

# Crossroads at Union Village

CAC Meeting #3



State Route 63 & 741  
Date: September 15<sup>th</sup> , 2016



# Agenda



1. Welcome/Process Recap
2. Visual Preference Final Results
3. Workshop Recap
4. Vision, Goals, and Objectives
5. Next Steps

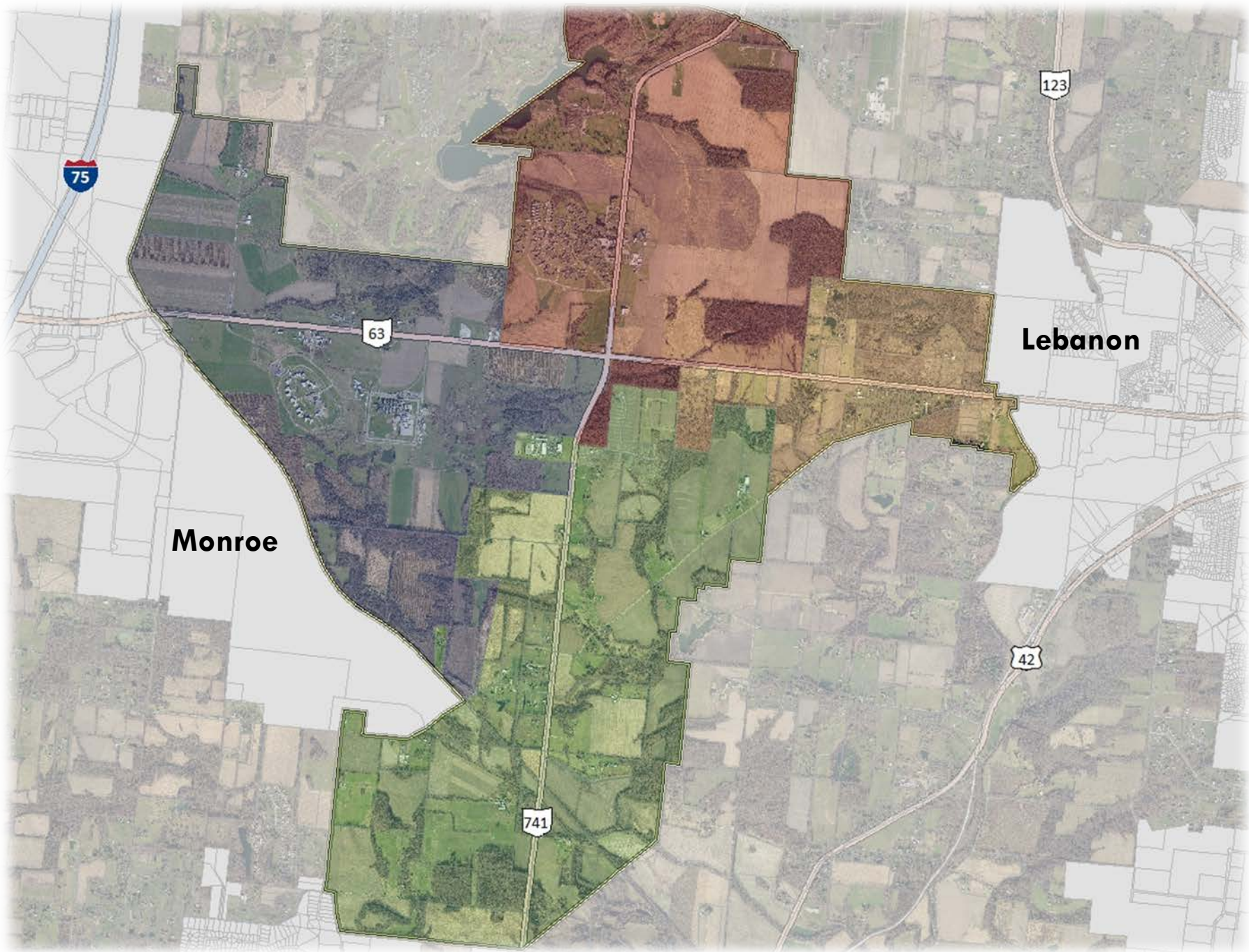
# Process Recap



## Meeting 1

Existing Conditions

