

POWELL COMPREHENSIVE PLAN UPDATE



STEERING COMMITTEE MEETING - 05.26.15



MKSK

**Trans
Associates**

Regionomics
with Research & Development in Real Estate



AGENDA

1. **Call To Order**
2. **Approval Of Minutes (March 24, 2015)**
3. **Project Timeline**
4. **Public Workshop Summaries**
5. **Future Land Use Concepts**
6. **Transportation Analysis**
7. **Fiscal Analysis**
8. **Other Business**
9. **Adjournment**

Last Public Meeting: June 18



Project Timeline

PLANNING PROCESS AT A GLANCE



Nov

Dec

Jan

Feb

Mar

Apr

May

Jun

July

Aug

An aerial night photograph of a town, showing illuminated buildings, streets, and parking lots. The lights create a warm, golden glow across the scene.

Public Workshop Summaries

WHAT WE HEARD...

Redevelop downtown single family north of Olentangy

Do we really need off-street parking?

Should there really be another center to the north?

Aging community

Don't replace Downtown

Want specialty shops Downtown

Stop development moving south

Merger with the Township

Fewer single family units

Annex existing Sawmill to Zoo

Northward expansion - traffic impacts

Encourage Mixed-Use & Senior Housing

Concern with Downtown development traffic but need patrons in walking distance

Develop at Seldom Seen - path connections to Downtown

Preserve school system

ATTACHED SINGLE FAMILY / TOWNHOMES



0



2



7



3

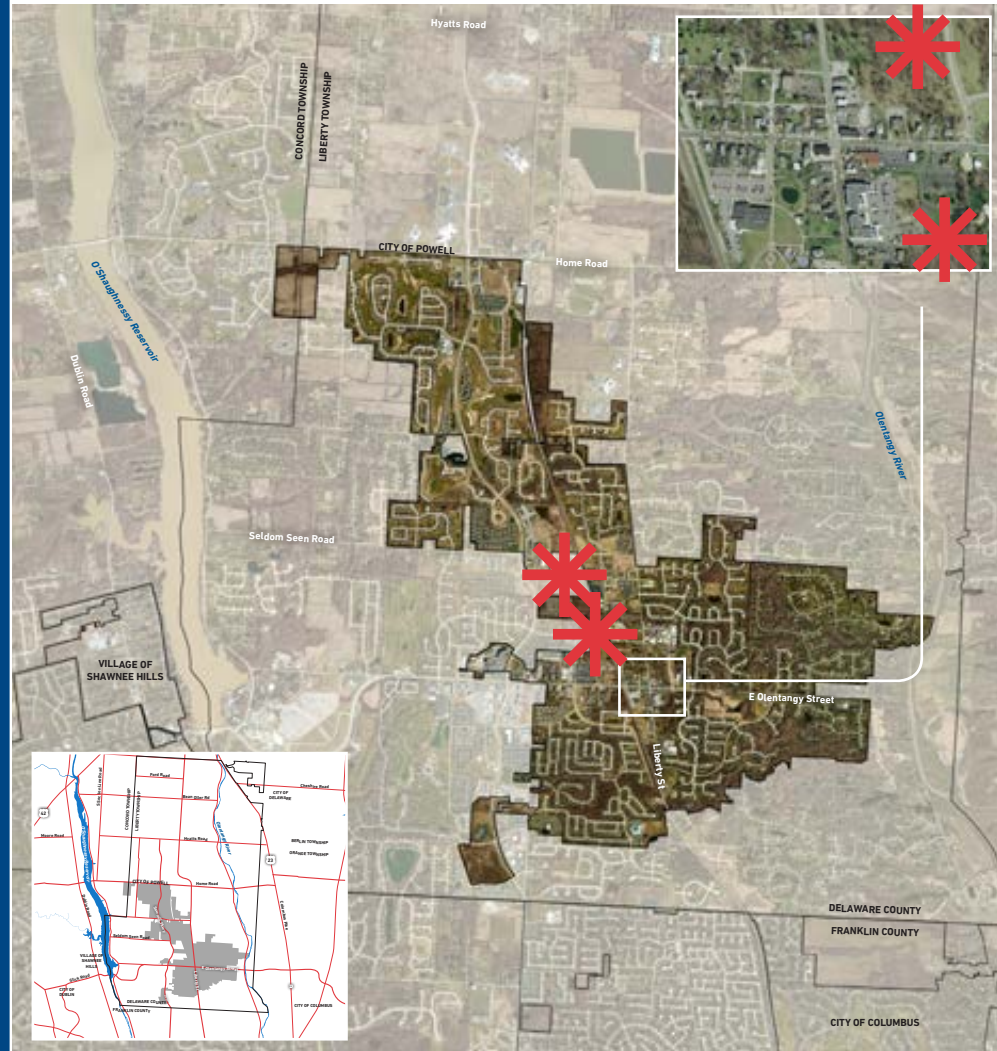


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WHERE WOULD ATTACHED SINGLE FAMILY HOMES GO?



PUBLIC WORKSHOP - VISUAL PREFERENCE

EMPLOYMENT



5



0



4



1

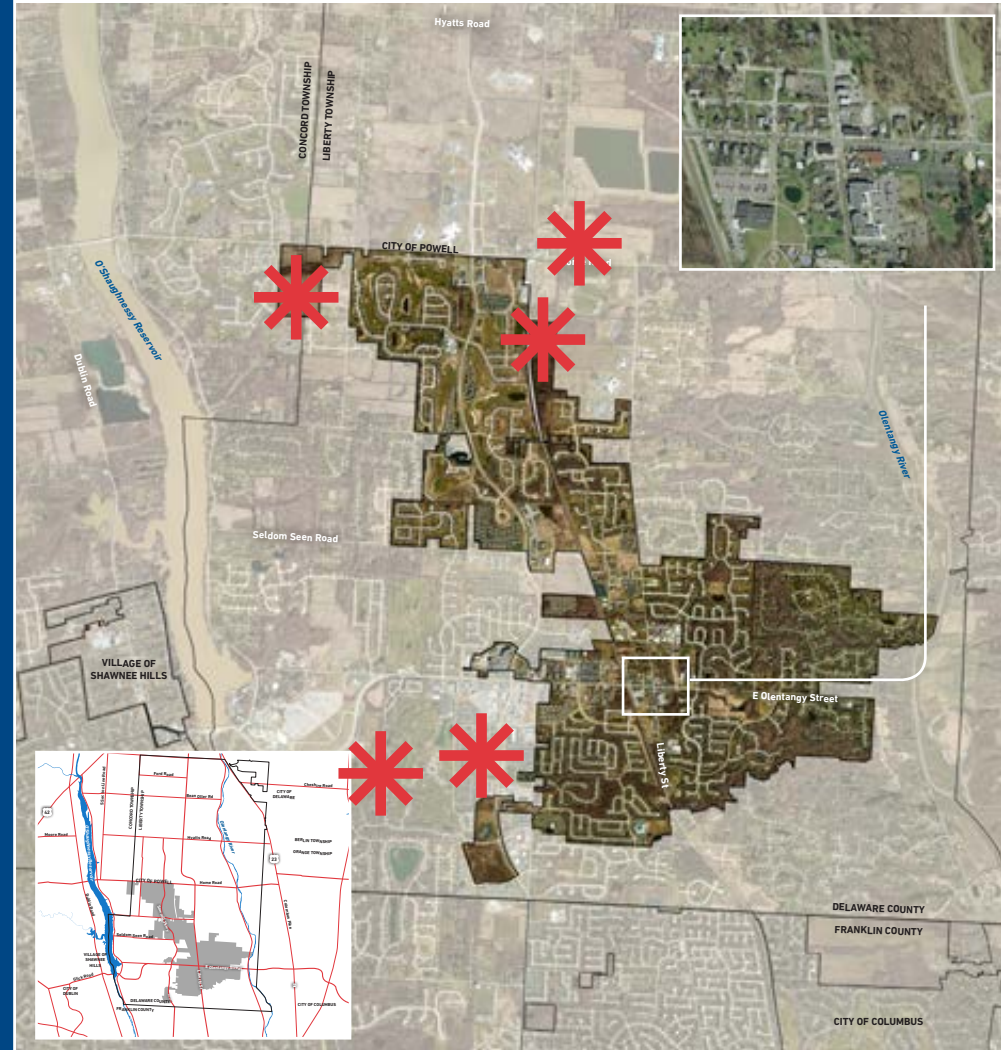


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3

WHERE WOULD EMPLOYMENT GO?



SMALL LOT SINGLE FAMILY HOUSING



3



4



4



4

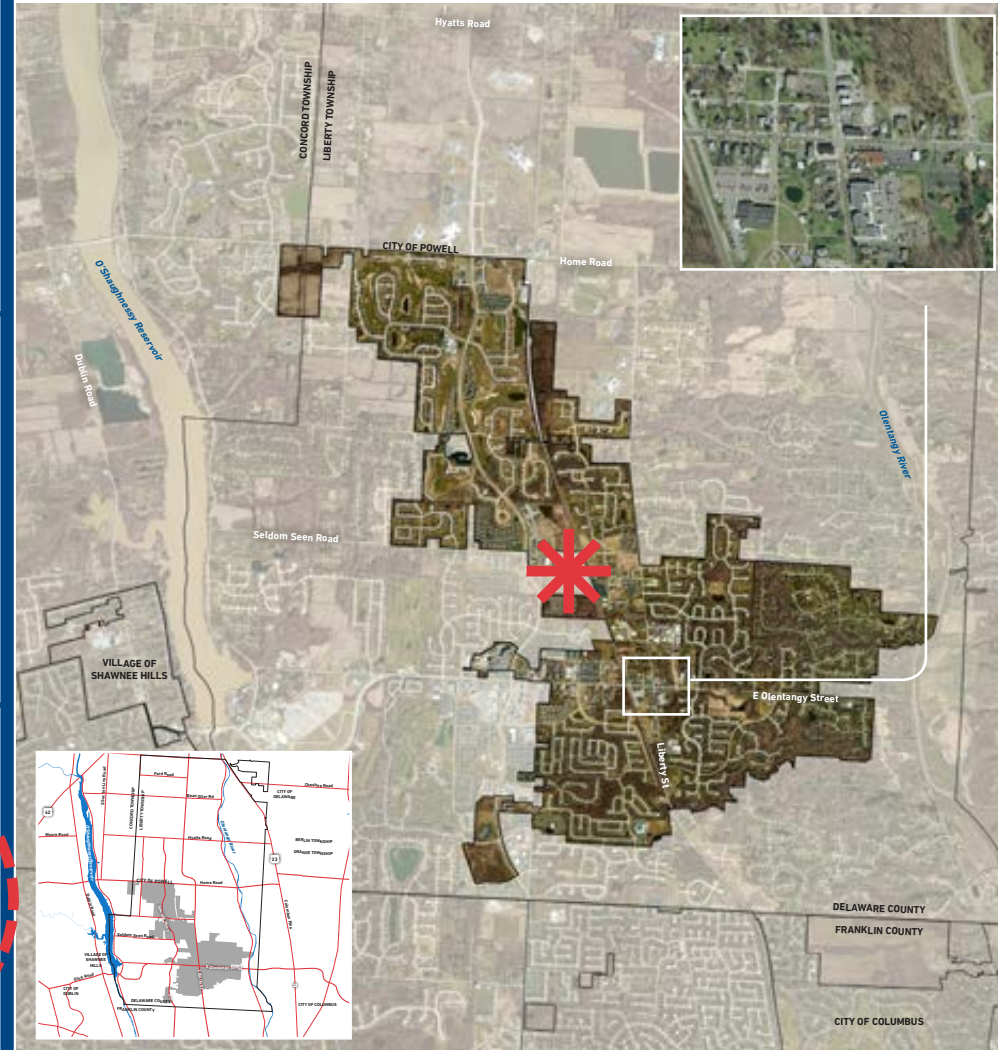


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10

WHERE WOULD SMALL LOT SINGLE FAMILY HOUSING GO?



PUBLIC WORKSHOP - VISUAL PREFERENCE

RESIDENTIAL FLATS



4



0



1



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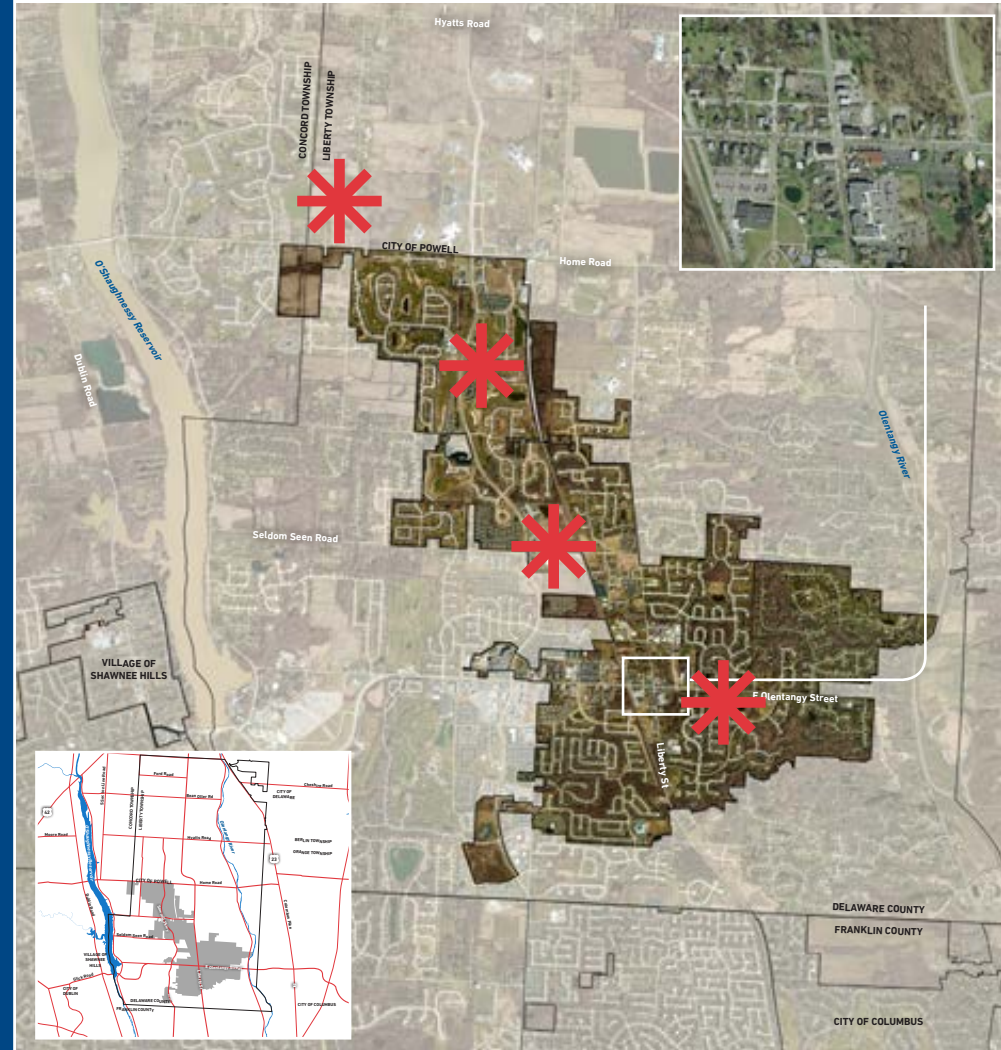


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3

WHERE WOULD RESIDENTIAL FLATS GO?



