

**Policy Area 3**



Existing Character

Bordered by the Great Miami River to the east and I-75 to the west, Policy Area 3 is located in the southernmost extent of the City and is comprised of a mix of single and two family dwellings, duplex dwellings and small medical office buildings. Industrial uses are located north of this area. The Canal Feeder Linear

Park exists in the southern part of this area paralleling the Great Miami River and plans to extend the bike/walkway along the canal towpath further south are in the design/development stages.

This area is somewhat isolated from the rest of the City given its location south of Fair Road. Sidewalks exist in the individual subdivisions, but do not connect between Westwood and Timberidge requiring pedestrians to walk along Fair Road. Undeveloped land remains in the southern portions of this Policy Area.

Recommendations

1. Continued residential development in this area is preferred. Residential uses should be a mix of single family detached and duplex units as the market permits.
2. Continued maintenance and upkeep in the residential neighborhoods to prevent deterioration is of paramount importance.
3. All new development and redevelopment efforts should promote external and internal connectivity through the most appropriate system of pedestrian connectivity including the installation of sidewalks, walking trails, multi-use paths and bicycle trails.

The outlet to the Canal Feeder Trail should be improved and better exposed.

4. The protection and maintenance of the riparian areas of the Great Miami River in this Policy Area is essential to the vitality of the river corridor and to continue the quality of life that residents enjoy in this area.

Appropriate Land Uses

- Single and two family detached dwellings
- Public, semi-public uses and open spaces