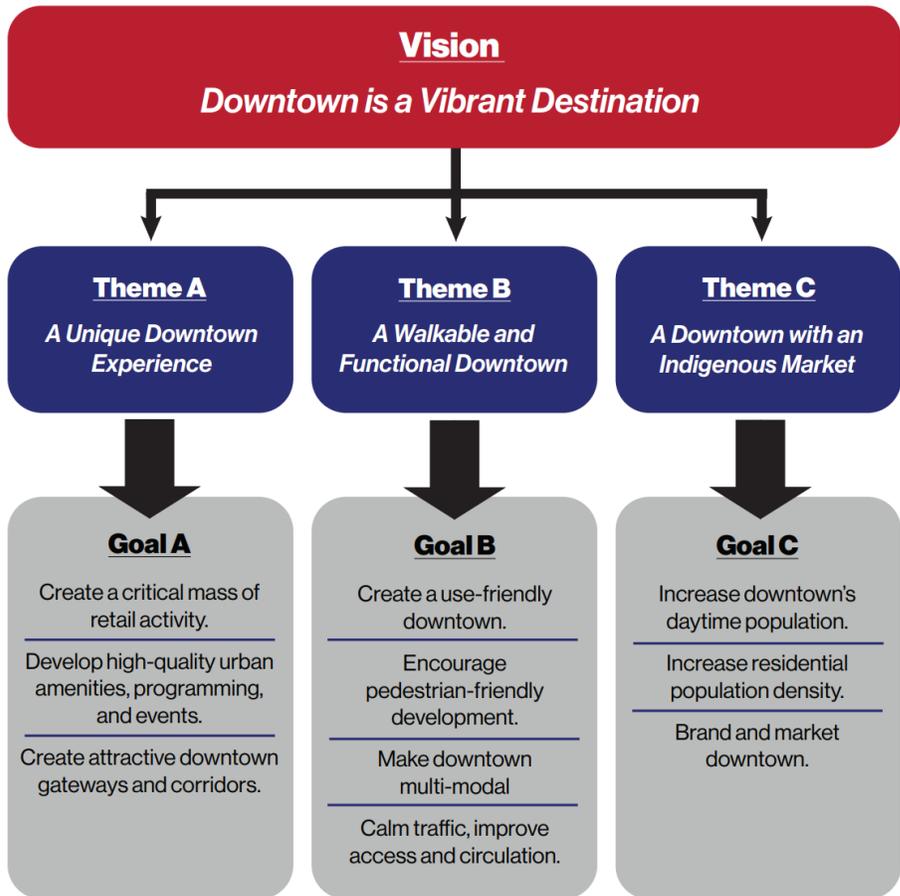




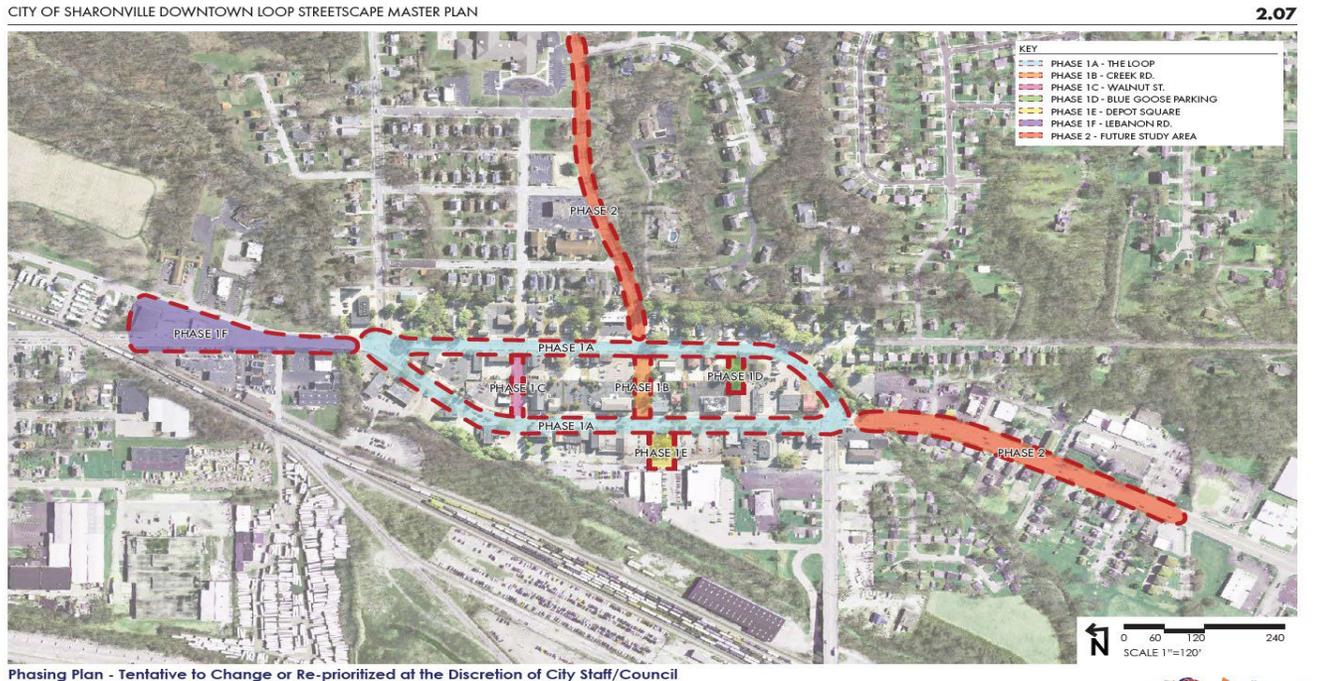
What drives our vision and decisions?



2010 Downtown Strategic Plan: Ordinance No. 2010-38, adopted July 13, 2010.



Downtown Loop Streetscape Master Plan: Resolution 2020-R-11-E, adopted June 16, 2020 – 3 phases to make our public areas pedestrian and business friendly.



City of Sharonville Comprehensive Plan 2030: Resolution 2020-R-16, adopted September 13, 2020 Pages 5, 22, 32, 44-46, & 51-52





Sharonville Downtown Loop Themes from Adopted Plans



Future Land Use Plan

- Empower the Community Improvement Cooperation (CIC) as a land bank.
- Utilize CIC to acquire strategic pieces of land for redevelopment. (Comp Plan pg. 32)

Re-Define a Vision for Our Places

- Increased residential population and density is needed to support downtown businesses during evening hours and on weekends. (Strategic Plan pg. 2-3)
- The downtown loop is intended to be the most compact area of development in the City with a focus on mixed-use development. (Comp Plan pg. 22)
- Encouraging more local restaurants and businesses.
- Encouraging more businesses to open later on nights and weekends.
- Encouraging the redevelopment of strategic sites and properties in and along the Downtown Loop in a higher-density mixed-use or residential development.
- Reconfiguration of all the parking in the Downtown Loop to consolidate it in the rear of buildings to open up development opportunities along the street frontage.
- Enhancing the appearance of the Downtown Loop with improved design guidelines and streetscapes. (Comp Plan pg. 44)

The purpose of these strategies is to create a Downtown Loop that encourages people who work, live or play in the City to take the time and stop, shop and stay in Sharonville.

New Residents' Annual Local Spending Impact

\$20/day x 365 days x 225 units =

\$1.642 M



Estimated annual spending in Sharonville from 225 new households

New Jobs Created

Estimated from housing-driven economic growth



119 JOBS

0.53 jobs per unit x 225 units



Sharonville Downtown Loop Property Vacancy/Utilization



Definitions:

Vacant or +/-90% Vacant

Property is vacant and and/ or building is only +/- 10% occupied.

Underutilized Areas

Property may be “vacant” as defined above or not fully contributing to the economics of the local business area.

Legend

Yellow Vacant or +/- 90% vacancy

Purple Underutilized Areas

Year Year Built

* City Acquired Land

Sharonville Downtown Loop

Total Area: 22.8 Acres

Number of Properties: 40

Number of Vacant

Underutilized Properties: 17

Percent Vacant/Underutilized: 43%