PUBLIC WORKSHOP - VISUAL PREFERENCE

MIXED USE/NEIGHBORHOOD COMMERCIAL



10



3



13



2

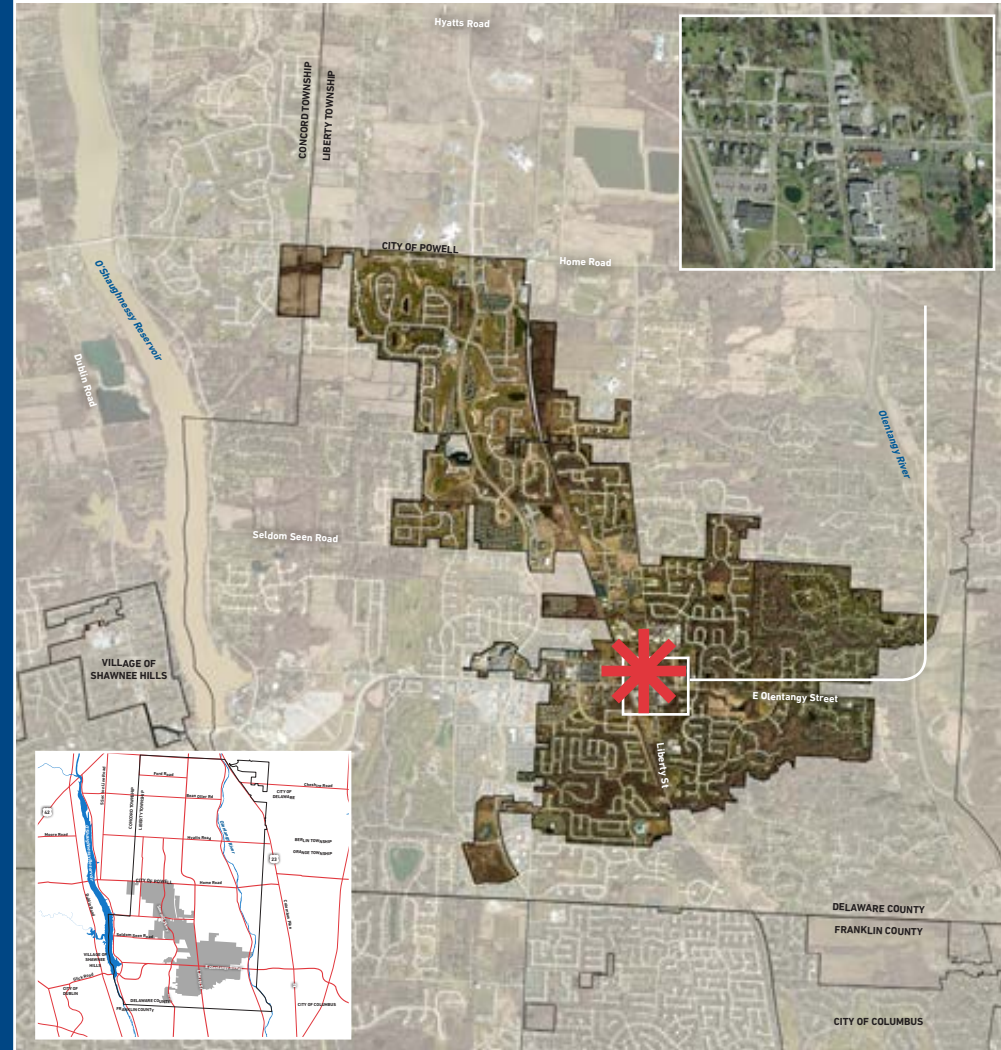


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2

WHERE WOULD MIXED USE/NEIGHBORHOOD COMMERCIAL GO?



MIXED USE CENTERS

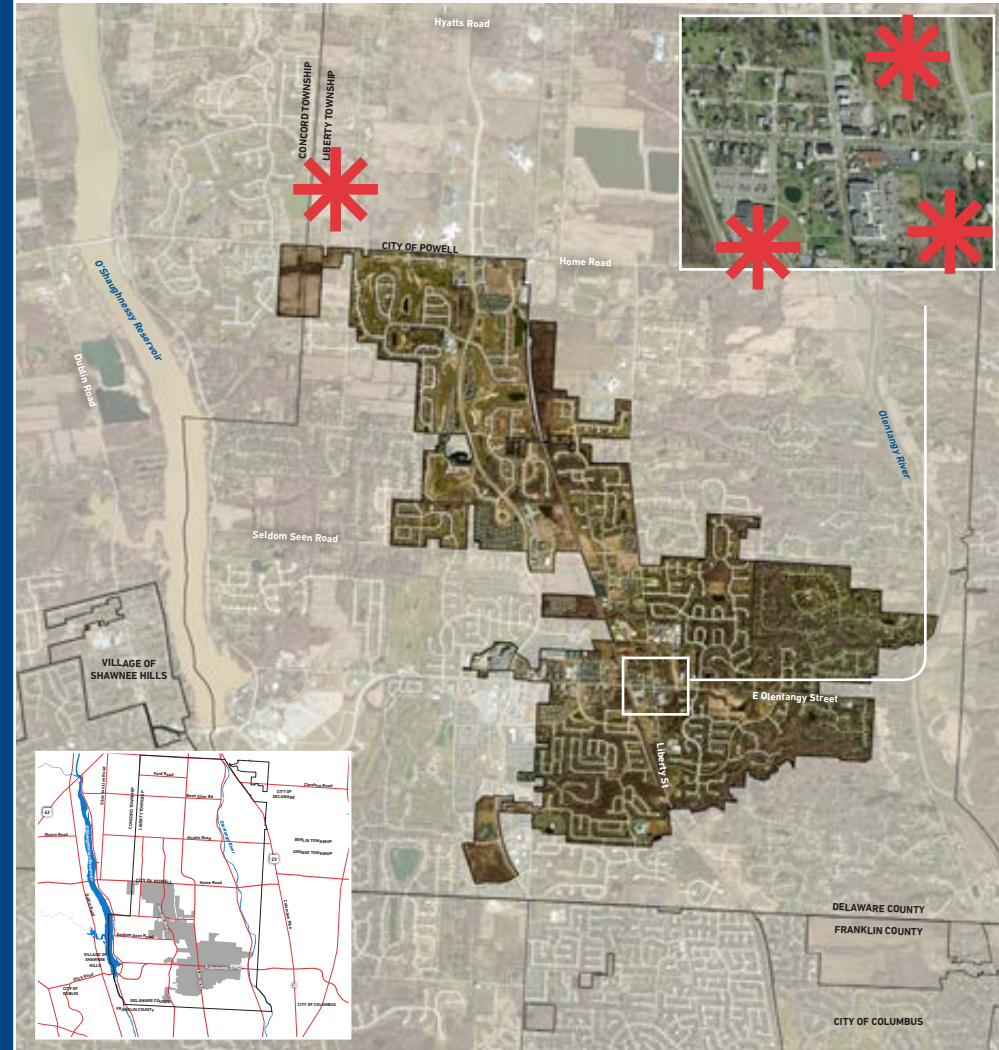


3



9

WHERE WOULD MIXED USE CENTERS GO?



CONSERVATION DEVELOPMENT

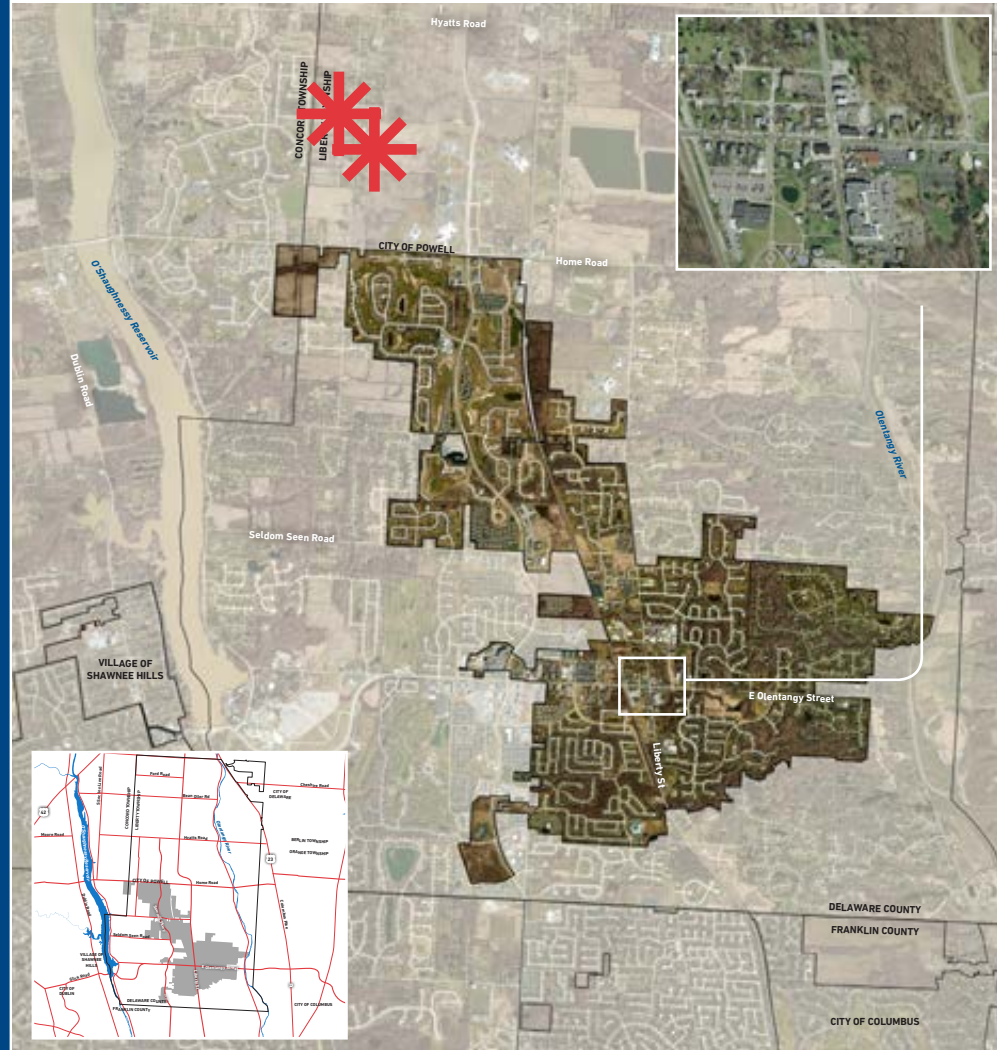


4



5

WHERE WOULD CONSERVATION DEVELOPMENT GO?



