

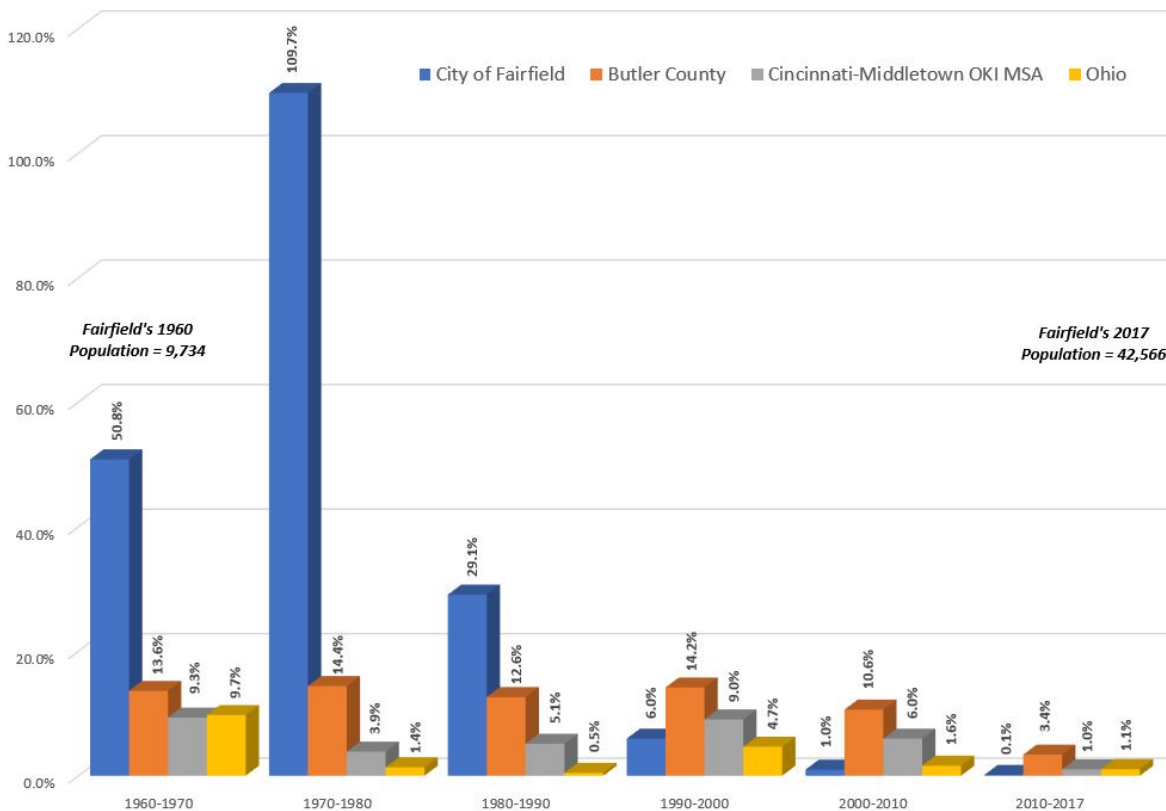
Existing Conditions

Existing conditions are a snapshot of the community in one moment in time.....

Capturing this one moment in time is important to understand what the current “state” of the city is and to provide a foundation from which to plan for the future of our city.

Population – Who are we?

Who lives in Fairfield? How has the city changed over the last several decades?



• Growth

The population growth in Fairfield has leveled off over the last 20 years after experiencing a dramatic increase prior to the year 2000.

- ✓ Fairfield has a current population estimate of 42,566 persons¹.
- ✓ The greatest period of growth experienced was between 1970 – 1980; an increase of 110% from the decade prior.
- ✓ Between 1960 and 1990, Fairfield's growth rate exceeded Butler County, the State of Ohio and the Cincinnati-Middletown MSA.
- ✓ The last two decades have seen a population increase of less than one percent across each decade.

¹ US Census Bureau Population Estimates for 2017.