Existing Plans



75

123

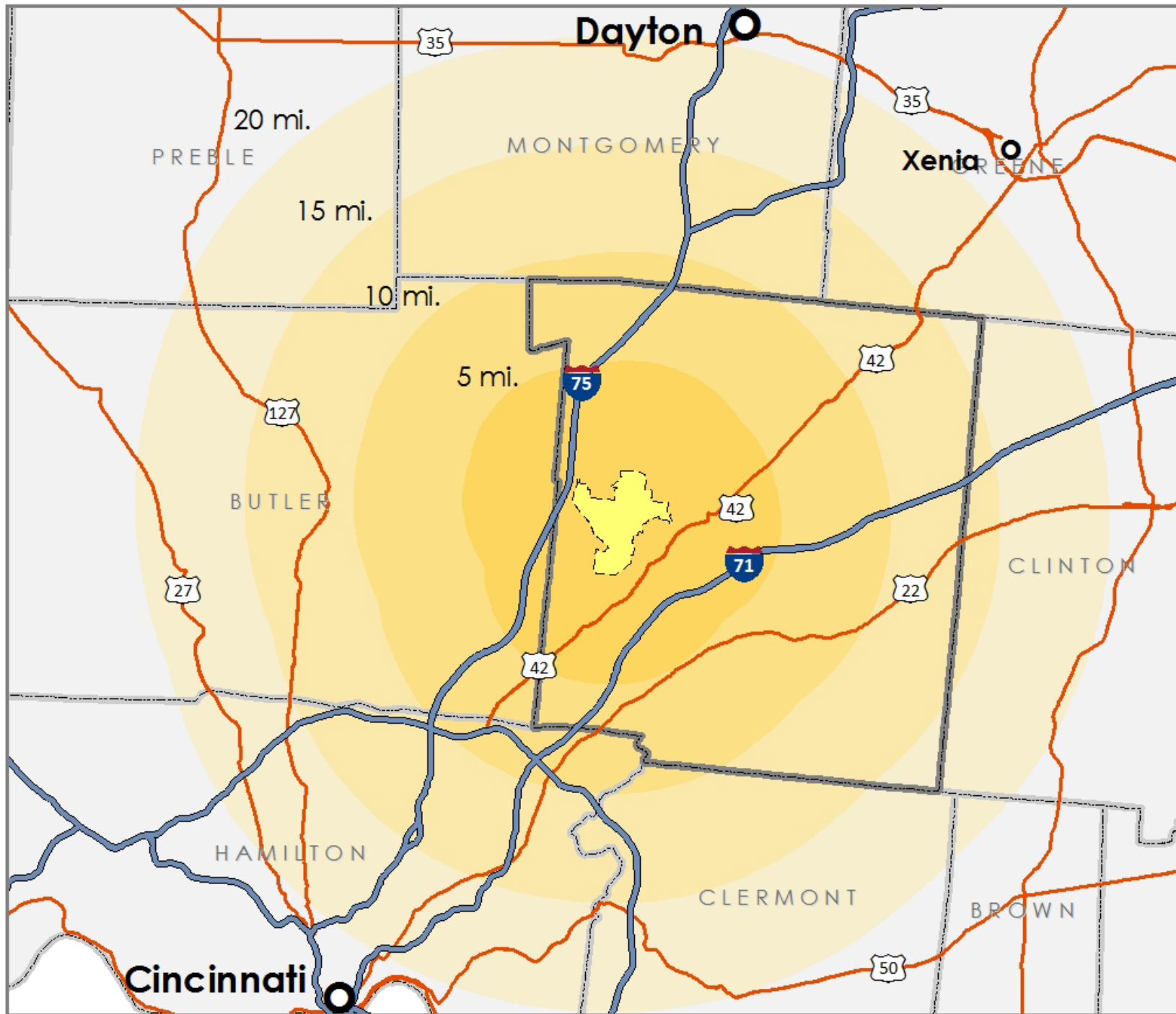
63

Lebanon

Monroe

42

741







SPEED  
LIMIT  
55

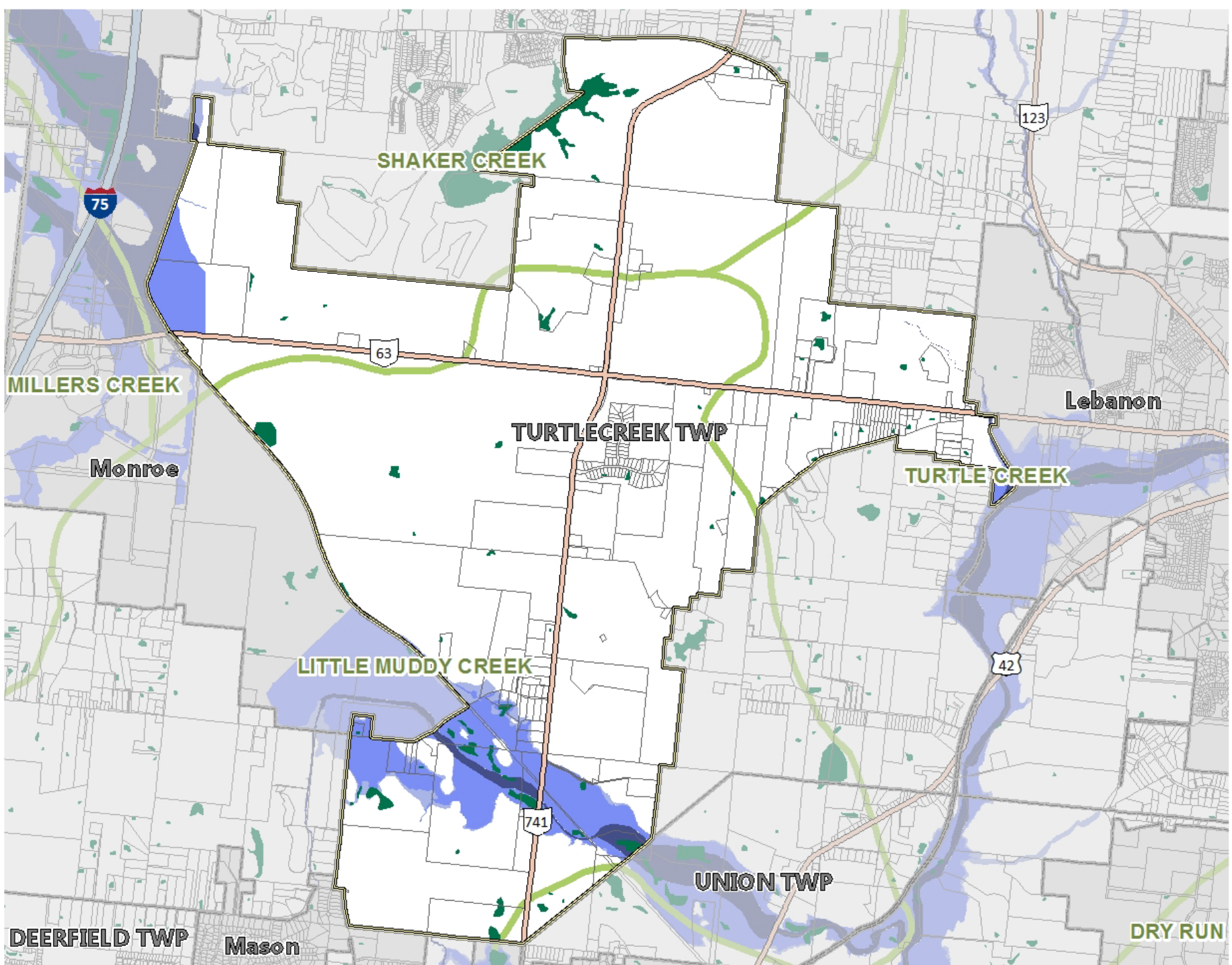


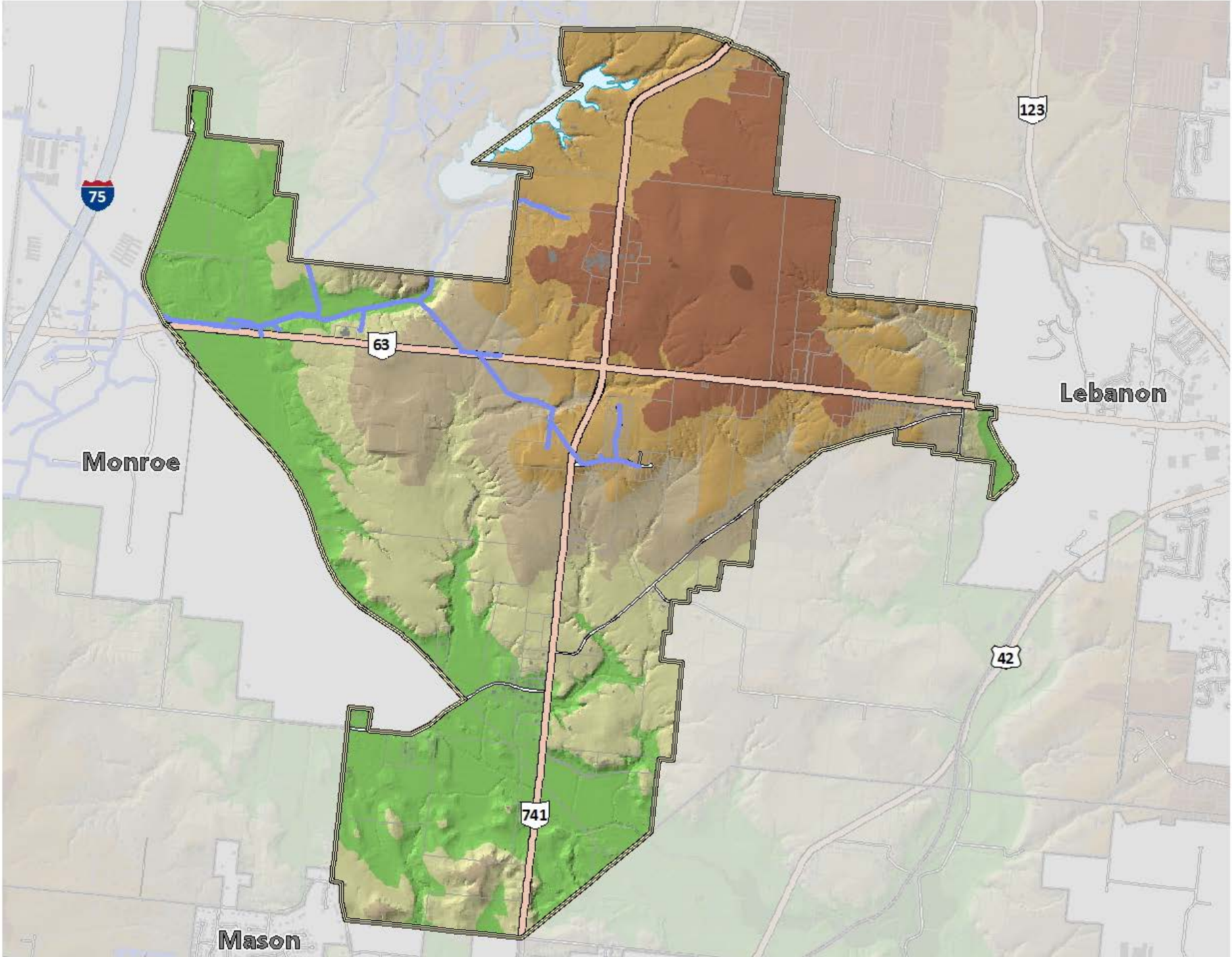












123

75

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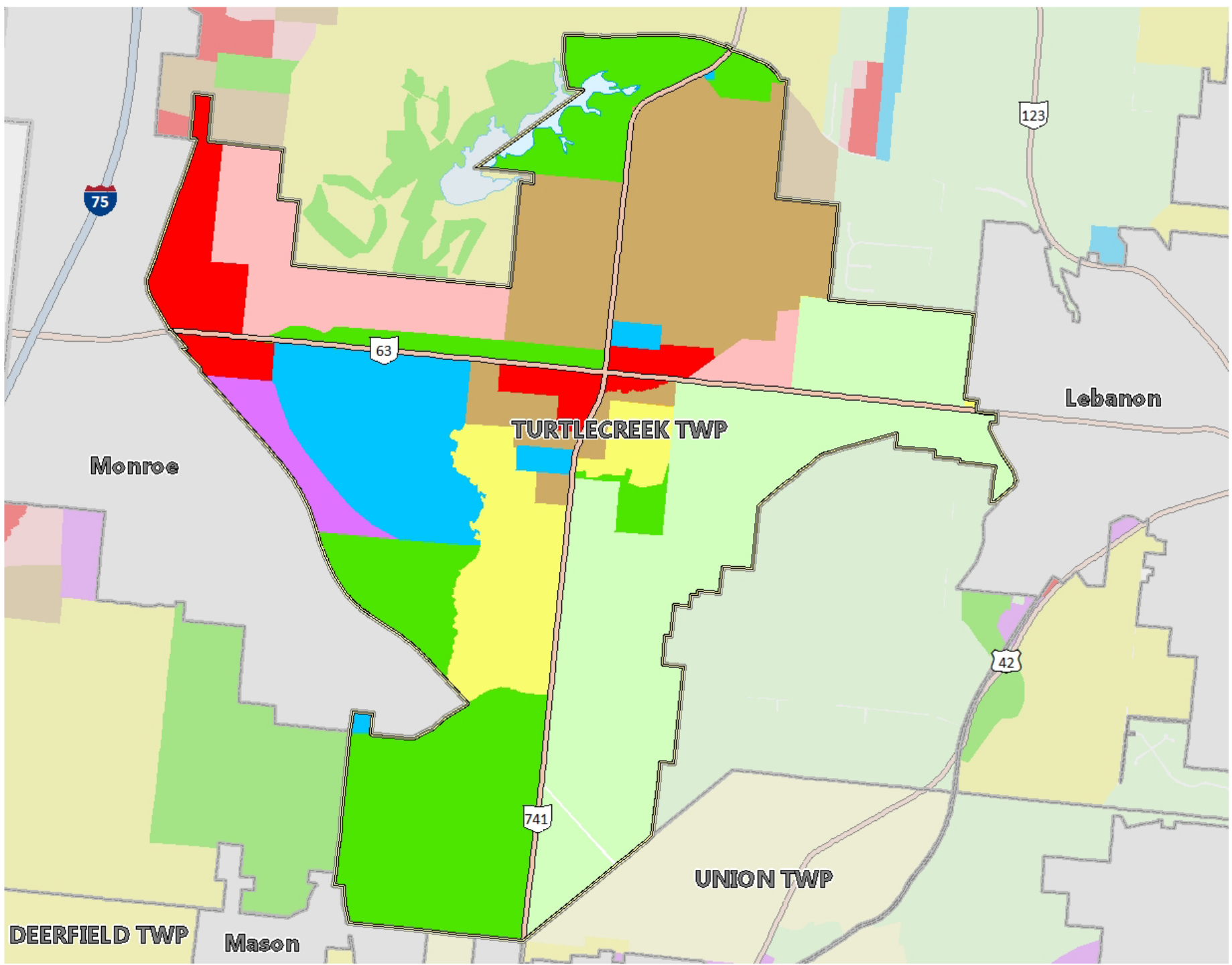
Lebanon