DEVELOPMENT SCENARIOS

1: INFILL & REDEVELOPMENT FOCUS

Public Workshop Results

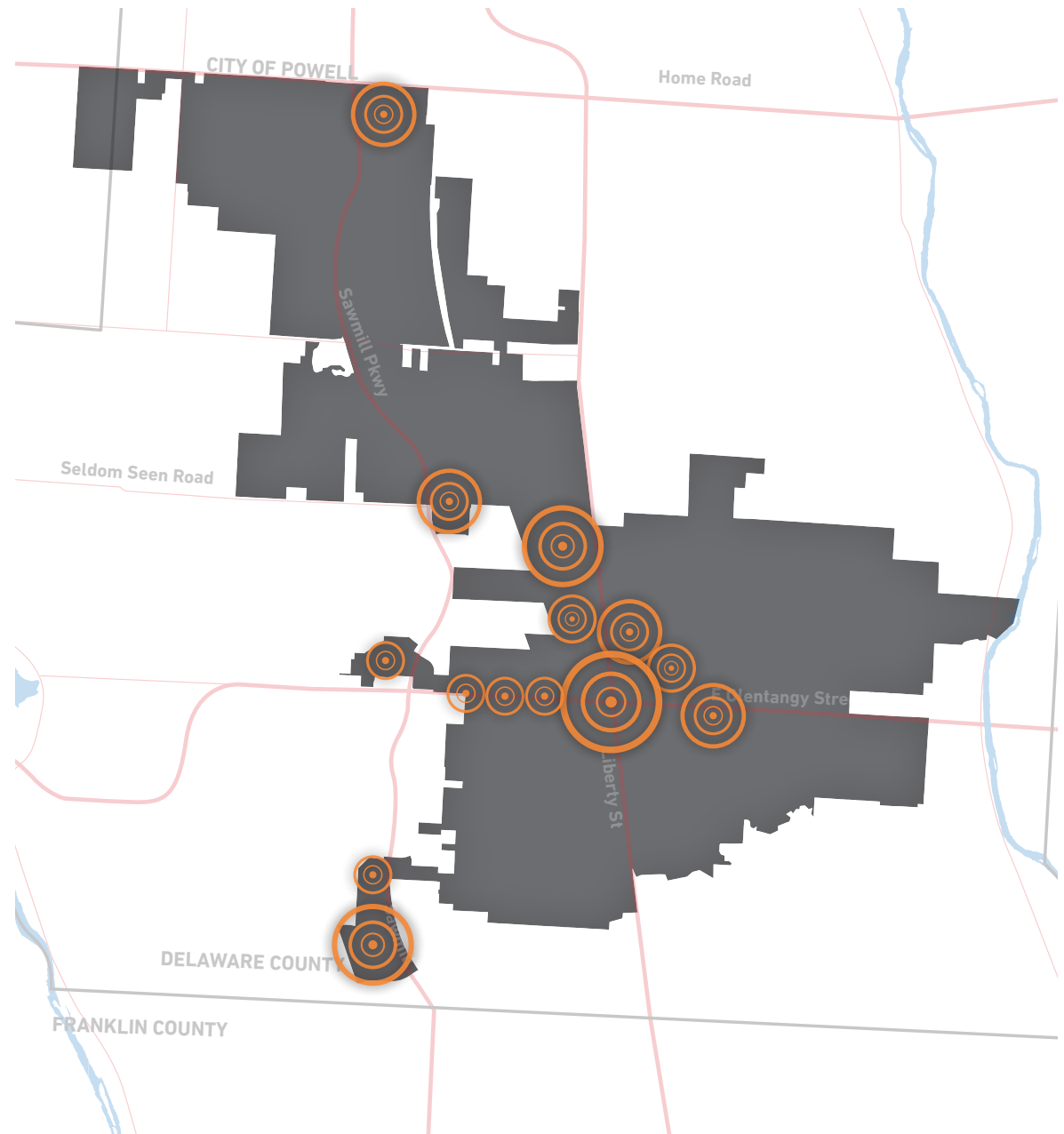
High: 13

Moderate: 0

Low: 3

MindMixer Results

7 Votes



2: STRATEGIC ANNEXATION POLICY

Public Workshop Results

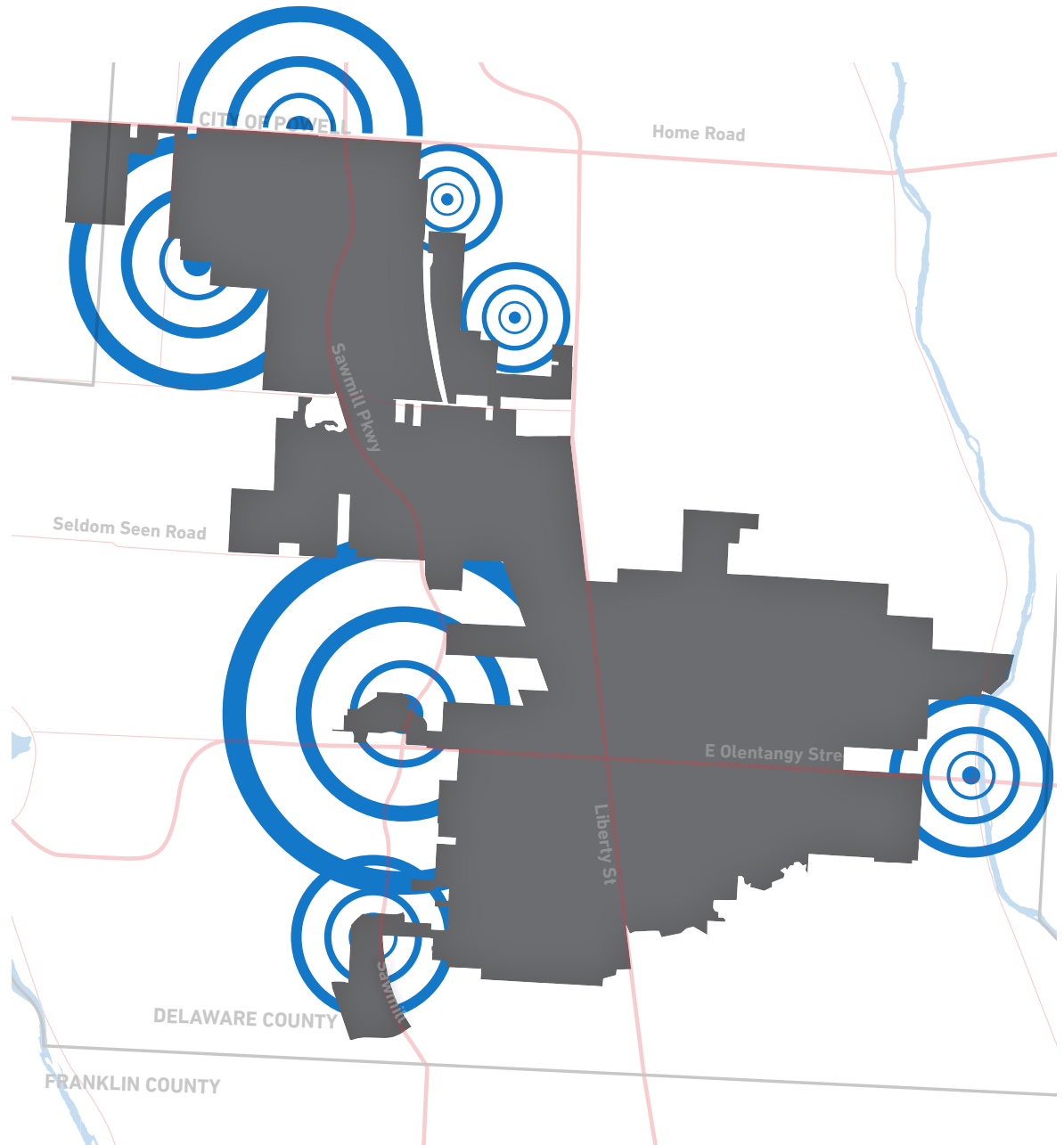
High: 5

Moderate: 10

Low: 0

MindMixer Results

6 Votes



3: NORTHWARD GROWTH CORRIDOR

Public Workshop Results

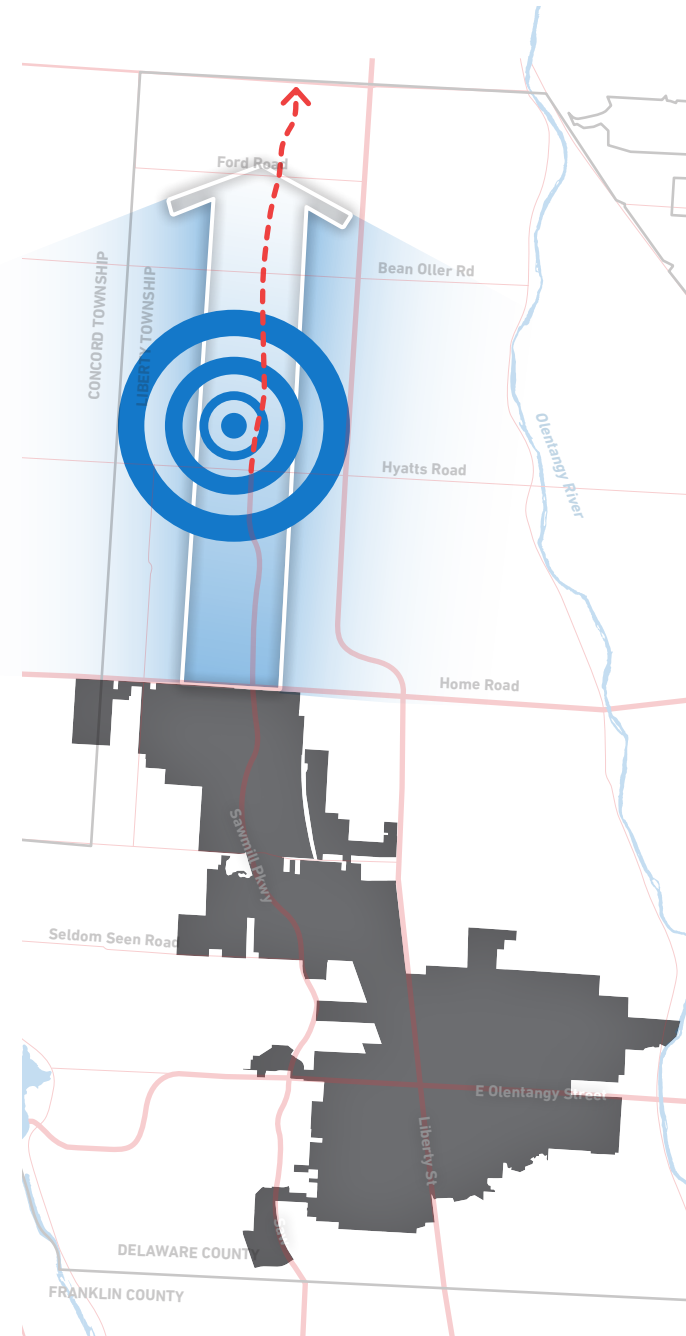
High: 9

Mod: 2

Low: 6

MindMixer Results

3 Votes



ACTIVITY AS OF MAY 20TH



ACTIVITY AS OF MAY 20TH

Engagement

DETAILS

17
Closed Topics

ACTIVITY

815
Interactions

128
Comments

25
Shares

Participants

TOTAL

115
Participants

GENDER

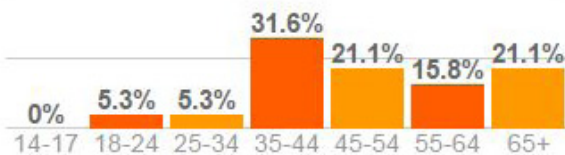


51%
Male

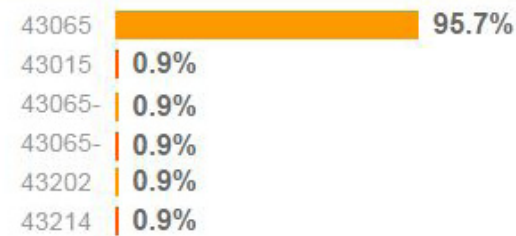


49%
Female

AGE



POSTAL CODE



WHAT DO YOU LIKE ABOUT POWELL?



Greater's

People work together

It's nice and safe, small and cozy.

Trinity All-Stars

The Powell Festival

The Splash Pad

Rita's

Local Roots

Different festivals

Becoming more modern, new styles

Easy to run

Everyone is close and kind of knows each other

Close to the zoo, friends and I can walk to shops



WHAT WOULD YOU CHANGE ABOUT POWELL?



A place to hang out with your friends

More trees

More businesses downtown

Nothing, I love everything!

Make the Splash Pad Bigger!

More shopping

Change the shops - they're for old people

Older, more unappealing shops

Education system

No indoor track

Bigger parks

Less huge neighborhoods that keep adding homes

Could use a bike land



WHAT IS YOUR FAVORITE PLACE IN THE WORLD? WHY?



Wedgewood - There's a place where just the kids can hang out.

Italy - They have noodles and music.

London - I like architecture that looks old.

Myrtle Beach - Get to have fun on the beach!

Trinity All-Stars - They're nice and they help with cheering and tumbling

Chicago - Shop's everywhere for all ages

Frontier Raven, Buena Vista - Felt modern and cool to younger people

Somewhere I haven't been because I don't know what to expect

Louisville, KY - Horse capital of the world

My Family - I love to be with my family

Park by Handel's - Because it feels safe for little and older kids

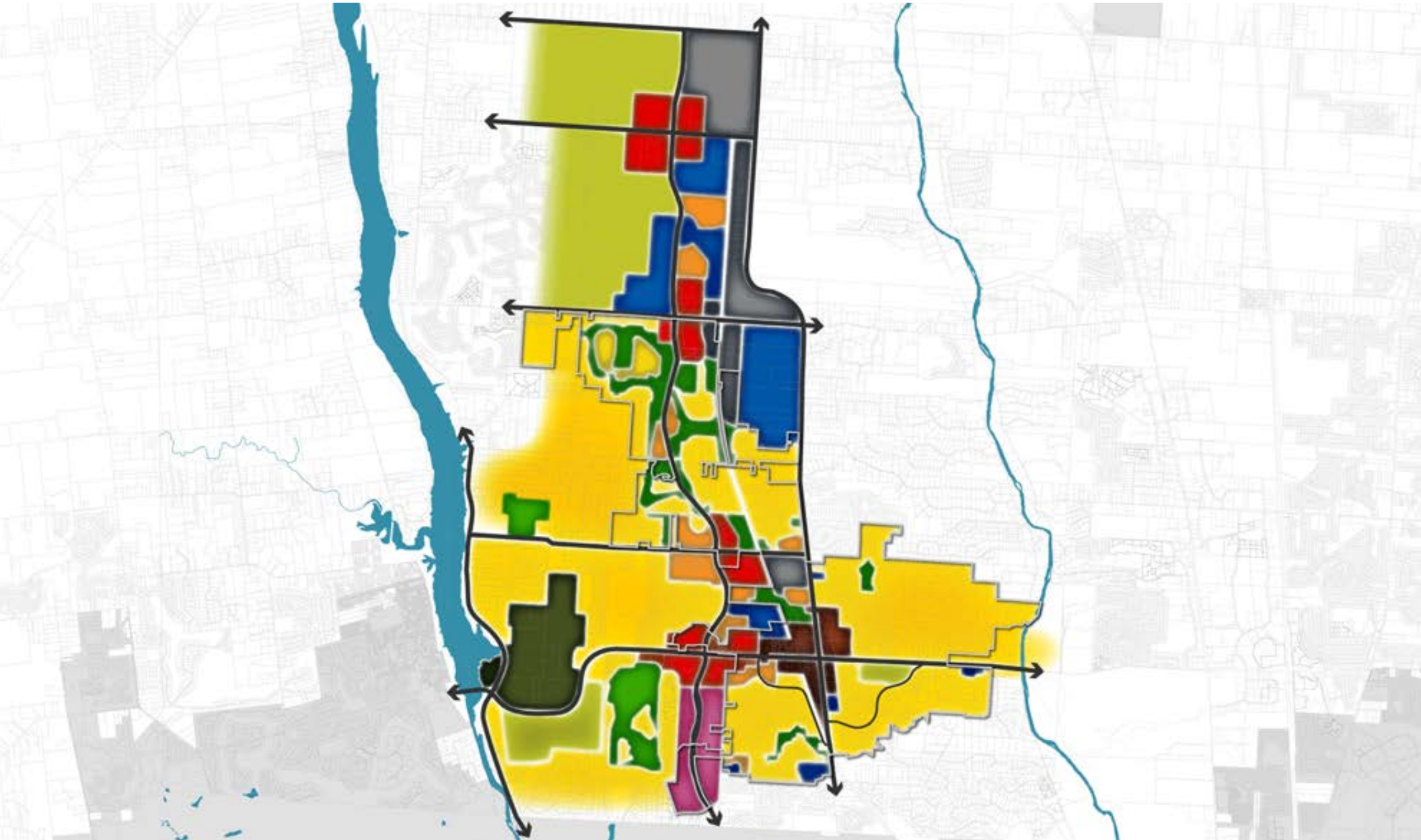


An aerial night photograph of a town, showing illuminated buildings, streets, and parking lots. The scene is captured from a high angle, looking down on the town's layout. The lights from the buildings and streets create a warm glow against the dark night sky. The town appears to be a mix of residential and commercial areas, with some larger buildings and many smaller houses visible. The overall atmosphere is peaceful and well-lit.