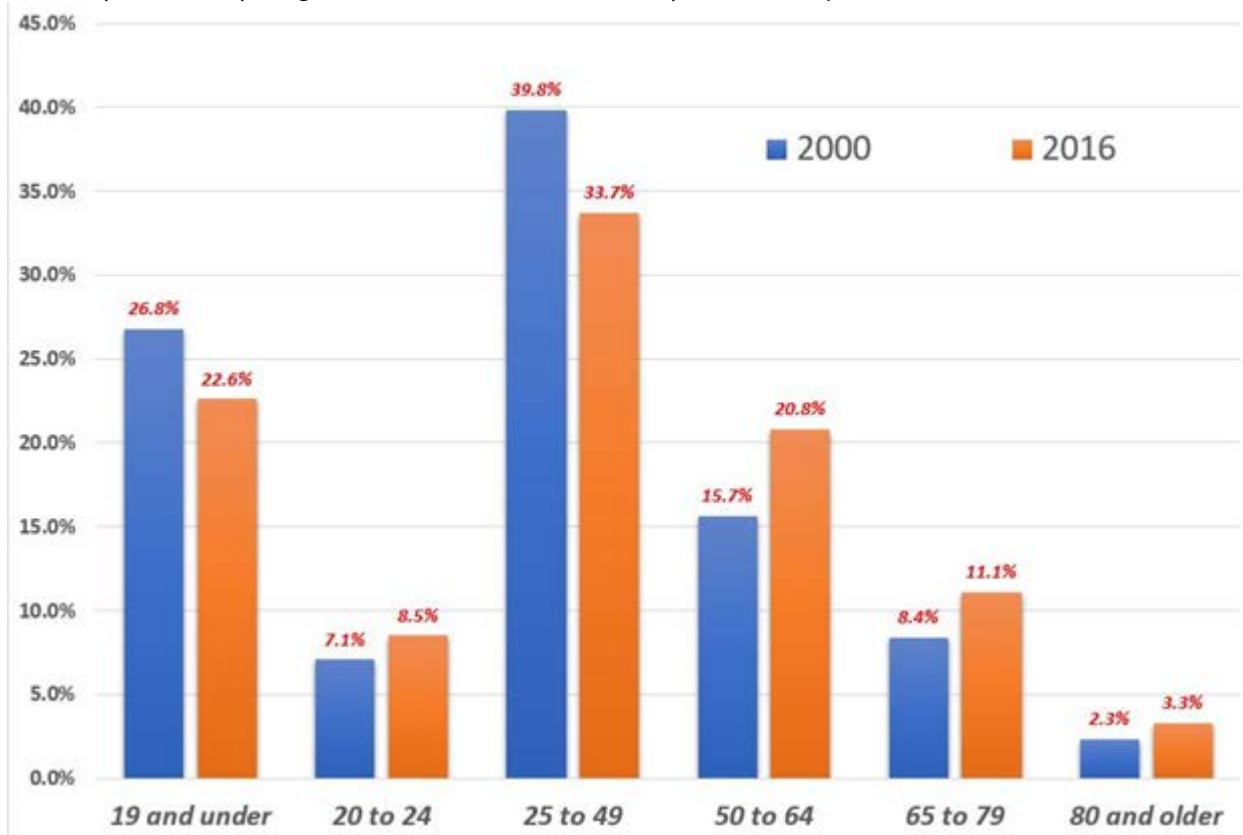
What this means

The decline in growth rate over the last three decades is not necessarily negative. The decline in growth rate can be attributed to several factors including limited land for new residential development, zoning that limits density of population, and/or a lack of annexation efforts which bring in population and available land for development. Additionally, there is a national trend of smaller households (fewer persons occupying a dwelling) that could result in slower, or even declining population growth even where new housing is built.

• Age Distribution and Median Age

While the total population growth has leveled since 2000, the age of the population has changed more dramatically.

- ✓ The two age brackets that have declined since 2000 include the “school age” bracket (19 years and younger) as well as what is considered the “family age” bracket of 25 to 49 years old.
- ✓ All other age brackets, and particularly those over 50 years old, have seen significant growth.
- ✓ These changes are consistent with the increase in the median age of 35.2 in 2000 to 38.1 in 2016.
- ✓ These changes, however, are similar to population shifts in Butler County and the State of Ohio where the most significant growth in the age of population is in the older brackets and losses in population for the younger residents. The only exception is that Butler County did experience a slight population increase in children of 19 years old or younger. Nevertheless, both the county and state experienced the same increases in median age.



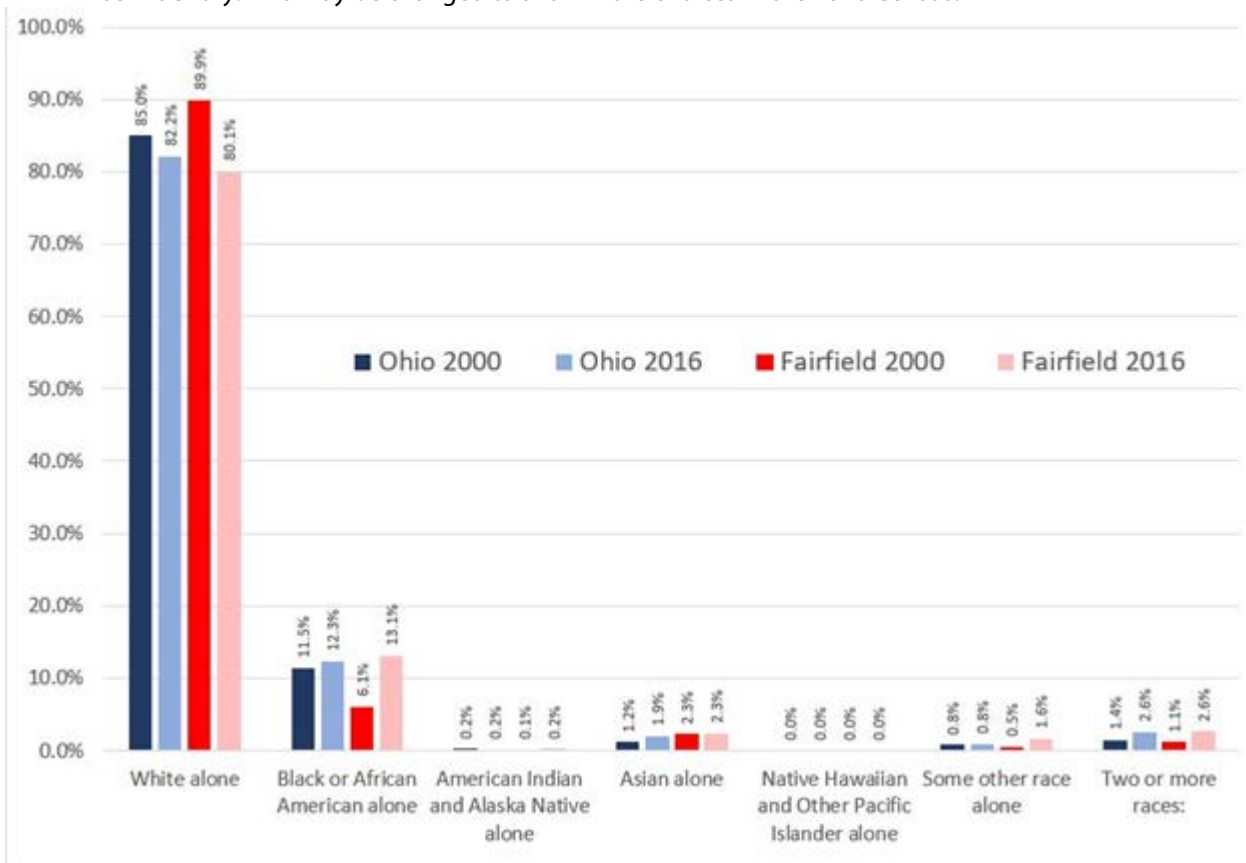
What this means

The aging of our population is a trend seen across the nation. People are living longer lives and that has a direct impact on planning for communities. Residents who are older, yet remain independent, are looking for different services from their community including ease of access to retail and services, varied programming of parks and community facilities, and a broader range of housing options beyond single-family homes on larger lots. While there has been a decrease in the youngest population bracket that typically places more demands on school resources, there is still a larger number of school-age children and young adults who seek access to parks, recreation, and educational activities.

