

The Community Plan

A Roadmap for Beavercreek Township

Draft Vision, Goals, Objectives, and Actions

1/13/23

Vision

To be one of the healthiest and most sustainable Townships in Greene County. The Township will meet the community's current and future needs by promoting well-protected natural resources, responsive public services, high quality housing, strong schools, and access to varied employment opportunities.

Goal A: Maintain and enhance community character and support a mix of desirable land uses.

A.1 Preserve rural character in relevant areas.

- A.1.1 Implement the Character and Land Use Plan to conserve important natural and agricultural areas.
The Character and Land Use Plan identifies areas that are priorities for conservation and traditional agriculture. Implementing the Character and Land Use Plan will generally direct new development away from these areas and into areas that are served by utilities and are outside locations with sensitive environmental resources.
- A.1.2 Collaborate with agencies involved in conserving land in Beavercreek Township, such as Beaver Creek Wetlands Association, B-W Greenways Community Land Trust, Little Miami Watershed Network, and Tecumseh Land Trust.
Several agencies are working to conserve land within the Township and protect existing natural and agricultural resources. The Township should collaborate with these agencies to ensure that land identified for conservation in the Character and Land Use Plan is prioritized.
- A.1.3 Quantify and track Current Agricultural Use Valuation (CAUV) participation in the Township and encourage eligible residents to engage with the program.
The Township can encourage participation in the CAUV program to assist farmers in reducing tax burdens and preserving existing farmland. A first step in achieving this is to understand current levels of participation as a benchmark against which to track future participation.

Sidebar

The Current Agricultural Use Valuation (CAUV) program allows farmland that is solely devoted to commercial agriculture use to be valued at its current use, resulting in a lower property tax bill for working farmers.

A.2 Manage new residential development so that it complements and enhances existing neighborhoods.

- A.2.1 Implement the Character and Land Use Plan to ensure new development considers quality of design and sense of place.

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As new development occurs, the Township should work with partners and developers to encourage quality materials and design. New development should prioritize quality of place.

- A.2.2 Cooperate with the Greene County Engineer to require new developments to provide traffic impact studies to meet Greene County subdivision regulations and reserve the right to require traffic studies for new development which is wholly supported by Township roads. *The amount and configuration of new development will have an impact on traffic patterns and congestion. The Township, Greene County Engineer, and developers should collaborate to evaluate the impact of development on traffic and congestion.*
- A.2.3 Improve and expand code enforcement. *Code enforcement helps maintain a high standard for building and exterior property conditions in the community. The Township can maintain a high level of service by providing sufficient staffing to support code enforcement.*
- A.2.4 Evaluate the need for landscape buffering and transitional land uses between higher and lower intensity development as specific developments move forward. *Landscape buffering and transitional land uses can be used to separate incompatible land uses or gradually transition between land uses. The Township should evaluate when buffering is necessary as a part of evaluating new development.*
- A.2.5 Update zoning resolution to encourage Low Impact Development strategies. *Zoning resolutions can encourage or regulate Low Impact Development (LID) measures such as rain gardens or bioswales (channels designed to concentrate and convey stormwater runoff). The Township should look at model zoning codes/resolutions and consider ways to modify Beavercreek Township's resolution to encourage LID.*

Sidebar

Green Infrastructure and Low Impact Development: Low Impact Development (LID) is a stormwater management approach modeled after nature. LID's goal is to mimic a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate and detain runoff close to its source. LID addresses stormwater through small, cost-effective landscape features located at the lot level. This includes not only open space, but also rooftops, streetscapes, parking lots, sidewalks, and medians. LID is a versatile approach that can be applied equally well to new development, urban retrofits, and redevelopment/revitalization projects.

A.3 Encourage neighborhood-scale amenities and services in selected locations.

- A.3.1 Implement the Character and Land Use Plan to support neighborhood commercial development in appropriate character areas.

