



Commissioner Marilyn Brown · Commissioner Paula Brooks · Commissioner John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

Meeting Agenda

Blacklick-Madison Area Plan

July 18, 2011

1. Welcome and Introductions
2. Brief review of our progress
3. Public Meeting 3 recap and results
4. Public meeting:
 - a. Date and time: Monday, August 22, 2011, 6:30 p.m. to 8:00 p.m.
 - b. Meeting purpose and outline
 - c. Promotion/outreach
5. Review of policy recommendations (as needed)
6. Review of implementation section
7. Next Steps: Adoption
8. Evaluation

This is our final meeting. Thank you for your time, hard work and feedback. Your participation on the working committee is ensuring our area plan will serve as a blueprint for improving Madison and Truro Townships' future.

Please stay involved with the Area Plan process as it moves into implementation. We look forward to helping the community achieve the goals contained in our plan.

Matt Brown
Anna Thomas
Patrick Hewitt

Working Committee Meeting #4

July 18, 2011



Welcome and Introductions

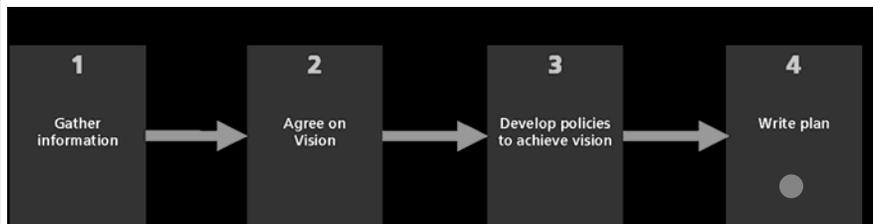
- Ben Weiner, Project Manager
- Matt Brown, Planner
- Patrick Hewitt, Intern
- Anna Thomas, Assistant

Tonight's meeting

- Public Meeting 3 Results
- Public Meeting #4
- Brief Q&A on Recommendations
- Review of Implementation section

Plan Process

4 phases



Public Meeting 3 recap

- Asked questions on most important policies
- Asked for comments and *keep it/change it*
- For all, majority said *keep it*

- Shows we're on the right track

Public Meetings

1. Gather information, identify issues
 - Issues + desires = Proposed vision
2. Propose vision, gather feedback
 - Proposed vision + feedback = Final vision
3. Propose policies/actions to achieve vision
 - Proposed policies/actions + feedback = Final policies
4. Draft plan document
 - Draft plan + feedback = Final plan document

Final Public Meeting

- Monday, Aug. 22 - 6:30 to 8:00 p.m.
 - Asbury United Methodist Church South

- At the meeting
 - Final presentation of document
 - Opportunity to provide feedback
 - Method for those unable to attend

- Format: Presentation then open house

Promotion

- Flyers/posters
- Email
- Website

- Signs
- School?

Plan Document

1. Introduction
2. Map Center
3. Current Conditions
4. Recommendations
5. Implementation

Recommendations

- Reactive vs. Proactive
- Reactive policies
 - Triggered by something else
 - A response is ready
- Proactive policies
 - Self-started
 - Seeks to accomplish something that otherwise wouldn't be addressed

