



“SHAPING OUR FUTURE”

North Gate Alliance
Cooperative Economic Development Agreement

Strategic Land Use Plan
Project Information Packet

Kickoff Meeting
November 16th, 2011

ASHVILLE

PICKAWAY COUNTY

HARRISON TOWNSHIP

WORKING TOGETHER

SOUTH BLOOMFIELD



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Strategic Land Use Plan

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Project Team

*G2 Planning and Design
Urban Decision Group*

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*"Where Are We Now?"
"What Are Our Future Land Use Needs and Opportunities?"
"Where Do We Want To Be in the Future?"
"How Do We Get There?"*

Project Schedule

*"If you don't know where you
are going, you will probably
end up somewhere else..."*

Dr. Laurence J. Peter



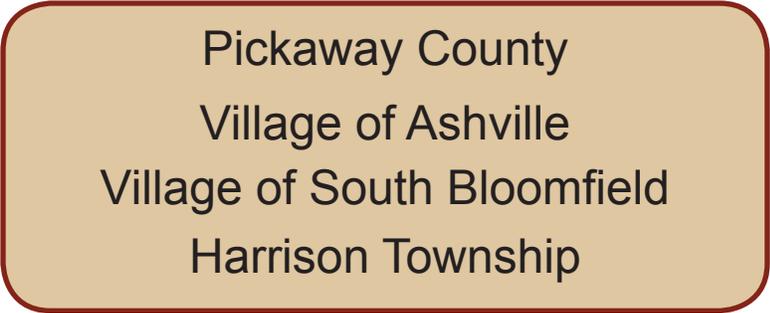
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North Gate Alliance Partners:



Land Use Planning / Visioning
Community Development



G₂ Planning & Design
Planning | Urban Design | Landscape Architecture

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Market Analysis
Economic Development

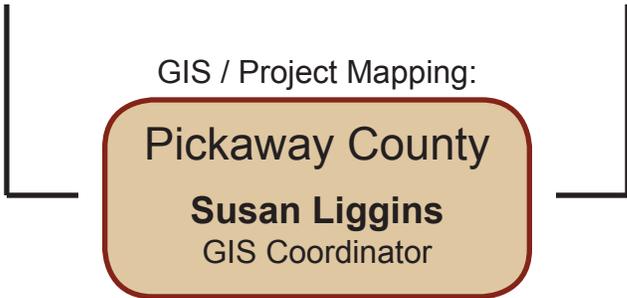


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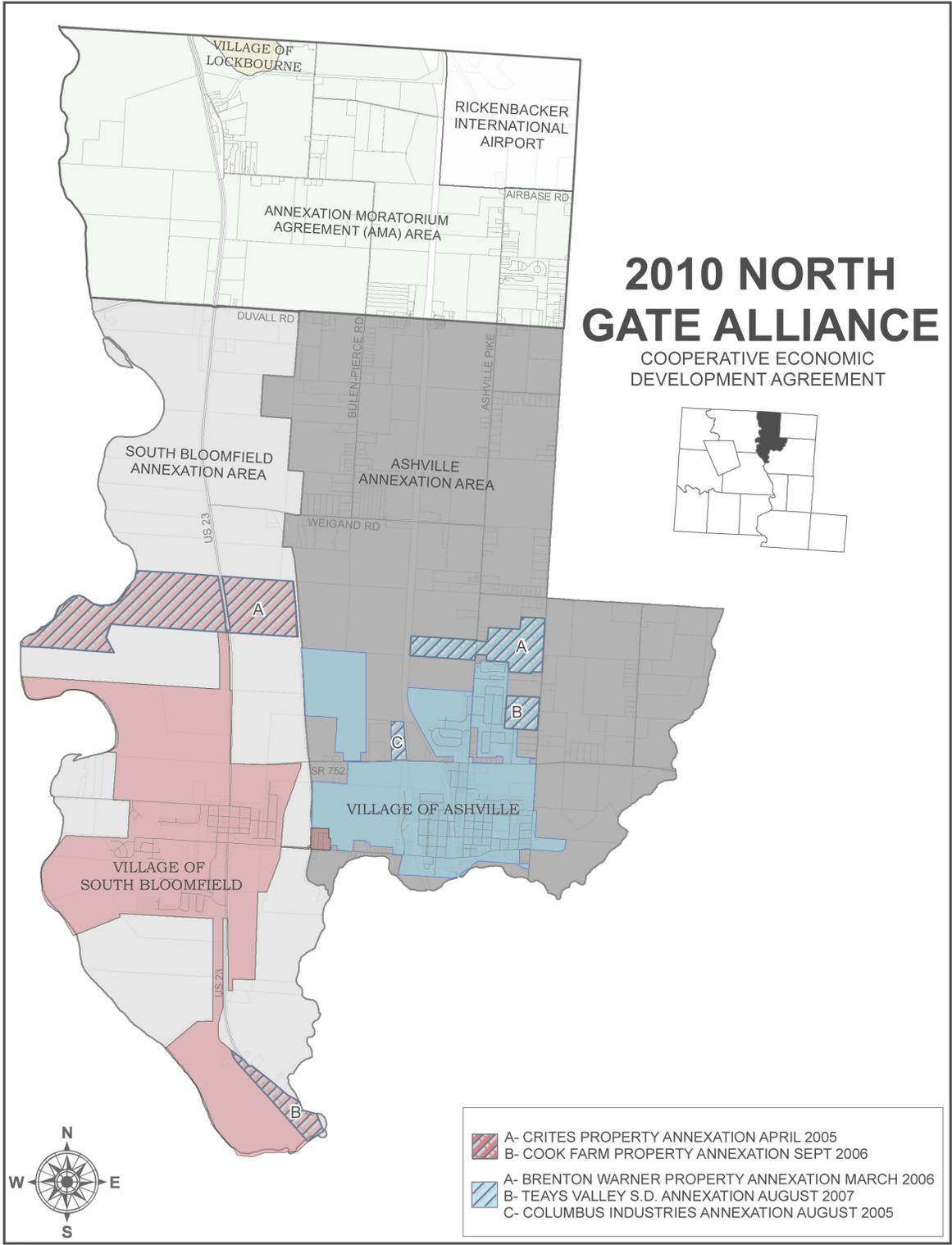


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“Where are we now?”

