

Project Notes:

Project: Northgate Alliance Comprehensive Land Use Plan

Date: February 17, 2012

Subject: Community Vision Statements

Project Number: 11003

Main Issues and Goals

Main Issues as identified through analysis, market research, and public participation:

Agriculture:

- Want to keep the agricultural heritage.
 - A majority of the township is considered prime farmland.

Community Character:

- Want to keep the rural character / small town feel.
 - Visual character and quality of life was listed as a major concern among residents
 - Almost unanimous agreement that unified development standards should be adopted by all parties.

Transportation / Connectivity:

- East / West Connector will eventually support a lot of traffic and change the character of the Duvall Road area.
- The character of US 23 and access management for future development of US 23 are of major concerns to the community and ODOT and the County Engineer.
- Number of at-grade crossings vs. separated crossings could present challenges in the event of a train back up especially for fire department.
- Significant interest generated for connectivity (bike/walking) especially connecting to community facilities / schools

Economic Development:

- JEDD Agreement and Rickenbacker noise influences limit the types of development north of Duvall road.
- Everyone expressed an interest in increasing employment opportunities

Drainage:

- A significant portion of the 23 corridor is within the 100 year floodplain. The township, county and both villages all have different regulations pertaining to the use of the floodplain.
- Drainage throughout the township is a major concern especially the areas to the east of the railroad.
 - A more comprehensive approach to storm water is desired.



Infrastructure:

- Current sewer and water capacities in the villages should be enough to serve market demand in the near future and given the results of the market analysis the expense of expanding or extending services may be difficult to recapture through tap fees and service charges.
- Provision of Utilities north of Duvall Road are limited to Economic Development.

Market Analysis:

- Market Analysis revealed little demand for additional subdivision development
- The township and villages are losing population / families in the peak economic generation age ranges.
- Market for commercial development is limited in type and scale and may not support the amount of land currently zoned for commercial all along the 23 frontage.
- Market Demand for large lot (3 acre plus) homes remains strong and steady increasing pressures on road frontage and septic systems.

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Compiled Vision Statements:

Vision Statement # 1

“Our township and village residents and leaders value their small town friendliness, community charm, and agricultural heritage and, through working together on a balanced growth strategy will protect and preserve those values and promote a connected community, attractive to both families and employers alike”

Vision Statement # 2

“In 2025 we will all be a rural, connected, and neighborly community that works collaboratively to share resources and ideas and promote a community that attracts families through quality of life, quality employment opportunities, and diverse educations opportunities, and will plan collectively through smart growth strategies to grow responsibly and protect our agricultural heritage”

Vision Statement # 3

“Through Smart growth policies and the coordination of local government resources and efforts our entire community will promote balanced growth opportunities, coordinated transportation and connectivity, and environmentally responsible industry that respects our environment, agricultural heritage, small village centers, and increases the quality of life and success of our families and employers.”