Plan Themes

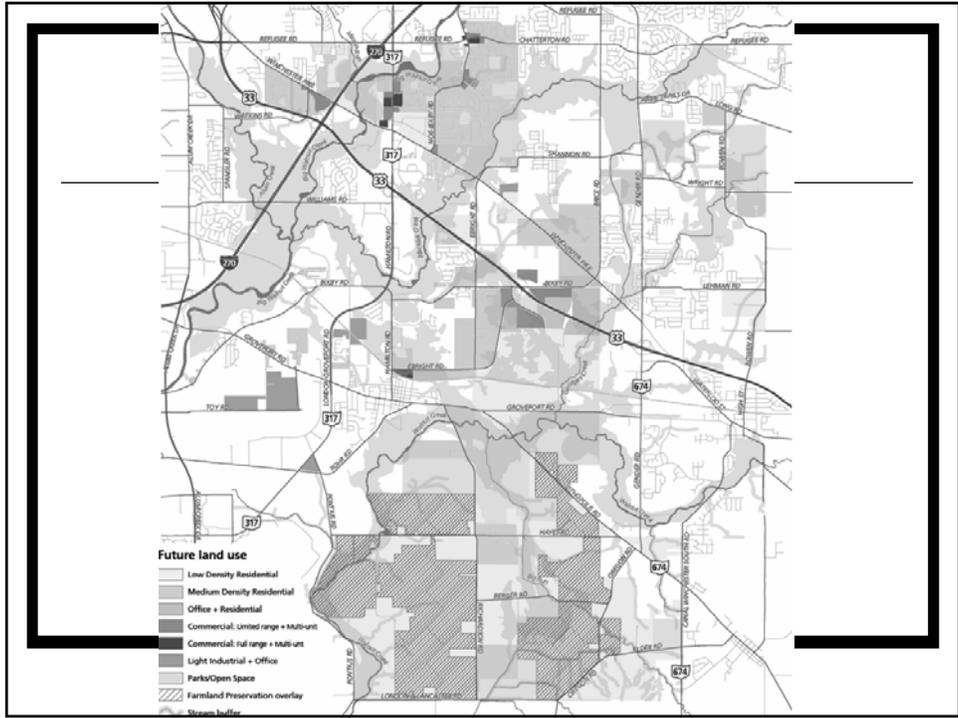
- **Planned Growth** Land Use – Site Design

- **Healthy Living** Housing – Recreation – Environment – Food

- **Travel Options** Transportation

Planned Growth

- **Principles**
 - Follow Land Use map
 - Use regulations to encourage and maintain farming
 - Revise development regulations



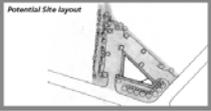
BLACKLICK ESTATES

SITE DESIGN CONCEPTS

Franklin County partnered with the Neighborhood Design Center to develop site design concepts for locations with development potential. Locations were chosen based on input from the first public meeting and stakeholder interviews. Better site designs improve the look of the community and help attract customers.

Sedalia and Noe-Bixby Roads

Current Conditions: 

Potential Site layout: 

Potential Site profile: 

The vacant land at Sedalia and Noe-Bixby Roads is an ideal location for an attractive commercial or retail use.

Walnut Knolls

Current Conditions: 

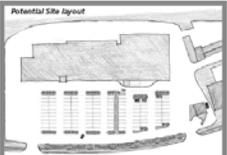
Potential Site layout: 

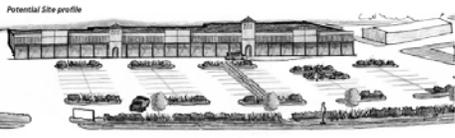
Potential Site profile: 

The former site of the Walnut Knolls Apartments on Noe-Bixby Road could be used for offices or other commercial use, or could become a new community center to bring neighbors together.

Refuge Center

Current Conditions: 

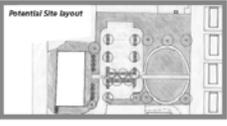
Potential Site layout: 

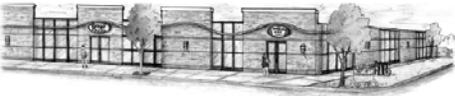
Potential Site profile: 

This site design concept for the Refuge Shopping Center on Chatterton Road consolidates signage, reduces curb cuts and introduces landscaping.

Hamilton Road

Current Conditions: 

Potential Site layout: 

Potential Site profile: 