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The Character and Land Use Plan identifies areas that are suitable for neighborhood commercial development. This character area should transition to residential areas, connect using pedestrian and bike paths, and be designed to be compatible with the character of surrounding neighborhoods.

- A.3.2 Collaborate with Beavercreek Chamber of Commerce to support local businesses. *Collaboration and communication with existing businesses and owners is essential to the continued and future success of local businesses. The Township can collaborate with the Beavercreek Chamber of Commerce to provide and connect to resources and guide businesses through the development process.*

A.4 Improve the overall character of existing corridors and major intersections.

- A.4.1 Implement right-of-way enhancements (e.g. crosswalks, streetscape improvements, gateway markers) along major corridors. *Several major corridors have the potential for an improved overall quality of the streetscape. Capital improvements should emphasize gateways in the community and support safe and efficient travel by all users, including cyclists and pedestrians. These improvements could include the installation of enhanced signage and streetscape amenities, such as decorative paving, lighting and features designed to slow traffic and help pedestrians feel protected from vehicles.*
- A.4.2 Continue to utilize available incentive mechanisms to encourage developers to provide infrastructure that promotes interconnected land uses and enhanced recreational opportunities. *Connectivity between neighborhoods and existing street and trail infrastructure is essential for improving walkability and bikeability in the Township. Incentives should encourage developers to provide infrastructure that connects neighborhoods through street and trail connectivity.*

Goal B: Implement policies for future development that are transparent, fair, consistent, fiscally responsible, and supported by the best information available.

B.1 Continue long-term planning and provision of services for the future of the Township.

- B.1.1 Review and update zoning resolution to reflect the Comprehensive Plan. *The Township's zoning resolution is the primary means of implementing the Character and Land Use Plan. An update to the zoning resolution and land development regulations should include standards that prescribe the form of development as well as allowable uses. According to the Ohio Revised Code, such regulations must be in accordance with a township's comprehensive plan.*
- B.1.2 Review and update the Comprehensive Plan every five years to reflect new trends and conditions and to proactively plan for the future of the Township.

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As demographics and preferences change, the Township should assess whether the Comprehensive Plan is adequately addressing the desired patterns of growth, mix of development, housing, and amenities as well as any changing environmental or economic conditions.

- B.1.3 Determine ways to offset long-term costs of supporting new growth.
There is a substantial cost to extending and maintaining utilities, roadways, and services. Certain Land uses are also more costly to the Township than others. The Township should examine strategies to ensure that the costs of development are sustainable in the long-term and consider fiscal impact when approving new development.

B.2 Continue to practice transparent and high-quality planning.

- B.2.1 Continue to implement best practices in the developmental approval process to make it simple, efficient, transparent, and timely.
- *Beavercreek Township staff work hard to manage the process for review and approval of new development so that it is easy to understand and the process is clear for both applicants and the public. Staff will consider adjustments to the process as needed to maintain a high degree of efficiency and transparency.*
- B.2.2 When appropriate, gather public feedback to strengthen Township-wide planning efforts.
Future planning efforts, such as updates to the Comprehensive Plan, should include community feedback. Engaging the community in an ongoing manner in planning efforts can improve civic involvement and equitable engagement.
- B.2.3 Connect developers in the Township with other regulatory agencies to ensure developers understand all requirements and can implement them early in the site planning process.

B.3 Coordinate with local, state, and federal partners.

- B.3.1 Communicate and coordinate with neighboring communities to address mutual land use impacts.
The impacts of land use and development do not end at a community's borders. Traffic, stormwater, utilities, services, and many other factors are impacted by neighboring communities. The Township should continuously coordinate with neighboring communities and regional partners to address impacts from land use and development.
- B.3.2 Work with the State of Ohio, as well as local planning, Greene County, and Federal agencies, as applicable, to conduct infrastructure planning that will allow the Township to achieve the goals and objectives of this plan.

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Infrastructure for roadways and utilities are planned for and maintained by many agencies and the at the state, local, and federal level. The Township should continue to collaborate with these agencies to ensure that infrastructure is planned for in accordance with the community's goals.