Step 1 - Data Collection and Analysis

This preliminary step is similar to laying out the pieces of a jigsaw puzzle so that you can see where they might fit and helps to form a solid basis from which to make educated land use planning and policy decisions. To bring all of the “pieces” together the planning team will assemble and analyze the following information:

- Past and current local and regional land planning documents
- Current zoning codes for all of the Alliance partners
- Current local and regional thoroughfare planning documents
- Current utility availability, capacities, future plans and agreements
- Aerial photography
- Demographic and population data to project future growth and land use needs
- Current land uses and zoning maps
- Current and planned community facilities
- Current environmental conditions that may inform the land use plan or place limitations on potential development such as soils, wetlands, floodplains and vegetation.
- Current operations and plans for future expansion of the Rickenbacker facility.



Strategic Land Use Plan

“What are our future land use needs and opportunities?”

Step 1 - Comprehensive Market Analysis:

A comprehensive market analysis helps us understand the potential market influences and future land use “supply and demand”. This includes personally inspecting and analyzing each individual parcel located within the Township. The Market Analysis is broken down into 6 categories:

- Residential housing(single-family homes, condos, multi-family, senior care facilities)
- Retail commercial
- Other commercial
- Office & medical
- Industrial & warehouse
- Agriculture & vacant land

This includes establishing separate primary market areas for each of the categories and, in addition, larger competitive market areas for the retail commercial, commercial, office & medical, and industrial & warehouse categories.

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“Where do we want to be?”

Step 2 - Public and Stakeholder Involvement and Visioning

This step helps us determine how the community sees itself, what the community wants to be in the future, and what potential challenges and opportunities might exist along the way. We accomplish this through a variety of forums:

Online community survey

This step will help us gather feedback from the community on various community planning and development topics including community needs, community character, recreation, transportation and a variety of other topics.

Stakeholder interviews

The planning team will interview a variety of groups and agencies that have an interest in how the future area develops including:

- County Engineer
- Department of Transportation
- County health department
- County Soil and Water
- Airport Authority
- Utilities
- School district
- City and township services (fire / police)
- Land owners / Developers
- Existing businesses and industry

Public Visioning meetings

The planning team will hold several public visioning meetings to allow residents in the community to provide feedback and assist in developing a common vision for the future. These meetings will include:

- Public kick off meeting (public meeting #1)
 - Educate the public on the planning effort
- Public Visioning meeting (public meeting #2)
 - Discuss the results of the analysis and market study
 - Affirm the goals and policies developed by the core working group
 - Small group sessions to discuss future land use and planning needs
- Public open house to review draft plan (public meeting #3)
 - Review and comment on the draft land use plan prepared by the core working group



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“How do we get there?”

Steps 3 and 4 - Draft & Final Strategic Plan

The planning team and core working group will prepare a draft Land Use Plan and economic development strategies for review by the Alliance partners and the community. Based upon the feedback received the planning team will prepare the final Strategic Plan for review and adoption. The Strategic Plan will include:

- Land use plan with development strategies and target areas for a sustainable mix of land uses including residential, business and industrial uses as well as open space and farmland preservation areas.
- Projected future land use needs based upon business and residential demand for growth in the CEDA area.
- Goals, objectives and policies that will help guide future decision making for the Alliance partners and form a useful living document that the partners can proactively use to attract and regulate economic growth and development.
- Strategies for farmland preservation and environmental / open space preservation
- Draft guidelines for improved visual character, development standards and gateway branding.
- Recommendations on potential new connections for all modes of travel – car, bicycle and walking.
- Economic development strategies.
- Implementation strategies and next steps for the Alliance partners.

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Anticipated Project Schedule:

<u>Dates:</u>	<u>Events:</u>
September 15 – December 31	Worksteps 1 & 2 – Data Collection and Analysis & Stakeholder Involvement and public visioning.
November 1, 3, 8, 10 & 14th	Stakeholder Meetings
November 16th	CEDA Partners Kick Off Meeting <ul style="list-style-type: none"> • Project Introduction • Project Schedule • CEDA partners goals and objectives
December 14th	1st Public Meeting <ul style="list-style-type: none"> • Project Introduction • SWOT / wants and need assessment
January (week of 9th)	CEDA Partners Update Meeting <ul style="list-style-type: none"> • Findings of investigation and Analysis • Findings of Market Study • Stakeholder comments • Public Meeting results • Draft plan policy statements
January (week of 22nd)	2nd Public Meeting <ul style="list-style-type: none"> • Presentation of findings • Affirmation of Draft Policy Statements • Small group discussion / mapping exercises
Late January – Early March	Draft Plan Construction <ul style="list-style-type: none"> • Regular Team meetings
March (week of 5th)	CEDA Partners Update Meeting <ul style="list-style-type: none"> • Present and discuss draft land use plan
March (week of 19th)	3rd Public Meeting <ul style="list-style-type: none"> • Present and discuss draft land use plan
Late March – Mid June	Construct Final Strategic Plan <ul style="list-style-type: none"> • Land use & economic development plans & strategies
June (week of 18th)	CEDA Partners Update Meeting <ul style="list-style-type: none"> • Presentation and discussion of Final Plan
Month of July	Presentations to individual CEDA Partner Agencies for adoption

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