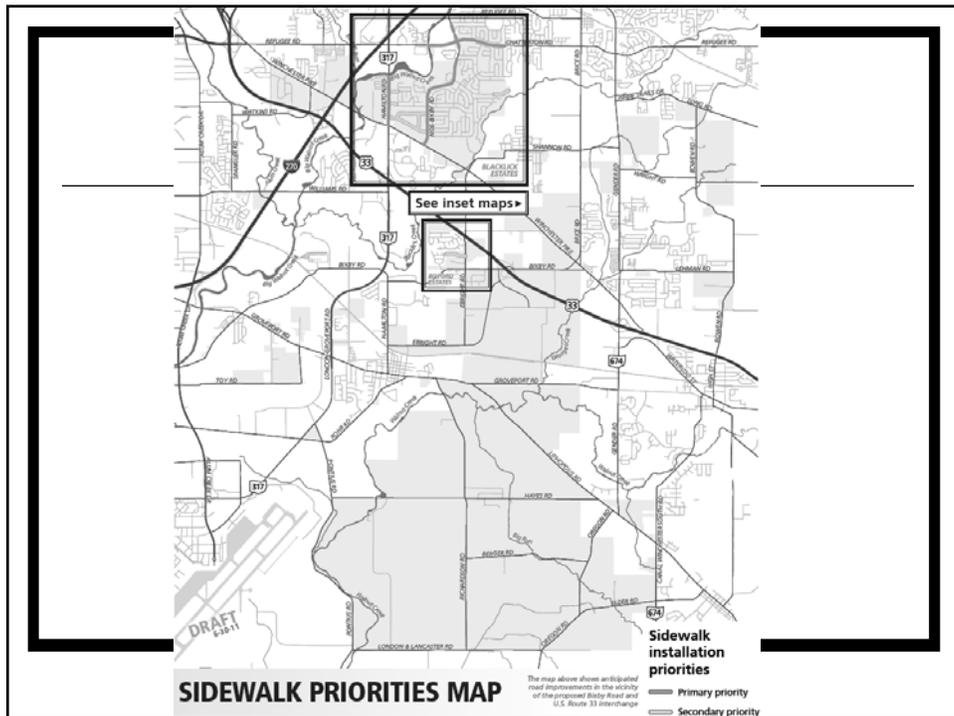
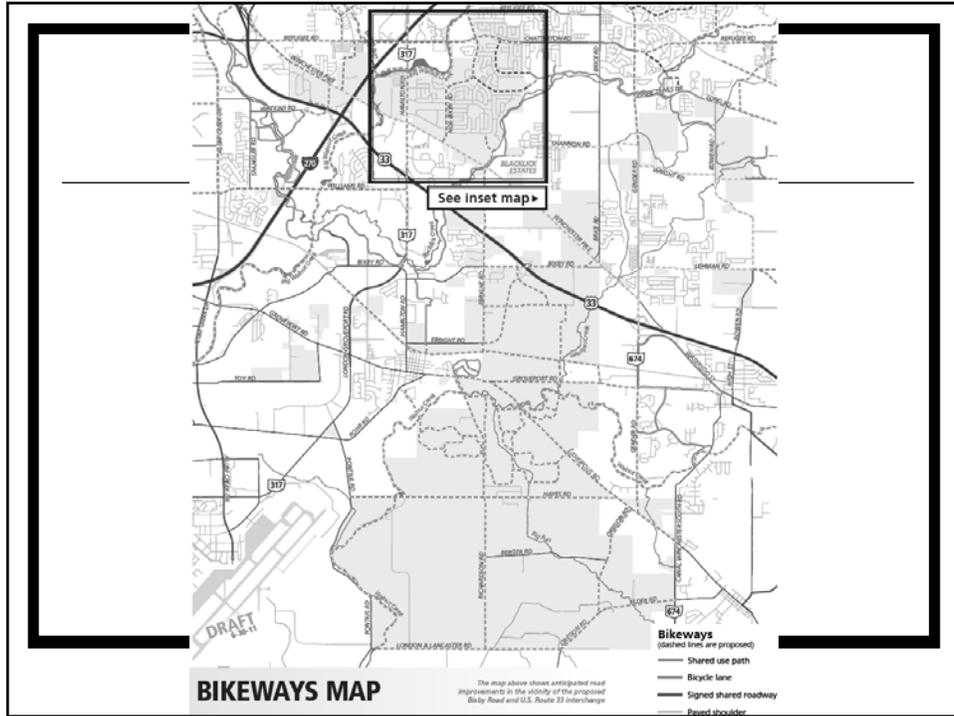
The vacant property near Hamilton Plaza is an ideal location for a new commercial development with space for retail.