B.4 Model sustainable practices in Township operations and programming.

- B.4.1 Identify ways the Township's operations can be more energy efficient.
Energy efficient buildings, fixtures, and vehicles can reduce the Township's greenhouse gas emissions, reduce water consumption, and provide financial savings to the Township. Energy efficiency should be regularly evaluated and should be a consideration when making renovations to buildings, purchasing vehicles and equipment, and evaluating Township practices.
- B.4.2 Promote community programming on sustainability (e.g., recycling, composting, home weatherization, etc.)
The Township should provide information to residents on sustainability topics such as recycling, composting, home weatherization, or small-scale agriculture through existing communication channels or parks and recreation programs.

Goal C: Preserve environmental resources and foster an approach to new development that is compatible with their long-term preservation.

C.1 Preserve and protect natural and environmental resources found throughout the community, including but not limited to water resources, trees, vegetation, and air quality.

- C.1.1 Preserve floodplain areas for safe flood control in accordance with local, State, and Federal regulations.
Update the zoning designations for floodplain areas to ensure resource protection standards and floodplain regulations. Sixteen percent of the Township is in a floodplain, floodway, or wetland. The zoning resolution should ensure that these environmentally sensitive areas are protected from the adverse effects of development and held to local, State, and Federal regulations.
- C.1.2 Partner with Greene County agencies to ensure that new development has minimal impact on natural resources, both in the Township and Greene County.
Work with Greene County agencies to create a development rubric that evaluates the environmental impact of proposed development. Criteria to consider should include open space conservation, stormwater management, inclusion of low impact development and green building design, and other factors.
- C.1.3 Continue to support existing greenspace acquisition programs for areas with significant natural resources

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Acquisition programs protect, preserve, and conserve natural features and resources. The Township can provide support and collaborate with existing entities working to preserve open space, wetlands, and waterways.

- C.1.4 Support regional agencies' wellhead and groundwater protection regulations.
The Township has significant areas of groundwater, supplying the majority of water for the Greene County municipal water system. Protecting groundwater from pollution is essential to preserving drinking water quality. The Township will continue to collaborate with regional agencies to enforce and support existing regulations that protect these resources.
- C.1.5 Manage stormwater to prevent flooding and adverse environmental impacts.
Specific strategies might include: Requiring any development in FEMA floodplain areas to be approved by both the County Floodplain Administrator and County Engineer; developing impervious surface coverage limitations for each zoning designation, encouraging (through incentives and/or zoning regulation) the use of permeable surfaces for parking lots and other surfaces which traditionally use impermeable materials, establishing riparian corridors which exclude development closer than 200 ft. to waterways and 300 ft. from the Little Miami River, training/education of Zoning personnel to evaluate stormwater control design elements, etc.

C.2 Encourage development patterns that protect and preserve natural resources.

- C.2.1 Allow for flexibility with developments to enable cluster designs that preserve contiguous open space, natural, and environmental resources.
Clustered development, or conservation or open space subdivisions, is a type of development in which large portions of a site are set aside in perpetuity as open space. This open space can be natural such as a wooded lot, wooded ravine or meadow, or used for agricultural purposes, such as a fruit tree orchard. Home sites are clustered and smaller than normally allowed by code to provide for a greater set aside of open space. The gross density of the site is comparable as if the site were divided into traditional lots.
- C.2.2 Require greenspace and open space preservation within new developments.
Open space is a critical component of complete neighborhoods. Development proposals should be examined based on the context of the area to ensure that appropriate open space is integrated into the design of new neighborhoods, noting that not all types of development warrant the same style and quantity of open space.
- C.2.3 Encourage and support pervious/permeable pavement in developments.
Impervious surfaces, such as parking lots and sidewalks, do not allow water to infiltrate soils which can cause more pollution due to stormwater runoff and increase roadway flooding and soil erosion. To minimize these hazards, and to preserve surrounding watershed ecosystems, the Township should implement Low Impact Development (LID) strategies to manage stormwater as

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close to its source as possible, including encouraging the use of permeable pavement in developments.

