

PLANNING at the CROSSROADS

Central Ohio Planning + Zoning Workshop
Columbus, Ohio

May 19, 2016

AGENDA

1. Introductions

CASE STUDY

2. Perspective

3. Purpose and Process

4. Recommendations

5. Reflections



Perspective

Background



KEY COLLABORATORS

FUNDERS AND CONVENERS

Jerome Township

City of Dublin

City of Marysville

Union County

Guidance: US 33 Innovation Corridor Group

Project Manager: LUC Planning (Regional Planning Commission) with support from consultant, Planning NEXT

Purpose and Process Review

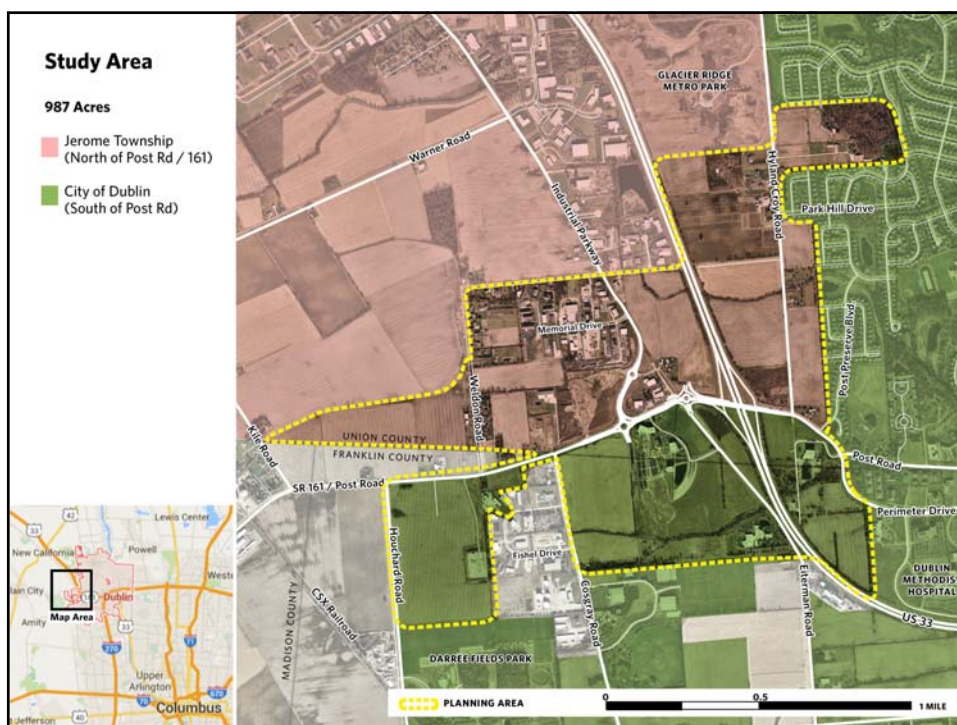
Expectations and Engagement

PURPOSE

AREA PLANNING EFFORT

To create a common plan for land use, infrastructure, and economic development for the area at the crossroads of US 33, State Route 161 / Post Road and Hyland Croy Road.

This effort is unprecedented for this area.



COMPLEXITY

IN THE IMMEDIATE VICINITY OF THE
1,000 ACRES...

3 counties

2 cities

3 townships

3 school districts

3 utility providers

2 regional planning
entities

*And dozens of
property owners,
dozens of business
owners*

Why?

Motivation

PROCESS EXPECTATIONS

VALUES IN COLLABORATING

1. Work in good faith
2. Be inclusive, collaborative
3. Find common ground on land use, infrastructure and economics of area
4. Use this plan as a step to greater cooperation, progress