- **Race/Ethnicity**

Another population trend that Fairfield is experiencing, along with every other community in America, is that of the diversity of race and ethnicity in the population.

- ✓ As of 2016, almost 10% of the total population in the city is foreign born.
- ✓ The percentage of population that identifies as Hispanic or Latino, regardless of race, has increased from 1.5% of the Fairfield population in 2000 to 7.8% of the population in 2016. That is a significant difference in change when compared to the state where that same Hispanic or Latino group changed from 1.9% of the total Ohio population in 2000 to 3.5% in 2016.
- ✓ While there have been increases in the Hispanic and Latino population, regardless of the race they associate with, there has also been substantial increases in the Black or African-American population (118% increase since 2000) and American Indian or Alaska Native population (86% increase). There have also been increases in the population that associates with "some other race" (211% increase) or "two or more races" (135% increase). All of these numbers outpace the percentage growths in the State of Ohio.
- ✓ It is important to note that currently, the U.S. Census asks questions about a person's identity as Hispanic or Latino separate from race and the choices for race are limited to white, black or African-American, American Indian and Alaska Native, Native Hawaiian and Other Pacific Islanders, and "other." This has caused notable issues in determining the race and ethnical backgrounds of residents accurately because of limited options to self-identify. This may be changed to allow more choices in the 2020 Census.



What this means

Regardless of issues noted on how the U.S. Census collects data on race and ethnicity, there is no doubt that there is a growing diversification in Fairfield's population. As with the changing age of residents, the changing race and ethnicity can create a broader range of needs for the public. For example, an increase in demand for information to be published in various languages. As the city moves forward, it will be necessary to engage broader diversity in their services and also outreach.

- **Educational Attainment**

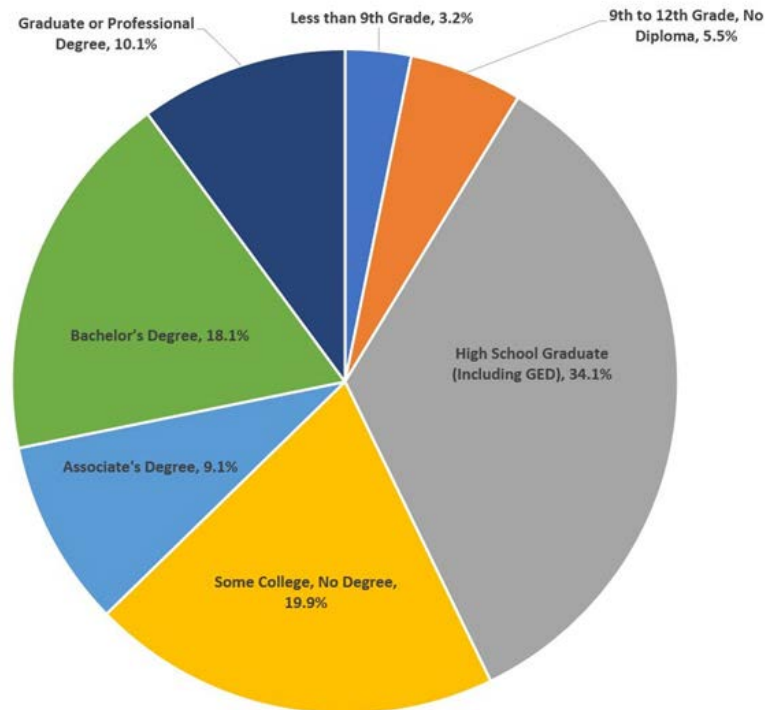
Of those residents 25 years and older:

- ✓ 28.2 percent of persons living in Fairfield have obtained at least a bachelor's degree.
- ✓ 37.3 percent hold at least an associate's degree.
- ✓ 34.1 percent have only obtained a high school diploma or GED equivalent.
- ✓ 8.7 percent have not obtained a high school diploma or GED equivalent.

- **Income**

Households in the City of Fairfield have fared better than households across the state when it comes to household income levels.

- ✓ The median 2016 household income in Fairfield was \$60,336 versus \$50,674 for households in Ohio and \$55,322 for all households in the United States.
- ✓ The median income is that income by which half of households in the jurisdiction make less than that income and the other half of incomes make more than the median income.



What this means

Education and income are unquestionably linked – the higher the education (degree, specialized vocational school), the more income a person or household are traditionally expected to have to spend on housing, goods, services and transportation in the city.

- **Households**

Information on households identifies how people live, as groups, in Fairfield as compared to the physical housing units they live in.

- ✓ In Fairfield, 66% of households are comprised of families, either with a married couple or with single householders with children. The remainder of households are considered non-family households, which can include groups of people living together who are not related by blood or marriage, or it could include a person living alone. The city's percentage is similar to what is seen across the county and state.
- ✓ There has not been any significant change in the division of family versus non-family households since the 2000 Census with the exception that there is an increase in the number of households with children that are run by a single parent. In 2000, 13% of households were single householders with children while in 2016, that number has increased to almost 17% of all households.
- ✓ Unlike the national trend of a shrinking household size, the average household size in Fairfield, and Butler County, have increased. In Fairfield, the average household size increased from 2.44 people per household to 2.50 as of 2016. As a comparison, in the State of Ohio, the average household size has decreased from 2.49 to 2.45 in 2016.