- C.2.4 Identify barriers to green infrastructure methods.
Green infrastructure Low Impact Development (LID) strategies help to manage stormwater as close to its source as possible. In some cases, local ordinances can prohibit or restrict certain green infrastructure practices. For example, subdivision regulations might require certain road widths or parking requirements that increase impervious surface. The Township can work with the Greene County Regional Planning and Coordinating Commission to identify any existing subdivision regulations that are barriers to green infrastructure and work to develop tools or adjust ordinances to allow green infrastructure where appropriate.
- C.2.5 Create incentives to encourage vegetative buffers along waterways and riparian corridors.
Vegetative buffers offer environmental health incentives by filtering sediment and contaminants from stormwater before it reaches the water body. Locations for vegetative buffers along waterways and riparian corridors are identified in the Future Land Use Plan as conservation areas.

Sidebar

Riparian corridors transition between flowing water and terrestrial (land) ecosystems composed of trees, shrubs, and surrounding vegetation that serve to stabilize erodible soil, improve both surface and ground water quality, increase stream shading, and enhance wildlife habitat.

Source: Ohio Environmental Protection Agency

- C.2.6 Coordinate with environmental conservation organizations and others to identify opportunities to plan regionally for local waterways, including ways to maximize their economic and public health impact.
Waterways such as the Little Miami River and Beaver Creek are significant assets to the Township. Waterways provide many benefits including managing stormwater and runoff, providing opportunities for recreation, and many direct and indirect economic benefits.

Goal D: Guide prospective housing quality and variety to meet a range of preferences and needs.

D.1 Encourage diversity of housing stock.

- D.1.1 Evaluate the zoning resolution to support more varied housing options.
An update to the Township's zoning resolution should include definitions for a wide range of housing and other building types, their design characteristics, and appropriate land contexts.

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- D.1.2 Collaborate with developers to encourage varied housing types that are in demand in the Township.
A wider variety of housing including mid-scale housing, small-lot houses, townhomes, and duplexes can provide an opportunity for a range of households to move to or stay in Beavercreek Township. It can also help support people who want to size up or size down in housing to accommodate their needs at different life stages. This also helps protect the Township from fluctuations in the housing market which could jeopardize the tax base that fuels operational funds.
- D.1.3 Support housing which allows residents to age-in-place.
As the Township's population ages, some residents may want housing that provides different amenities or accessibility features. Inaccessible housing may pose a barrier to residents being able to age-in-place in the Township. The Township should encourage new housing development to provide options for aging residents and support opportunities to improve existing home accessibility.
- D.1.4 Identify and share resources on aging-in-place improvements and funding mechanisms.
Resources should be collected at the State and Federal levels for financial support for home improvements. A local grant program could also provide assistance to existing homeowners in converting and improving portions of their residence for compliance with ADA standards.
- D.1.5 Encourage more entry-level housing.
The majority of housing in the Township is single-family homes that may not be attainable for younger adults. A wider variety of housing, some at a lower price-point, should be encouraged in the Township to provide more housing options. Smaller-scale single-family homes, duplexes, quads and townhomes offer lower price housing that can be built at different scales and integrated into the community's existing character.
- D.1.6 Collaborate with Wright-Patterson Air Force Base on a strategy for off-base housing.
Wright-Patterson Air Force Base is a significant employer for the region. Lower levels of rental housing in the Township limits the housing available for servicemembers. Many private companies in the region support or are directly linked to WPAFB activity. The employees of these companies also factor into this need.

Goal E: Provide adequate, safe, and adaptable facilities, services, and infrastructure.

E.1 Provide transportation infrastructure and mobility options that help residents travel safely and efficiently to jobs, schools, and other important destinations.

- E.1.1 Partner with the Greene County Engineer, the Ohio Department of Transportation (ODOT), and others to plan for road networks and improve safety.

