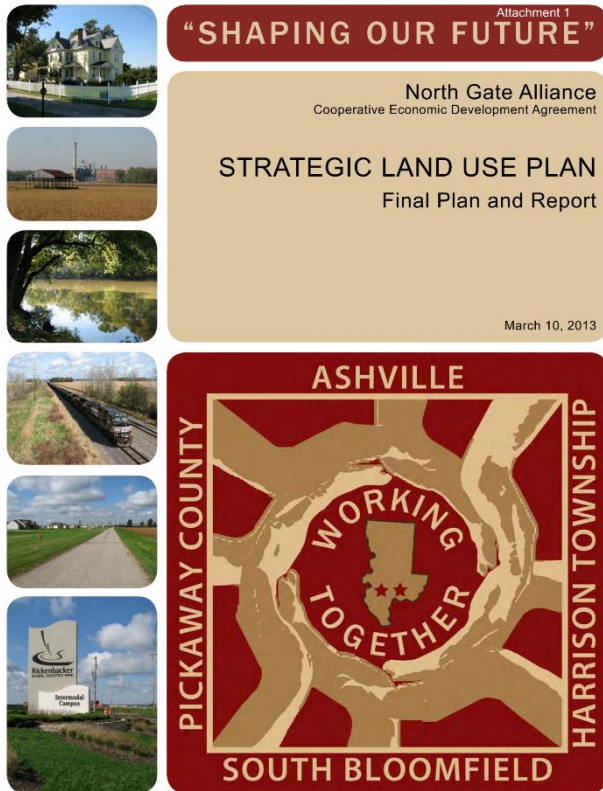


The following pages reflect the development of Bicycle/Pedestrian Sidewalk and Trail Plans found in the Harrison Township Land Use Plan, the Central Ohio MORPC Plan, the Pickaway County Park District Plan and the Village of Ashville Plan. These pages also reflect a comprehensive integrated plan for bicycles and pedestrian as it relates to residential and commercial growth.



Provide a Variety of Transportation Choices

Providing a variety of transportation options (like sidewalks, bike paths and walking trails) promotes and improves health, conserves energy and safeguards the environment. Throughout the planning process the residents voiced desire for more pedestrian and bicycle connectivity throughout the community. The North Gate Alliance partners should collaborate on ways to incorporate those desires into the future of the community.



Fig. 4-9 - Bike / Leisure Path(Source: Web)

Acknowledgements	
Pickaway County Glenn Reeser, <i>Commissioner, President</i> Ula Jean Metzler, <i>Commissioner, Vice President</i> Jay Wippel, <i>Commissioner</i> Terry Frazier, <i>Director of Development</i>	Village of Ashville Charles Wise, <i>Mayor</i> Franklin Christman, <i>Village Administrator</i> Glenn Cook, <i>Village Council</i> Nelson Embry, <i>Village Council</i> Brian Garvine, <i>Village Council</i> Jim Mathers, <i>Village Council</i> Kieth Moore, <i>Village Council</i> Brian Stewart, <i>Village Council</i>
Harrison Township Keith Peters, <i>Trustee</i> Doug Clark, <i>Trustee</i> Paul Welsh, <i>Trustee</i>	Village of South Bloomfield Rick Wilson, <i>Mayor</i>
Special Thanks To Susan K. Liggins, <i>Pickaway County GIS Coordinator</i> Ryan Scribner, <i>Director, Pickaway Progress Partnership</i>	
Planning Team Gary Smith, <i>Owner, G2 Planning & Design</i> Rick Stein, <i>Owner, Urban Decision Group</i> Brian Higgins, <i>Owner, Arch City Development</i>	

G2 Planning
Urban Design
Landscape Architecture
Planning + Design



North Gate Alliance Land Use Plan

Make Development Decisions Predictable, Fair and Cost Effective

In many cases development follows the path of least resistance, so the development that is the most desirable should be the easiest to do. There should be fewer barriers to restoring historic buildings and creating planned infill development than building on green fields. Projects that fit with the community's vision could also be fast-tracked for approval. Nowhere is the need for these efficiencies more evident than in the Rickenbacker area. The market expectations for this type of development demand consistent and fair development standards and a quick turnaround of approvals to compete with pad ready sites and vacancies in other areas. Expectations through review and approval processes should be clear for all types of projects and consistent standards for development should be adopted by all of the partners to encourage development in all areas that fits within the communities vision.