Monroe

42

741

Mason



123

75

63

Lebanon

Monroe

TURTLE CREEK TWP

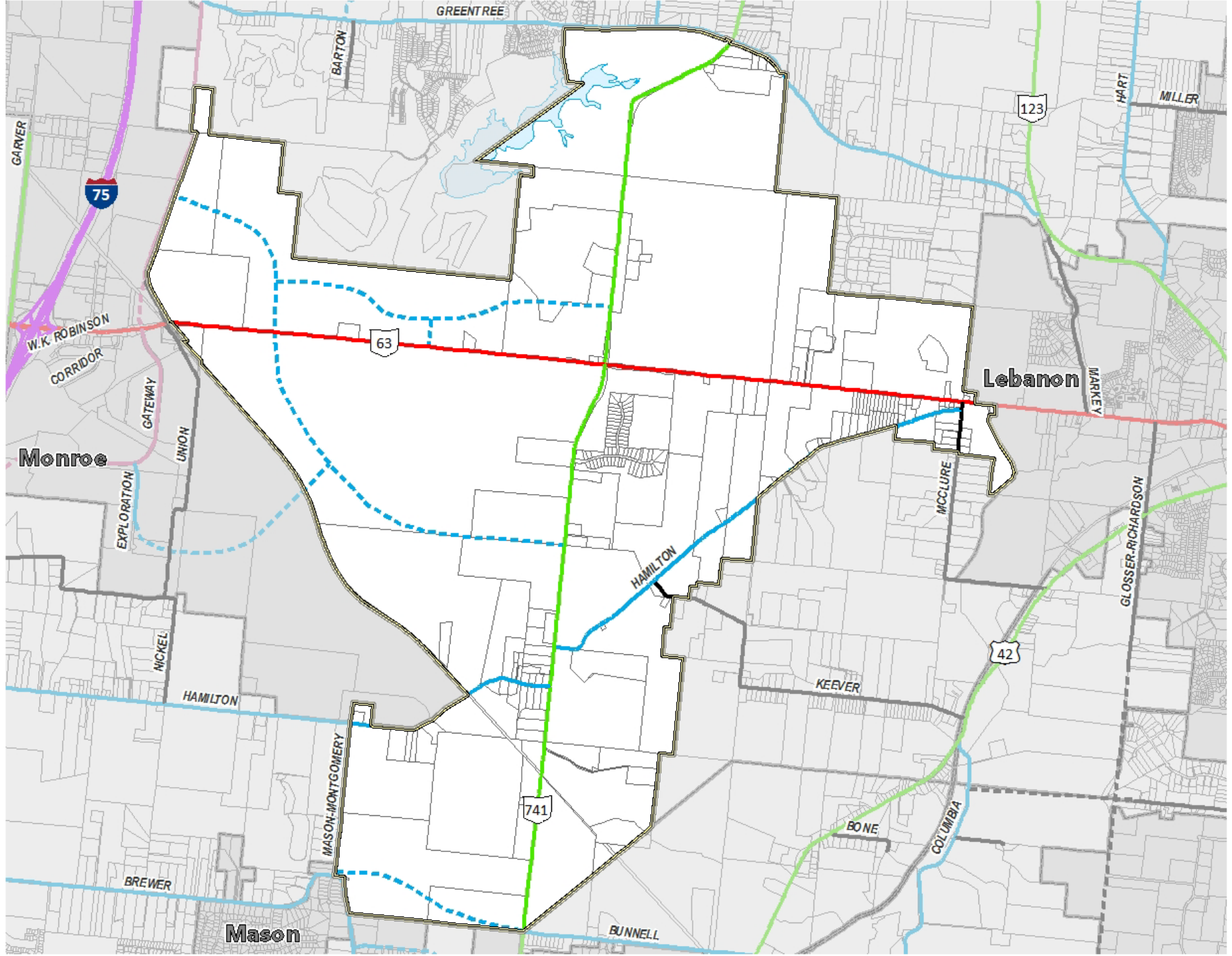
42

741

UNION TWP

DEERFIELD TWP

Mason



# Process Recap

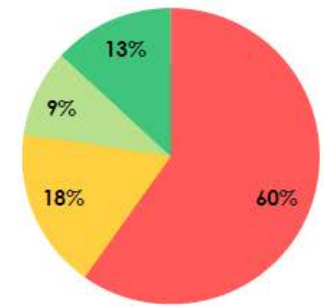
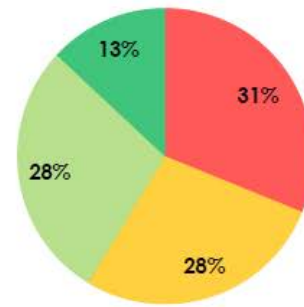
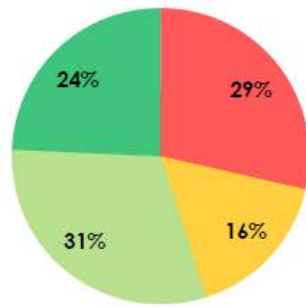
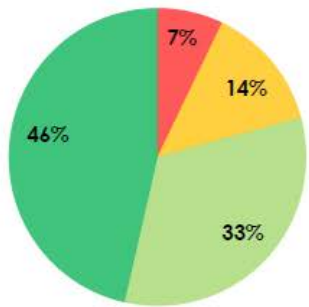