Future Land Use Concepts

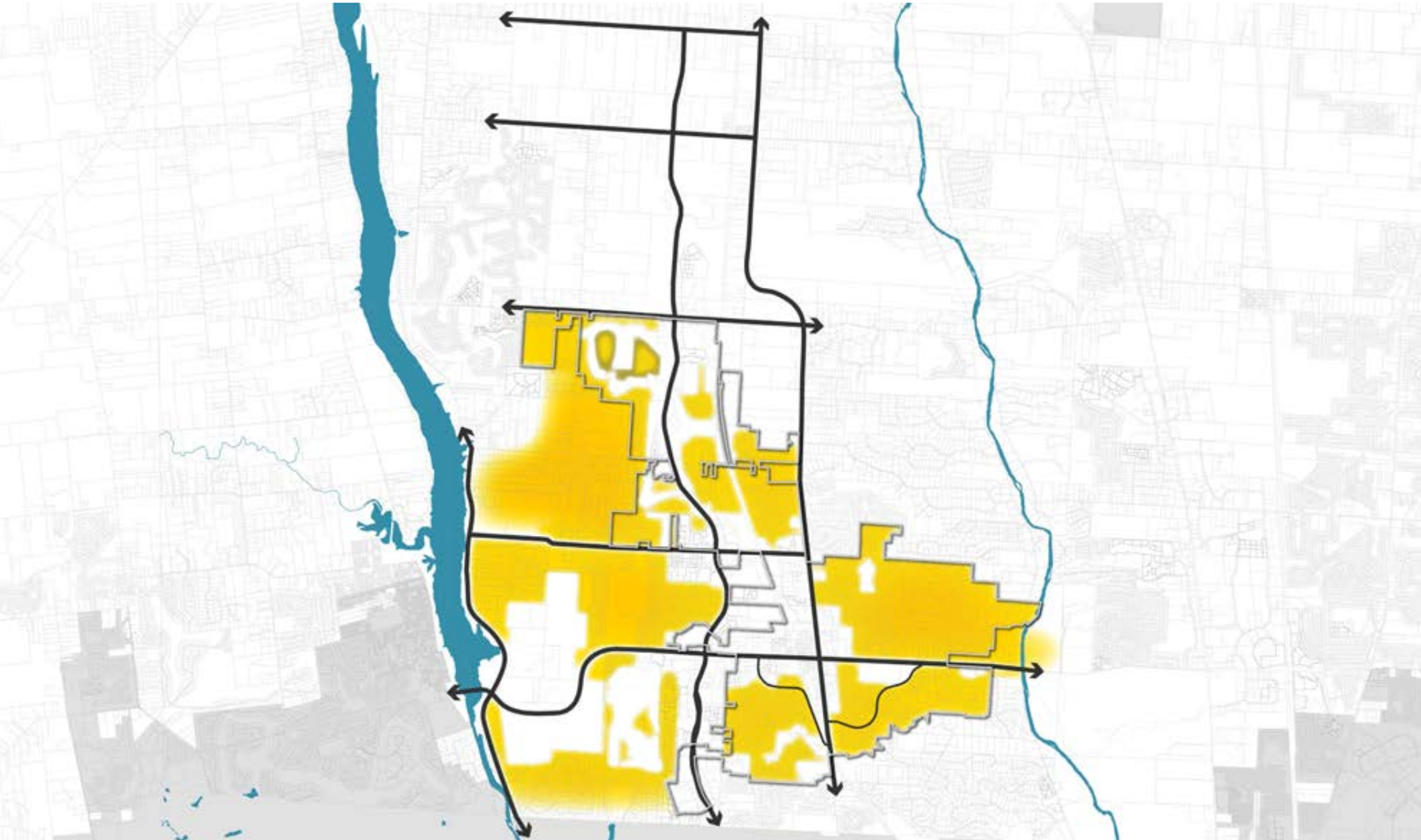
PROPOSED FUTURE LAND USE

OVERALL CONCEPT



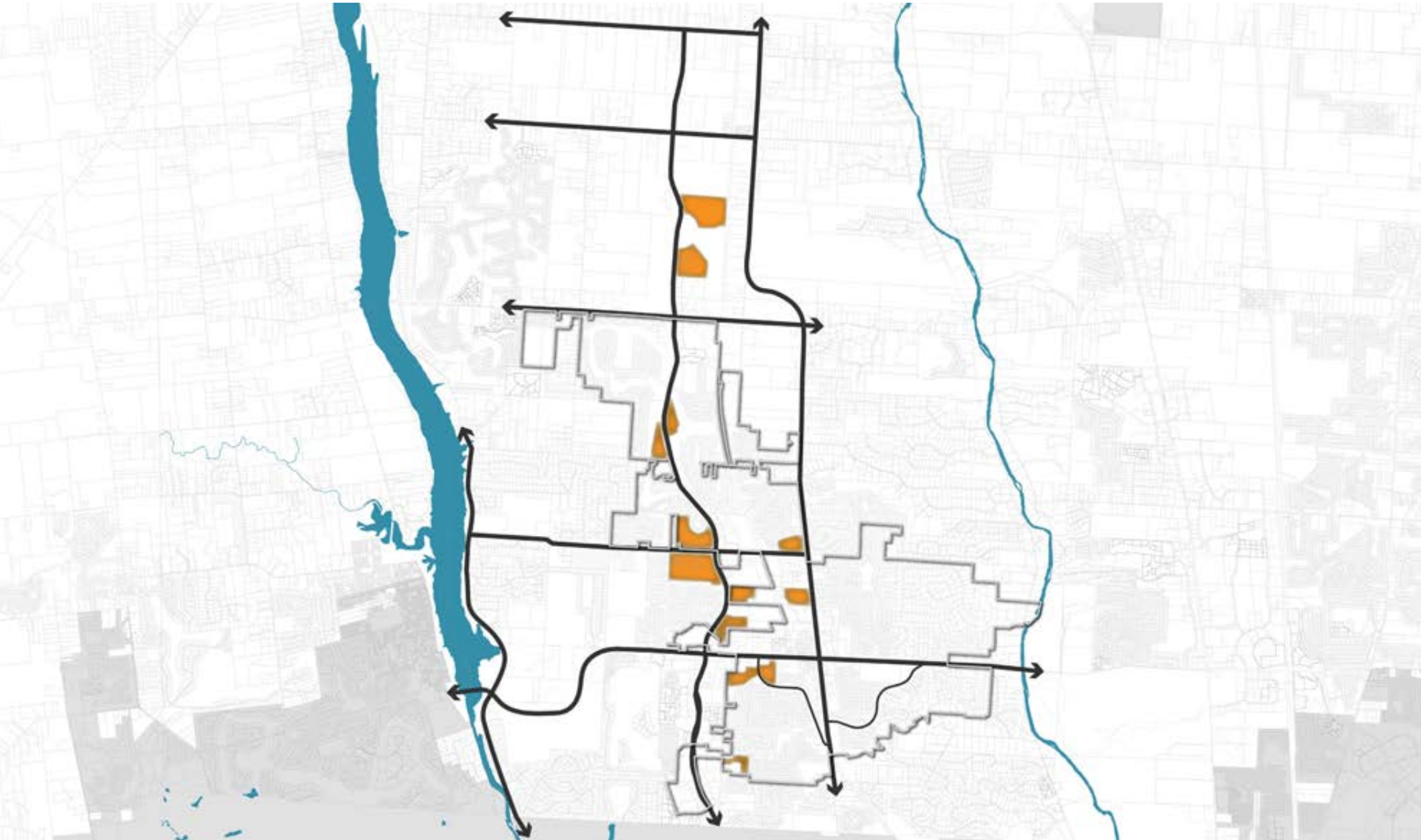
PROPOSED FUTURE LAND USE

CONVENTIONAL SINGLE FAMILY

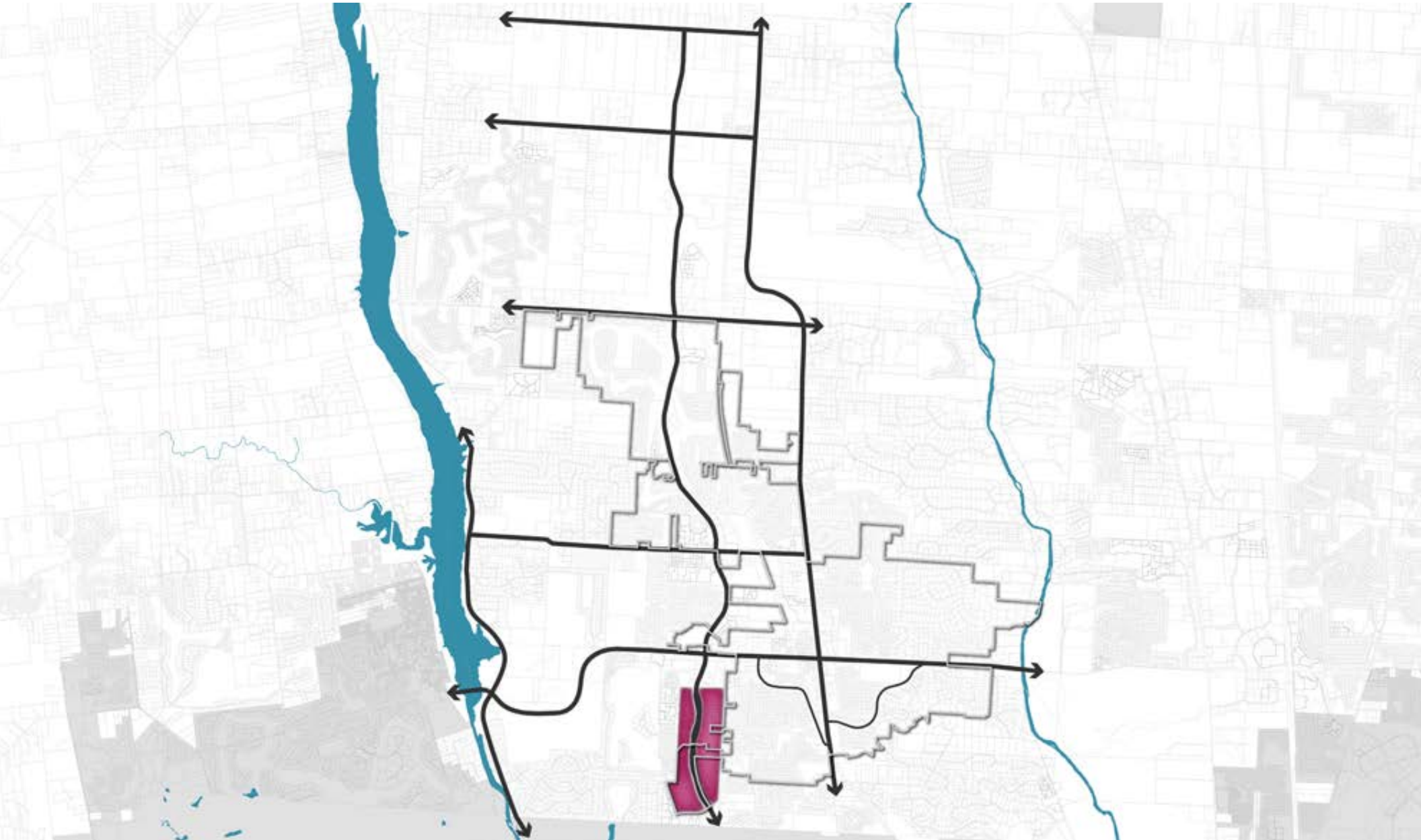


PRELIMINARY FUTURE LAND USE

MIXED RESIDENTIAL

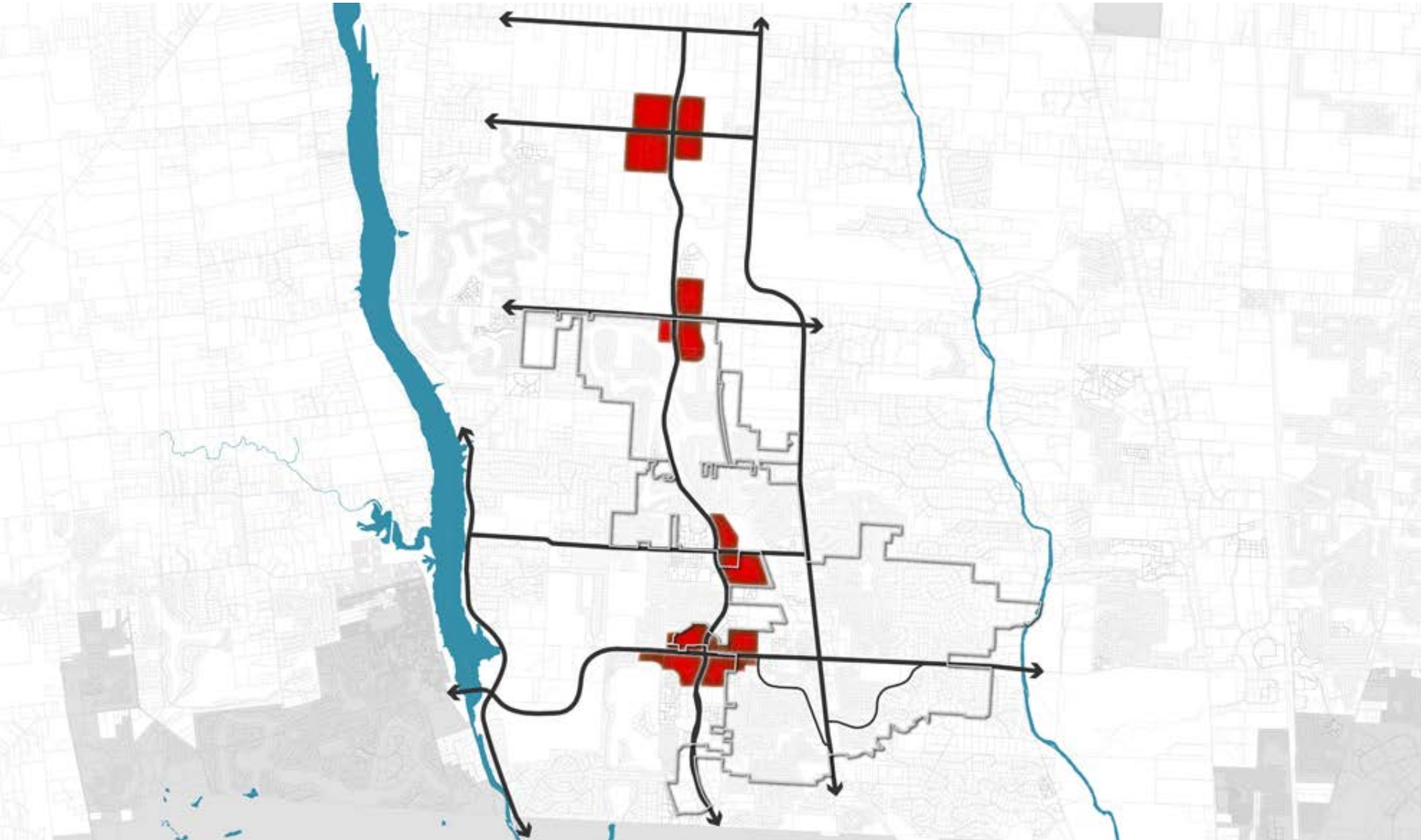


OFFICE CORRIDOR



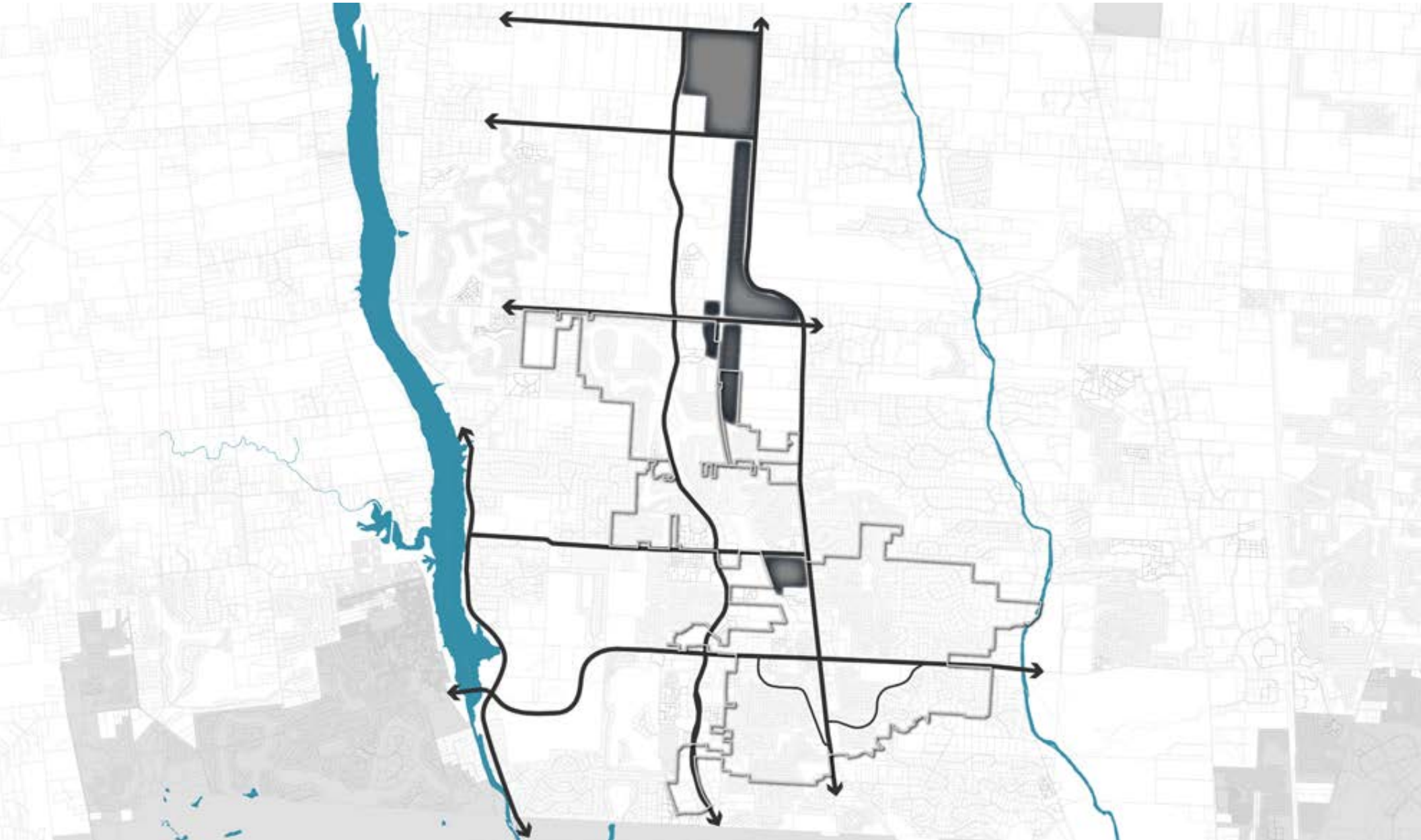
PRELIMINARY FUTURE LAND USE

MIXED-USE CENTER



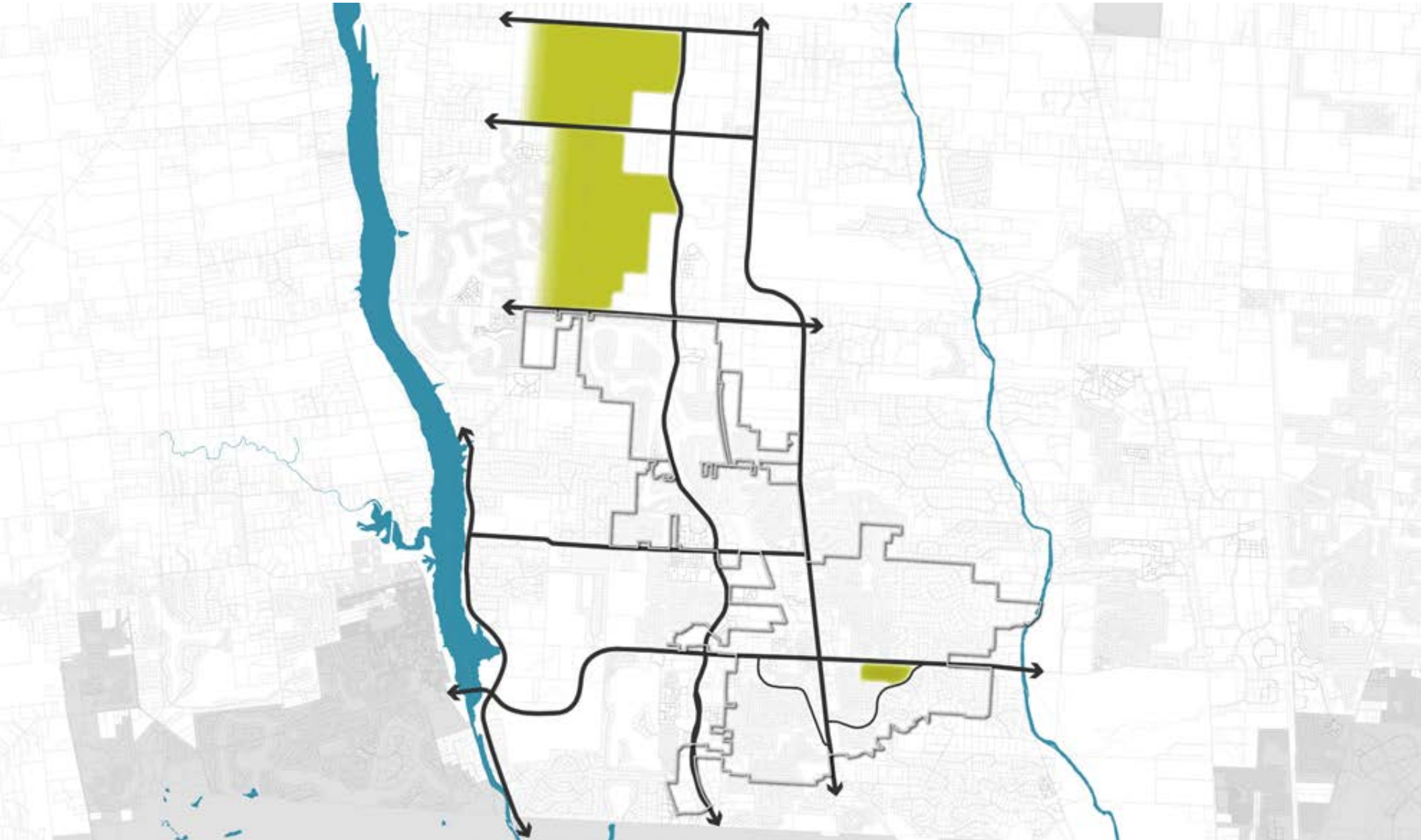
PRELIMINARY FUTURE LAND USE

EMPLOYMENT CENTER

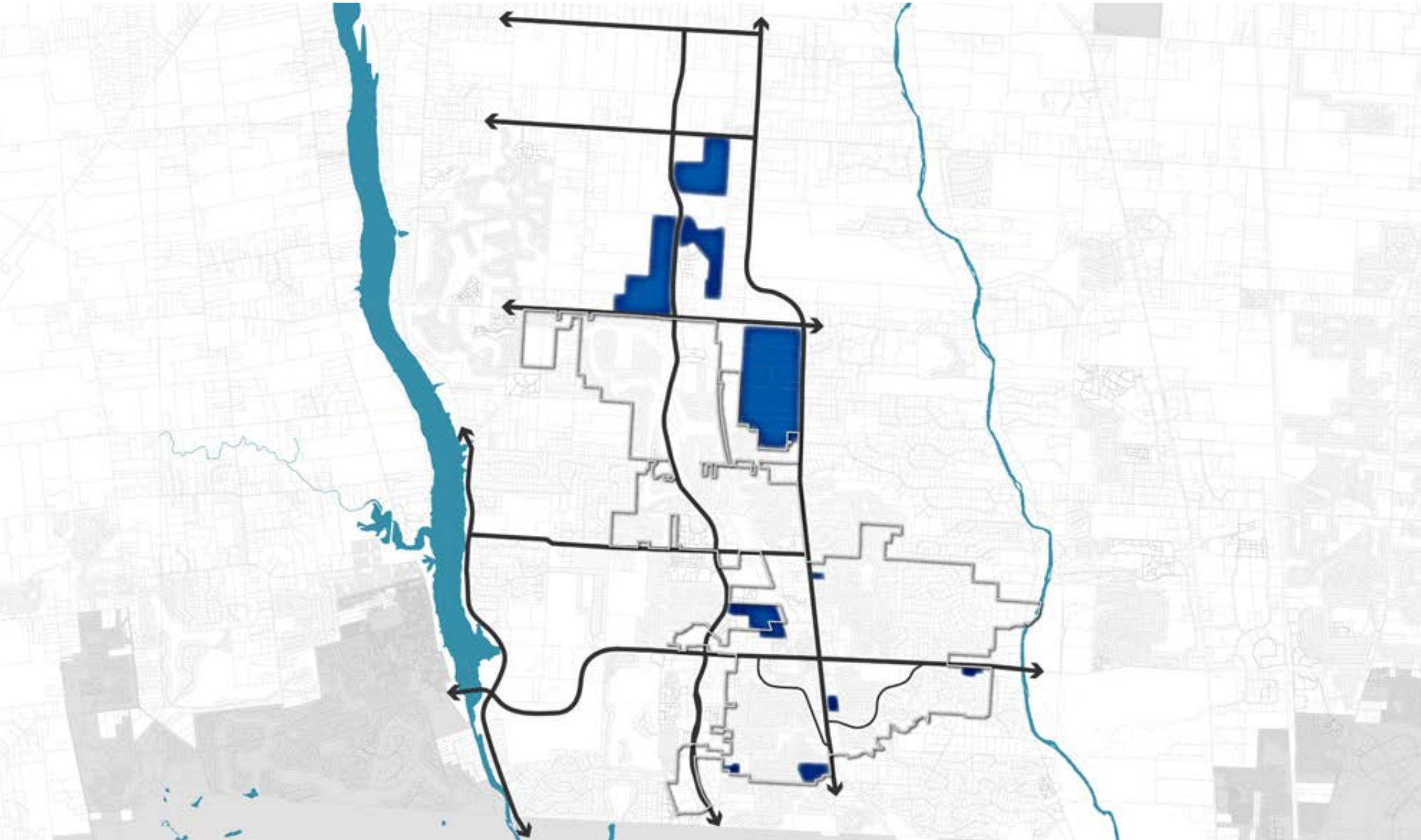


PRELIMINARY FUTURE LAND USE

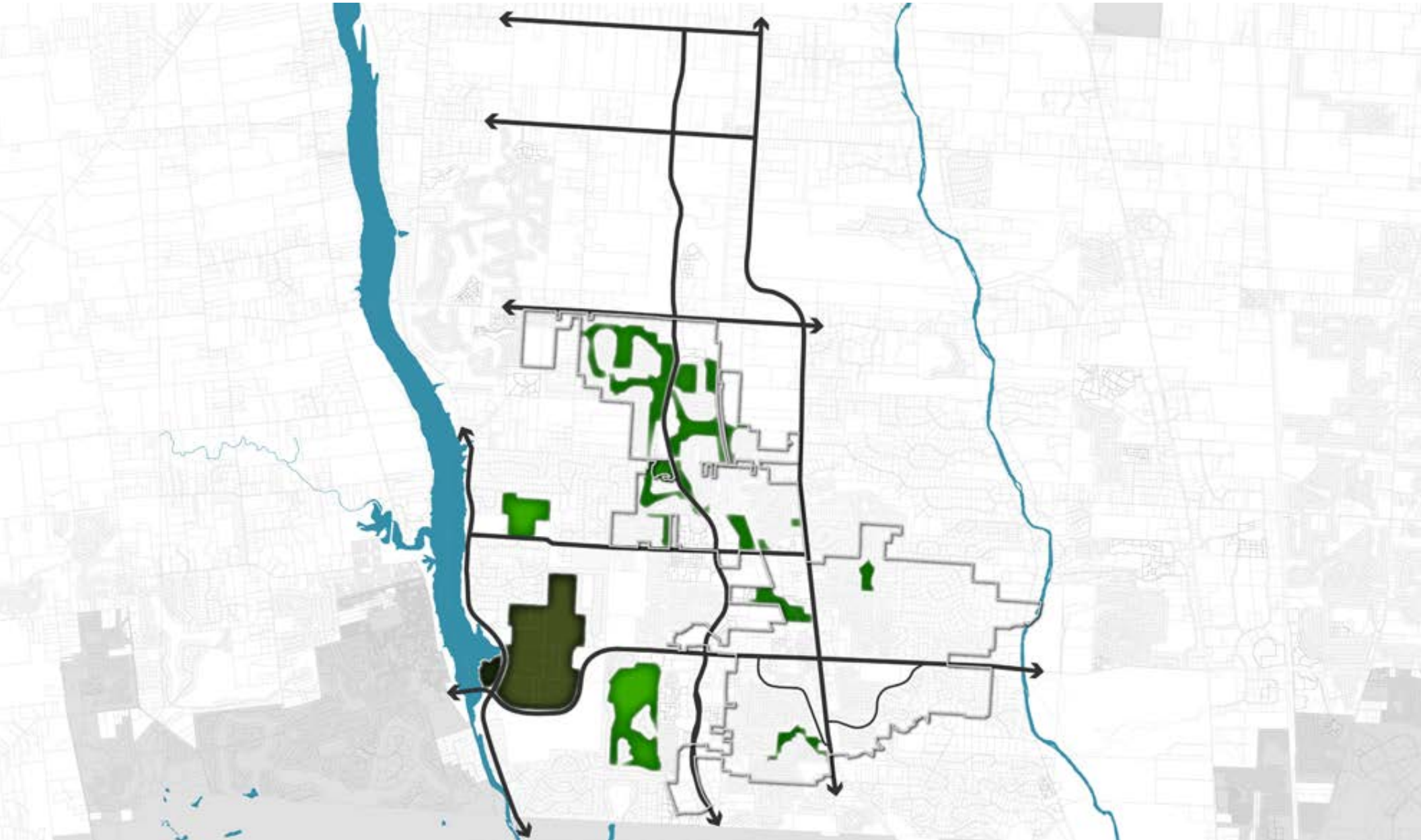
CONSERVATION DEVELOPMENT



INSTITUTIONAL / GOVERNMENT