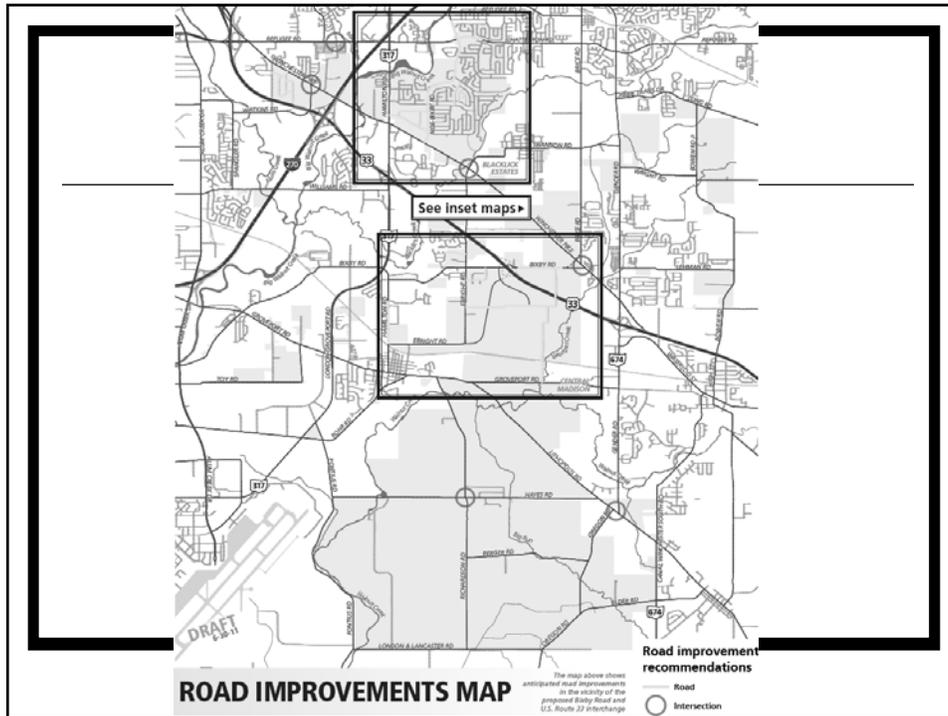
Healthy Living

- Recreation
 - New parks and playgrounds in Blacklick Estates
- Housing
 - Making homes accessible
- Environment
 - Stream buffers
- Food
 - Establish farmers markets

Travel Options

- Pedestrians
 - Sidewalk Priorities map
- Bicyclist
 - Bikeways map
- Transit
 - Improving infrastructure to/at bus stops
- Auto
 - Road Improvements map





Questions about policies

- Planned Growth
- Healthy Living
- Travel Options

Implementation Recommendations

- Plan implementation committee / Citizens advisory committee

- Group that could advise trustees on issues
- Could have subcommittees
 - Neighborhoods and housing
 - Development
 - Parks and recreation
 - Transportation
 - Farmland preservation

Implementation workbook

- Prioritized recommendations

- High versus secondary

- Accomplishments help build momentum during implementation phase

- Revisions?

Next steps

- Check-in with trustees:
 - Truro – August 4
 - Madison – August 17
- Final Public Presentation: August 22
- Internal County technical review
- Deadline: September 2
- Adoption process

Adoption process and closing

- Input deadline: September 2
- Five public hearings *subject to change*
 - Madison Township – mid-September
 - Truro Township – early October
 - Planning Commission – November 9
 - Rural Zoning Commission – November 17
 - Board of Commissioners – December 13
- Send to printer
- Plan delivery and presentation to Townships
 - Early February

Congratulations and Thank you

- Homework
 - Public meeting promotional responsibilities
 - Attend public meeting on August 22
 - Input deadline is September 2
 - On-line feedback survey
- Attend public hearings if you have time
- We will continue to communicate via e-mail

Thanks for coming!



PUBLIC MEETING 3 RESULTS

About the public meeting

We held the third of four Blacklick-Madison Area Plan public meetings on April 4, 2011 at Asbury United Methodist Church South, 4760 Winchester Pike.