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The community expressed concerns about safety on roadways for vehicles, cyclists, and pedestrians. The Township should continue to work with relevant entities to plan for infrastructure and road network improvements that enhance safety for all users.

- E.1.2 Partner with Greene County to implement the Greene County Master Trails Plan and prioritize development of high priority trails.
Implement the planning work completed in the Greene County Master Trails Plan. The Plan outlines priority trails throughout the County, including trails within Beavercreek Township.
- E.1.3 Coordinate access management and thoroughfare planning with subdivision regulations. *The Greene County Regional Planning and Coordinating Commission's (RPCC) subdivision regulations exist to ensure that roadways within subdivisions, connecting to other subdivisions, and connecting to major thoroughfares are safe for all users and promote efficient traffic flow. The Township should understand and communicate these regulations to developers during the planning process. The Township should also communicate with RPCC regarding aspects of regulations that may be worthy of consideration for change based upon the Township's needs.*

Sidebar

Access Management is the proactive management of vehicular access points to land parcels adjacent to all manner of roadways. Good access management promotes safe and efficient use of the transportation network.

Source: U.S Dept of Transportation Federal Highway Administration

- E.1.4 Continue to apply for grant funding via Safe Routes to Schools plan in partnership with Beavercreek City Schools.
Safe Routes to Schools encourages and plans for safe travel for pedestrians and cyclists to area schools. Funding will be sought from the Ohio Department of Transportation to aid in programmatic and infrastructure needs.
- E.1.5 Coordinate with ODOT and Greene County to implement existing planned improvements to Route 35 and to explore additional future improvements to Route 35 and Trebein Road.
Continued improvements are planned for Route 35 through Beavercreek Township which will improve safety and ease the flow of traffic. The Township should continue to collaborate with entities responsible for planning and implementing improvements to Route 35 and Trebein Road.

E.2 Promote community interconnectivity.

- E.2.1 Partner with the Greene County Engineer and ODOT to promote street connectivity as new development occurs and to improve existing arterials by connecting existing bicycle, pedestrian, and multi-use paths.

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Developments should be connected to existing neighborhoods, commercial areas, parks, trails, and multi-use paths. Improved connectivity will improve recreation and mobility options.

- E.2.2 Expand bike path along Trebein Road.
Much existing development is focused along Trebein Road throughout the Township and this trend is expected to continue. A complete bike path along Trebein Road would provide a safe, separated route for cyclists.
- E.2.3 Drive interconnectivity through the provision of public amenities and services, such as through the development of pedestrian and bicycle connections between neighborhoods and schools, amenities, and parks.
These connections will provide recreational opportunities and offer alternative transportation options to key destinations.

E.3 Provide utilities infrastructure planning to meet the community's needs.

- E.3.1 Coordinate with Greene County Department of Sanitary Engineering to ensure the continuation of a high-quality water distribution system and to explore opportunities for water service expansion.
The Greene County Department of Sanitary Engineering is responsible for the water distribution system throughout the Township. Coordination between the Township and County will ensure continuation of service. The Township and the County should explore opportunities for water service expansion in locations where there is currently significant development, or where it is desired in the future.
- E.3.2 Coordinate with Greene County on sanitary sewer infrastructure maintenance and expansion.
Coordinate with Greene County to prioritize improvements to sanitary sewer infrastructure. Improvements and expansion should be prioritized in areas where infill development is expected. Development should be discouraged in areas that do not have the capacity for expanded sanitary sewer infrastructure.
- E.3.3 Provide support for essential utilities such as power, gas, and broadband services.
The Township can assist in the expansion and maintenance of essential utilities by connecting developers and utility companies during development and construction. The Township should encourage joint-trench utility installation when feasible by connecting developers with utility companies during the subdivision approval process.

E.4 Provide community services and amenities to meet the needs of all residents.

- E.4.1 Meet or exceed minimum standards for fire and emergency medical services in staffing and response time, taking into consideration growth projections.

