

ASHVILLE

PICKAWAY COUNTY

HARRISON TOWNSHIP



SOUTH BLOOMFIELD

North Gate Alliance
Cooperative Economic Development Agreement

STRATEGIC LAND USE PLAN

Public Meeting - December 14th

GARY B. SMITH ASLA|APA
G2 PLANNING AND DESIGN

RICK STEIN
URBAN DECISION GROUP

Tonight's Agenda

Land Use Plan

(What it is and why we are doing it)

Process and Schedule

(When can you participate?)

Group Brainstorming Session

- What do you like about your community?
- What could improve it?

Who We Are

North Gate Alliance Partners:

Pickaway County
Village of Ashville
Village of South Bloomfield
Harrison Township

Land Use Planning / Visioning
Community Development



Gary Smith, ASLA/APA
Principal & Owner
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Market Analysis
Economic Development



Rick Stein
Principal & Owner
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GIS / Project Mapping:

Pickaway County
Susan Liggins
GIS Coordinator

What is a Land Use Plan?

- Document that provides your community with a guidebook for land use and physical development decisions
- Forward-thinking, long-range plan for 10+ years in the future
- Indicates the communities goals, objectives, and policies for future growth
- Proposes generally where future development should occur based on local input
- Typically includes elements about parks, environment, economic development, transportation, utilities, land uses, preservation, community character, etc.
- Balances community goals with private interests in land use

What does it do?

1. Provides leaders with a clear direction on future growth based on research, community input and real market conditions...
2. Provides a useful tool to make future decisions
3. Provides guidance that supports good development
4. Establish sustainable growth patterns
5. Helps jurisdictions work together and plan for future growth
6. Protects community character and health from random development decisions
7. Provide economic development direction
8. Promotes collaboration and action

What it does not do...

1. Is not an adopted ordinance or law
2. Does not change your zoning or current use of your land
3. Does not force landowners to sell or develop
4. Does not provide a one size fits all solution
5. Does not stay valid forever....

Why is it important?

1. Think ahead rather than look behind...
2. Improve the Quality of Life...

- Live
- Work
- Shop
- Play



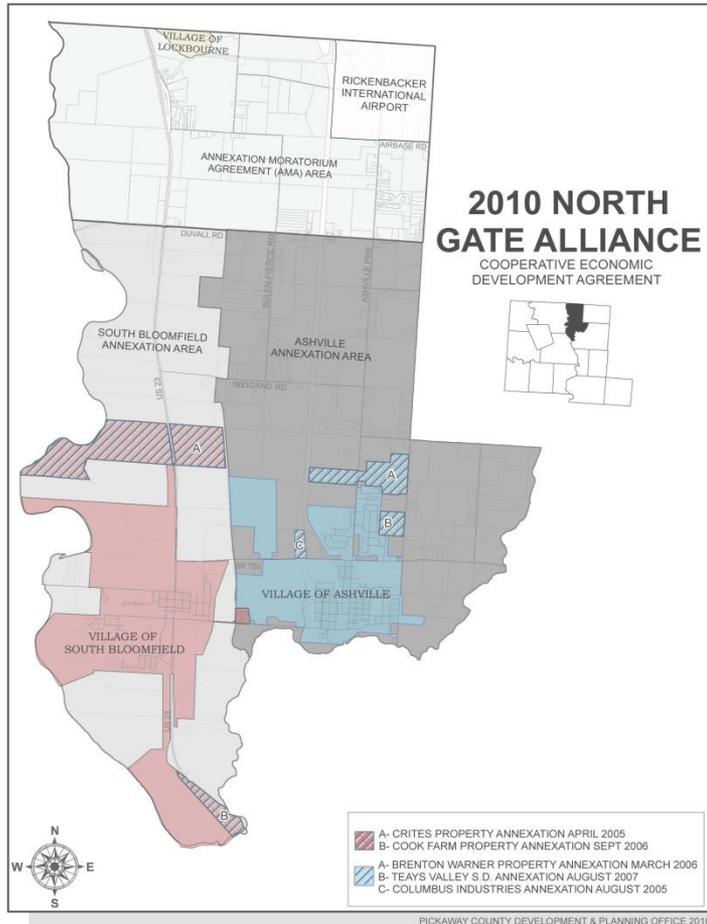
AND...