Approximately 50 residents, property owners, business representatives and other interested individuals attended the meeting.

Gathering input

After a brief presentation by the project team, meeting attendees were grouped by geographic area: Blacklick Estates, Edgewater Park/Marwick Estates, Central Madison and South Madison.

The project team presented draft policy recommendations to participants for review. Policy recommendations included

general goals to help the community achieve its vision for the future and specific actions to achieve each goal.

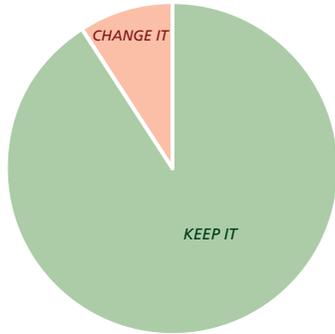
Participants completed feedback forms indicating whether to keep or change the policy recommendations and provided written feedback on how the recommendations should be changed. Results from the public meeting are on the following pages.

Using the results

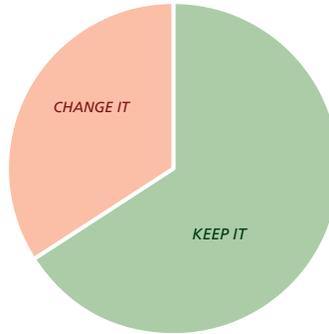
We use the meeting results to revise the policy recommendations. Public input ensures the policy recommendations are appropriate methods to achieve the community's vision.

We will present the revised recommendations and draft plan at the final public meeting in August 2011.

MAINTAIN RESIDENTIAL AND RURAL CHARACTER BY:



Identifying vacant and abandoned properties for improvement

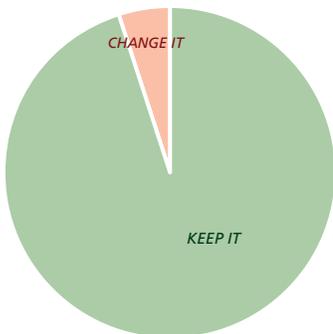


Grouping houses close together using cluster-style development

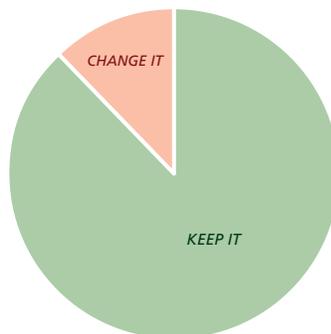
Generalized Comments:

Respondents from Blacklick Estates want vacant properties improved or torn down. Respondents said that cluster-style development is not appropriate everywhere, specifically in Blacklick Estates and Marwick Estates. Cluster-style development is more appropriate in Central and South Madison where future residential housing developments may be likely to occur.

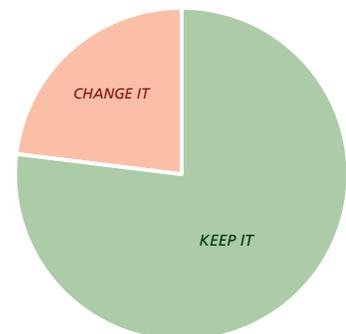
MAINTAIN SUFFICIENT FARMLAND TO KEEP AGRICULTURE VIABLE BY:



Adopting farmland preservation development regulations



Forming a Land Trust to protect farmland

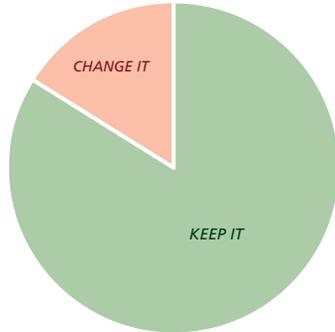


Changing the minimum property size from 5 acres to 20 acres

Generalized Comments:

Respondents would like to see farmland preservation regulations adopted in areas indicated on the Future Land Use map as Farmland Preservation overlay. One possible method to preserve farmland that most respondents agreed with is changing the minimum property size requirement. Respondents also believe that a land trust could be an appropriate entity to hold agricultural easements and ensure that the easement properties remain agricultural in use.