## Meeting 2

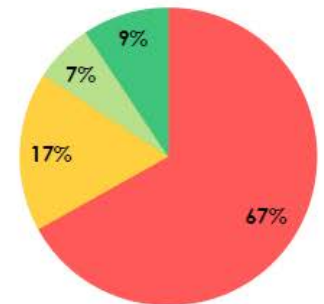
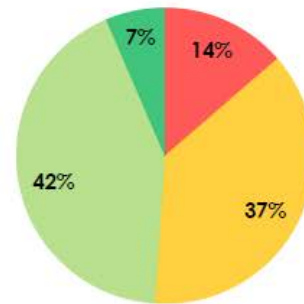
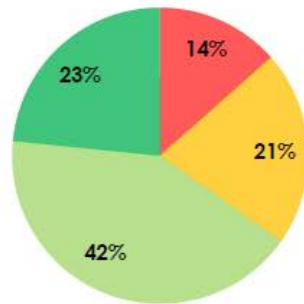
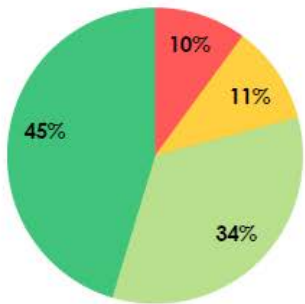
Visual Preference Survey  
State Property Master Plan



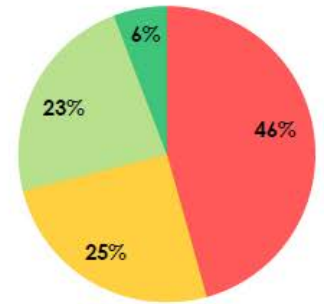
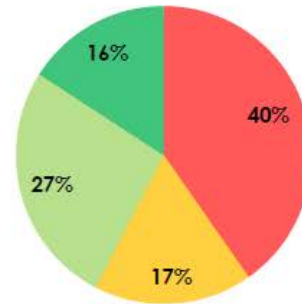
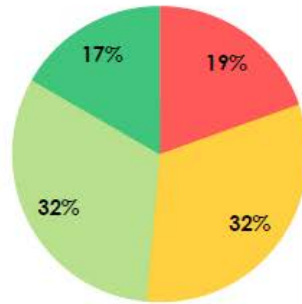
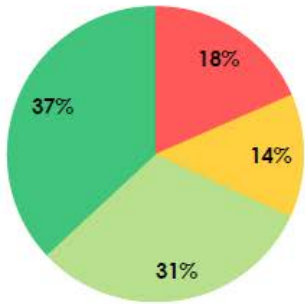
# Streetscape



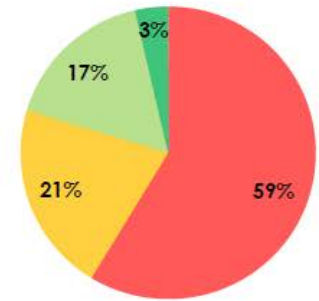
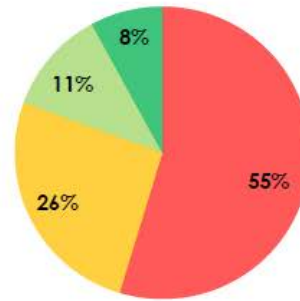
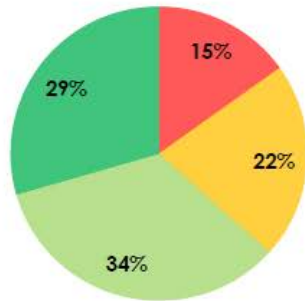
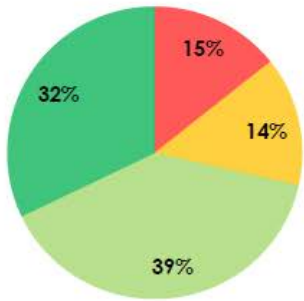
# Single Family



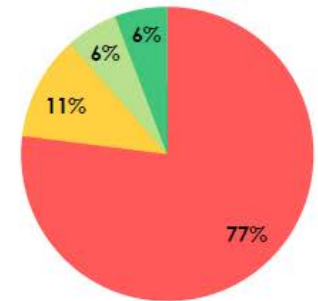
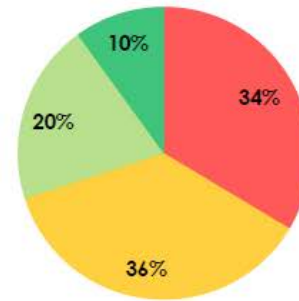
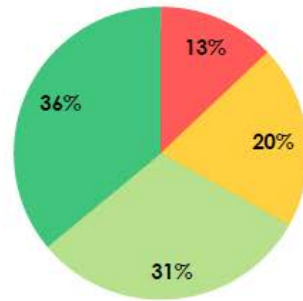
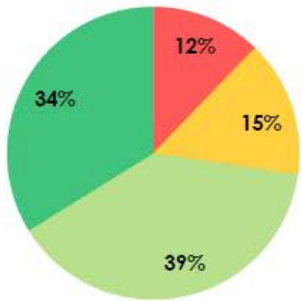
# Multi-Family



