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PUBLIC FACILITIES



Public Facilities Overview

The Public Facilities element of the Comprehensive Plan addresses the expectations that a community's residents have regarding public services and the facilities needed to provide these services. The Public Facilities Plan for Silverton focuses on both the building space and personnel needed to provide services such as police, fire, public works, administration, and so forth for the City's residents.

Attractive public facilities are important to maintaining the confidence in the community of homeowners and business owners. Schools, libraries, parks, and other facilities are all highly valued by residents and are important factors in where to buy or rent a dwelling to live. These and other facilities and services will help sustain the community through the inevitable cycles of deterioration and reinvestment, so Silverton should invest in them as generously as is fiscally prudent. The public sector should provide leadership in developing facilities that exemplify quality in design, construction, and maintenance.

Besides helping build a sustainable community, attractive public facilities also build community pride. An important factor in the City's ability to sustain long-term fiscal health will be the way in which it manages growth and redevelopment. Expanding the tax base without over committing to expenses will help pay for the facilities and services that help renew the city and attract new residents and businesses.

Public buildings that house the various governmental and service functions of a municipality are generally of two types: (1) those requiring a nearly central or a common location and that serve the entire municipal area, and (2) those serving segments of the community on a "service-area" basis. Silverton's Municipal Building is an example of a governmental building that serves the entire community, while the local fire station represent a public building that has a service area relationship with the community.



Silverton Public Services

Silverton has a wide variety of public facilities to better serve the public need. The Silverton Memorial Municipal Government Building houses the police station as well as administrative offices necessary to run the city. It is located close to the center of the city at 6860 Plainfield Rd.

Public Safety Services

Silverton shares its fire and EMS responsibilities with the neighboring city of Deer Park to the north. The firehouse is in Northern Silverton, serving both cities. This joint arrange-



ment has been in effect since 1999, when both cities decided it would be more efficient to combine efforts and have one jurisdiction to serve the combined population of about 11,000. The joint fire department has 57 total personnel including 8 full-time and 50 part-time fire / EMS personnel and 1 full-time clerk.

Silverton maintains it's own Police department staffed with 10 full-time personnel and 1 part-time personnel including 3 full-time and 3 part-time dispatchers.



Public Works

Silverton provides full service public works and street maintenance services to it's residents and business owners. Services include: snow removal and salting, street repair, repaving and storm water maintenance.