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The Township is well served by fire and emergency medical services. The Township should continue to provide high-quality medical and emergency medical services.

- E.4.2 Continue collaboration with Greene County to provide law enforcement services. *The Township utilizes Greene County to provide law enforcement services. Continued collaboration will ensure the stability of high-quality service to the Township.*
- E.4.3 Continue to utilize Greene County's emergency management plan. *An emergency management plan addresses natural and man-made emergencies and disasters and prepares for the response and recovery to these emergencies. The Township utilizes Greene County's emergency management plan. The Township should collaborate with the County for any future updates to the Plan and should communicate relevant information to Township residents to improve emergency preparedness.*
- E.4.4 Support local educational institutions by providing facilities planning assistance. *The Township should build upon relationships with local school districts, particularly Beavercreek City Schools and the Greene County Career Center. The Township should support the Districts in planning for future facilities by continuing to waive permit fees for school buildings, coordinating new facility development with County agencies, serving as an informational resource to school districts during design phase, exploring opportunities for joint administrative facilities*
- E.4.5 Continue to collaborate with parks and recreation organizations to promote and enhance the community park systems. *The Township is served by multiple parks and recreation organizations that provide high-quality parks and recreation facilities and programming, including Greene County Parks and Trails, Beavercreek Township Park District, City of Beavercreek Parks and Recreation, and others. The Township should continue to collaborate with parks and recreation organizations to ensure the continued success of area park systems and high-quality programming.*

E.5 Encourage expansion of sustainable infrastructure and development.

- E.5.1 Encourage support for alternative fuel vehicles throughout the Township, both at Township-owned properties and in new residential and commercial developments. *Alternative fuel vehicles are an emerging and expanding technology that are rapidly gaining popularity. The Township can support the expansion of alternative fuel vehicles by encouraging the use of technology, such as charging stations, in new residential and commercial developments as well as Township-owned properties.*
- E.5.2 Pursue federal funding for electric vehicle (EV) charging stations through the National Electric Vehicle Infrastructure (NEVI) Formula Program.

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Funding from the National Electric Vehicle Infrastructure (NEVI) Formula Program can be pursued in an effort to encourage sustainability through reducing energy consumption.

Sidebar:

National Electric Vehicle Infrastructure (NEVI) Formula Program

The National Electric Vehicle Infrastructure Formula (NEVI) provides funding for states to improve their electric vehicle charging infrastructure. The goal of the NEVI program is to establish a reliable and accessible network of chargers. The program also provides grants for local governments that require additional assistance to establish electric vehicle charging infrastructure.

- E.5.4 Utilize the Sustainable Miami Valley Tool Kit to explore options for sustainable policies, codes, programs, and community outreach.

The Sustainable Miami Valley Tool Kit should be renewed and evaluated to help the township to adjust policies and make decisions to promote sustainability.

Sidebar

The Sustainable Miami Valley Tool Kit was developed by the Miami Valley Regional Planning Commission (MVRPC) to assist local governments in adopting sustainable ordinances, improve environmental performance of internal operations, and to provide programming for residents on sustainability. The Toolkit contains information regarding air quality, green building and redevelopment, food, energy, land use and development, solid waste, transportation, trees and land management, and water quality.

- E.5.5 Encourage the use of green building practices in development.

Green building practices utilize design, construction, operation, and maintenance practices that are resource conscious and more environmentally responsible than conventional building practices. The Township can encourage or incentivize participation in green building certification programs such as the Leadership in Energy and Environmental Design (LEED) rating system.

Sidebar

LEED is the most widely used green building rating system. It provides a framework for healthy, efficient carbon and cost-saving green buildings. LEED certified buildings are considered a critical part of addressing climate change and meeting ESG goals, enhancing resilience, and supporting more equitable communities.

Source: usgbc.org

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Goal F: Promote shared prosperity and access to gainful employment across all segments of the community.

F.1 Identify economic and employment needs for the Township.