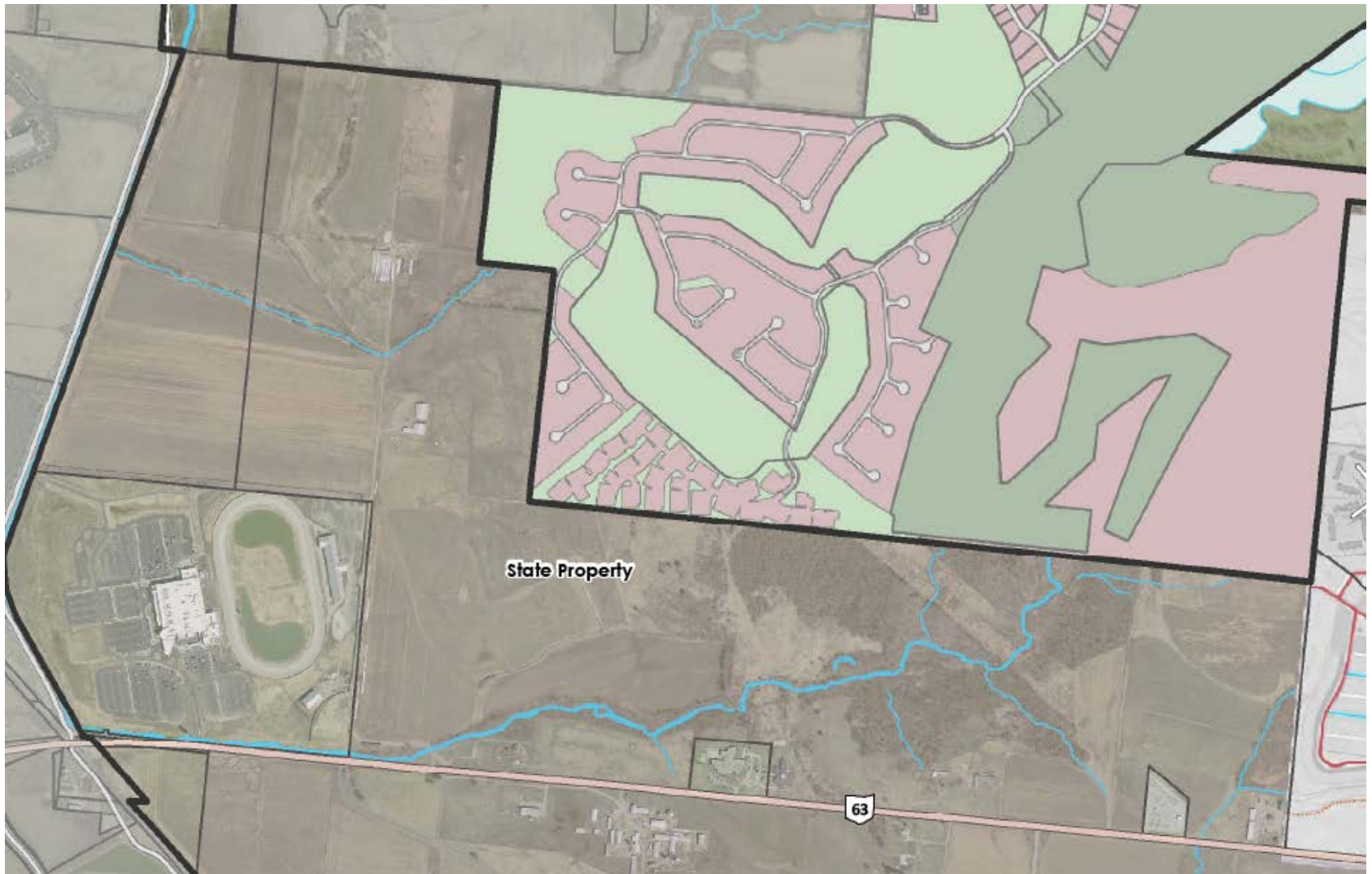
# Office Buildings



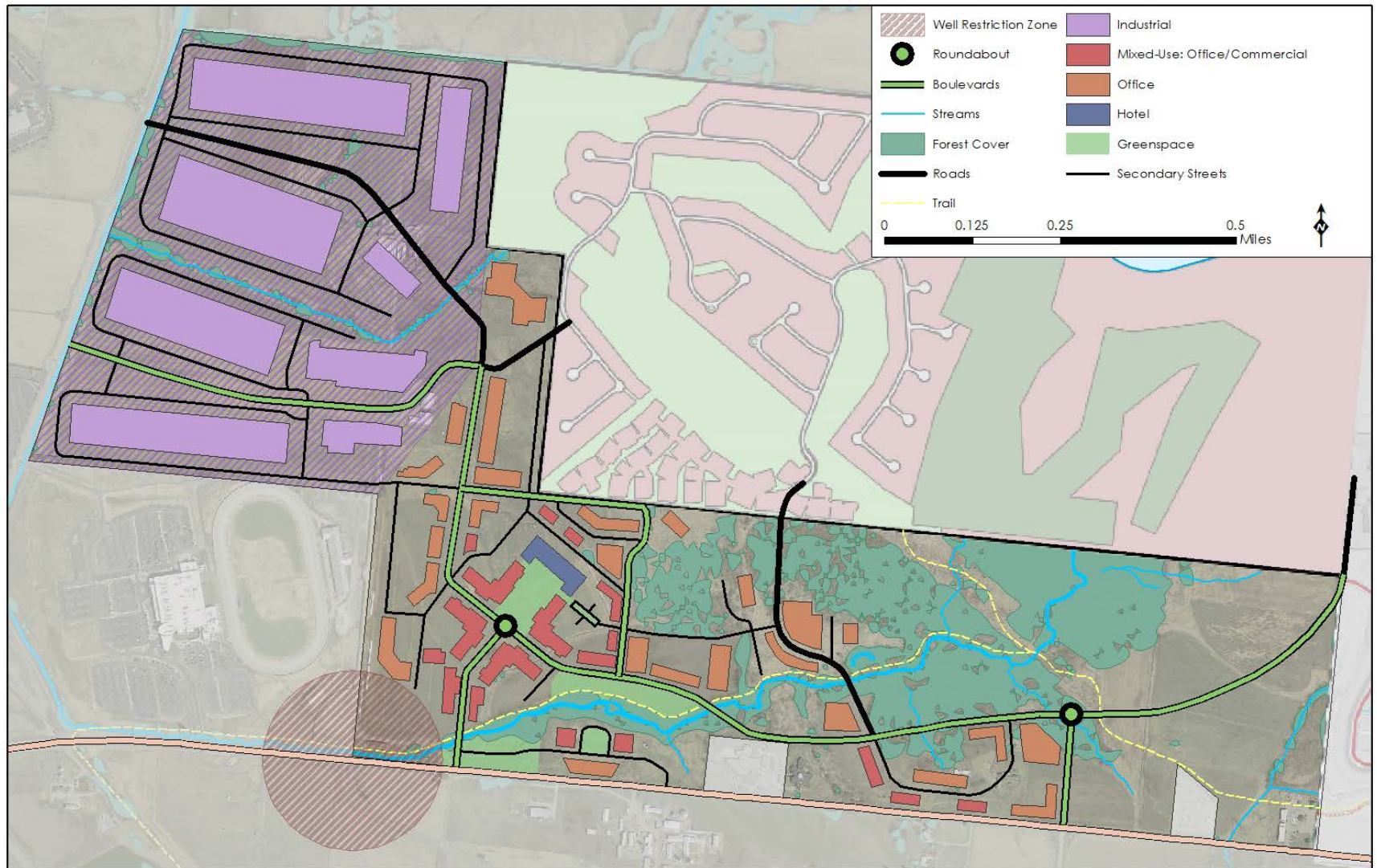
# Commercial Districts



# The State Property



# The State Property



# Process Recap

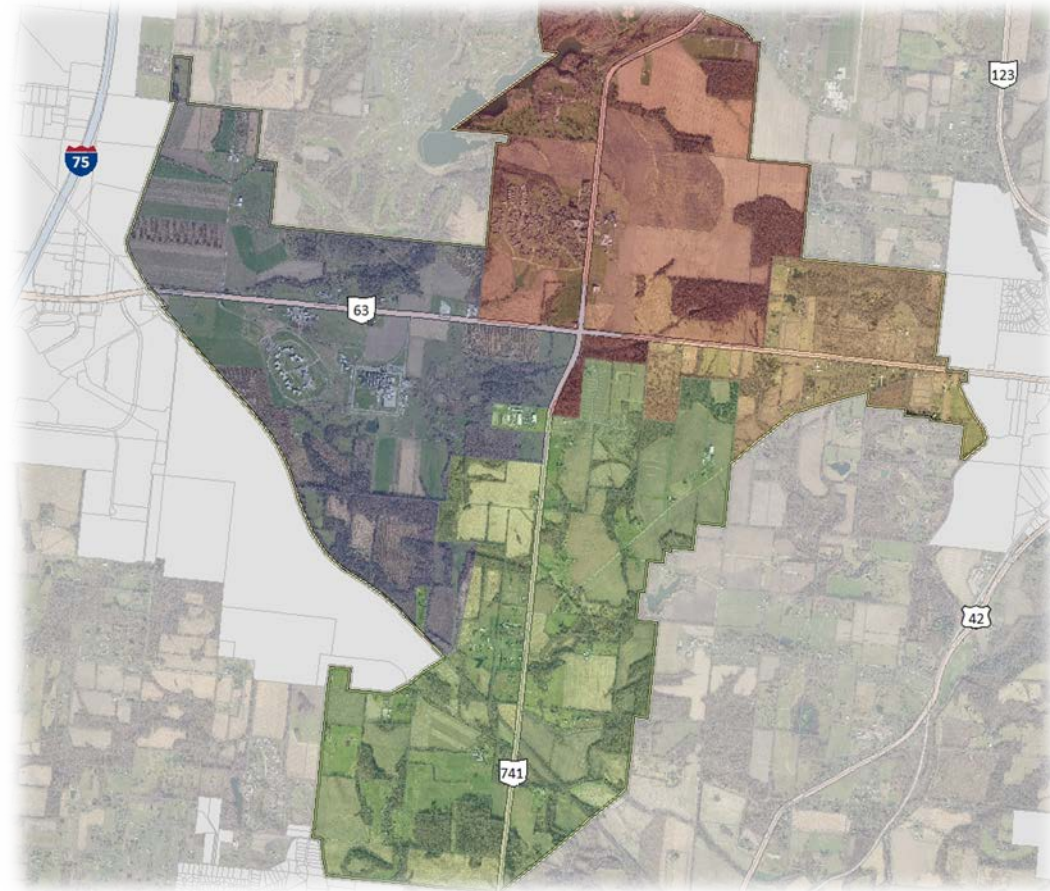
## Workshop

SWOT

Roadways

Garden District

Lebanon Gateway





# SWOT

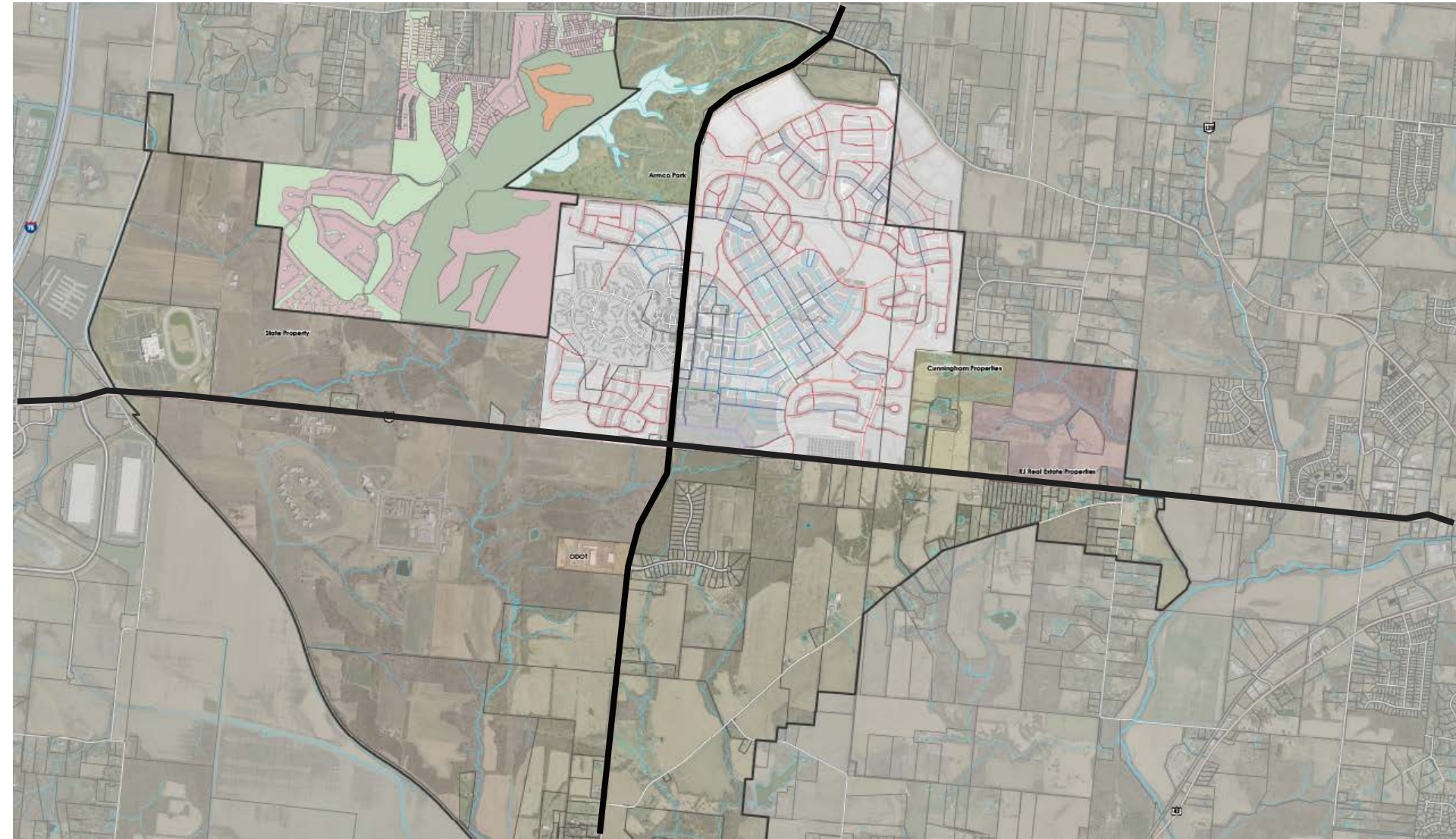
Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> <li>• Interstate access</li> <li>• Utility access</li> <li>• Job ready sites</li> <li>• Racino (attraction)</li> <li>• Union Village</li> <li>• Armco Park</li> <li>• Shaker Run</li> <li>• Zoo</li> </ul>	<ul style="list-style-type: none"> <li>• Topography</li> <li>• Overhead power lines</li> <li>• Sewer/ Water Capacity</li> <li>• Blue line stream regulations</li> </ul>	<ul style="list-style-type: none"> <li>• Open space</li> <li>• Streams</li> <li>• Road design</li> <li>• Multi-purpose trails</li> <li>• Restaurants</li> <li>• New public service</li> <li>• Defining character of the area</li> </ul>	<ul style="list-style-type: none"> <li>• Noise</li> <li>• Traffic congestion</li> <li>• Annexation</li> <li>• Unplanned growth</li> <li>• Aquifer contamination</li> <li>• Incompatible land uses</li> </ul>