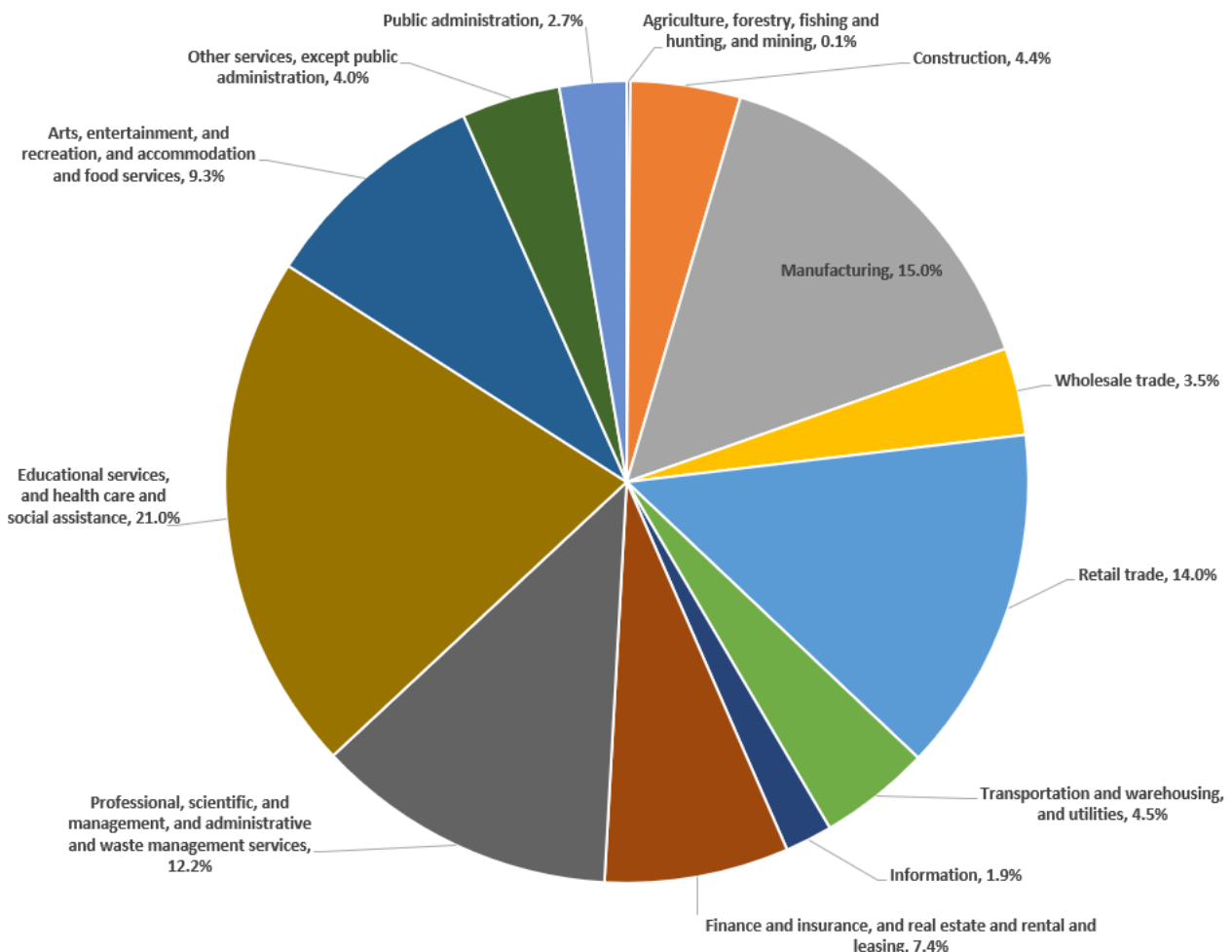
What this means

The composition of households in Fairfield has remained fairly stable, even with some slight changes in the number of single-parent households and household sizes. Changes in the types of new housing the city supports will be one of the factors that could affect household composition in the future as if there is a push for smaller homes or more attached housing, it is likely that there will be a decrease in household sizes and potentially shifts in the division between family and non-family households.

- **Occupation**

The U.S. Census provides basic data on the occupation of residents who are 16 years and older, and are employed in the civilian sector.

- ✓ Approximately 21% of Fairfield residents employed in civilian industries work in educational services, health care, and social services. This should not be a surprise given the presence of the school system, common major employers, and Mercy Health. However, this type of occupation is less than the percentage of population employed in that field in Butler County (22.5%) and the State of Ohio (24.1%).
- ✓ Where the occupation of residents in Fairfield has outpaced the occupation of the county and state population is in the retail industries, finance and insurance and real estate, and in professional, scientific, and management, and administrative and waste management services. The latter occupations align with the fact that a large percentage of the city population has some level of college education or higher.
- ✓ Commuting statistics for Fairfield residents shows that in 2016, only 47% work within Butler County and less than 25% of residents actually work within the City of Fairfield.



What this means

For the most part, the division of occupations of the Fairfield population essentially mirrors the percentages of the state and county with some minor variations. That being said, a vast majority of residents work outside of the city, so this will lead to policy questions about what types of businesses and jobs the city should seek to attract in the future if there is a desire to have people both live and work in the city.

Land Use – What are we?

Land use and zoning are important to this comprehensive planning process. Understanding the existing conditions on how land is currently used (existing land use) and is legislated to be used (zoning) allows the city to identify patterns and deficiencies in future land use needs that can be addressed through policies and implementation strategies in this plan.

- Land Use Profile
 - ✓ Fairfield is approximately 18.75 square miles in size.
 - ✓ Approximately 20% of the land within the city is available for new development.
 - ✓ The majority existing land use, by acreage, is residential at 42% of the city.
 - ✓ The city has a strong employment base with commercial, office and industrial comprising approximately 20% of the land within the city.

Land Use Type	Acreage	Percent of City
Single Family Residential	4,229	35.23%
Multi-Family Residential	785	6.55%
Neighborhood Commercial	50	0.42%
Town Center	130	1.08%
Highway Commercial	638	5.31%
Office	181	1.51%
Semi-Public	479	3.99%
Light Industrial	1,010	8.40%
Heavy Industrial	382	3.19%
Open Space/Storm Drainage Reserve	784	6.54%
Parks and Recreation	692	5.77%
Utility and Right-of-Way	350	2.91%
Agricultural/Undeveloped	2,293	19.10%
Total	12,003	100.00%

- Zoning Profile
 - ✓ 60% of the city is zoned for residential uses with eight individual residential zoning districts located throughout all areas of the city.
 - ✓ 26% of the city is zoned for industrial uses through two types of zoning districts, primarily located on the eastern side of the city.
 - ✓ 9% of the city is zoned for commercial and service type uses primarily located along the Route 4 and Town Center areas.
 - ✓ 7% of the city is zoned with a Planned Unit Development Designation.

