

Steering Committee Meeting 4

June 30, 2022



COMPREHENSIVE PLAN

Welcome

Jeff Creed

Steering Committee Co-chair



COMPREHENSIVE PLAN

Agenda

1. Welcome
2. Round 2 engagement
3. Draft plan elements
4. Next steps



Round 2 Engagement Approach

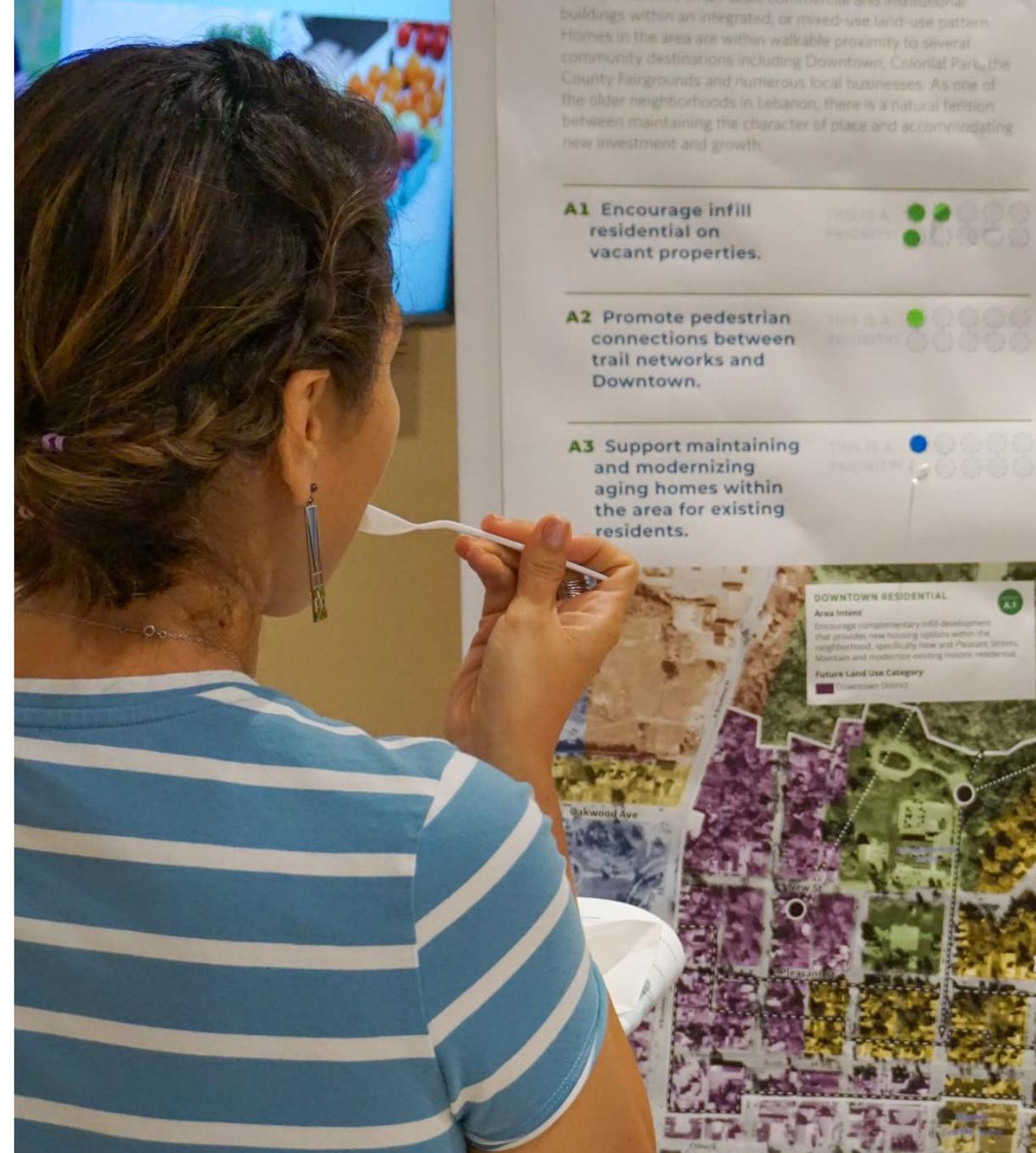
Brian Ashworth
planning NEXT



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Engagement Purpose

1. Present what we heard in Round One
2. Test the vision and goals
3. Review the future character area map
4. Share draft actions
5. Discuss and answer questions



What should be used?