ENCOURAGE COMMERCIAL DEVELOPMENT BY:

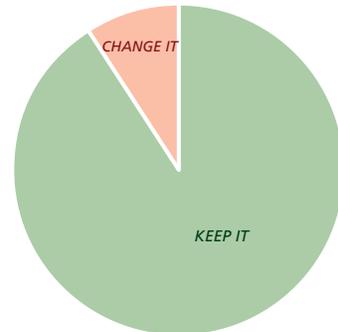


Revising development regulations so new buildings are more attractive and pedestrian-friendly

Generalized Comments:

Respondents want pedestrian-friendly, attractive commercial developments.

PROTECT THE ENVIRONMENT BY:

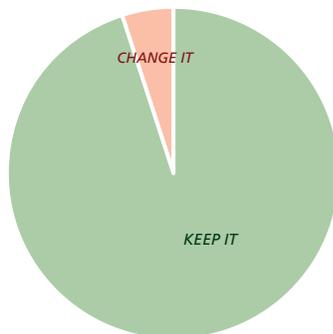


Adopting regulations to create a stream buffer zone along Big Walnut Creek, Walnut Creek and their tributaries

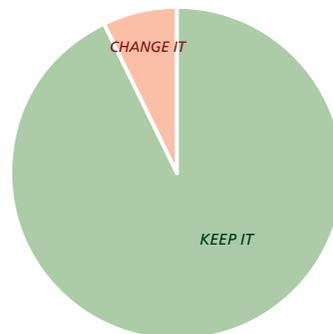
Generalized Comments:

Respondents agree that area streams need protection and that a stream buffer regulation should be adopted.

PROMOTE ENVIRONMENTAL AWARENESS AND STEWARDSHIP BY:



Working with local watershed groups to improve water quality

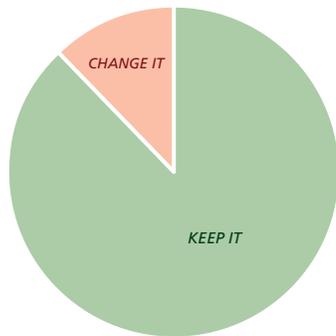


Marking storm drains to educate residents and keep waterways clean

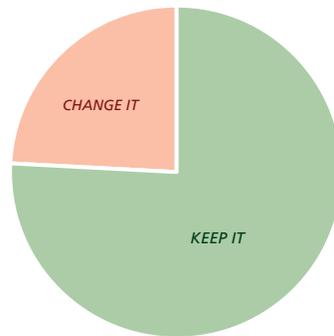
Generalized Comments:

Respondents strongly agree with promoting environmental awareness and think even more should be done to encourage recycling.

SUPPORT A SUSTAINABLE LOCAL FOOD SYSTEM BY:



Educating farmers on specialty crops and markets

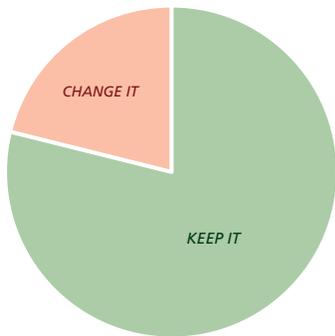


Creating incentives for farmers to convert to specialty crops

Generalized Comments:

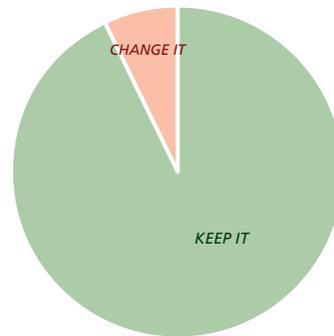
The area's farming heritage is important to respondents, and many desire more farmers markets. Most respondents support incentives to help farmers convert to specialty crop production.