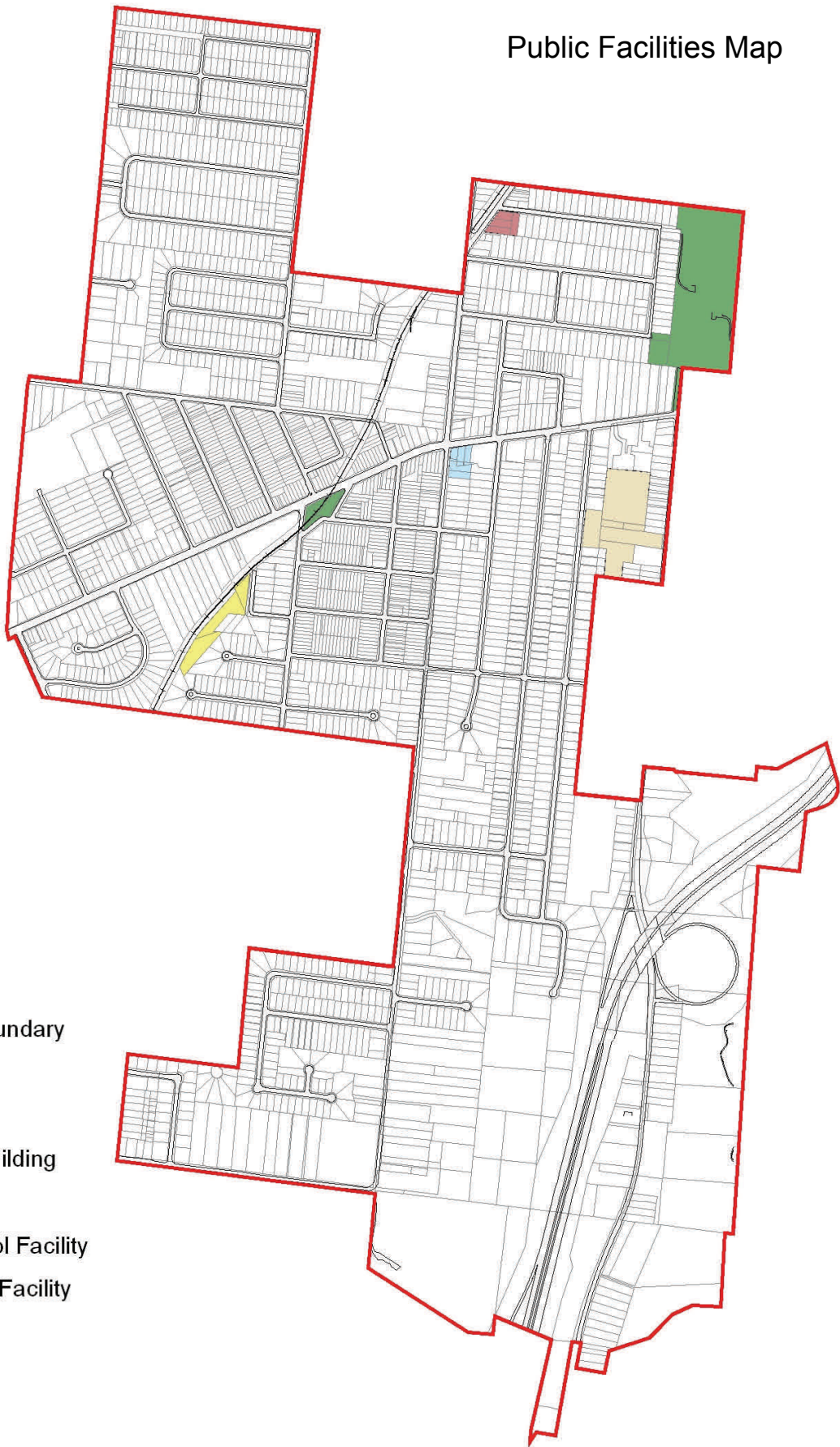
Public Education

Silverton is served by two public school districts. Cincinnati Public School District services the majority of the city while Deer Park Community City Schools services a small neighborhood area in the northern portion of the city. Silverton offers one public school facility, Silverton Paideia Elementary School which serves kindergarten through sixth grade, which is administered by Cincinnati Public Schools and is located along Stewart Road. The Silverton Paideia Elementary School is scheduled to be built at a new location within Silverton and reopen with a museum school curriculum.

Public Facilities Map

Legend

-  Silverton Boundary
-  Roads
-  Rail Line
-  Municipal Building
-  Parks
-  Public School Facility
-  City Service Facility
-  Fire Station



Intergovernmental Cooperation

A joint meeting was held between the Silverton Comprehensive Plan Steering Committee and the Deer Park Comprehensive Plan Steering Committee to discuss and brainstorm potential areas for future collaboration. The two cities currently have a successful joint venture in the Deer Park Silverton Joint Fire District. This joint planning session focused on a variety of projects and initiatives that the two cities may explore further to leverage their common assets consisting of an excellent location in the greater Cincinnati marketplace, a small town quality of life atmosphere and their dedicated resident base.