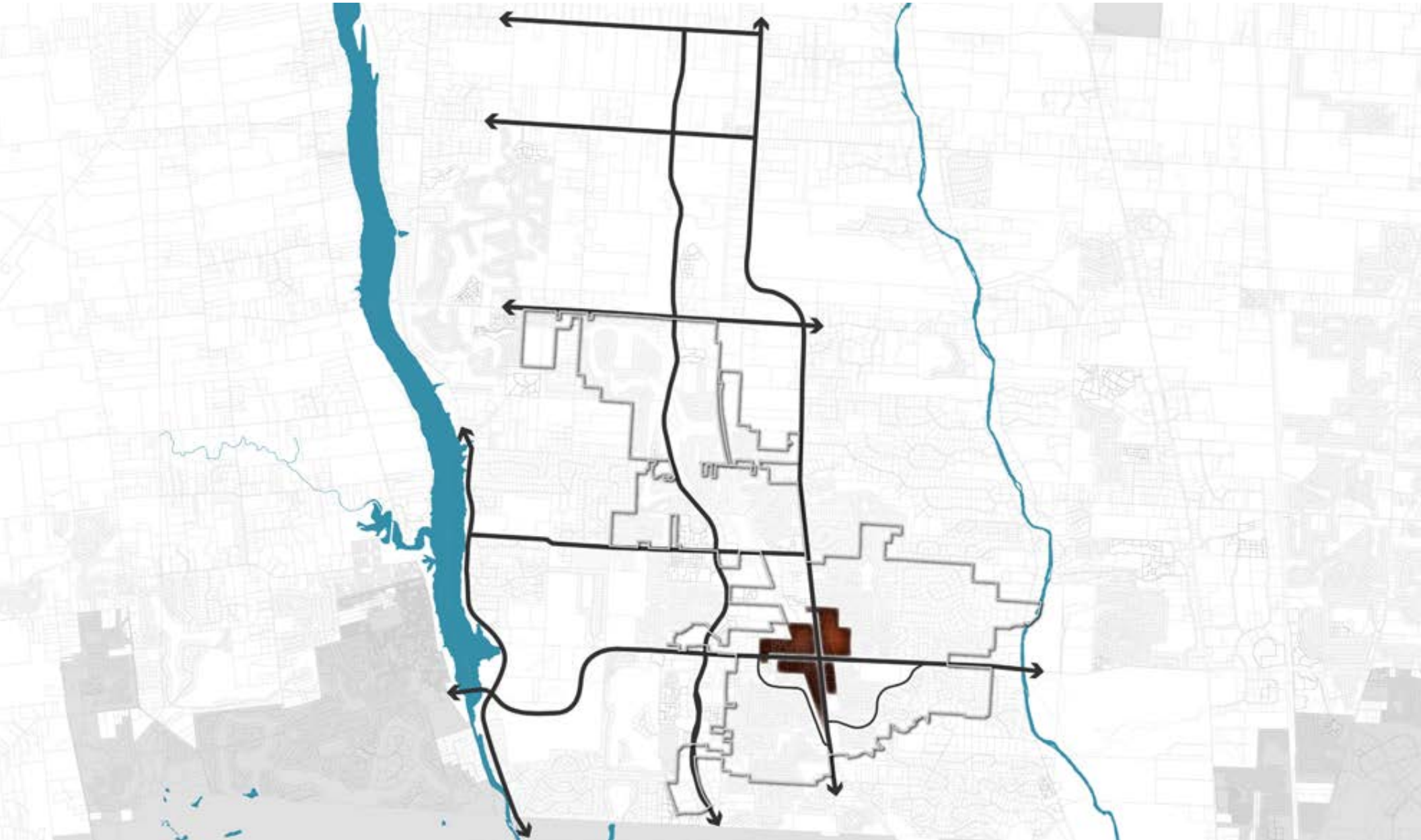


OPEN SPACE / ZOO

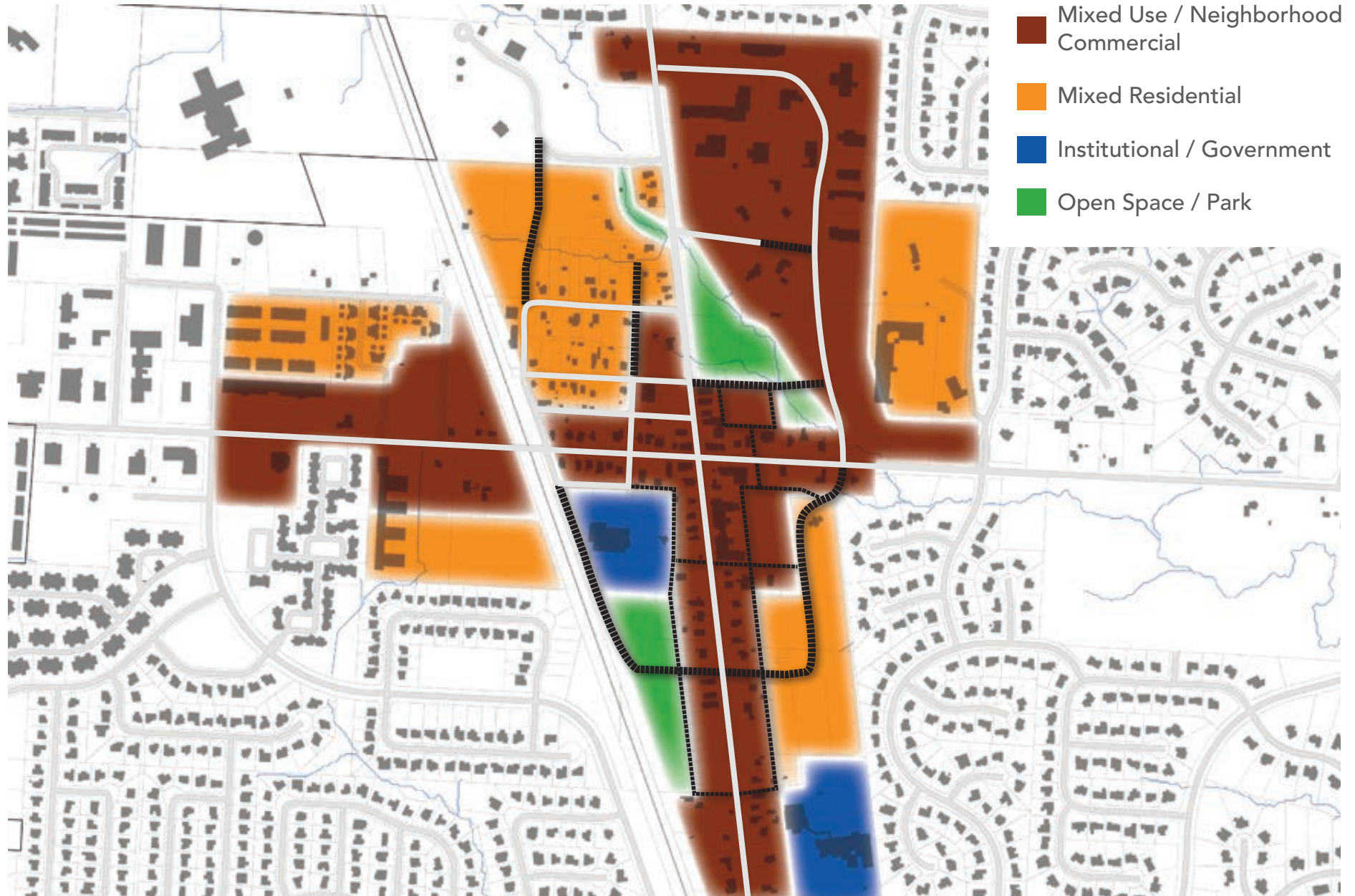


PRELIMINARY FUTURE LAND USE

NEIGHBORHOOD MIXED-USE



DOWNTOWN



An aerial night photograph of a town, showing illuminated buildings, streets, and parking lots. The lights create a warm, golden glow against the dark sky and surrounding trees.

Transportation Analysis

Travel Demand Modeling

2014 24-hour Traffic Volumes

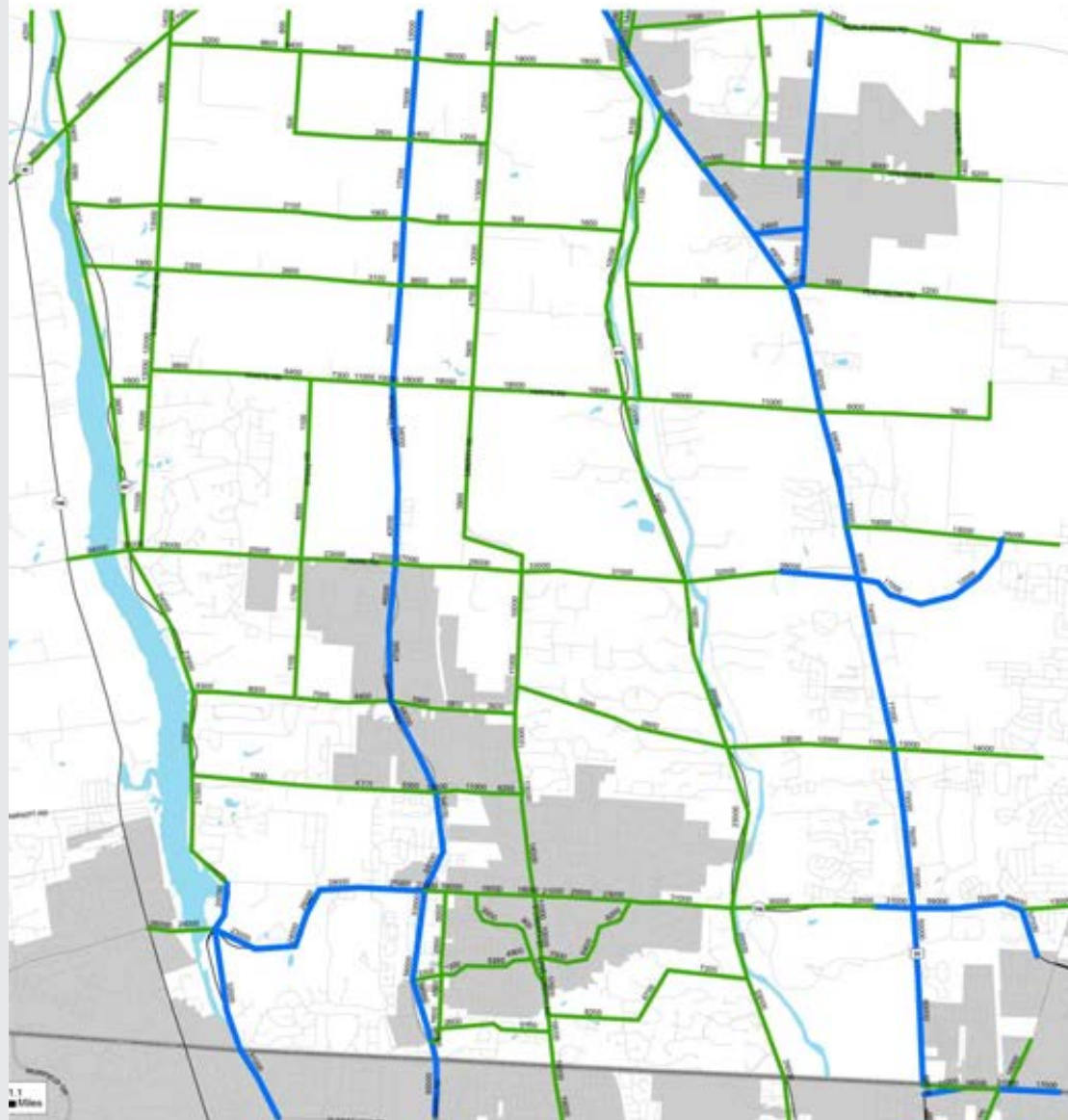
Source: Mid Ohio Regional Planning Commission (MORPC)



Travel Demand Modeling

2035 24-hour Traffic Volumes

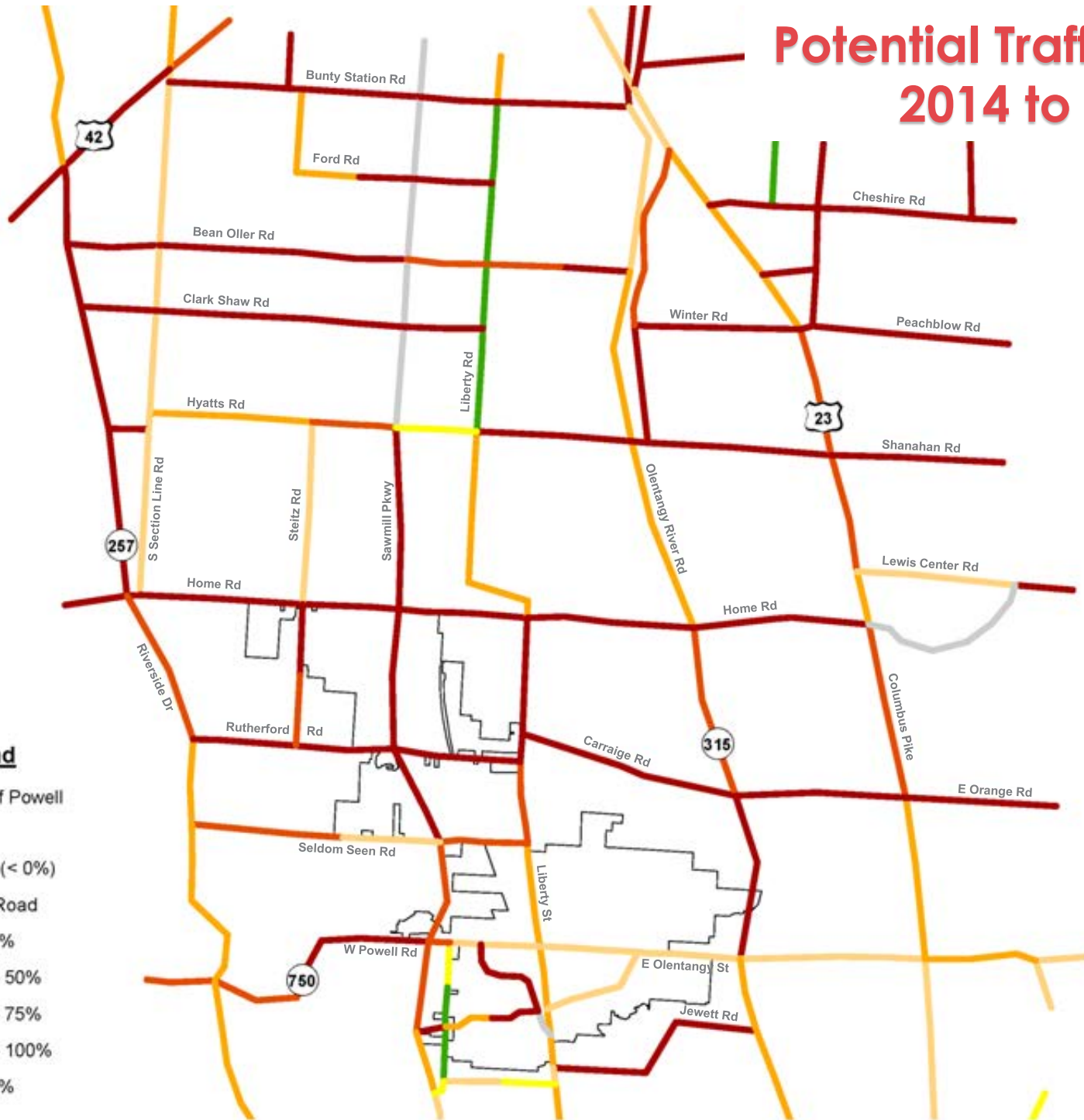
Base Land-Uses
2035 Roadnet



Source: Mid Ohio Regional Planning Commission (MORPC)



