



## Trailside Village Officially Breaks Ground on Hamilton County's First Conservation Development

*Public/private partnership paves way for preservation of greenspace, innovative home designs from leading local builders*

**June 21, 2023 (Cincinnati, Ohio)** – Green Township officials and leaders from Trailside Village, LLC, celebrated the groundbreaking of Phase 1 development of Trailside Village, the westside's innovative mixed-use community for which nature guided the master plan. Elected officials, development partners, leaders from local businesses and other community stakeholders gathered this morning to celebrate the significance of this collaborative effort in which developers and builders are adapting and innovating to ensure sensitive streams and woodlands are preserved, protected and beautifully integrated into Hamilton County's first Conservation Development.

"It's exciting to see public and private-sector collaborative efforts creating meaningful benefit to our community and our residents," shared Tony Rosiello, Chairman of the Green Township Board of Trustees. "This team and its key development and community partners have been working hard to bring our township an innovative neighborhood that prioritizes conservation while providing all our residents enhanced public spaces for gathering and enjoyment."

M/I Homes and Dennis Ott Builders will be introducing never-before-seen home offerings to the market, specially designed for Trailside Village. With more than 55 acres of perpetual greenspace – more than half the acreage in Phase 1 development – the homes of Trailside Village will offer residents a tranquil, park-like setting yet be walkable to community gathering spaces and amenities.

Clete Benken – president of Peravia, LLC, a partner in Trailside Village, LLC – conceptualized the conservation plan for Trailside Village. Located on property on which his grandparents operated a dairy farm decades ago, Benken is passionate about preserving greenspace and protecting the land's most sensitive natural features and habitat corridors.

"Trailside Village will be unlike any development in this region," Benken explained. "We recognized the benefits of creating a more sustainable model for land development, which emphasizes the preservation of our region's sensitive creeks, ridges and woodlands. We're even establishing a 20-foot-wide, 8-foot-tall wildlife crossing under the roadway to ensure the habitat corridors are easily navigable and safe for wildlife. We believe it's going to be the first-of-its-kind endeavor in a subdivision in Hamilton County and hope others see the value of our approach to conservation."

Following the earthwork and construction for Phase 1 residential development, more than 250 trees and native understory vegetation will be replanted along the greenways and trails. Many of the trees being removed as the community begins to take shape will be recycled into board lumber while select, large logs from the property will be utilized in the Nature Play Area at the community's public park. Harrison Trail will be expanded from 1.1 miles to 2.6 miles, more than double in length.

“It takes vision and amazing collaboration to bring an innovative community like this to life,” said David Wittekind, president of In-Line Development Company, a partner on the Trailside Village development team. This public/private partnership is enabling Trailside Village to become a community asset that will be a catalyst for additional investment in the area. We look forward to introducing the Trailside Village neighborhood and lifestyle to Hamilton County and the region’s westside.”

With residential development underway, the first homes are expected to begin welcoming residents in summer 2024. Future development of the Trailside Village Center (Phase 2) will be located along Harrison Ave. and feature additional housing units and 35,000 square feet of commercial space, which will include the Village Center – a hub that will boast a mix of dining options, office and retail space.

### **Phase 1 Development Facts**

195 lots for residential development in the master plan

- 90 Trailside & Creekside row house-style, stand-alone homes with attached garages
- 84 Traditional homes
- 21 Estate homes

Public spaces

- Extended Harrison Trail from 1.1 miles to 2.6 miles
- More than 55 acres of open greenspace
- Nature Play Area
- Small performance lawn and open-air pavilion

Conservation facts

- More than 50 percent of Phase 1 development is retained as perpetual greenspace
- Landscape restoration will involve the planting of native grassland and prairies, as well as more than 250 trees along greenways and trails (in addition to plantings throughout the landscaping of neighborhood homes)
- Wildlife crossing will enable animals to safely traverse the community and its natural environment
- Trailside Village is the first Conservation Development in Hamilton County

### **About Green Township**

Green Township is one of 12 townships in Hamilton County, Ohio. With 60,424 residents reported in the 2020 census, Green Township is the county’s second-largest township, spanning the communities of Bridgetown, Covedale, Dent, Mack, Monfort Heights and White Oak. The township provides families with quality recreation leisure facilities with ample greenspace, play areas and athletic fields across its six parks: Bicentennial Park, Blue Rock Park, Bosken Park, Kuliga Park, Veterans Park and West Fork Park. Most of Green Township is within the Oak Hills Local School District, while the areas of Monfort Heights and White Oak fall within the Northwest Local School District. Covedale Elementary School is the only school within the township that belongs to the Cincinnati Public School District. For additional information, visit [GreenTwp.org](https://www.GreenTwp.org).