- F.1.1 Collaborate with The Dayton Development Coalition, Miami Valley Regional Planning Commission, and Greene County to target economic incentives and identify regional economic needs.

Regional partners conduct economic planning and coordinate economic incentives. The Township should collaborate with these partners to identify potential target industries, create economic incentives, and conduct economic planning for the Township.

- F.1.2 Collaborate with the Dayton Development Coalition and Miami Valley Regional Planning Commission when updating the regional economic development strategy.
The Township should collaborate with the Dayton Development Coalition and the Miami Valley Regional Planning Commission to ensure that the economic development needs of the Township are identified and incorporated into the regional economic development strategy in an ongoing manner.

- F.1.3 Support the current Beavercreek Township Economic Development Plan recommendations.

The Township will continue to focus on planning areas identified in the economic development plan, like the US 35 Corridor and the Southeast Planning Area.

- F.1.4 Leverage local education resources to expand opportunities to develop, attract, and retain talent in the Township.

Access to a high-quality workforce is critical to the local economy. The Township will work with local educational institutions to develop specific strategies to attract and develop quality talent to support the areas local businesses.

F.2 Identify and encourage areas for employment growth within the Township.

- F.2.1 Provide incentives for industrial development to locate in areas that have infrastructure, access, and are not environmentally constrained (e.g., within a floodplain).

Use of incentives can assist in providing economic development opportunities while also protecting key environmental resources such as floodplains and groundwater such as the Greene County Economic Development Incentive Program (EDIP), Tax Increment Financing Districts (TIFs), Residential Incentive Districts (RIDs)

- F.2.2 Implement the Character and Land Use Plan to support neighborhood commercial and mixed-use development where appropriate to improve access to employment opportunities.

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Neighborhood commercial development is located in areas that are close to residential neighborhoods. Neighborhood commercial development fits the scale and character of residential neighborhoods and allows for employment and services within walking and biking distance of residential areas.

- F.2.3 Explore the development of work force pipelines from Township educational institutions to local businesses and Wright Patterson Air Force Base (WPAFB).
The Township will work with regional and local agencies to develop specific strategies to strengthen the connection between local educational institutions and businesses in the Township. Wright Patterson Air Force Base is a critical employer in the region and should be specifically engaged for this endeavor.

F.3 Support businesses that provide local employment opportunities and showcase the assets of the Township.

- F.3.1 Work with Greene County to expand existing programs that support small businesses, including technical and financial assistance.
Greene County offers support for small businesses through technical assistance programs, grant opportunities, and through grants and financing that support infrastructure and site development. The Township is eligible to receive funding through the County to support economic development. The Township should continue to collaborate with the County to expand and promote existing programming.
- F.3.2 Work with Greene County to identify gaps in existing programs that provide support to small businesses.
Existing programs offered by Greene County may not meet all the needs of small businesses in Beavercreek Township. The Township can work with the County, the Chamber of Commerce, and other entities to explore additional programming and support options for businesses in Beavercreek Township.
- F.3.3 Explore opportunities to expand agritourism within the Township.
The Township and other regional entities can promote agritourism through a range of communications, special events, and other avenues. This promotion can be a major way of attracting people to spend time in the Township and support local business. Township zoning should be evaluated for barriers to agritourism.

Sidebar:

Agritourism, as defined by the State of Ohio in the Ohio Revised Code Section 901.80, means an agriculturally-related educational, entertainment, historical, cultural, or recreational activity that allows or invites members of the general public to observe, participate in, or enjoy that activity. This includes activities such as you-pick operations or farm markets, conducted on a farm.

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- F.3.4 Promote the Townships natural resources, parks, trails, and blueways to encourage tourism.

The Township is rich in natural resources, parks, trails, and blueways that provide opportunities for recreation and conserve open space. They also provide opportunities for economic development through increased tourism. The Creekside Trail, which transverses the Township, is part of the Great American Rail Trail, a national trail. The Township can utilize the Creekside Trail and other natural assets to promote tourism and the local economy.