INPUTS TO THE WORK

MANY SOURCES

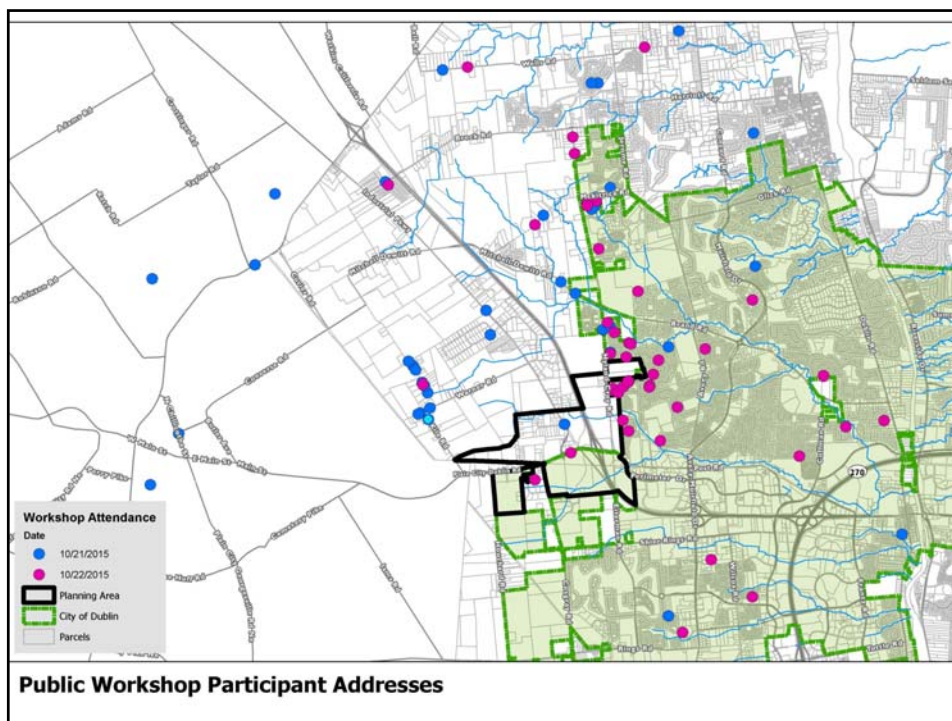
Dozens of stakeholders

**General public participants
(3 separate events plus email)**

Review of policies and plans

Research of conditions and trends





OTHER INSIGHT

ADDITIONAL PERSPECTIVE

1. **Economic Potential of US 33 is very significant**
 - *Example: Autonomous Vehicle Corridor, etc.*
2. **High level of investment (transportation, utilities) in past 10 years**
 - \$62M plus \$70M+ at 270/33. (Another \$65M anticipated)
 - Return on investment is critical consideration
 - Dublin is the significant leader of public contributions
3. **Market**
 - *Jobs/employees need amenities and housing choice in close proximity*
 - *Long-term view is essential*
 - *Investments can impact market*

STAKES ARE HIGH

UNIQUE OPPORTUNITIES

- 1. Economic potential of the corridor**
(making sound decisions and investments)
- 2. Quality of life**
(residents, businesses and visitors)
- 3. Future cooperation is at risk**
(progress or setback? we need each other)

Recommendations

**Principles, 8 Recommendations +
Actions**

PROCESS PRINCIPLES

VALUES IN COLLABORATING

- 1. We are focused on creating a shared vision of land use and development for the area.**
- 2. We agree that development in this corridor has considerable impact on each community (e.g. fiscal, image, community facilities, services).**
- 3. We seek to be more aligned on the type and quality of growth, infrastructure investments, and the associated impacts.**