Zoning District	Acreage	Percent of City
Agricultural and Estate District (A-1)	2,265	18.98%
One-family Residence District (R-0)	1,502	12.58%
One-family Residence Planned Unit Development District (R-0 PUD)	208	1.74%
One-family Residence District (R-1)	2,391	20.04%
One to Four Family Residence (R-2)	50	0.42%
Multi-family Residence District (R-3)	318	2.66%
Multi-family Residence Planned Unit Development District (R-3 PUD)	84	0.71%
Low Density Multi-Family Residence District (R-4)	372	3.12%
Planned Unit Development District (PUD)	364	3.05%
Institutions and Office District (B-1)	284	2.38%
Downtown District (D-1)	152	1.27%
Downtown Planned Unit Development District (D-1 PUD)	99	0.83%
Downtown Modified District (D-1A)	6	0.05%
Neighborhood Business District (C-1)	54	0.45%
Central Business District (C-2)	67	0.56%
General Business District (C-3)	549	4.60%
General Business Modified District (C-3A)	14	0.11%
General Business Modified Planned Unit Development District (C-3A PUD)	7	0.05%
Commercial Transition District (C-4)	22	0.18%
Suburban Entertainment District (SE)	48	0.40%
Service Transition (ST)	9	0.08%
Industrial Park District (M-1)	144	1.21%
General Industrial District (M-2)	2,924	24.50%
Total	11,934	100%

- Agricultural/Undeveloped Property
 - ✓ There is currently 2,284 acres of undeveloped land in Fairfield comprising approximately 19% of the city. Of this land:
 - 54% is zoned for industrial Uses (1,230 acres)
 - 24% zoned agricultural (556 acres)
 - 6% is zoned for residential (127 acres) which could accommodate up to 350 new housing units under current zoning standards.
 - The remaining 14% is commercial, mixed use or PUD zoned property.

What this means

An analysis of the existing land use pattern of Fairfield shows that the city is reaching full buildout – that means that there will be no more available undeveloped land to build new construction. There is a significant amount of undeveloped land zoned for industrial and agricultural uses. Based on the population growth trends of the city, there is approximately 30-40 years' growth that can be accommodated with undeveloped land currently zoned for a residential use.

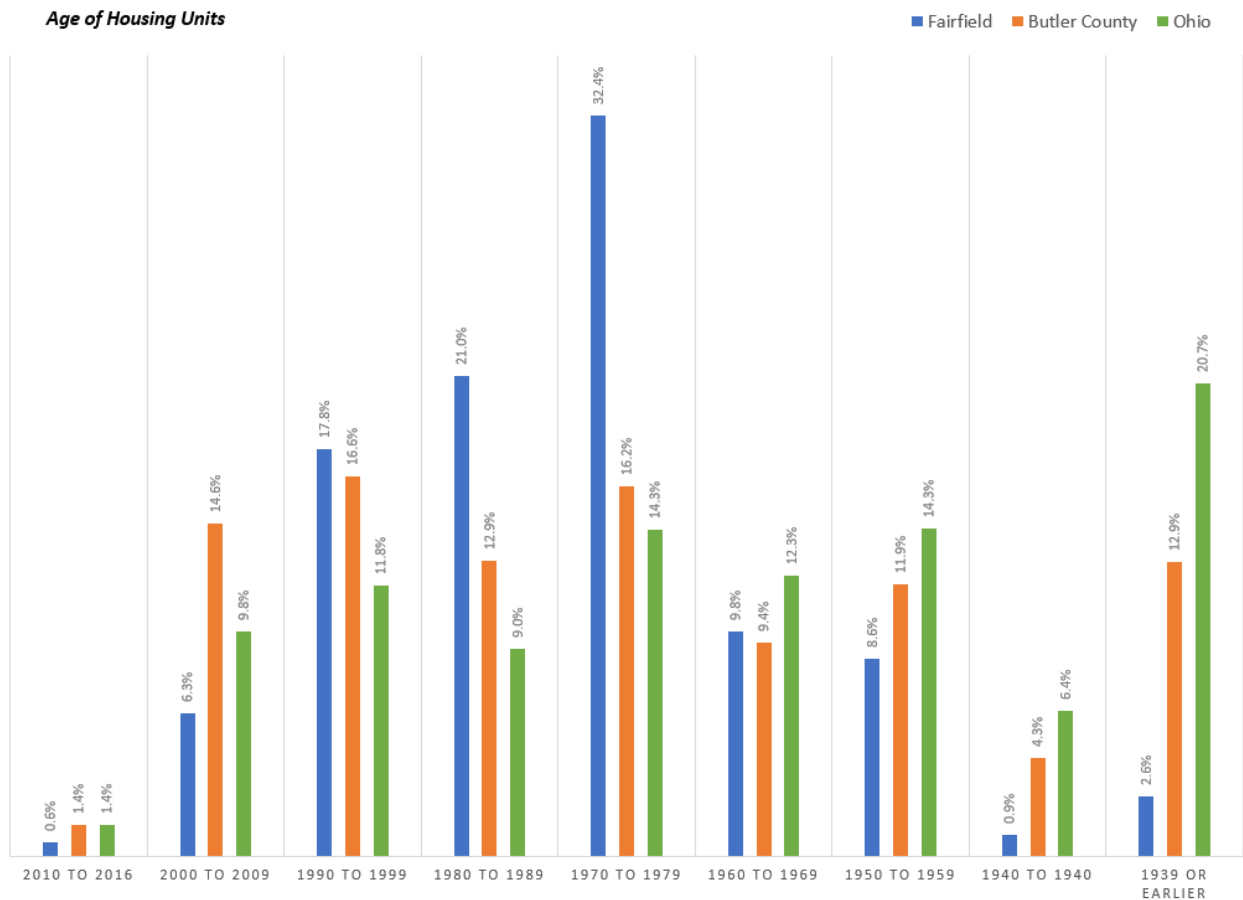
Housing – How do we live?

The mix of housing types in a city are important to provide acceptable options for a variety of incomes, household sizes and dwelling preferences. The age and condition of the housing stock are also important to a city for attracting and maintaining a viable residential base. The appropriate mix of housing types will ensure that people can live, work and play in the community.

