



The Turtlecreek Crossroads Plan

Goals, Objectives, and Strategies

TOWNSHIP IDENTITY
Goal 1: Distinct nodes of activity with a strong sense of place.
Objective 1.1: Open public spaces will be conserved and creatively designed.
1: Develop alternatives for how open spaces could be designed along SR 63 to compliment commercial uses.
2: Work with developers to preserve continuous open space corridors.
3: Utilize Clean Ohio Green Space Grants for acquiring open space.
Objective 1.2: There will be harmonious transitions and a compatible mix of uses.
1: Encourage integrated mixed-uses.
2: Incompatible land-uses will have significant landscape buffers and mounds.
3: Add a setback transition standard to the Warren County Zoning Code.
4: Encourage agriculture and low-impact zoning.
Objective 1.3: Buildings will have quality architecture and be carefully oriented.
1: General architectural standards will be established.
2: Form a Turtlecreek Township design committee.
3: Establish a corridor overlay district for SR 63, SR 741 South, and Union Road.
Goal 2: Develop a strong brand for the township.
Objective 2.1: The township will create well-defined gateways to brand the community.
1: Implement the Turtlecreek Township theme identified in Crossroads Plan.
2: Establish an internal gateway at SR 63 and SR 741 intersection.
3: Establish main gateways and secondary gateways.
4: Implement the concepts in Crossroads Plan. (In progress)
Objective 2.2: Trees and landscaping will be strategically placed and become a signature feature of the community.
1: Establish a tree committee.
2: Implement landscaping plan identified in the Crossroads Plan. (In progress)
Goal 3: 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.
1: Establish new Commercial Center zone.
2: Rezone area along Union Road for Industrial.
3: Develop a theme and design for main entrances into industrial and commercial areas.
Objective 3.2: Attract a highly skilled and creative workforce.
1: Develop and advertise a wide variety of amenities.
2: Establish an area that has quality infrastructure and allows professionals to both live and work.
Objective 3.3: Sites will be "shovel-ready".
1: Install Fiber Optics.
2: Identify developable sites, as well as areas that are restricted due to environmental factors.
3: Promote sites that have access to utilities and infrastructure.
4: Create fully served sites with utilities that have adequate capacities to meet potential demand.



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ROADWAYS

Goal 1: A roadway network that is interconnected and has adequate capacity.

Objective 1.1: Connections will be improved on a regional scale.

- 1: Reroute SR 741 around Union Village to the west.
- 2: Re-align Union Road with Gateway Blvd. in Monroe.
- 3: Connect Brewer Road to SR 741.
- 4: Encourage a connection to the Park North development in Monroe through the State Property.
- 5: Add lanes to the north of SR 63 along the eastern gateway.
- 6: Work with ODOT and County Engineer's Office on roadway projects early on.

Objective 1.2: Roads will be better connected to collector and local roads.

- 1: Work with developers to ensure roads are well-connected.
- 2: Implement a connectivity index in the Subdivision Regulations.

Objective 1.3: Roadway safety will be improved.

- 1: Close McClure Road at SR 63 intersection and add connection further to the west.
- 2: Limit access on SR 63 and require cross-access that implements a frontage road.

Goal 2: "Complete streets" that accommodate multiple forms of transportation.

Objective 2.1: A series of multi-modal paths will be used to support a pedestrian and bicycle friendly environment.

- 1: Implement the Lebanon-Turtlecreek Trails Initiative (LTTI).
- 2: Secure right-of-ways for trails on State Property.
- 3: Construct a trail network through the Zoo Property to connect to Mason.
- 4: Connect the Sports Complex to Union Village Center.
- 5: Adopt a County and Township strategy for the implementation, funding, and maintenance of trails.

Objective 2.2: Safe pedestrian crossings and a network of sidewalks will be implemented.

- 1: Pedestrian crosswalk on SR 741 in Union Village to increase connectivity between Armco Park and the Sports Complex.
- 2: Clearly delineated pedestrian crosswalks at SR 63 and SR 741 intersection.
- 3: Pedestrian tunnel under SR 63 near SR 741.
- 4: Pedestrian refugee islands at SR 63 at SR 741.
- 5: Include sidewalks along major thoroughfares including SR 63 and SR 741 as part of development projects.
- 6: Develop a County-wide policy for the location and design of sidewalks.

Goal 3: Roadway aesthetics that enhance the character of the community.

Objective 3.1: There will be landscaped medians, roundabouts, and streets.

- 1: Work with ODOT and County Engineer's Office to determine appropriate locations for landscaping.
- 2: Install low-maintenance landscaping at select intersections.
- 3: Add landscaping to medians and roadways
- 4: Install natural and organic landscaping along SR 63 and SR 741 South.
- 5: Install more formal landscaping along SR 741 in Union Village and SR 63 and SR 741 intersection.
- 6: Add landscape buffers around road widening projects.

Objective 3.2: Alternatives to standard roadway intersections will be utilized.

- 1: Implement a roundabout at SR 63 and SR 741.
- 2: Install roundabouts at key locations to improve the flow of traffic.
- 3: Work with ODOT and County Engineer's to include alternative roadway designs in thoroughfare plans and access management regulations to accommodate new urbanism.