# Suggestions

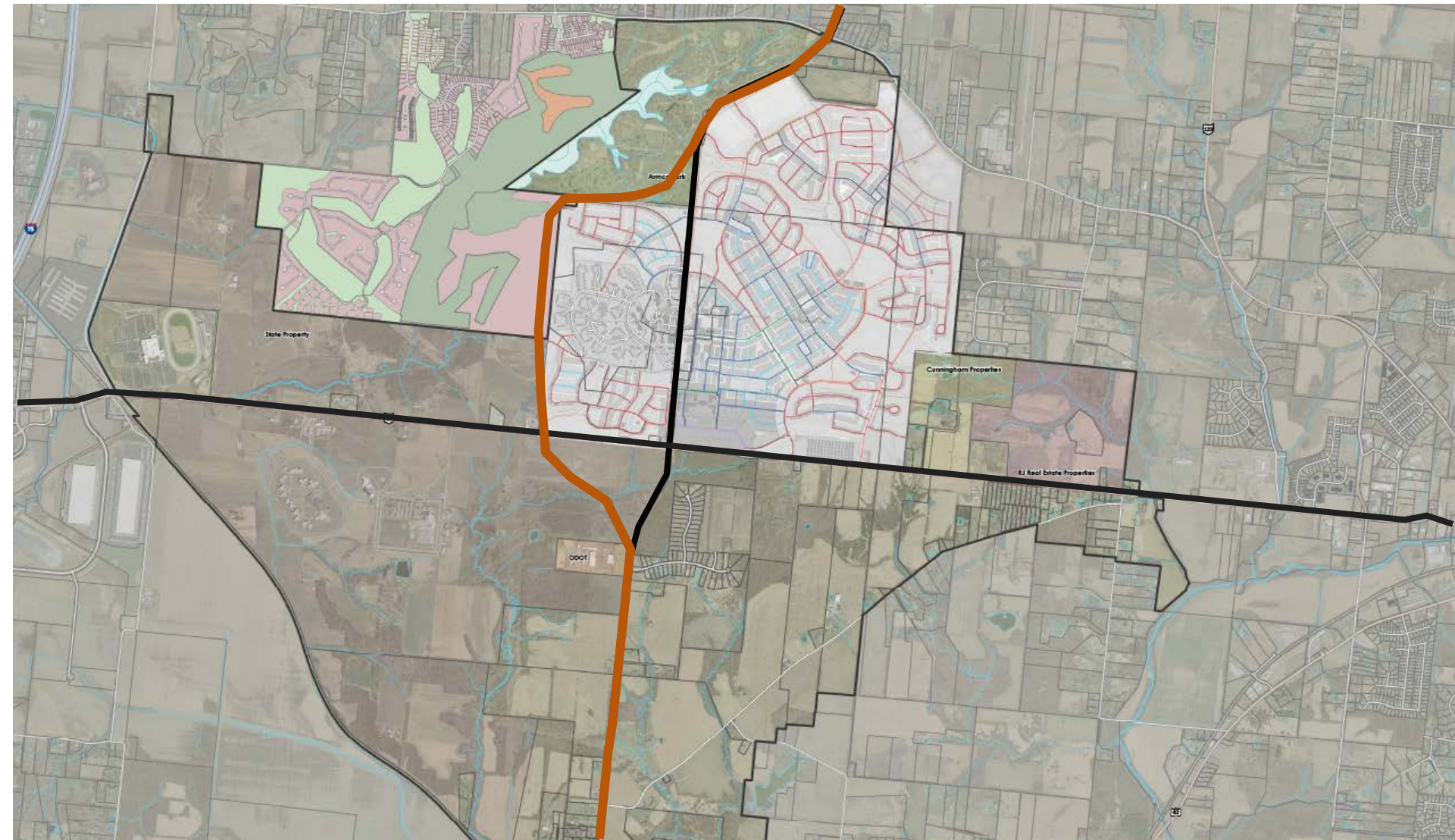
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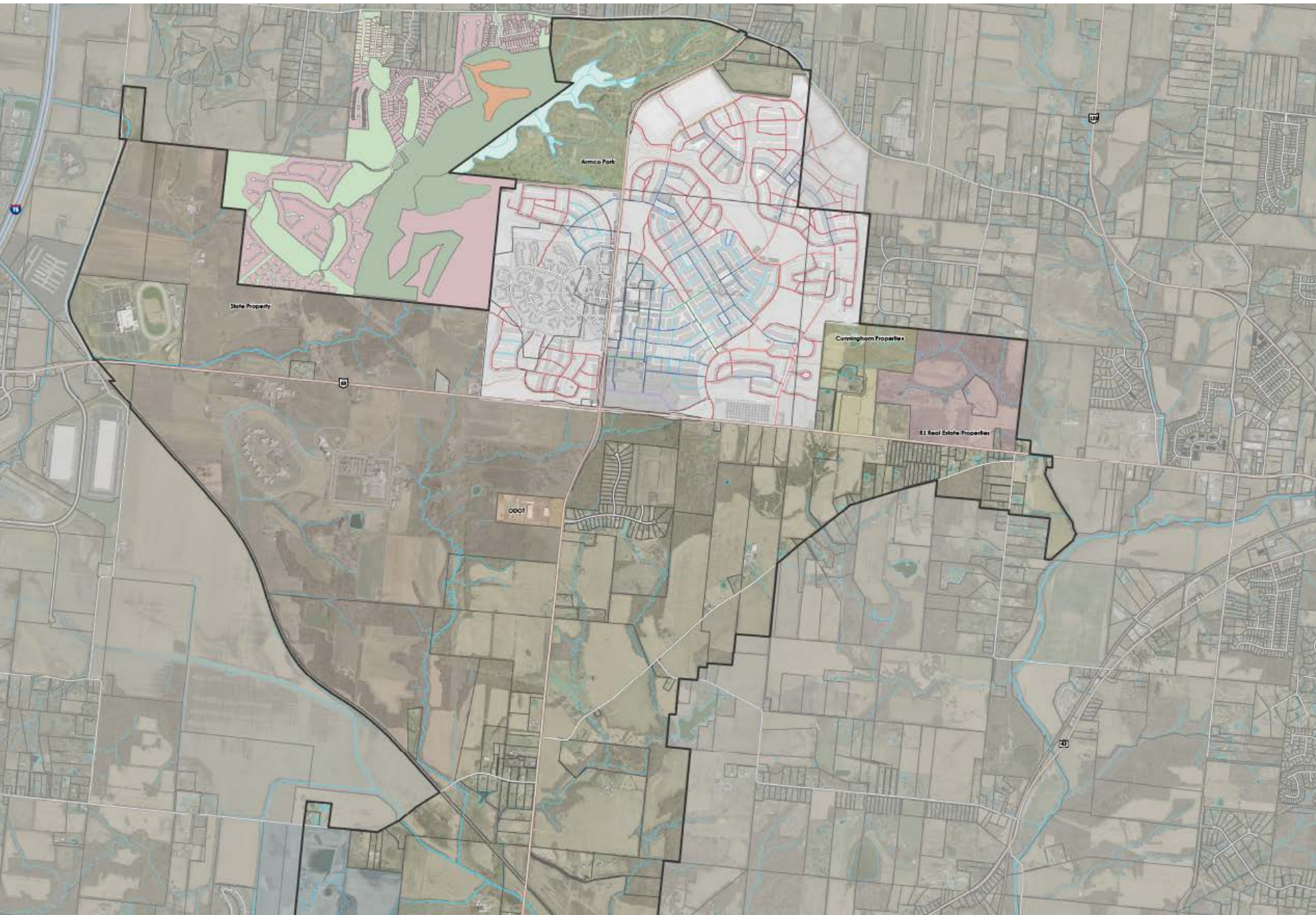
- SR741 Bypass
- Align Hamilton Rd across SR63
- Connection from Hamilton Rd to Union Village
- Hill vision improvement SR63 towards Lebanon
- Gateway after Racino going E towards Lebanon

# SR 63 and 741



# SR 741 Reroute






Amco Park

State Property

Cunningham Properties

El Real Estate Properties

0001



# Vision, Goals, & Objectives

# Gateway Plan - West

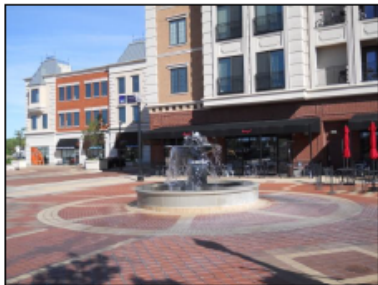
“Warren County’s western gateway integrates a pleasant mix of vibrant business districts, quality industrial areas, comfortable/safe neighborhoods, and natural open spaces that form regional destinations and strong communities.”



## ● Norton Commons (Louisville, KY)

A carefully designed, mixed-use community that epitomizes “New Urbanism,” Norton Commons contains a variety of housing types and compatible neighborhood businesses, collectively forming a strong, vibrant community that is walkable and unique.

Community branding, white picket fences, unified architecture, and open space all contribute to New Albany’s upscale image. New Albany has also been successful in attracting corporate offices and high-paying jobs.



## ● Carmel, IN

Located at the edge of the Indianapolis metropolitan area, the City of Carmel has focused heavily on the built environment. Cultural icons, landmarks, and “New Urbanism” make Carmel a desirable place to live and work.

As a prestigious estates community, Indian Hills is known for being a quiet oasis on the outskirts of Cincinnati.

## ● Lexington, KY:

Lexington has preserved open space, agriculture, and its equestrian roots, making it the “Horse Capital of the World.” The City has a strong urban core as well as a clearly defined urban service boundary.

Research, technology, and quality business/industrial parks are defining characteristics of the “Research Triangle” in North Carolina. Located in proximity to the Cities of Raleigh, Durham, and Chapel Hill, the region is anchored by three major universities: Duke, North Carolina, and North Carolina State.

## ● New Albany, OH



## ● Indian Hills, OH



## ● The Research Triangle, NC



# Vision Statement 1 (draft)

- The 63 and 741 corridors integrate land use and transportation for improved mobility, aesthetics, quality of life, and sustainable economic development. Residents can get around easily, with access to shopping and other amenities and have alternate means of transportation; businesses flourish in compact growth centers; and parks and open space are preserved and connected by greenways with access to trails for hiking, cycling, and other healthy activities.



# Vision Statement 2 (draft)

- To enhance the corridor in a way that defines a unique sense of place with enhanced fluidity of movement, environmental sensitivity, and connectivity for residents, workers, and visitors using transportation modes of all types, including cars, bikes, and pedestrian. The Corridor should enable an active pedestrian life and integrate residential, commercial recreational, educational, faith and retail uses. Safety and accessibility are paramount in designing a distinctive streetscape that is uniquely Turtlecreek Township with unifying features and green space that make it both an attractive urban thoroughfare and an irresistible gathering place.

# Roadways Goal 1 (draft)

- A roadway network that is well connected.
  - ▣ Objective 1.1: Roads will be better connected to collector and local roads.
  - ▣ Objective 1.2: Connections will be improved on a regional scale.

# Roadways Goal 2 (draft)

- Streets will be designed to enhance community character.
  - Objective 2.1: The traffic volume from regional connectors SR63 and SR 741 will be accommodated.
  - Objective 2.2: Streets will be designed for the projected growth of Union Village.
  - Objective 2.3: Streets will be carefully designed to respect the properties of existing residents.