Encourage Community and Stakeholder Collaboration

This Comprehensive Plan was established through a process whereby residents, civic and business groups, and institutions came together to identify the shared values and a common vision of what they wanted the community to be. Community spirit, built on the pride of association and the sense of civic responsibility, creates strong, cohesive communities. In addition community collaboration can foster increased trust in community leaders, more transparent government operations, and increased support for community and planning initiatives.

Executive Summary

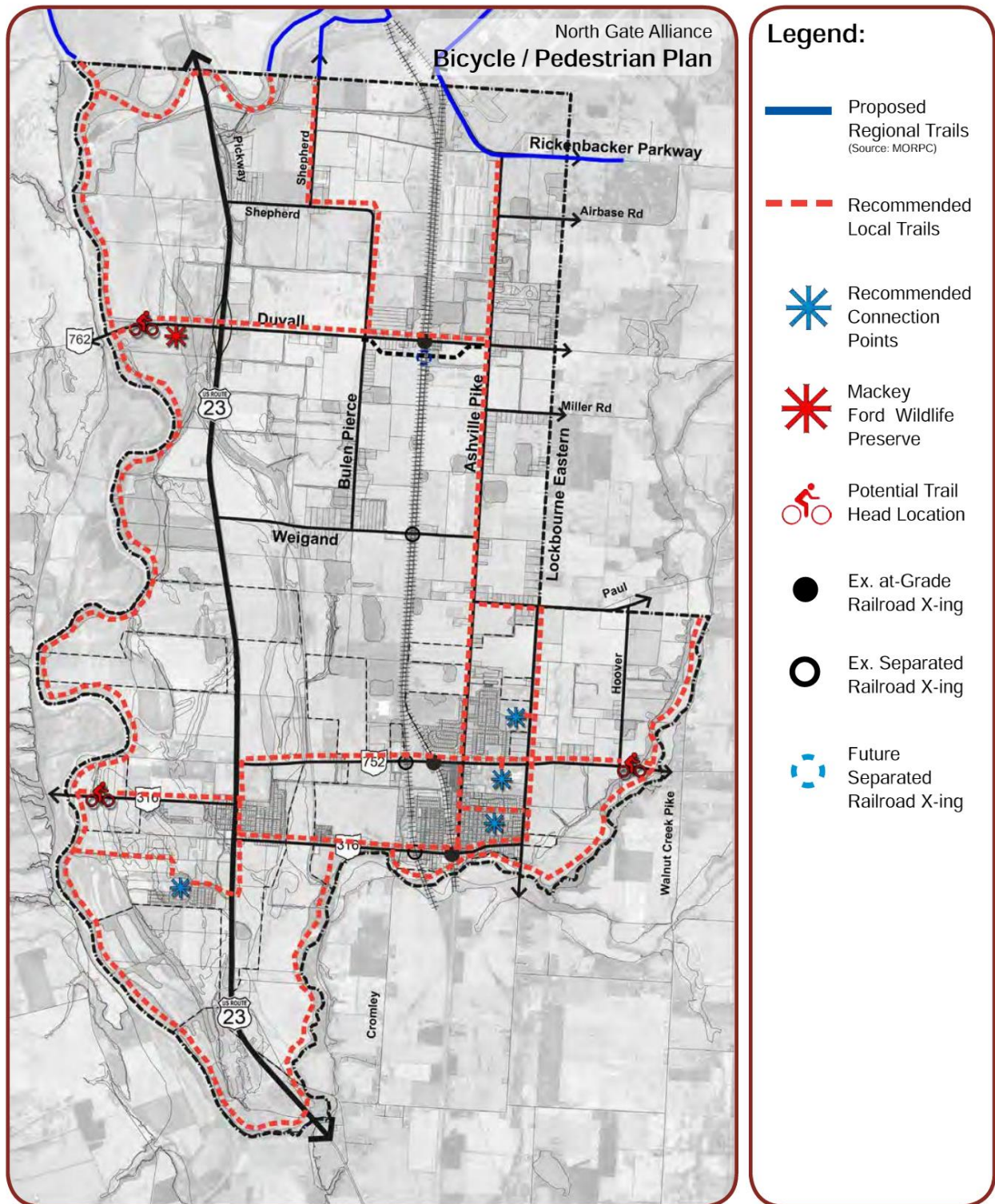


Fig. ES-4 - Future Pedestrian / Bikeway Connections (Source: G2 Planning & Design) - See Chapter 5