Potential Intergovernmental Projects & Collaborations

- 1) Explore Formation of a Joint Community Improvement Corporation (CIC)
- 2) Coordinate a Joint Streetscape Plan for Blue Ash Rd. - Plainfield Rd. Corridor
- 3) Further Explore Joint Service Opportunities, Possibly a Joint Park District
- 4) Gateway at Plainfield Rd. / Blue Ash Rd. Split
- 5) Connection of Both Deer Park and Silverton Parks
 - Walking / biking friendly
- 6) St. Johns "annex"
- 7) Common welcome park
- 8) Joint Community Activities
 - Grow "Block Watch"
 - Yard sales
 - Festivals (Music, arts, etc.)
- 9) Taste of "Silver Park" or "Deerton"
- 10) City Collaboration of Services
 - Police
 - Maintenance, trash, etc.
- 11) Bike Path
 - Park to park
 - Railway to Blue Ash
- 12) Joint Marketing of Corridor Business Areas and Shared Events
- 13) Gateway Border
- 14) Continuity In Street And Sidewalk Lighting (Promote a Safe and Welcome Environment)
- 15) Seasonal Plantings and Lighting
- 16) A Shared Focus on Arts and Festivals
- 17) Team Volunteer Committees to Induce Continued Change and Growth
- 18) Combine Police Presence Along Corridor on Bikes or Foot Patrol
- 19) Joint Marketing Ideas
- 20) Call the Corridor Area "The Mix"
- 21) Exploring complimentary development strategies as opposed to competitive, to avoid over development of one type.
- 22) Joint PR / Marketing of area for businesses/residents (Location/housing/safety/education faith/etc.)
- 23) Continuity is a big concern along Plainfield and Blue Ash Rd.
- 24) Parking – daily/joint events. Separate events, but both cities support them
- 25) We need to join the police department and the service departments – great potential money savings for both communities
- 26) Need bike patrol (police) from Montgomery Rd up through Blue Ash Rd by the railroad
- 27) Ensure that compatible and appropriate zoning districts and regulations are applied to all properties located along the city borders to preserve and protect the character of those areas.

Intergovernmental Cooperation

Joint Planning Project & Issue Survey

Below is a survey conducted in conjunction with the joint planning session of the Silverton and Deer Park Comprehensive Plan Steering Committees. Members were asked to rank the most important and relevant joint projects / issues to pursue based on a list provided to the group. Below are the results of the survey.

<u>Rank</u>	<u>Joint Planning Project / Issue</u>
1.	Improving the appearance of the Plainfield Road & Blue Ash Road corridor (17 votes)
2. (tied)	Redevelopment of the Plainfield Road & Blue Ash Road corridor (16 votes)
2. (tied)	Joint marketing campaign for redevelopment efforts (16 votes)
4.	Maintaining the quality of existing housing (15 votes)
5. (tied)	Joint applications for Community Development Block Grants (CDBG) (12 votes)
5. (tied)	Road improvements to Plainfield Road & Blue Ash Road (12 votes)
7.	Exploring additional teaming opportunities for delivery of public services (9 votes)
8.	Opportunities to team on annual Deer Park - Silverton community festivals/events (8 votes)
9.	Providing a wider range of housing options (7 votes)
10.	Building more pedestrian / bikeway connections between the two cities (6 votes)
11.	Traffic issues (3 votes)

Blue Ash Road/Plainfield Road Future Land Use Plan

- Blue Ash Corridor
- Shared Boundary
- Deer Park Boundary
- Silverton Boundary
- Mixed Use
- Commercial
- Residential
- Public Land

0 300 600 1,200 Feet



KLEINGERS
& ASSOCIATES
Planning & Urban Design



Blue Ash - Plainfield Corridor Joint Marketing Plan

One concept identified during the joint planning session was focusing on marketing the Blue Ash Road and Plainfield Road business corridors as a single destination point.

This business corridor contains several valuable assets for both communities including the Deer Park Community Park Facility, The Meier's Wine Cellar, the Silverton public parking lots and highly visible gateways for both communities.

Leveraging these combined assets may have very tangible benefits for both communities. There may also be the opportunity to promote both the corridor and both cities on a combined gateway / sign feature located in the area of the common border of both communities where Blue Ash Road merges into Plainfield Road.

Public Facilities Policy Recommendations

PF 1.0 Recognition of Public Services

Consider water, sewer, police, transportation, fire, schools, storm water management, and parks as necessary public facilities and services. Ensure that facilities are sufficient to support planned development.