Potential Traffic Growth 2014 to 2035



Roadway Lane Needs

- Planning Level ADT Thresholds by Facility Type

Type of Facility	ADT Volume
2-lane road without left turn lanes	Less than 5,000
2-lane road with left turn lanes	5,000 to 20,000
4-lane road with left turn lanes	20,000 to 35,000
6-lane road with left turn lanes	35,000 to 45,000

- Assumes peak hour traffic is approximately 9% of daily traffic with an approximate 60/40 directional split.
- Based on level of service 'D' capacities.



Potential 2035 Roadway Lane Needs

**Base Land-Uses
2035 Roadnet**

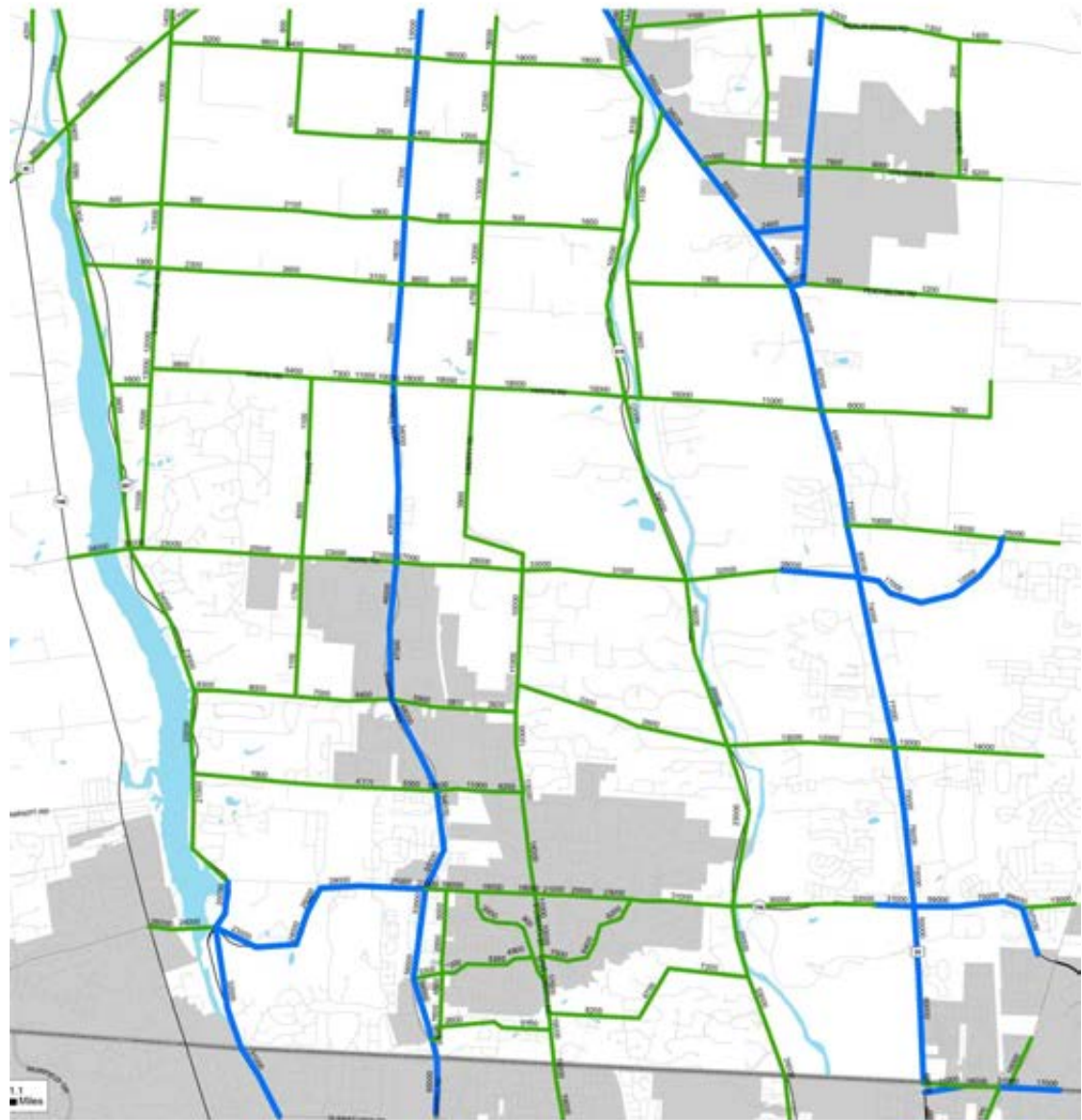
- Legend**
- Minor Widening (3 lanes)
 - Major Widening (5 lanes)
 - Major Widening (7 lanes)

