

# 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 CONVENERERS

**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**

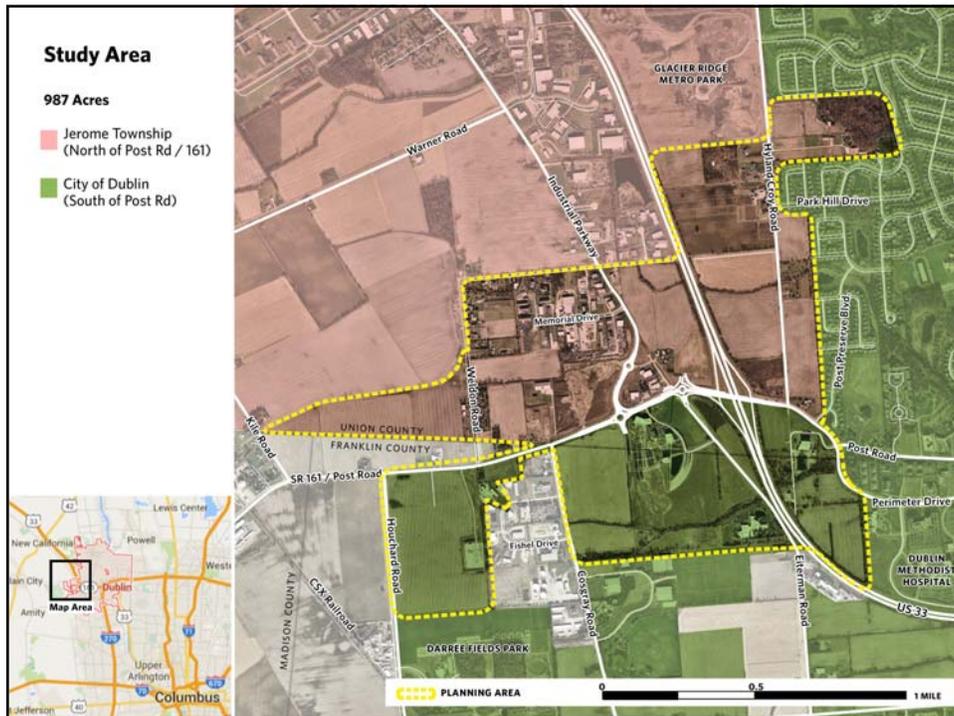
**Expectations and Engagement**

## 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

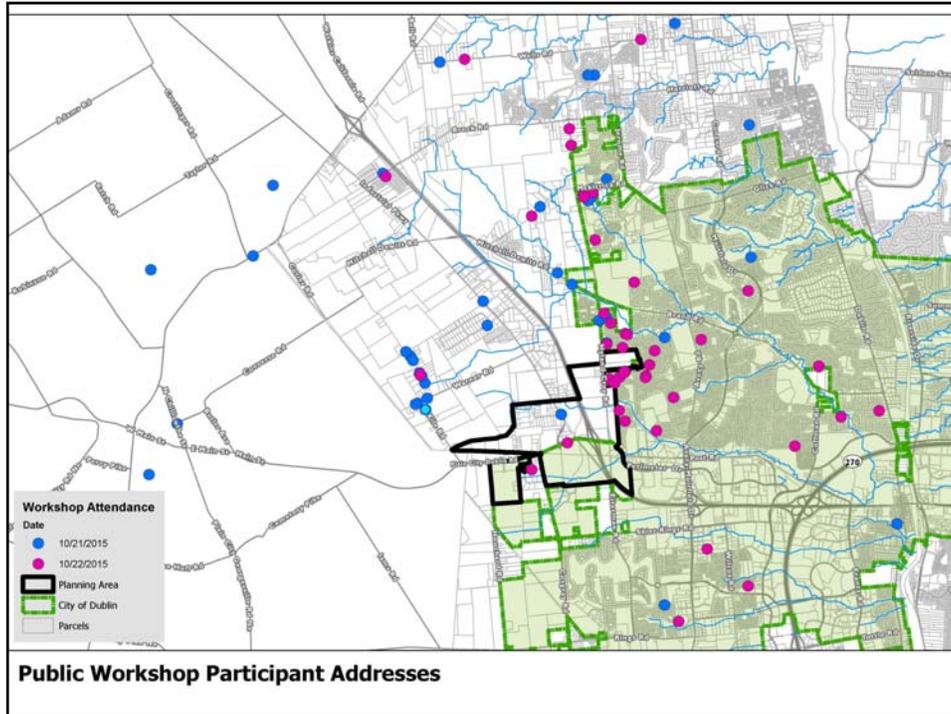