North Gate Alliance Land Use Plan

Future Land Use Recommendations



Fig. 4-6 - Village Neighborhood Sidewalks (Source: Web)

Create Walkable and Bikeable Neighborhoods

The township and village should ensure that all neighborhoods and new development have formalized pedestrian-protected sidewalks and bikeways. Even rural areas should provide walking and biking opportunities for pleasure and exercise. Connecting these facilities will foster a more livable and desirable community for all and may provide opportunities to bike from the villages to employment opportunities along 23 and in the Rickenbacker area. These types of facilities may include sidewalks and bikeways, or shared use paths that are roadside or off-road trails. Connections throughout the township should be pursued.

Foster Distinctive, Attractive Communities with a Strong Sense of Place

The township and villages have a variety of building types and uses. The area already has a strong sense of community and new development should celebrate this natural setting and reflect the character and values of the people who live and work there. Development that promotes a sense of community such as welcoming public spaces, preservation of agricultural vistas, and complementary architectural styles and scales are highly encouraged. These techniques can be supported with cooperation and coordinated changes to the existing zoning codes.

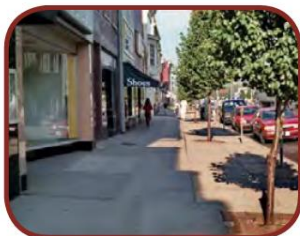


Fig. 4-8 - Various Neighborhood and Village Planning Photos (Source: Web)

Preserve Open Space, Farmland, Natural Resources and Critical Environmental Areas

Protecting the environment safeguards public health and environmental sustainability and can shield citizens from severe weather and natural disasters. In addition the preservation of these elements can contribute to the desired rural character and small town atmosphere.

Agriculture has a long standing legacy in the history of the township and villages. Almost the entire area of the township is comprised of soils that are rated highly productive for agricultural use. In addition there is a growing initiative supporting locally grown foods and produce which provides a community with foods that are fresher and reduces the transportation costs associated with shipping produce. Agriculture should continue to be supported in the township not only as a land use, but as a viable economic business. Providing preservation tools for the agriculture community will enhance the coexistence of agriculture and non-agriculture land uses.

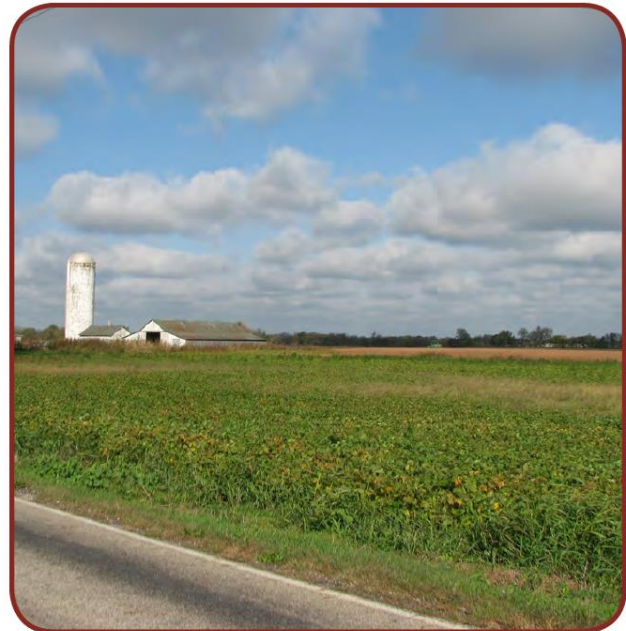


Fig. 4-7 - Farmland in the Township (Source: G2 Planning & Design)

