

Heritage & Urban Form Sub-Committee

March 17, 2016

5:00-7:00pm

Planning Commission Office

230 East Main Street

What are our
goals for the
future?



Georgetown-Scott County
Comprehensive Plan Update



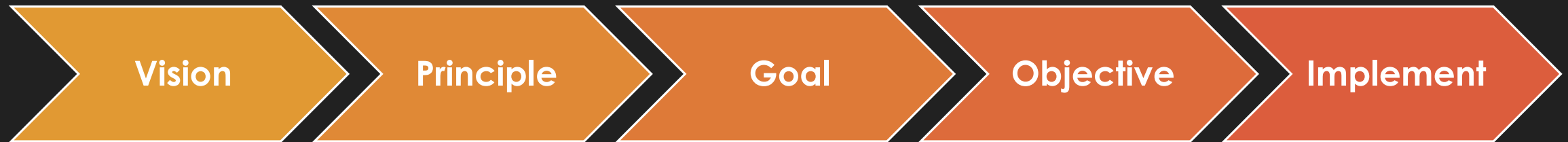
Logistics

- Google Group:
HeritageandUrbanForm@googlegroups.com
- Comparable Cities
- More info online: www.GreatScottPlan.com



Process

- Start with the BIG PICTURE
- Narrow in gradually



Clusters

Existing goals have been grouped into two major categories, and goal clusters:

1. The Public Realm (In General)

- a. New Construction Practices
- b. Corridors & Streetscapes
- c. Land Uses

2. Locations of Primary Concern

- a. Major Corridors
- b. Downtowns
- c. Rural Character
- d. Neighborhoods
- e. Historic Resources: Site, Building, and districts

Time Line and Work Plan

March: Public Realm Goals

- a. New Construction Practices
- b. Corridors & Streetscapes
- c. Land Uses

Scenario Planning Exercise

April: Location Goals

- a. Major Corridors
- b. Downtowns
- c. Rural Character
- d. Neighborhoods
- e. Historic Resources: Site, Building, and districts

May: Objectives

- a. Review the Vision & Principles to our draft Goals & Objectives
- b. Narrow in on the objectives or categories that appear the most difficult

Goals & Objectives

Goals

General outcomes that explain what you want to achieve in your community. Goals are usually long-term and represent global visions such as “protect public health and safety.”

Objectives

Strategies or implementation steps to attain the identified goals. Unlike goals, objectives are specific, measurable, and have a defined completion date.

Goals & Objectives

- Goals – What
- Objectives – How
- Text/Body of the plan - Why



Existing Goals: The Public Realm

Comments:

- **Generally in good shape, but want to work on length**

New Construction Practices

1. **Inclusiveness:** Development is used to promote opportunities for a variety of cultures and income levels, resulting in a vibrant and interesting community.
2. **Infill/Redevelopment:** Vacant and underdeveloped land in the Urban Service Boundaries is developed or redeveloped in a manner that is compatible with viable existing development and the long term character and goals for the area.
3. **Sustainability:** The Planning Commission shall develop policies and administer regulations that encourage sustainable development.
4. **Modification of Standardized Commercial Architecture:** Commercial buildings will demonstrate a reflection of local values with site-specific design. Standardized architectural prototypes will be modified, if necessary, so that the City's appearance remains unique. Development will not consist solely of repetitive design that may be found in other communities.
5. **Compatibility with Surrounding Development:** Proposed commercial buildings must contribute to the positive character of the area. Building materials, architectural details, color range, building massing, and relationships to street and sidewalks will contribute to a distinctive local district, corridor, or neighborhood.
6. **Crime Prevention and Security:** Security and crime prevention will continue to be important factors in urban design. Considerations such as natural barriers and visibility should be incorporated into future developments. Anonymous environments, hidden areas, difficult access, etc. will be addressed and avoided.
7. **Lighting and Landscaping:** Security lighting should generally be at low, even levels to create comfortable area-wide visibility and not highly contrasting bright spots and shadows.

Existing Goals: The Public Realm

Comments:

- Pull from other examples

Corridors & Streetscapes

1. Each addition to the street system will be designed with due consideration given to the visual character and experience of the citizens who will use the street system and adjacent property. Together, the layout of the street network and the streets themselves will contribute to the character, form, and scale of the city in which they are located.
2. Entryways: Community entryways will be enhanced and accentuated at key entry points including interstate interchange areas, and other major arterial streets leading into the city.

