdoor concerts, art in the park (recreate the Frazee Pavilion), remove the geese.
0	19	New uses around the Xenia Station Area , Art complex (indoor and outside) for visual and performing arts, art studios, dance studios, display spaces.
0	20	Legacy Center outdoor drama complex - for drama productions of Xenia history, Blue Jacket type, place for university drama students to perform.
1	21	Outdoor recreation complex at the Sheelin/Towler Road Intersection , ball fields, playground, bike and skate parks, rope course, outdoor trail exercise stations/fitness trail, disc golf course, BMX bike track, etc.
0	22	Activities along bike paths , organized trail activities, areas for overnight camping, programs for the trails, bike programs (organized rides), activities/uses that can capitalize on the bike path.
0	23	Reinvent Xenia Town Square area , Nice sit down restaurants, hotel, outlet stores. No noise after 10:00 p.m.
0	24	AIA area - global view , Olympic Training facilities, soccer, biking (road and velodrome), distance runners, including affordable overnight lodging for bikers using the bike path and users of the facilities, etc.
0	25	Reuse Hoover and Allison facility , turn into a Rope Museum.



1. Shopping/ Farmers market
2nd floor hostel, micro brew/restaurant
2. Recreation & entertainment (family friendly)
3. Racing horse, dog & entertainment
4. Places to eat, dog park
5. Eating places & overnight stay places
6. Ice cream (indoor/outdoor) sports complex
indoor water park, splash park
7. Arts (Board of Education building)
8. Museum
9. Eating places
10. Sandwich shop
11. Nice sit down restaurant (anyplace)
12. Entertainment complex
13. Young adult/youth shopping
14. Water park
15. Night life/bar/evening entertainment
16. Discount movies
17. Entertainment/Family
18. Outdoor concerts/ Big Names in the park
19. Arts complex
20. Outdoor drama/theater
21. Recreation
22. Along bike paths/ bike programs
23. Outlet store (sales)
24. No noise after 10:00 pm
25. Olympic training (like soccer)
26. Rope museum