Future Land Use Recommendations

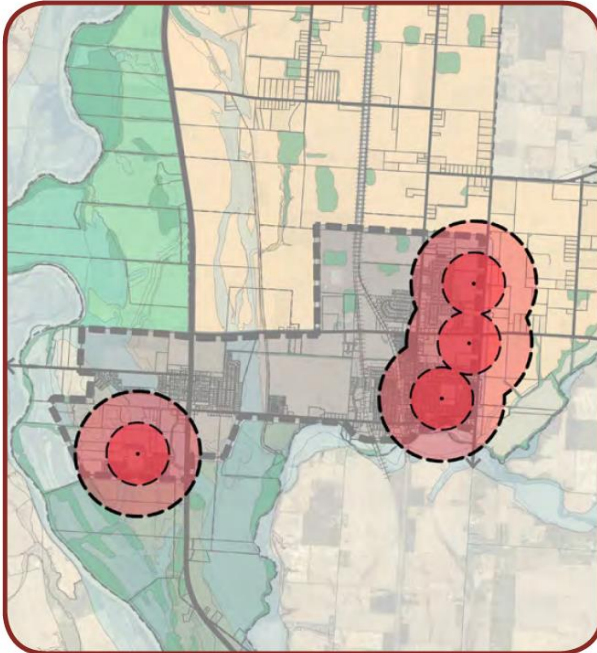


Fig. 4-23 - Existing School Walking Radius (Source: G2 Planning & Design)

Village Residential Expansion

The market study identified significant availability of land to provide for future residential development within the villages. This land included subdivisions that have already been platted and approved but not yet built out. If, however the demand for new residential lots exceeds current expectations the villages should first seek to approve new projects that are in close proximity to existing schools. The image shown in figure 4-23 depicts the typically accepted walking distances of 1/4 mile (inner circle) and 1/2 mile (outer circle). These distances equate to an average walk of 10 minutes and 20 minutes respectively. Locating future residential in these areas and providing connectivity to the existing schools will create more desirable neighborhoods, a stronger sense of community, healthier children and reduced bussing costs. In addition, to promote more walkable communities, the villages should permit the development of convenience and commercial uses within walking distance of these nodes.

Village Planning Areas

The intent of this planning effort is to provide the North Gate Alliance Partners with a collective vision for how the largely undeveloped areas of the township should be developed in the future. It is not the intent of the plan to remove the autonomy each village has to plan within its own boundaries. Even with this in mind it is important to consider some important factors for the future growth of the villages. One important consideration is the need to annex future ground. It is important to note that, based upon the market analysis performed as part of this planning effort, all of the forecasted demand for residential, office, and commercial development (excepting the northern industrial areas) can be accommodated on land currently vacant within the boundaries shown. Based upon projections made from the market study the anticipated demand for all types of development through the year 2035 would consume roughly 350 acres of raw land. Within the boundary as shown there is approximately 1000 acres of undeveloped land within close proximity to existing infrastructure and support. It is strongly recommended that the villages weigh the costs associated with extending infrastructure and services to newly annexed areas before developing areas interior to the villages.

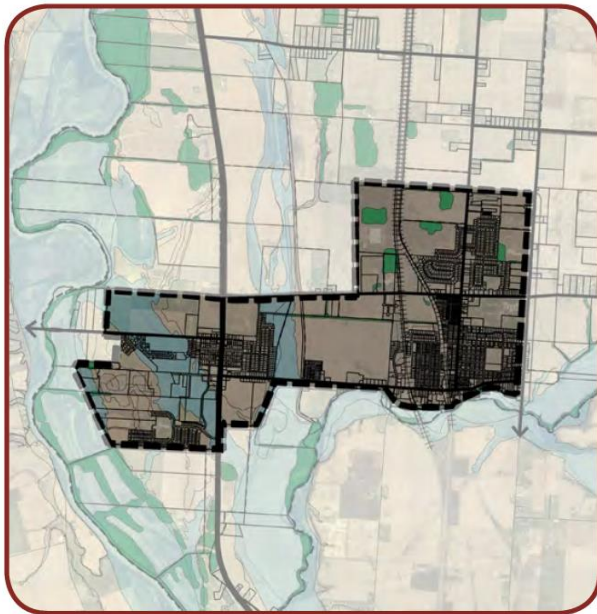


Fig. 4-22 - Village Planning Areas (Source: G2 Planning & Design)

Future Land Use Recommendations



Fig. 4-27 - Example: Traditional Neighborhood Development Open Space (Source: Web)

Two types of development that can occur in planned development districts include (but are not limited to) New Urbanism/Traditional Neighborhood Development and Conservation Development.