Existing Goals: The Public Realm

Comments:

- Repetitive goals
- Many goals similar to objectives

Land Use: Commercial & Mixed Use

1. The size and scale of business within Commercial Districts varies with new development and redevelopment including a mix of uses and avoiding large, single-use buildings, and dominating parking areas.
2. New Development: New development in Commercial Districts will be encouraged to locate and design buildings such that a percentage of building fronts directly face adjacent streets, provide a mix of types and sizes of businesses, provide pedestrian-oriented site design, and incorporate convenient, safe and attractive parking areas into the block.
3. Commercial District Design: The design of Commercial Districts should provide for convenient access, efficient and cost effective pedestrian and vehicular circulation, and comfortable pedestrian environment in selected nodes.
4. Existing Strip Commercial Corridor Development: Municipalities will should encourage and support the gradual evolution of existing auto-dominated strip commercial areas to compact multi-modal-oriented mixed-use places with enhanced walking connections between destinations.
5. Pedestrian Access: Pedestrian environment within Commercial Districts will be supported by connecting them to adjoining uses. Buildings should be oriented both to public streets and to internal streets, with parking areas located internally on the property, or behind the building when possible.

Existing Goals: The Public Realm

Comments:

- Repetitive goals
- Many goals similar to objectives

Land Use: Commercial & Mixed Use

6. Commercial District Access: All future Commercial District developments should consider accessibility for all modes of transportation.
7. Arterial Crossings: Improve pedestrian/bicycle linkages across arterial streets and along commercial corridors. Pedestrian travel routes should be clearly identified and distinguished from motorized vehicle traffic through parking areas, streets, and along building frontages.
8. Linking Neighborhoods with Adjacent Commercial Districts: New models for retail development will be necessary to combine the needs of "walkable" neighborhoods with large-scale retail centers. Pedestrian and bicycle linkages from surrounding neighborhoods to Commercial Districts will be strengthened. Pedestrian access will be provided from nearby residential neighborhoods to the Commercial Districts from multiple directions. Walkways will be aesthetically pleasing, safe, and convenient to the extent practicable.
9. Parking Improvements: Land devoted to surface parking lots in existing developed areas should be reduced to the extent possible. Pedestrian/bicycle linkages through existing parking lots to commercial destinations should be improved as opportunities arise.

Existing Goals: The Public Realm

Comments:

- Repetitive goals
- Many goals similar to objectives

Land Use: Residential

1. A variety of housing types and densities are encouraged throughout urban areas for all income levels.
2. Municipalities should encourage creation and expansion of affordable housing opportunities and preservation of existing housing stock.
3. Housing Information: Municipalities should collect, maintain, and disseminate information and vital statistics on housing affordability such as cost demand and supply of housing stock.
4. Development Practices: Scott County municipalities will seek opportunities to develop and modify land use regulations and permit processes that make project approval timelines achievable, and densities and mitigation costs more predictable.
5. Preservation of Neighborhoods: Scott County municipalities will work toward retaining existing affordable housing stock through conservation efforts of older residential neighborhoods.
6. Impact of New Policies and Regulations: Municipalities will assess the effects of new policies and regulations, on housing development costs, and overall housing affordability.
7. Historic Residences: Scott County and its cities and towns will explore opportunities to combine development efforts with historic preservation, placing priority on preserving existing residential structures of historic value. A Historical District Ordinance should be adopted to support Preservation efforts.

Existing Goals: The Public Realm

Comments:

- No goals for these specific land uses

Land Use:

Industrial

Agriculture

Business Park – merge with commercial

Professional Office – merge w/commercial

Existing Goals: The Public Realm

Comments:

- Simplify

Land Use: Civic Buildings/Public Space

1. Civic Buildings and Grounds: Civic and government facilities should be placed in central locations as highly visible focal points. The urban design and architectural quality should express permanence, importance, and respect for broad citizen preferences and community identity. Major public buildings should have a civic presence enhanced by their height, mass, and materials. In addition, public buildings should:
2. Public Space Design: Public spaces, such as plazas, civic buildings, outdoor spaces, parks and gateway landscapes, should be designated to be functional, accessible, attractive, and comfortable.

Existing Goals: The Public Realm

Comments:

- Repetitive goals (ex. Buffer or access)
- Simplify

Land Use: Parks and Open Space

1. Open Space is used as a primary tool to provide the County and its incorporated areas with a well-defined edge, establish community separators, direct growth, and preserve rural character.
2. Conservation Tools: Promote the purchase of open space, conservation easements, and/or development rights and use other tools such as development regulations and planning for the purpose of defining and protecting community edges.
3. Access: Cities within Scott County will ensure that development provides and maintains access to public open space areas, where appropriate.
4. Community Buffer: Strategic open lands that serve as community separators outside the Urban Service Boundary will be identified for either public ownership or other land conservation measures.
5. A variety of recreational opportunities is provided to the community through a diverse and interconnected framework of open space including parks, trails, and natural areas.

What happens next?

Homework: Read & Reflect!

- Review goals and objectives
- Send comments to staff

Next Sub-Committee Meeting

- Thursday, April 21 from 5:00-7:00pm
- Planning Commission Office,
230 East Main Street

Scenario Planning Meeting

- Monday, March 28 from 5:00-7:00pm
- Scott County Extension Office,
1130 Cincinnati Road