**Dozens of stakeholders**

**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.**

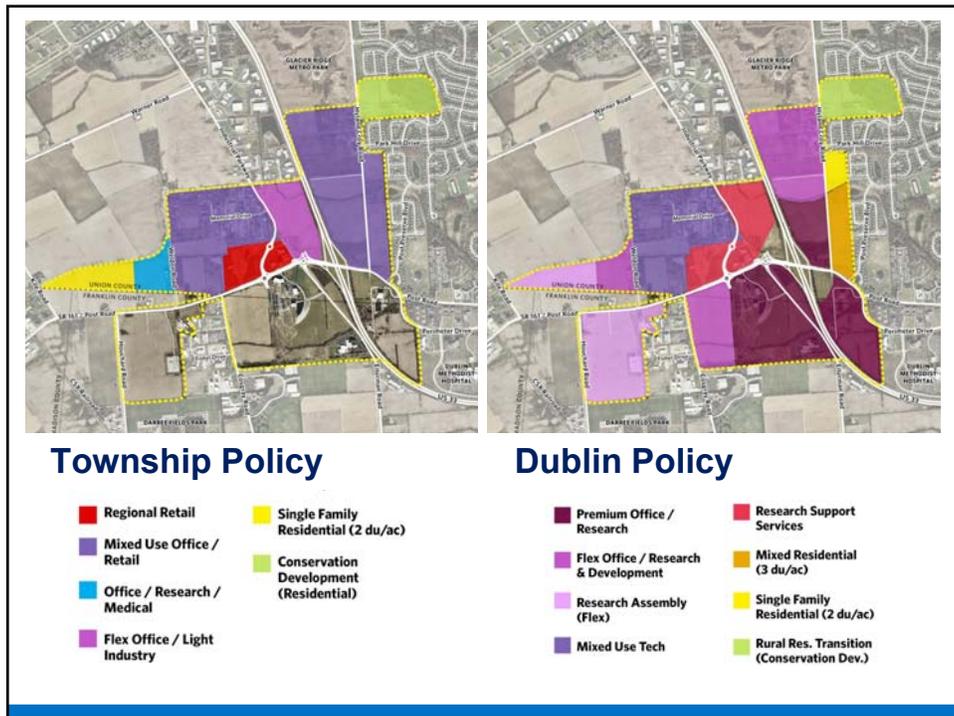
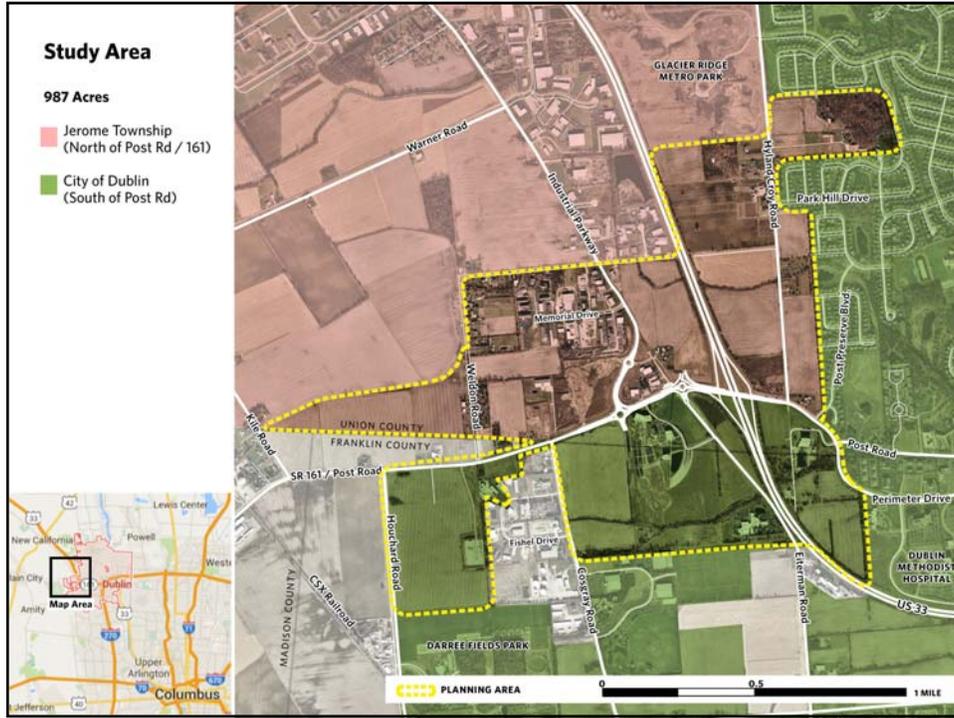
## PROCESS PRINCIPLES (CONT.)

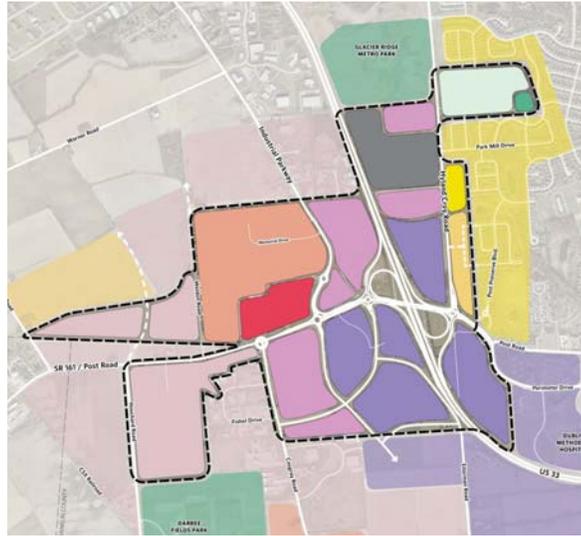
VALUES IN COLLABORATING

- 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

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CROSSROADS

Thank you