New Urbanism / Traditional Neighborhood Development (TND)

New Urbanism or Traditional Neighborhood Development is a type of development that can occur within a planned district. New Urbanism / TND includes a variety of housing types, a mix of land uses, an active center, and a walkable design. It was created to emulate the towns and suburbs built in the early-mid 20th century more than the automobile dominated suburbs from the 60s and beyond. TND can be implemented through a form-based code or a planned development district to achieve the desired elements and often requires strict architectural and site design standards that promote a high quality of life. It can be used in new areas or in areas needing redevelopment. Gross densities typically range from 3-6 du/acre with the mixed use core sometimes achieving densities of 10 du/acre or higher. Housing includes narrow front setbacks, sidewalks, front porches, and detached rear garages or alley-loaded parking. The street network is suitable for pedestrians, cars, and bicyclists, and other buildings and uses are located within walking distance to the homes (generally 1/4 mile).

TNDs or New Urbanism developments can range from small-scale developments (10-15 acres in size), to much larger-scale projects (in excess of 500 acres). Open space is usually 10-20% of the area, and 70-80% is comprised of residential blocks. The remaining space is for mixed use with a focus on commercial uses and civic spaces. Regardless of the size of the site, the overall goal is to create a compact, walkable neighborhood, with a mix of uses for all residents.

New Urbanism / TND can occur in areas of the village / township that contain open land and have few environmental features. It can be done on a smaller scale with infill projects or on a larger scale with new developments.



Fig. 4-28 - Example: Traditional Neighborhood Development (Source: Sitephocus)

Future Land Use Recommendations

Conservation Development

Conservation development is a type of development used to preserve and protect open space while providing a common open space for residents and creating a greenway network for the community. This type of development was popularized by Randall Arendt in his book "Rural By Design". In conservation development builders can construct the same number of homes while using less raw land and conserving open spaces. Rather than converting most of the buildable land to development, the extra land can be permanently preserved for environmental, aesthetic and recreational benefits. It is important that not only critical areas be preserved, but usable open space as well. For example, while typical neighborhood development would normally occur at densities of 1-2 units per acre, conservation development would require 50% open space (percentage varies) and concentrate development in pockets of higher density.

Conservation development can occur through zoning or as a development technique. In both methods, typically half or more of the land within a residential development is devoted to permanent open space. If part of a conservation zoning district, developers must use conservation techniques in the designated zoning districts. They have the option to increase or decrease the density based upon how much land they preserve and what market they are trying to serve (for example, estate lots vs. village lots). Conservation zoning expands the range of development choices available to landowners and developers. Used as a development technique, standards would be created in the zoning code but the land would not necessarily be part of a conservation zoning district. It may be a permitted or conditional use as part of a residential district for example and the density of that district would determine the number of houses permitted in the zoning district. The developer would first identify the noteworthy features, then locate sites for the houses in the remaining areas that maximize views of the open space. Finally streets, trails, and lot lines are placed into the site plan. This process is the reverse of the traditional subdivision design process. In many instances these types of development can cost less due to a decrease in roadway length, infrastructure, and grading and clearing needed.

Conservation development should occur through a Planned Development District in areas of the township that contain significant natural features or where there is a desire to preserve productive agricultural lands

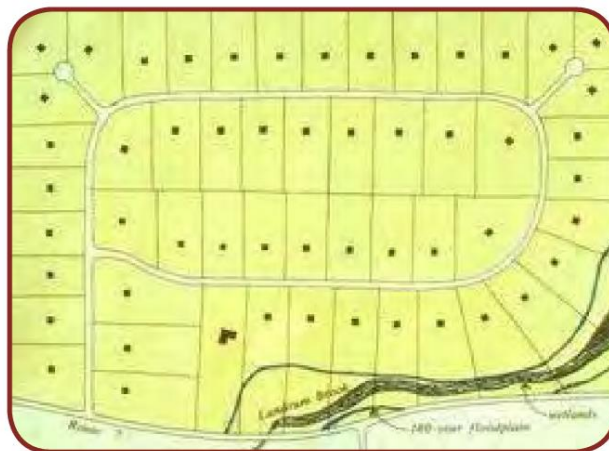


Fig. 4-29 - Typical Residential Development Pattern (Source: Randall Arendt)



Fig. 4-30 - Conservation Development Alternative (Source: Randall Arendt)