• *Housing Profile*

- ✓ There are approximately 18,560 housing units in the city.
- ✓ There are 116 individual phases of residential subdivisions in 112 distinct subdivisions in the city with the earliest five dating back to the 1940's.
- ✓ Most residential development activity occurred between 1970 and 1980 when 30 subdivisions were constructed. This is supported with data from the U.S. Census that shows that almost one-third of housing units in Fairfield was built in that decade as compared to only 16.2% of all housing in Butler County.

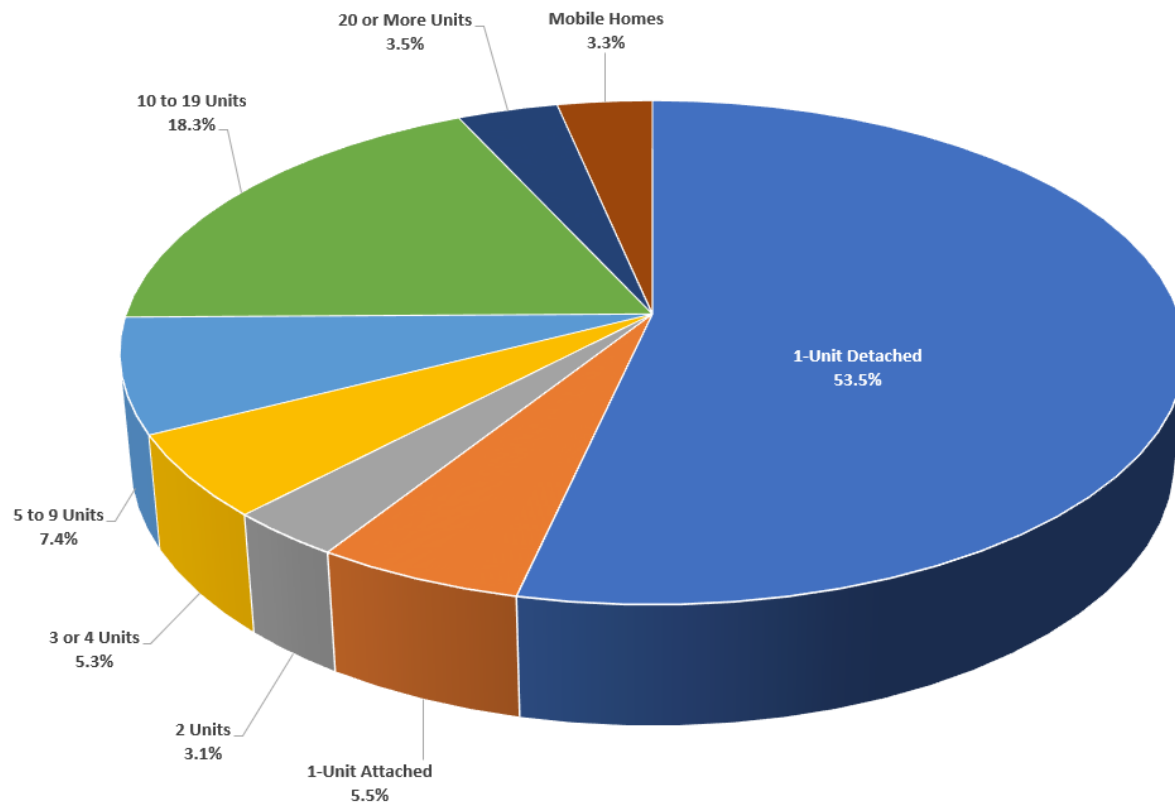
Age of Housing Units



- ✓ Over 90% of all housing units were occupied as of 2016, similar to numbers across the state. Of that 90% of occupied units, 62% were owner-occupied and nearly 38% were renter-occupied. This seems reflected in the pie chart that shows the number of units in a structure where almost 38% of housing units are in what are considered traditional rental units with two or more units in a single structure.
- ✓ The ratio of owner- versus renter-occupied has remained relatively stable since 2000 when there were 65% owner-occupied units.
- ✓ When compared to the county and state, the city has a slightly higher percentage of renter-occupied units than the county (31%).
- ✓ The median housing value of owner-occupied units in Fairfield was \$131,900 while the median gross rent for renter-occupied units was \$743. This was slightly lower than the values in Butler County where the median

value was \$159,800 and the median gross rent was \$823. However, a review of current listings on www.realtor.com shows that of the 162 properties for sale in Fairfield, many of the single-family detached homes, which tend to be owner-occupied with sale prices far above the median value.

- ✓ The pie chart below illustrates the number of units within a single structure in 2016. This kind of data helps illustrate the breakdown between single-family dwellings and multi-family dwellings. As a point of clarification, a 1-unit attached dwelling is where units are attached though shared walls such as townhomes, rowhouses, and potentially certain types of condominiums. For the purposes of this discussion, we have made the assumption that 1-unit detached and one-unit attached dwellings are single-family dwellings and the remaining types of structures are multi-family dwellings. In 2016, 59.0% of structures were single-family, which is a slight decrease 2000 when 60.9% of structures were single-family. Looking back, even further, the 1990 Census shows that 59.7% of housing was single-family so it is clear that the division between single-family and multi-family dwellings have remained relatively stable since 1990. The number of dwelling units in structures with 10 or more units per structure has decreased, somewhat, since 1990. In 1990, 23.9% of dwelling units were in structures with 10 or more units while that number is only 21.8% in 2016, as illustrated in the pie chart below.



What this means

An aging housing stock may present multiple issues with respect to maintenance and upkeep and lack of diversity of housing types for new residents to move into the city. This could unexpectedly lead to a lack of age diversity. However, compared to the rest of the county, Fairfield's housing is somewhat newer, on average. The fact that Fairfield has a higher number of apartment buildings and rental properties could potentially be an issue as some public feedback has pushed back against new multi-family buildings. That being said, with an older population, there will likely be more of a demand for some type of housing that falls between a single-family detached housing on a quarter acre lots (example) and larger apartment complexes.

Transportation – How do we get there?