MAINTAIN QUALITY NEIGHBORHOODS BY:



Improving the appearance of rental homes and properties

PROMOTE COMMUNITY PRIDE BY:



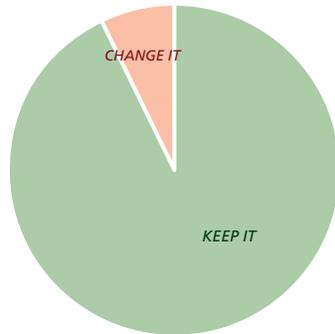
Establishing a community gathering space

Generalized Comments:

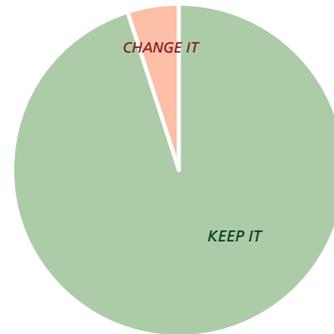
Respondents believe that rental properties need improvements. Some want improvements to be mandated while others are concerned about the cost of improvements.

Generalized Comments:

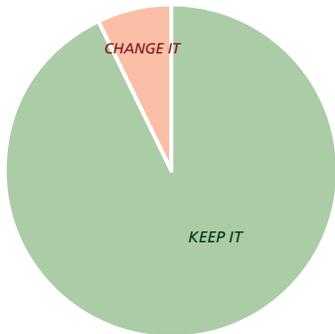
Creating a community gathering space is extremely important to respondents. They believe a gathering space will create more opportunities for community interaction.

OFFER A COMPLETE TRANSPORTATION SYSTEM FOR TRAVEL BY FOOT, BIKE, TRANSIT AND CAR BY:


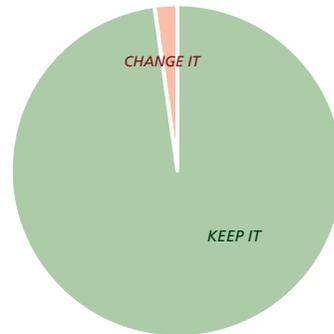
Installing new sidewalks and improve crossing in targeted areas



Providing connections to existing bikeways



Improving bus stops and shelters



Repaving roads, installing stop signs and stop lights, and realigning intersections in targeted areas

Generalized Comments:

Respondents believe that new sidewalks and bikeways will increase safety for pedestrians and cyclists and also help keep community members active. Most respondents believe bus stops need to be improved with bus shelters to increase safety along bus routes and to encourage more residents to use transit. Respondents strongly agreed with the need to repave roads.

Produced by:



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Blacklick-Madison Area Plan

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PLANNED GROWTH HEALTHY LIVING TRAVEL OPTIONS

PLAN SUMMARY

BLACKLICK-MADISON AREA PLAN

The Blacklick-Madison Area Plan is a guide for future development in portions of Madison and Truro Townships. The plan includes recommendations for the community's future: where houses are built, how land is used, how new buildings look and how people get around. The plan also includes site design concepts to show how the appearance of four existing sites could be improved. In addition the plan includes community identity designs to help bring people together and build pride in the community.

Recommendations follow the plan's three themes:
Planned Growth, Healthy Living and Travel Options



Planned growth means reusing already-developed land, placing new development near existing infrastructure, and protecting farmland and community character. Planned growth will create attractive, vibrant areas that are economically competitive and encourage community interaction.

Recommendations for planned growth include:

- Following the Future Land Use map to ensure appropriate new development
- Using land use regulations to maintain and encourage farming
- Establishing a community gathering space
- Improving development standards for new commercial buildings



Healthy living means participating in physical activities, having access to healthy foods, ensuring new buildings have healthy living areas accessible to everyone and protecting the natural environment. Recommendations for healthy living include:

- Establishing new parks and playgrounds in Blacklick Estates
- Establishing a neighborhood farmers market
- Requiring compliance with building standards that promote accessibility and healthy indoor environments
- Adopting regulations to protect streams



Travel options means having a complete transportation system that allows people to travel safely and efficiently by car, foot, bicycle and transit. Recommendations for travel options include:

- Installing sidewalks in priority areas
- Providing connections to existing bikeway trails
- Improving bus stops
- Designing streets for all users