PF 1.1 Regional Service Delivery Cooperation

Silverton should continue exploring creative and proactive methods of joint service delivery among multiple local jurisdictions to the extent that it does not harm the City financially and it improves the quality of the service or facility to the citizens of Silverton . Building upon the successful joint venture between Silverton and the City of Deer Park for the delivery of Fire and EMS services, the City should continually review its service delivery costs and operational structure while considering a regional service delivery approach. When feasible, the City and related agencies should build facilities that can serve more than one purpose. Land and facilities shared between schools and parks, or storm water facilities and parks, are examples of this principle.

PF 1.2 Relocation of the Municipal Building

The city should continue its analysis of relocating the existing municipal building located at the corner of Montgomery Road and Plainfield Road. The existing municipal building is no longer adequate to properly serve the needs of the Silverton administrative and Police departments due to the small size of the building and the general condition of the structure itself. Relocation options should include both seeking existing Silverton facilities that may be modified to suit the needs of a new municipal building as well as identifying potential sites for the construction of a new municipal building. Careful analysis should be undertaken to ensure the preferred option is the most fiscally prudent solution to this issue. This corner property also represents a highly visible lot that is a prime redevelopment opportunity. Relocating the municipal building will provide the city with a unique opportunity to control this land site and possibly be a leader in stimulating redevelopment activity and investment in the Silverton City Central district.

PF 1.3 Public Facility Expansion

Expand public facilities, if needed, in accordance with this comprehensive plan and future land use goals. Cost for these improvements should be distributed in an equitable manner to those who receive the primary benefit of these improvements. As much as possible, redevelopment should be directed to those areas that are convenient to existing public facilities or that require limited investments to extend infrastructure.

PF 1.4 Providing High Quality Public Facilities and Services

Silverton should construct and maintain facilities to the highest level of quality possible. Since public facilities represent a collective effort of the entire community, they should be of high quality and demonstrate the expressed desire for an improved environment. In doing this, the public provides leadership in enhancing the urban environment.

Public Facilities Policy Recommendations

PF 1.5 Exploring Intergovernmental Cooperation Opportunities

The City should consider establishing a committee to work with a similar committee in Deer Park to further pursue some of the ideas generated in the joint planning session. Given the shared community goals and other physical attributes, establishing a joint committee to brainstorm and garner support for these joint projects could prove very valuable to both communities when attempting to implement community-wide initiatives.

PF 1.6 Partnering Opportunities with the Cincinnati Public School District

The City should continue to seek out partnering opportunities with the Cincinnati Public School District. The ultimate success of both Silverton and the local school facility are directly dependent upon each other. Potential areas of future joint collaboration may include: shared school & city facilities, joint city - school activities and annual events and shared parking arrangements for special events.

PF 1.7 Encourage Underground Utilities

Silverton should encourage undergrounding of overhead utilities and co-location of utilities to reduce aesthetic impacts and service disruptions. Zoning regulations requiring underground utilities or utility pole placement in the rear of lots should be explored for implementation on all redevelopment along the Montgomery Road and Plainfield Road corridor areas.

PF 1.8 Wireless Telecommunication Guidelines

To the greatest extent possible, Silverton should encourage the placement of personal wireless communication facilities in a manner that minimizes adverse impacts on adjacent land uses, in particular, residential land uses. The city should encourage siting and design of communication facilities in a manner that provides the least impact on the aesthetic character of the community.

PF 1.9 Planning for Public Service Delivery

The City should integrate its land use and public works planning activities with an ongoing program of long range financial planning to ensure that the City's future land use plan and level of service delivery standards can be supported by quality public facilities. This is similar to the recommended Capital Improvement Plan, but different in that this planning focuses primarily on public service delivery and not infrastructure improvements. Such planning should address the following in order of priority:

- Improvements needed to provide adequate public safety or to remove hazards.
- Investments needed to maintain existing facilities from further deterioration.
- New Investments to increase capacity for growth focused into specific areas that implement the comprehensive plan.
- Improvements to meet comprehensive planning objectives to serve existing residential neighborhoods.