- Transportation Profile
 - ✓ Fairfield is served by a comprehensive hierarchy of roadway networks including:
 - Principal Arterials – primarily state and federal roadways designed to directly access commercial and industrial uses and to efficiently move traffic into and out of the city. These roads typically have right-of-way widths of 120 feet and speed limits of 45 MPH and higher. Route 4 and Bypass 4 are examples of a principal arterial.
 - Minor Arterials – primarily state roads designed to serve through traffic in a similar manner to major arterials, but at lower traffic volumes and fewer travel lanes. Right of way is typically 100 feet. and Pleasant Avenue, Nilles and South Gilmore Roads are examples of minor arterials.
 - Major Collector Streets – primarily city streets with right-of-way of 100-120 feet and are designed to connect neighborhoods to arterials. Mack Road and Winton Road are examples of major collectors.
 - Minor Collector – city roads intended to serve the properties that directly abut them, or used for short distance trips, with right-of-way widths of 80 feet or less. Resor Road, Crestview Avenue and Gray Road are examples of minor collectors.
 - Neighborhood Collector and Local Streets – city roads intended to serve the properties that directly abut them with right-of-way widths of 60 feet or less. The typical residential neighborhood street or industrial park street is an example of a neighborhood collector and local street.
 - ✓ Sidewalks
 - Sidewalks are prevalent in most residential subdivisions, however pedestrian connectivity between subdivisions or from a subdivision to non-residential areas are limited.
 - Arterials, minor arterials and major collector streets do not typically provide sidewalks. When they are available, they are often on one side of the street or are intermittently installed as properties redevelop. Dixie Highway is a good example of this.



- ✓ Bicycle Facilities
 - Bicycle trails are limited in Fairfield with the exception of the Great Miami River Trail located on the west side of the city which begins at Waterworks Park in Fairfield and travels north, 82 miles to Sidney, Ohio.
 - There are no marked, shared paths on roads and streets within the city, although the *Comprehensive Parks and Master Plan (2014)* identifies over 13 miles of "trails and connections" within the city. These include: Pleasant Run Creek Path, Harbin Park Bike Path, Huffman Park Bike/Hike Path, Miami-Erie Canal Bike Path and Marsh Park Bike Trail.
 - The *Comprehensive Parks and Master Plan (2014)* identifies that communities similar in size to Fairfield have, on average, 29 more miles of paved trails than Fairfield.

- Bicycle racks are located sporadically throughout the city at public locations such as the Fairfield Lane Public Library and the Fairfield Community Arts Center. They are relatively non-existent anywhere else in the city, especially on private property where retail and services are provided.
- ✓ Transit
 - Public transportation is provided by the Butler County Regional Transit Authority (BCRTA).
 - Three routes connect Fairfield riders to points south to Tri-County Mall in the City of Springdale and to points north to the Cities of Hamilton, Oxford, Middletown and Miamisburg (express service).
 - Transit routes provide multiple stops along Route 4, Symmes/Pleasant Avenue (North of Symmes Road), and along Holden and Port Union Roads.
 - Transit generally operates from 6:30am – 8:30pm weekdays with the exception of the R6 route (Jobs Connector) which runs from 4:45am – 9:45pm weekdays.
 - Prices are \$2.00 for a one-way trip, all routes.
- ✓ Rail/Freight
 - CSX Rail and motor freight route activity, other than local deliveries, are primarily located on the east and northeast side of the city serving the industrial areas.
 - Because of the concentrated location of the industrial base in the city, little conflict exists between motor vehicle, rail and freight traffic. However, where railroad crossings are at grade, there are frequent instances of stopped traffic on the roadways. Symmes Road is an example of a conflict between rail and motor vehicles.
- ✓ Planned projects
 - Fairfield Public Works has the following roadway projects currently being completed or planned:
 - North Gilmore Road Improvements (current) – widening, repair, resurfacing.
 - Intelligent Traffic System Phase 2 (current) – interconnection of traffic signal and pedestrian crossing systems with fiber optics including new LED signage.
 - 2018 Urban Paving Program – annual program to repave city streets.
 - 2018 Concrete Curb Replacement – annual program to repair or replace city curbs.
 - Route 4/Michael/Camelot Intersection Improvement (2022) – realignment of the offset intersection.
 - River and Gray Roundabout (2019) – roundabout installation at River and Gray Roads intersection.
 - 2019 Bridge Rehabilitation – minor structural repair to Happy Valley Bridge, Winton Road Bridge (south of Mack), Resor Road bridges (between Winton and Pleasant).
 - 2018 Route 4 Sidewalk Improvement – installation of sidewalk on east side of Route 4 between Nilles Road and Donald Drive to fill in existing gaps along the pedestrian path.
 - 1-275/South Gilmore Road Ramp Improvement (2021) – addition of one lane southbound between Omniplex Drive and westbound ramp of I-275.

What this means

The city has a comprehensive system of roadway network for motor vehicles and public transit to move vehicles. The pedestrian and bicycle system is lacking connectivity, making it difficult to walk or safely ride a bike between subdivisions or from a house to a park or to a retail/service/employment business. The city has an active public works plan in place with many road and pedestrian projects in the pipeline.

Economic Development² – How financially stable are we?

- Economic Base Profile
 - 1,694 businesses employing 38,696 persons.
 - Largest classification of jobs is the service sector with 632 employers employing 17,181 persons.
 - Ten largest employers in city collectively employ approximately 8,700 persons – almost ¼ of the city workforce.
 - Average disposable income in Fairfield is \$60,106. Median disposable income is \$50,323
 - City imposes an income tax of 1.5%. This is the same as the surrounding communities of Forest Park, Springdale and Sharonville. Hamilton and Oxford impose a 2.0% income tax. Townships, by nature of Ohio Law, do not impose income taxes.
 - The city has one Joint Economic Development District (JEDD) with West Chester Township and the City of Springdale. This JEDD includes two buildings on Aviation Way, comprising of 43 acres. The JEDD will require employees working the JEDD to pay municipal income tax.
- Market Analysis
 - Fairfield households spend slightly less than the national average in all expenditure segments
 - The Market Potential Index, a measure on the relatively likelihood that an adult or household is likely to spend money on a particular consumer good or service, is higher than the national average for the following product/service segments:
 - Adult Apparel
 - Automobiles
 - Beverages
 - Convenience Goods
 - Entertainment
 - Health
 - Home Improvement
 - Insurance
 - Reading
 - Restaurants
 - Travel
 - With respect to retail opportunity, Fairfield experiences a surplus of goods and services:
 - Furniture and Home Furnishings
 - Building Materials, Garden Equipment and Supply Stores
 - Motor Vehicle Parts and Dealers
 - Food and Beverage Stores
 - Health and Personal Care Stores
 - Electronics and Appliance Stores
 - Food Services and Drinking Places (including restaurants)
 - With respect to retail opportunity, Fairfield experiences a deficit (or leakage) of goods and services
 - Gasoline Stations
 - Clothing and Accessory Stores
 - General Merchandise Stores
 - Sporting Goods, Hobby, Book and Music Stores

² ESRI Business Analyst Retail MarketPlace – 2017 data.