THE PURPOSE

We want to avoid this....



Why are we doing this now?



1. North Gate CEDA Agreement

- Cooperatie Economic Development Agreement
- Joint agreement signed in late 2004
- Ashville, South Bloomfield, Harrison Township, Pickaway County
- Identifies annexation territories
- Identifies revenue sharing
- Paves the way to work together..



QUESTIONS ?



4 Easy Steps:

Data Collection & Analysis
(where are we today?)



Stakeholder & Public Visioning
(Where do we want to be?)



Plan & Test
(How do we get there?)



Final Strategic Plan
(How do we get there?)

THE SCHEDULE

Revised Project Schedule:

Dates:

September 15 – December 31

November 1, 3, 8, 10 & 14th

November 16th

December 14th

January (week of 16th)

Events:

Worksteps 1 & 2 – Data Collection and Analysis & Stakeholder Involvement and public visioning.

Stakeholder Meetings

CEDA Partners Kick Off Meeting

- Project Introduction
- Project Schedule
- CEDA partners goals and objectives

1st Public Meeting

- Project Introduction
- SWOT / wants and need assessment

CEDA Partners Update Meeting

- Findings of investigation and Analysis
- Findings of Market Study
- Stakeholder comments
- Public Meeting results
- Draft plan policy statements

THE SCHEDULE

February 1st

2nd Public Meeting

- Presentation of findings
- Affirmation of Draft Policy Statements
- Small group discussion / mapping exercises

February – March

Draft Plan Construction

- Regular Team meetings

March (week of 25th)

CEDA Partners Update Meeting

- Present and discuss draft land use plan

April 4th

3rd Public Meeting

- Present and discuss draft land use plan

April – Mid June

Construct Final Strategic Plan

- Land use & economic development plans & strategies

June (week of 18th)

CEDA Partners Update Meeting

- Presentation and discussion of Final Plan

Month of July

Presentations to individual CEDA Partner Agencies for adoption

Next meeting: **Wednesday Feb, 1**

We want to hear from you!

- Contact northgateceda@gmail.com with comments
- Take the survey – <http://app.fluidsurveys.com/s/north-gate-survey/> or follow the link at the village or townships web site
 - Attend the next public meeting
 - Tell your friends and neighbors

Think

Vision

Imagine

All ideas are welcome...

- Part of the Information Gathering Process
- Brainstorm the future of this community
- **All** ideas have equal standing...
 - This is not a debate, no conclusions will be drawn tonight
 - Unable to answer local govt. questions tonight
- All participants may rank their favorite suggestions and ideas on each list at the end of the session.

SWOT Analysis

Think about the community as it exists today...

- What do you love about the community?
 - What are it's strengths?
 - What things would you like to preserve?
 - What things should we build or expand upon?

- What do you wish you could change?
 - What needs to be improved or fixed?
 - Could be character, visual quality, services...

SWOT Analysis

Envision the ideal future for this community...

- How would you describe it?
 - What would it be like?
 - How would it be different?

- What amenities and services would available?
 - Could be anything...parks, recreation, commercial?

SWOT Analysis

Think about how we get from today to that ideal vision...

- What opportunities do we have to build on?
 - What would it be like?
 - How would it be different?

- What are the challenges we might face?
 - What could stand in the way?

The Index Cards

On the front of your card please write “the community today”, on the back please write “my ideal community”

- On the front of the card please write 3 words that you think best describe your community as it exists today...
- On the back please write 3 words that you hope will describe your community in the future...

Best and Worst

Everyone please take 3 red dots and 3 blue dots...

On the Maps provided...

- Please use the 3 red dots to mark 3 places that you are most proud of or happy with. Places you are proud to show visiting friends and family...
- Please use the 3 blue dots to indicate 3 places that you would rather visitors not see...

Final priority rating of the SWOT analysis

Everyone please take 18 red dots...

3 dots for *EACH* question we asked...

- Please use the three red dots to indicate your opinion of the three most valid comments per each question...