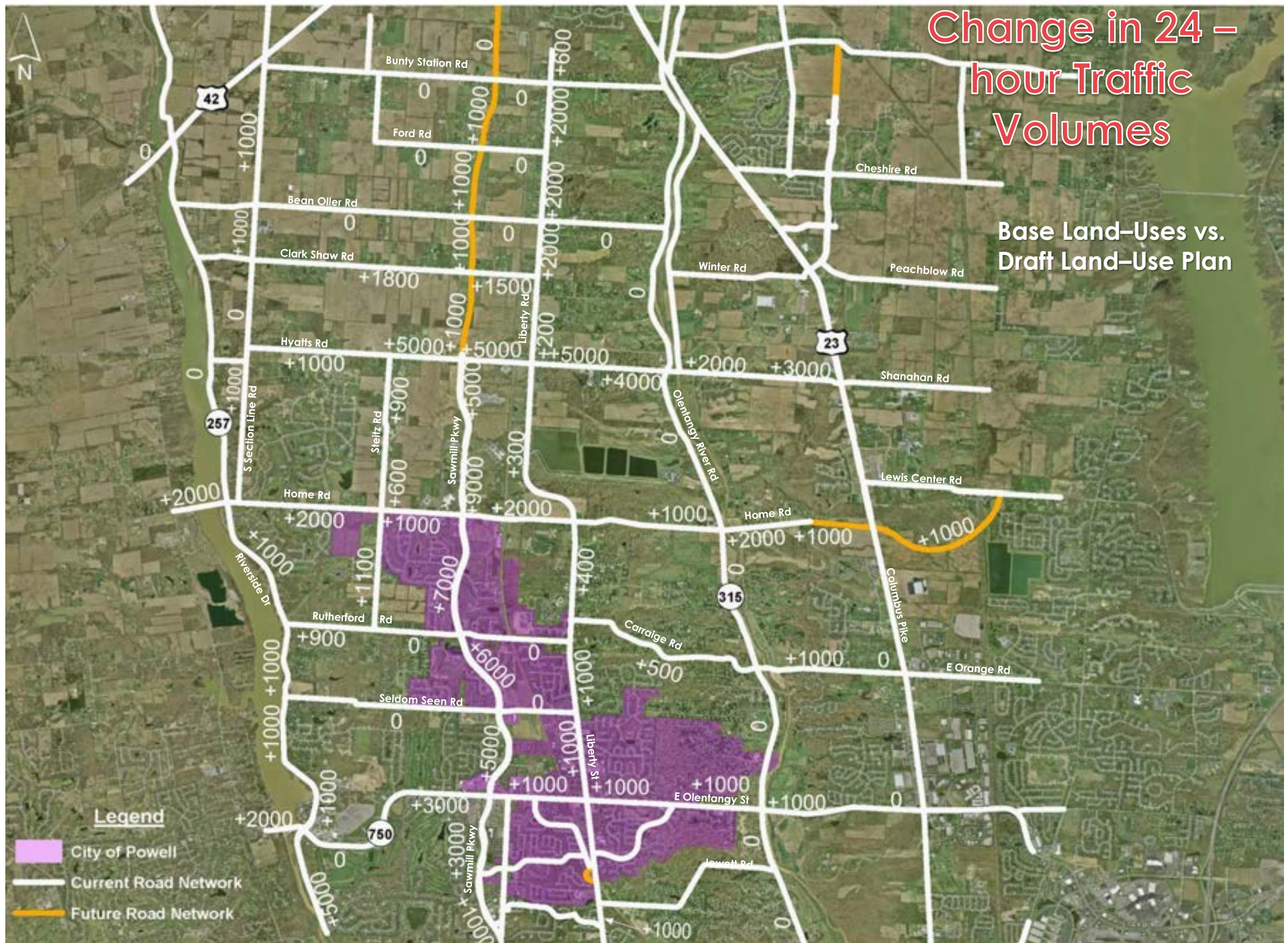


Travel Demand Modeling

2035 24-hour Traffic Volumes

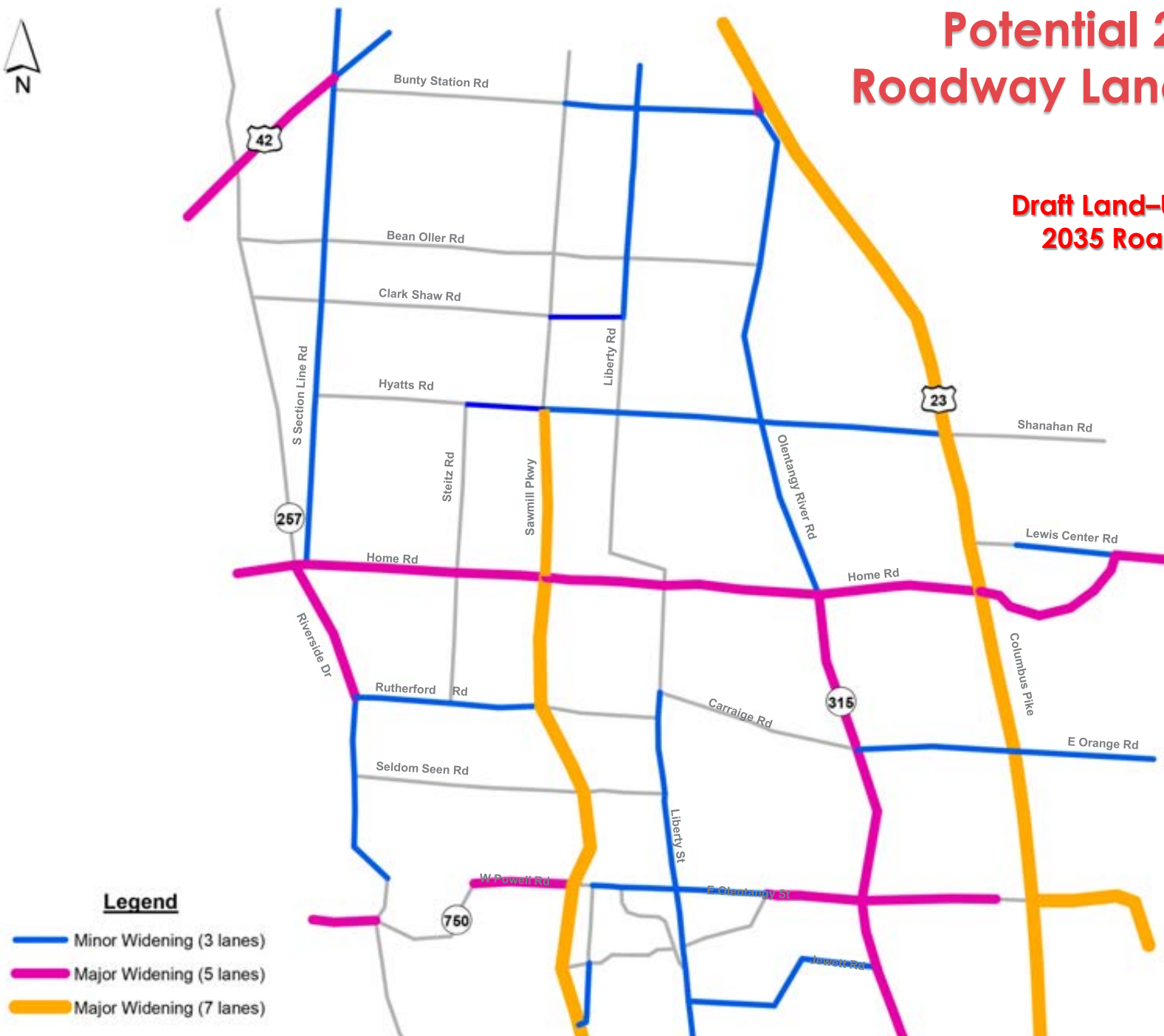
Draft Land-Use Plan
2035 Roadnet





Potential 2035 Roadway Lane Needs

Draft Land-Use Plan
2035 Roadnet



POWELL ROAD

Existing



Adding a Median



MindMixer Comment

"After attending the public meeting I could see that adding turn lanes would only increase congestion by bringing more traffic through the area. We need to create alternate ways to get around town, perhaps through side streets, etc. The benefit of 60 seconds is not worth the cost and inconvenience caused by widening the streets at the four corners."

Adding a Separate Turn Lane



LIBERTY STREET

Existing



Adding a Median



MindMixer Comment

"While there are multiple options to address the current traffic concerns, the Four Corners area serves as the primary focal point for our community. By maintaining (or improving) its pedestrian-friendly design, we provide benefits to Powell's residents and visitors; plus we enhance Powell as a desirable place to live, shop and enjoy leisure time."

Adding a Separate Turn Lane



An aerial night photograph of a town, showing illuminated buildings, streets, and parking lots. The lights create a warm, golden glow across the scene.