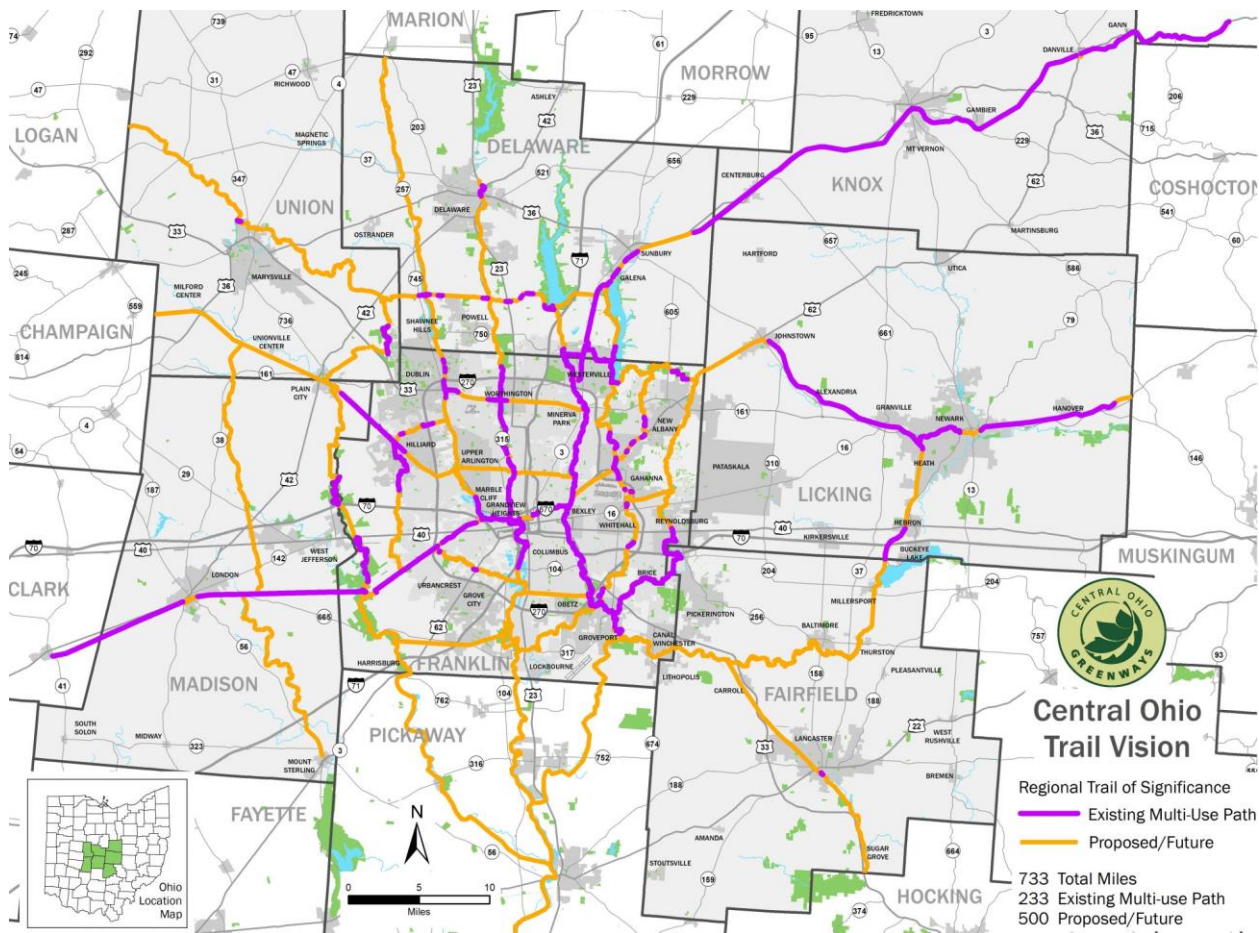


Fig. 4-31 - Ex: Conservation Development Open Space



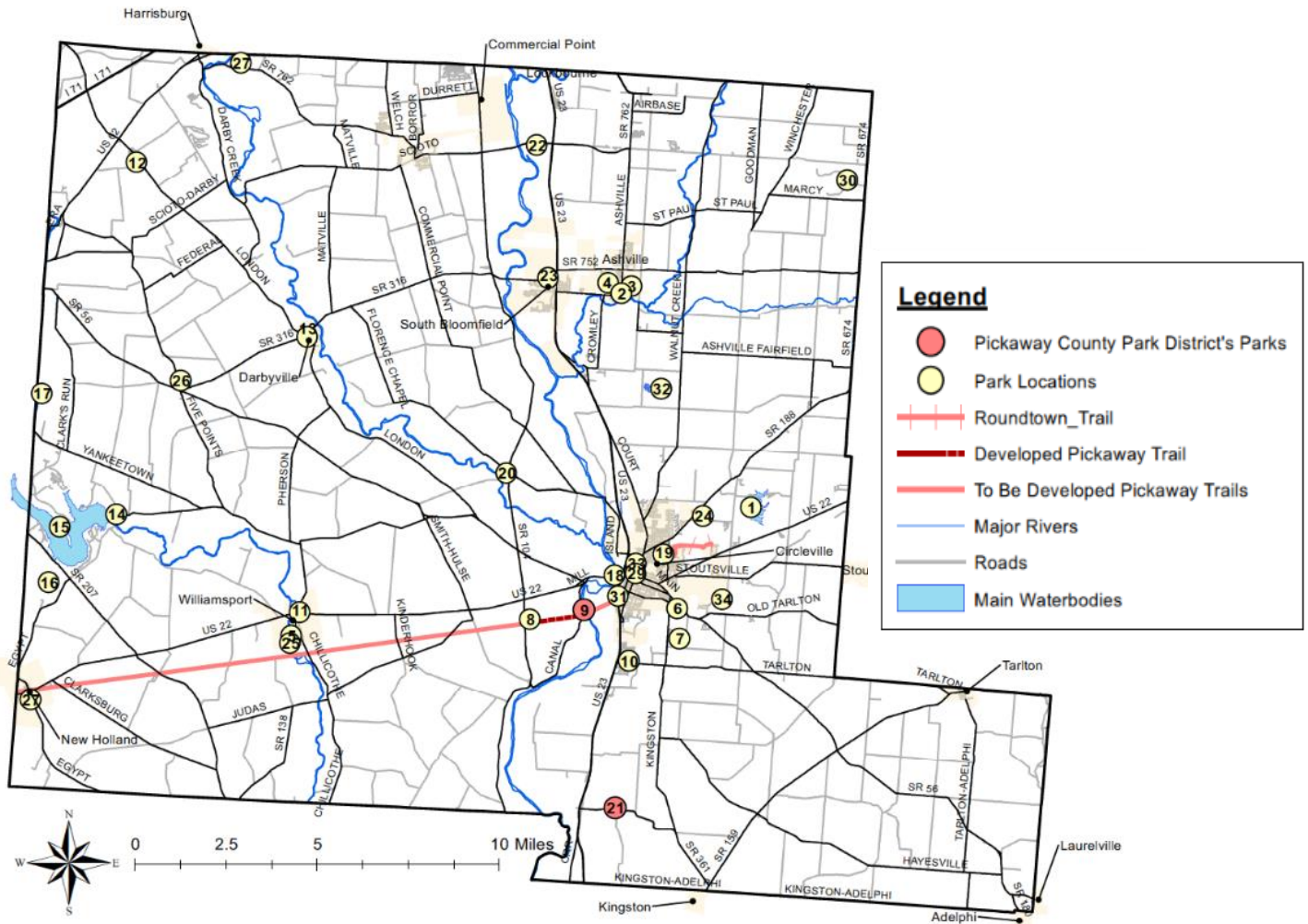
HOME • NEWS • CENTRAL OHIO MOVING FORWARD WITH ACTIVE PROMOTION OF TRAILS

Central Ohio Moving Forward with Active Promotion of Trails





Park Name	Number	Park Name	Number
A. W. Marion State Park - Hargus Lake	1	Elmon Richards Scioto River Fishing	18
Ashville Centennial Park	2	Garden City Park	19
Ashville Community Park	3	Jackson Twp Park	20
Ashville West Side Park	4	Logan Elm State Memorial	21
Ballard Ave Park	5	Mackey Ford State Wildlife Area	22
Barthelmas Park	6	Marvin Webster Park	23
Bartley Preserve	7	Mary Virginia Crites Hannan Park	24
Calamus Swamp	8	Metzger Preserve	25
Canal Park & Trail	9	Monroe Twp Park	26
Circleville Twp Park	10	New Holland Park	27
Community Square Park	11	Orient – Bragg Memorial Park	27
Darby Twp Park	12	Pumpkin Show Park	29
Darbyville Park	13	Slate Run Metro Park	30
Deer Creek Dam	14	Smith Memorial Park	31
Deer Creek State Park	15	Stages Pond State Nature Preserve	32
Deer Creek State Wildlife Area	16	Ted Lewis Park	33
Deer Creek State Wildlife Area	17	Washington Twp - Martha Hitler Park	34





Parks and Recreation