1. One large citywide event

In addition to...

- Intercept events
- Virtual sessions
- Online activities



What should be used?

1. One large citywide event
2. Four to six block party scaled events spread around town

In addition to...

- Intercept events
- Virtual sessions
- Online activities



Round Two outreach

- 1. Imperative that this group helps again with outreach**
- 2. Will utilize the existing infrastructure established during Round One**
- 3. Any additional outlets we should use?**



Draft Plan Elements

Brian Ashworth
planning NEXT



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Today's Activity

- Review the future character map
- Review the draft actions
- Provide feedback on the boards or on your review sheet
- Use dots to signify your most important recommendations
- Share how best to portray the actions to the public

1. Land Use

Guide Efficiently managed land - infill development, revitalization, and strategic growth - that creates an appealing community character and establishes the city's long-term financial health.

1.1 Update and modernize the city's zoning and land use codes.

Support the recommendations of Choose Chillicothe by aligning requirements and regulations through an audit and update of the current zoning code. This may include process and procedure refinements in addition to development regulations.

WHAT DO YOU THINK?

1.2 Encourage infill residential on vacant properties.

Existing neighborhoods with infrastructure support and utility access offer more sustainable and efficient use as compared to greenfield expansion for new residential areas. Approved residential plans or models in line with city design standards could be preapproved by the city to incentivize development by expediting the review process and reducing design fees.

WHAT DO YOU THINK?

1.3 Identify additional connections to the existing trail network.

Additional connections to the Paint Creek Recreational Trail provide recreational opportunities, serve as economic activity centers, and offer an alternative transportation option. Connections may take the form of dedicated multi-use paths, on-street bicycle facilities, and sidewalks depending on context and feasibility.

1.4 Incentivize infill development and redevelopment on underutilized or vacant properties.

The city will work with potential developers to incentivize infill opportunities on currently undeveloped or underutilized properties. Future development and redevelopment will consider mixed-use opportunities to maximize the benefits on the local economy and neighborhood. The city will work closely with developers to encourage land use practices in alignment with the city's vision and current building market.

1.5 Require the dedication of open space and trail connections with new developments.

Trail and park connectivity is central to Chillicothe's image. As additional development is added, increasing connections will be required. Zoning regulations will require a minimum of dedicated open space based on the development proposal and appropriate connections to the trail network. A provision for financial contributions in-lieu of dedication can fund city improvements in expanding the trail network or acquiring new park space.

1.6 Maintain up-to-date historic preservation guidelines.

Downtown Chillicothe contains a significant historic presence in both the downtown and historic residential districts, which is a critical part of the community's identity. Protecting these districts through modern preservation practices while also providing opportunities for maintenance and investment is essential to long-term preservation. Periodic review and updates to the existing historic preservation guidelines will protect the city's legacy while acknowledging private investment. National best practices in historic preservation will be utilized when making updates to the guidelines.

1.7 Establish a façade improvement program.

A façade improvement program will be developed to provide assistance to property owners in improving their building facades. The Design Review Board will review applications, choose projects to support financially, and assist property owners in making decisions to seek improvement of their buildings.

WHAT DO YOU THINK?

1.8 Conduct an inventory and audit of brownfield sites.

A detailed inventory will be undertaken to identify brownfield sites, document their characteristics, recommend options for cleanup, and understand potential funding sources. This is an important step in managing a successful program to target sites for remediation and redevelopment.

WHAT DO YOU THINK?

Draft Action Agenda Review

This worksheet is to accompany the draft Choose Chillicothe Comprehensive Plan recommendations.

You may also respond electronically to Brian@planning-next.com or print and handwrite comments to be turned in to Asti.

Based on past plans, conversations with the SC and stakeholders, and public input, we have developed an initial set of draft actions. Please review the actions on the boards (sorted by goal) and let us know: What's missing? What is a priority? What needs elaboration, a sidebar, graphic support, or more explanation?

GOAL _____ ACTION _____
Comments:

GOAL _____ ACTION _____
Comments:

GOAL _____ ACTION _____
Comments:

Next Steps

Ann Holmes

Steering Committee Co-chair



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