# Roadways Goal 3 (draft)

- Multi-modal transportation that form complete streets.
  - ▣ Objective 3.1: A series of multi-modal paths will be used to support a pedestrian and bicycle friendly environment.
  - ▣ Objective 3.2: Safe pedestrian crossings and a network of sidewalks will be implemented.

# Roadways Goal 4 (draft)

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- Enhanced roadway aesthetics.
  - ▣ Objective 4.1: There will be landscaped medians, roundabouts, and streets.
  - ▣ Objective 4.2: Alternatives to standard road intersections will be utilized.

# Twp Identity Goal 1 (draft)

- Distinct nodes of activity with a strong sense of place.
  - Objective 1.1: Open public spaces will be conserved and creatively designed.
  - Objective 1.2: There will be harmonious transitions between nodes of activity.
  - Objective 1.3: Buildings will have quality architecture and be carefully oriented.
  - Objective 1.4: There will be a compatible mix of uses.

# Twp Identity Goal 2 (draft)

- Develop a strong brand for the township.
  - ▣ Objective 2.1: The township will create well-defined gateways to brand the community.
  - ▣ Objective 2.2: Trees and landscaping will be strategically placed and become a signature feature of the community.

# Twp Identity Goal 3 (draft)

- The State Property serves as an economic engine.
  - ▣ Objective 3.1: The State Property will be a quality business park with integrated urban and industrial centers.
  - ▣ Objective 3.2: Attract a highly skilled and creative workforce.
  - ▣ Objective 3.3: Sites will be “shovel-ready.”



TRADITIONAL NEIGHBORHOOD



SUBURBAN SPRAWL

Think Like a Planner

# Streetscape Design



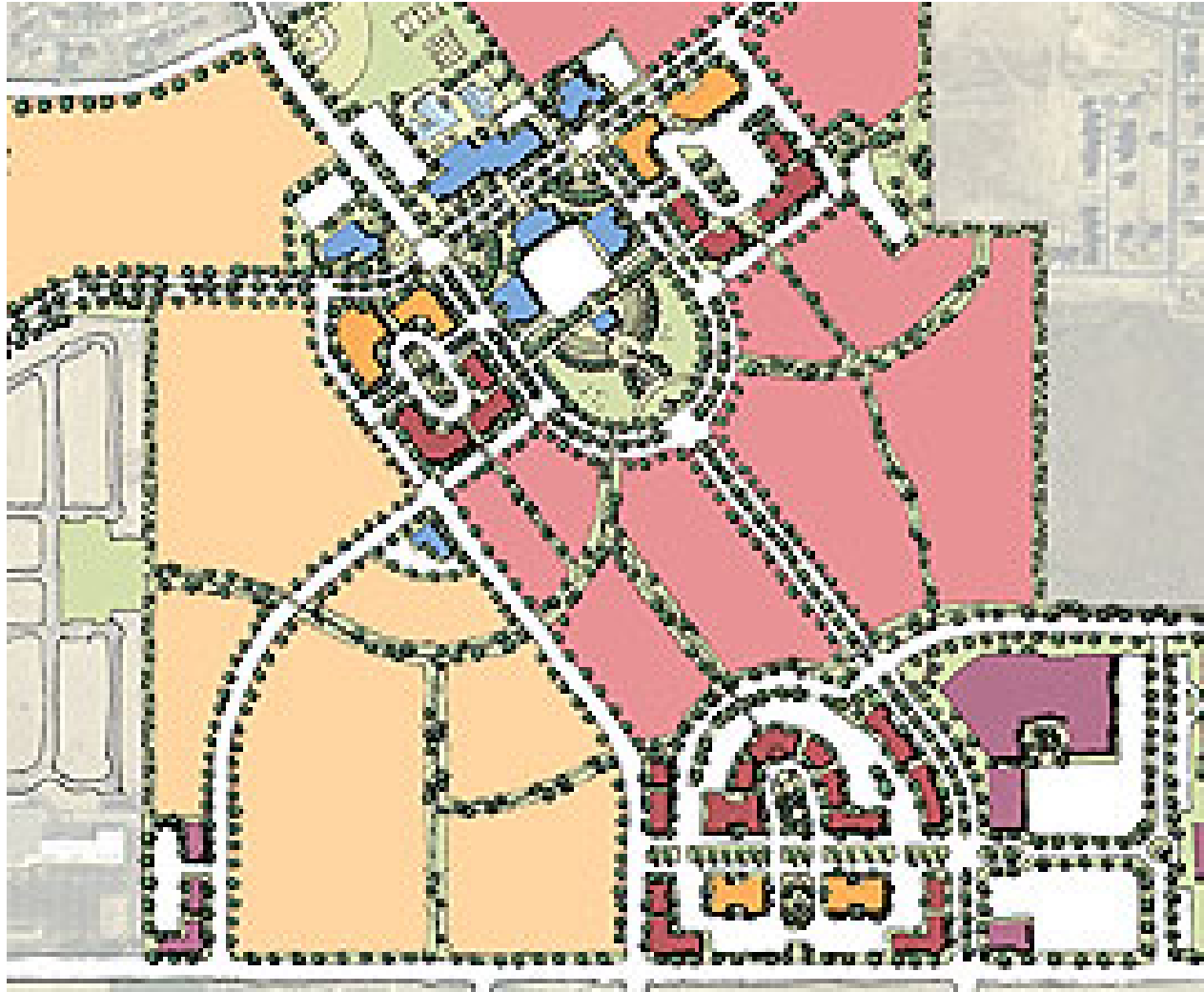
# Placemaking



# Detailed Master Planning



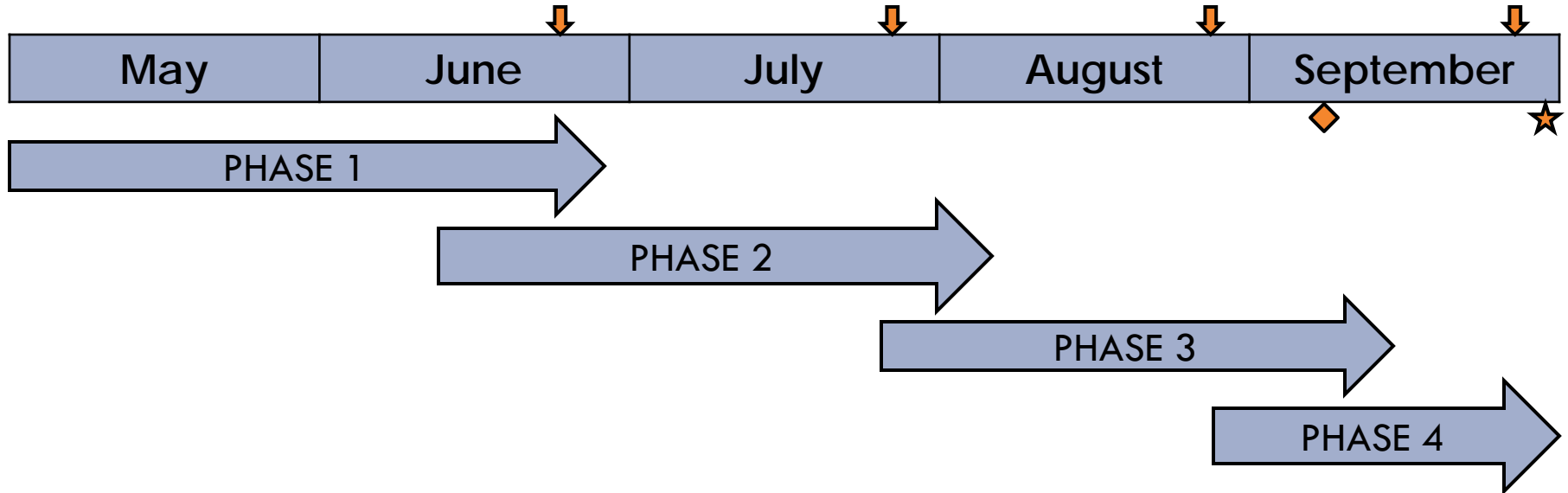
# Conceptual Master Planning





# Next Steps

# Timeline



PHASE 1	PHASE 2	PHASE 3	PHASE 4
DRAFT VISION, MISSION & GOALS	PUBLIC ENGAGEMENT	DRAFT PLAN	ADOPTION