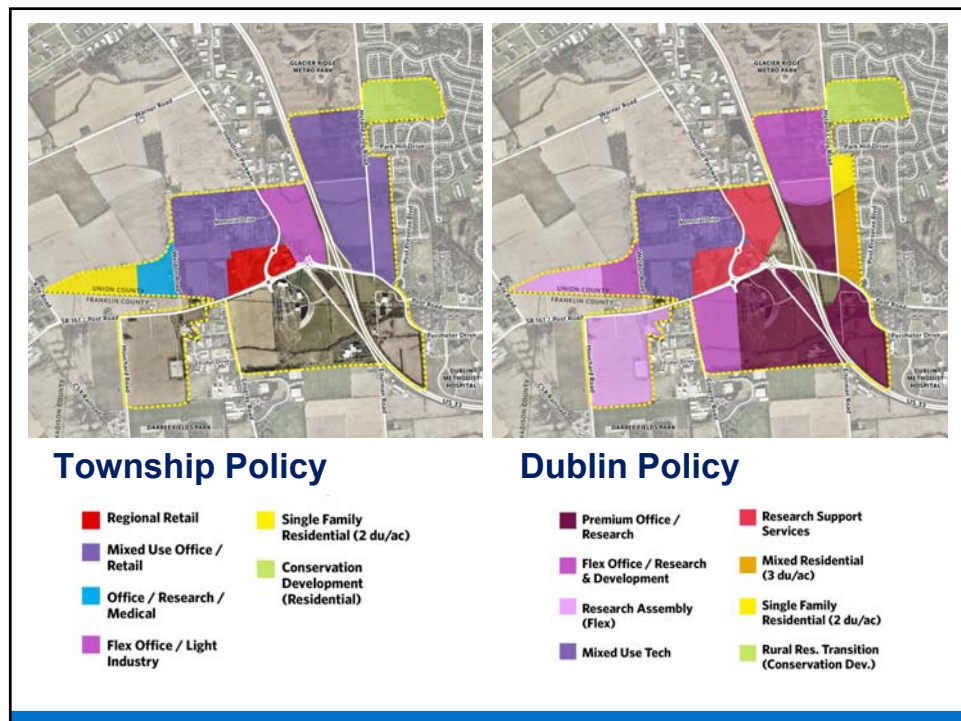
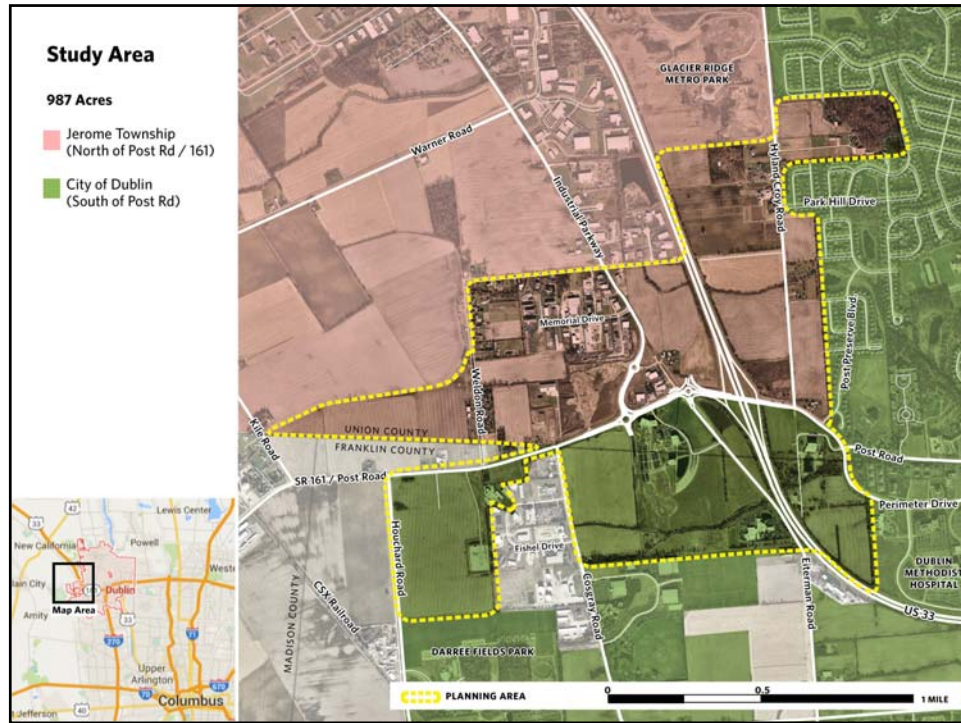
PROCESS PRINCIPLES (CONT.)

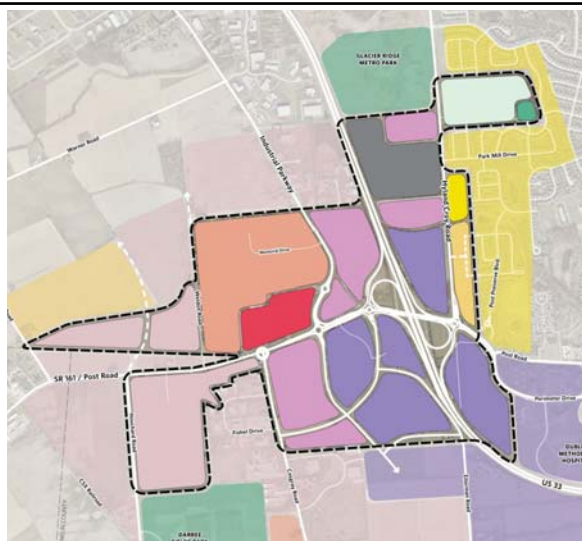
VALUES IN COLLABORATING

- 4. We commit to looking forward and building upon the spirit of cooperation desired by all.**
- 5. We accept there is no perfect plan, and that faith in the process and compromise on the outcomes will be required by all parties.**

1. Formalize a protocol for pre-development consultation
2. Create a stronger, coordinated development review process
3. Improve transportation infrastructure
4. Create stronger physical development standards

5. Explore an annexation boundary
6. Conduct fiscal analysis
7. Identify preferred land uses





Potential Future Land Use

8. Continue the work

Sustain cooperation, nurture trust

- a) **Monitor the plan's progress (Northwest 33 Innovation Corridor Group should be the primary stewards of this plan).**
- b) **Prepare an annual report of the plan's progress.**
- c) **Conduct annual joint work sessions between the planning commissions of Jerome Township and City of Dublin.**
- d) **Conduct bi-annual (at minimum) joint legislative meetings.**

Reflection

Status and Lessons Learned

PLANNING at the CROSSROADS

Thank you