2017 Leakage/Surplus Factor by Industry Group



What this means

Diversity is good when it comes to services and goods. Economic development is more than just one large individual prospect, event or business. A holistic approach that balances employment and available goods and services works in the best interest of the city. A diverse economy helps the city weather economic downturns and brings in income through income tax, property tax and sales tax to the city.

Community Facilities – How are our services?

- Community Facilities
 - ✓ Schools
 - The city is served by the Fairfield City School District which also serves surrounding Fairfield Township.
 - Grade of C on latest State of Ohio Department of Education assessment.
 - 12 schools educate the district's 9,200 students including: one preschool, six elementary schools, two middle schools, one freshman school, one senior high school and one academy.
 - Fairfield City Schools provide primary and secondary education curriculum for students including Advanced Placement and Honors programs, a fine arts program (band, orchestra, visual art, drama) and Division I athletics program for both males and females.
 - ✓ Police
 - The city is served by an accredited police department and was awarded the Advanced Accreditation with Excellence during its last re-accreditation in 2015.
 - 61 sworn officers are employed by the department responding to more than 30,000 calls annually.
 - The department provides community services including patrol, SWAT, Citizen Police Academy, CodeRed Emergency Network, Crime Prevention, Juvenile Diversion Program, Neighborhood Watch Program and a prescription drop box.
 - ✓ Fire
 - Fairfield is served by a full time fire department in 3 stations across the city:
 - Station 31 – Headquarters/Station at 375 Nilles Road
 - Station 32 – at 6540 Dixie Highway
 - Station 33 – at 6118 Winton Road
 - Each station has dormitory facilities for 10 personnel.
 - Equipment includes four pumpers (three with aerial ladders), one heavy rescue unit, four ambulances, one water rescue boat, a mobile command center and numerous support vehicles.
 - The department conducts firefighting, paramedic and emergency medical technician services, fire safety checks and hydrant maintenance.
 - ✓ Utilities
 - Water and wastewater services are provided for and billed by the city.
 - The city operates and maintains over 175 miles of sewer and over 200 miles of water main.
 - The city water plant has the capacity to treat and filter 1.5 million gallons of water daily. Water quality from the Great Miami Aquifer is tested daily in its own on-site laboratory to ensure it meets or exceeds the requirements of the Ohio Environmental Protection Agency (OEPA).
 - The city wastewater treatment plant is a Class IV treatment facility (OEPA) and treats an average daily flow of 5.5 million gallons a day (MGD) with a capacity of 10 MGD.
 - Electric and natural gas are provided by Duke Energy and alternative providers including the Butler Rural Electric Cooperative.
 - Internet and Telephone service are largely provided by Cincinnati Bell and Spectrum Cable.
 - ✓ Parks and Recreation
 - The city, through the Parks and Recreation Department, provide a variety of programming and activities in multiple locations including:
 - The Community Arts Center – an indoor facility providing a 237 seat theater, art gallery, pottery studio, dance studio, children's area and a lounge for senior citizens.
 - Fairfield Aquatic Center – an eight lane lap pool with climbing wall, diving board, interactive play structure, water slide and spray ground.
 - Fairfield Greens Golf Courses – a par 70 championship golf course and an executive 9-hole golf course including a putting green and clubhouse.
 - Elisha Morgan Mansion – a historic mansion available for rental for gatherings.

- An extensive system of neighborhood, community and regional parks encompassing over 575 acres of land providing:
 - Athletic fields
 - Playgrounds
 - Skate Park
 - Picnic shelters
 - Tennis courts
 - Community garden
 - 64-acre fishing lake and boat docks
 - Walking trails
 - Dog park
 - Disc golf course
 - Mountain bike trails
 - Sledding hill
 - According to the Comprehensive Parks and Recreation Master Plan, approximately 30 acres of parkland is currently undeveloped.
 - Parks and recreation activities are supplemented by the Fairfield School District, the Great Miami Valley YMCA, Joe Nuxhall Miracle League Fields, Mercy HealthPlex, Metroparks of Butler County, Private health clubs and Wake Nation Cincinnati.
- ✓ Library
- The Fairfield Lane Library is part of a larger public library system serving Fairfield, Hamilton and Oxford open seven days a week.
 - The library provides patrons with computer internet access, reading materials, study rooms and meeting rooms for patrons, all free of charge to the public with a free membership card.
 - Various events are held at the library monthly including book clubs, story time and hands on interactive events.
- ✓ Public Works
- The city Public Works department is an accredited by the American Public Works Association. The Public Works department provides essential services to the residents and businesses of the city including: snow removal on city streets, street sweeping and seasonal brush removal. Public Works is also responsible for maintaining the streets, traffic signal system, sidewalks and storm water system owned by the city.

What this means

The resources the city provides and maintain with respect to community facilities and services contribute greatly to the quality of life for residents and businesses and lend to the economic success of the city.

A strong and reliable network of utilities is essential for a high quality of life for residents and businesses in the city. The quality of utilities offered can either promote or stifle growth. By maintaining water and wastewater utilities, the city can control the quality of water and sewer service they provide to their residents and businesses.

Quality of life is also measured by the types of services offered by the city. Active and reliable community policing and a well-staffed and equipped fire department help to ensure a high level life safety security through emergency services response.

A strong and well maintained park, recreation and library system provide residents, businesses and visitors with the ability to relax, be active and generally improves physical and mental health and improves property values.