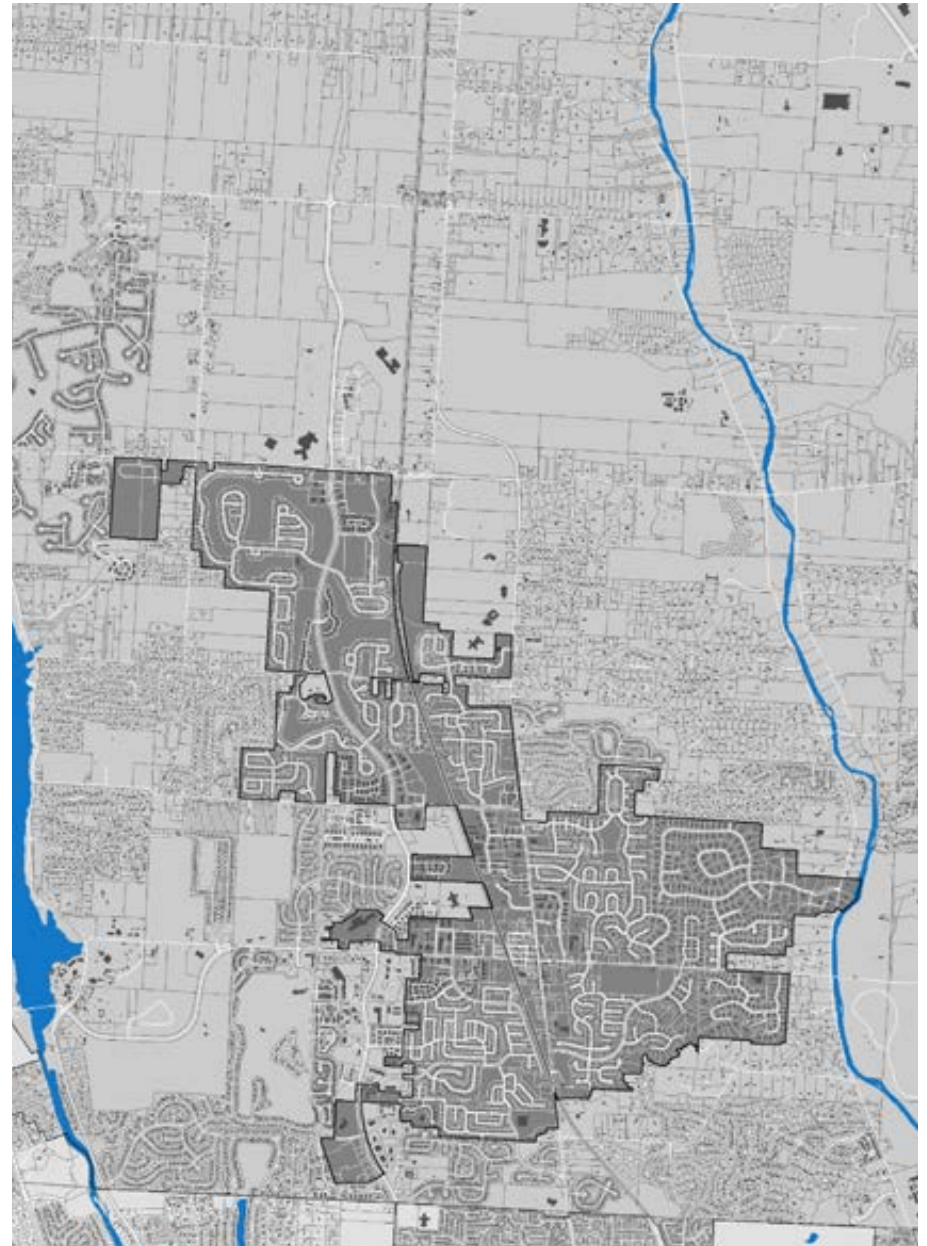
Fiscal Analysis

SCENARIO 1

Residential component: Negative
\$393,000 per year

Commercial component: Positive
\$506,000 per year

Overall: Positive \$113,000 per year



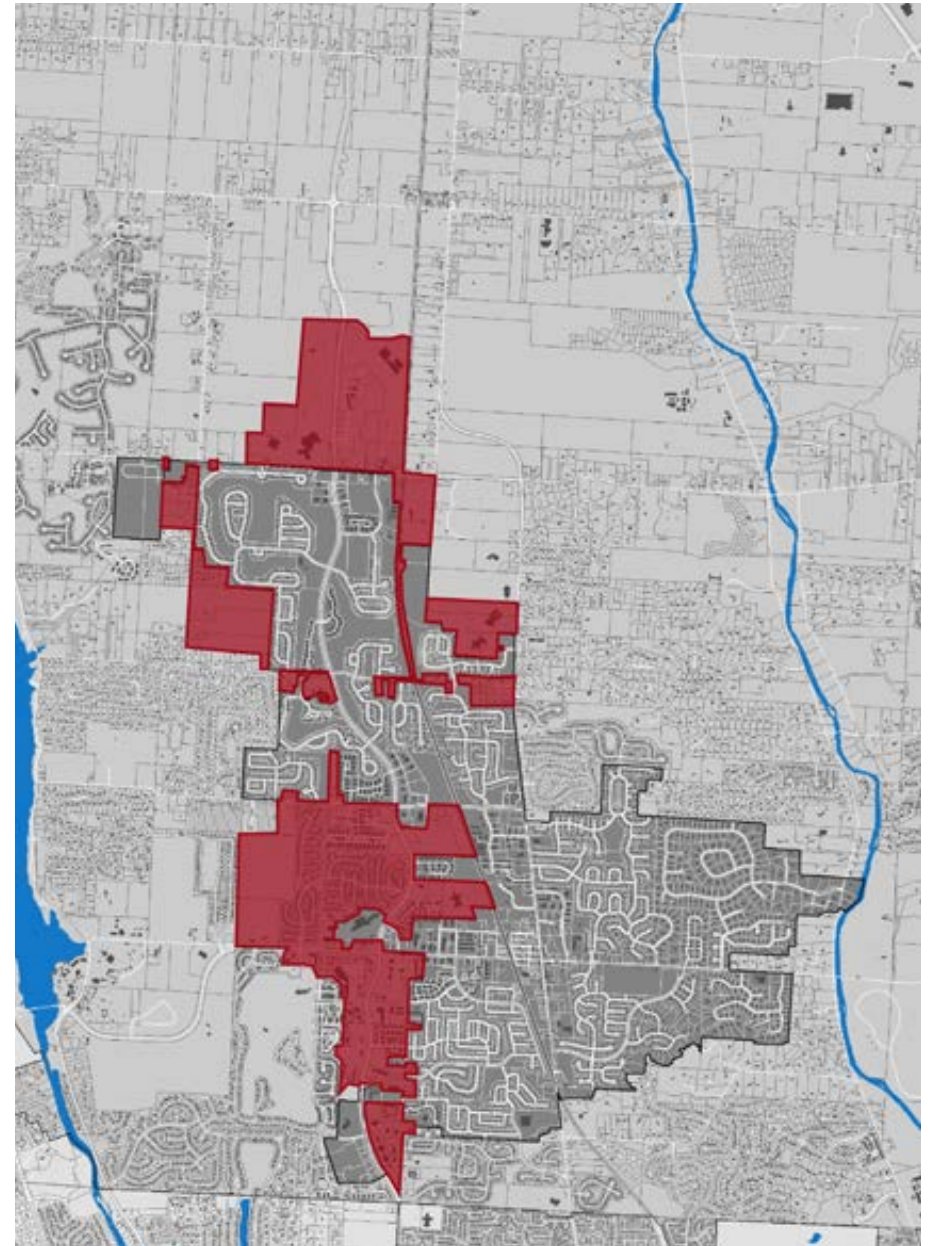
SCENARIO 2 - TARGETED ANNEXATION

Senior housing: Negative \$299,000 per year

Other residential: Negative \$163,000 per year

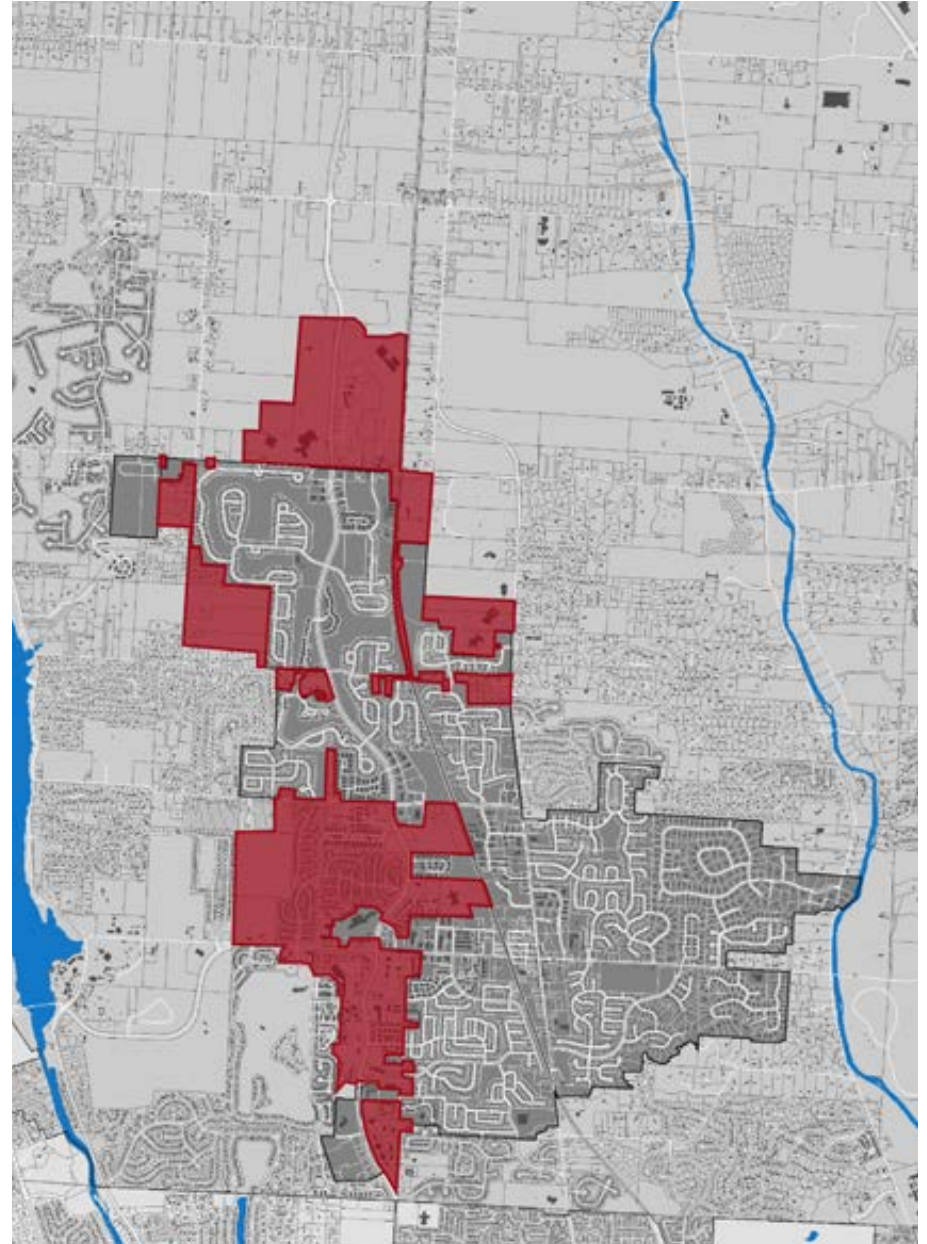
Commercial: Positive \$724,000 per year

Overall: Positive \$262,000 per year



SCENARIO 2 - EXISTING RESIDENTIAL

Overall: Negative \$944,000 per year

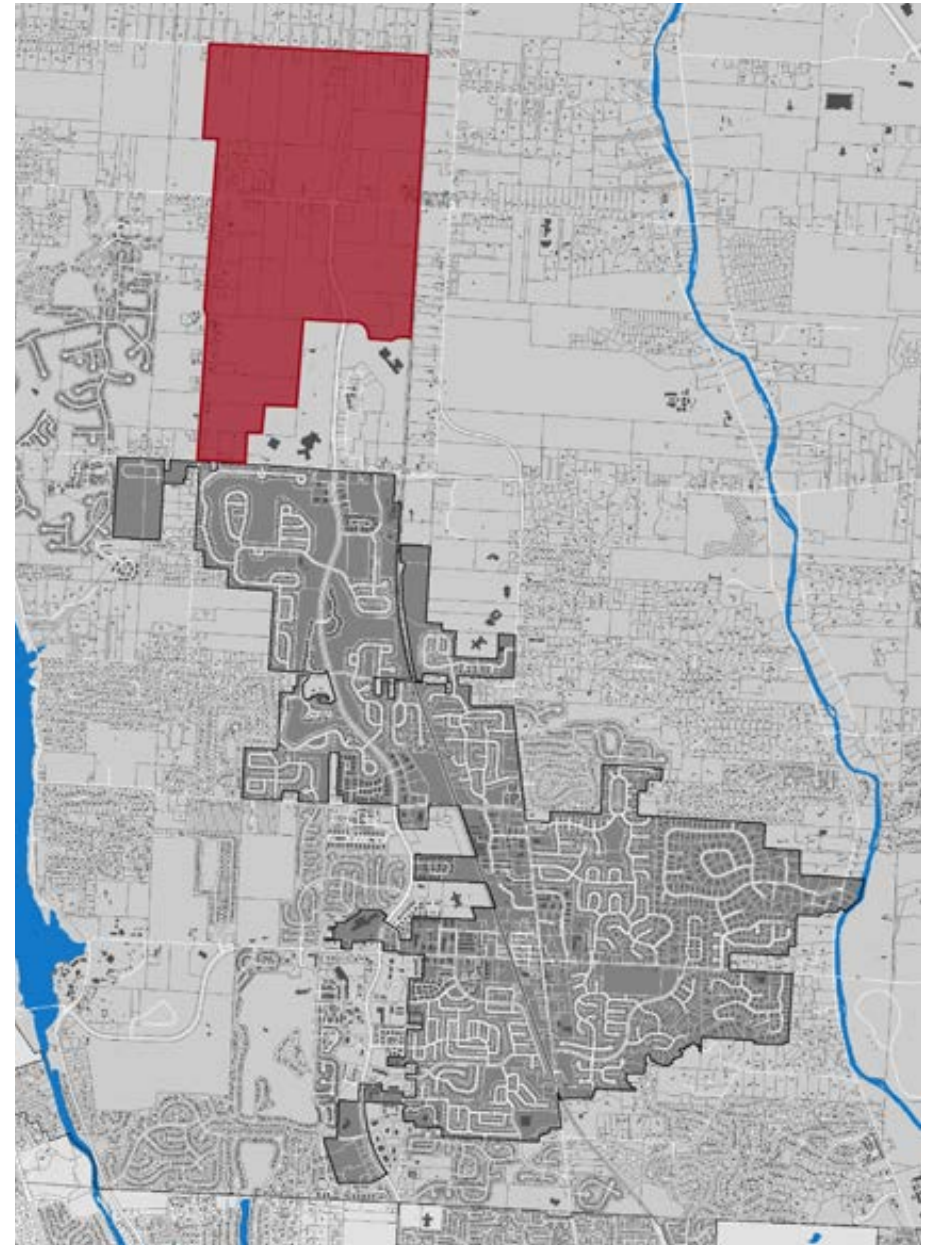


SCENARIO 3

Residential: Negative \$377,000 per year

Commercial: Positive \$1,083,000 per year

Overall: Positive \$706,000 per year



SUMMARY

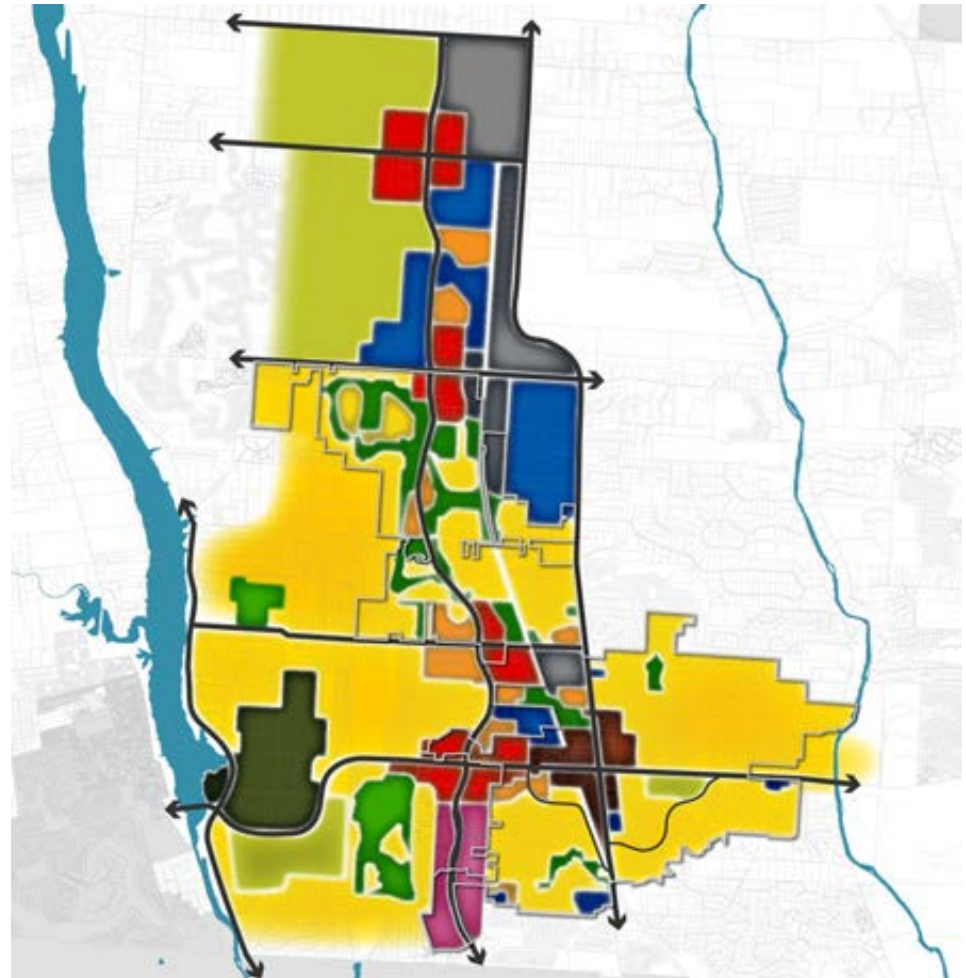
Scenario 1: Positive \$113,000 per year

Scenario 2 – Targeted annexation: Positive \$262,000 per year

Scenario 2 – Existing residential annexation: Negative \$944,000 per year

Scenario 3: Positive \$706,000 per year

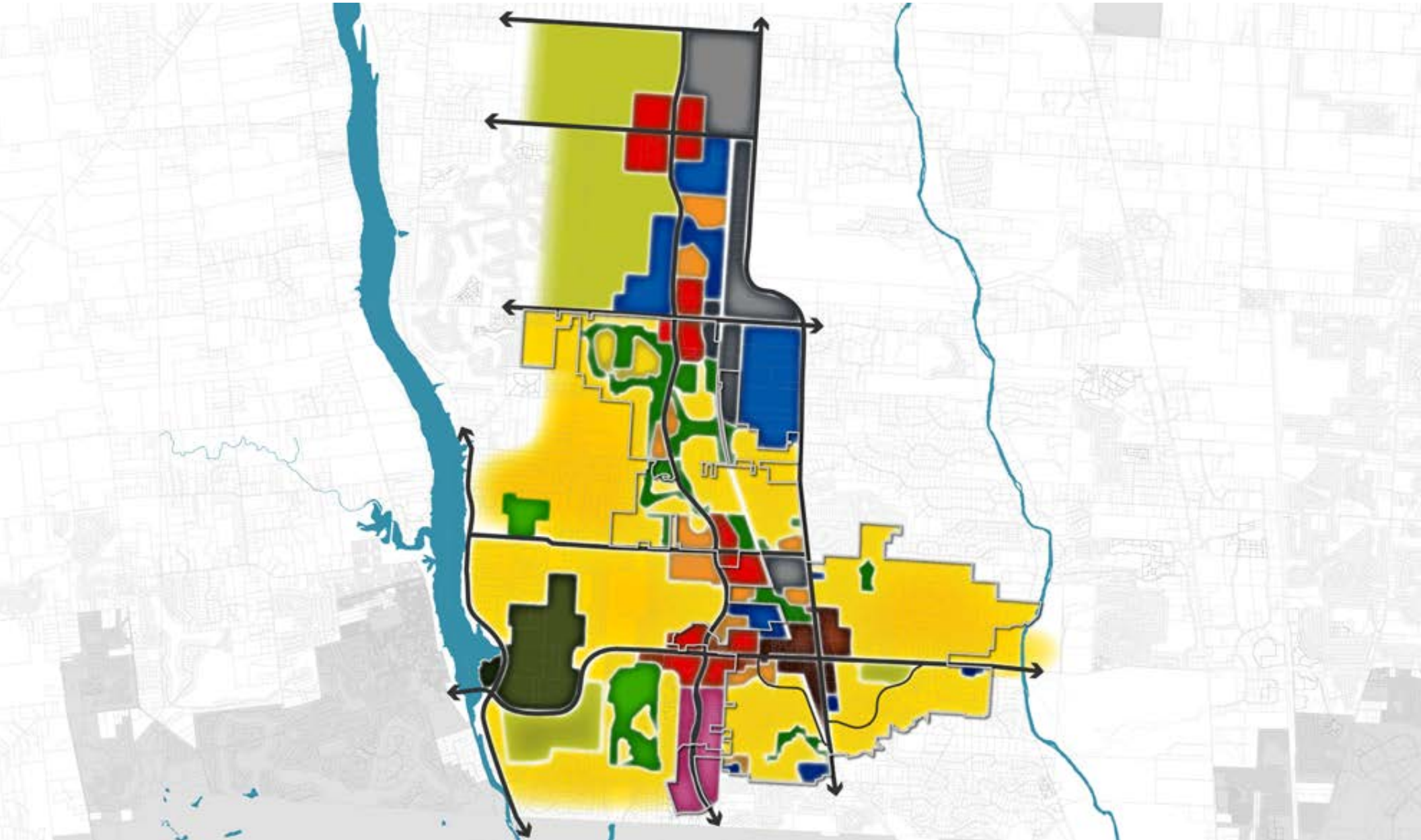
Complete plan: Positive \$137,000 per year





PROPOSED FUTURE LAND USE

OVERALL CONCEPT







POWELL COMPREHENSIVE PLAN UPDATE

