

ASSETS
ISSUES
OPPORTUNITIES
EARLY ACTION PROJECTS



October 2016

Prepared by Camiros, Ltd. Summaries included in this memo were derived from feedback received at Community Meeting #1 held on August 30, 2016. Assets, Issues, and Opportunities are presented in order of rank based on number of occurrences each topic was mentioned. In consultation with City Staff, modifications were made to concisely summarize information.



ASSETS

1



History and Culture

Local flavor and character, including historic building stock with a variety of architectural styles, as well as entertainment and cultural events, focused primarily in downtown and at BGSU. An appreciation for the arts, as well as festivals and events including the Black Swamp Arts Festival and Farmers Market.

2



Open Space Amenities

A community center and parks, including Carter Park, City Park, Simpson Garden Park, and Ridge Park, as well as a swimming pool, walking paths, and the Slippery Elm multi-purpose recreational trail. Acknowledging mature trees and landscape as an important part of the community.

3



Educational Amenities

Bowling Green City schools are located throughout the community. Crim Elementary strategic location in the City's Eastside neighborhood. School district programs and facilities provide opportunities for partnerships within the community. BGSU is an asset.

4



Commercial Amenities

Walkable shopping within a functioning downtown that includes good restaurants, small shops, and other businesses to provide services and employment.

5



Neighborhood Appearance

An appealing appearance, with unique and historic neighborhood character (i.e. not cookie-cutter). Generally well-maintained homes and yards with a strong pride of ownership.

ISSUES

1



Code Enforcement Issues

Issues relating to perceived enforcement of existing City and County codes in regard to building and property standards. Education and consistency about current codes, who is responsible for what, and how they are applied. Non-conforming properties, over-occupancy, and a current lack of rental inspections. Lack of staff to implement enforcement policies and standards.

2



Transportation Options

There is little bicycle infrastructure. Congestion issues at peak times involving cars, pedestrians and bikes, illustrating need for “complete streets.” Mass transit within county and/or lack of awareness of various options. Planning for car-sharing services as well as future driverless cars. Lack of adequate sidewalks in many places as well as parking issues in areas around campus. Traffic calming measures may be necessary in some areas.

3



Renter / Homeowner Conflict

Perceived division between landlords and homeowners, including a growing number of absentee landlords. Lack of landlord accountability. Adversarial relations between students and homeowners. Need for better apartment management and a perceived imbalance of owner-occupied vs. rental housing.

4



Property Maintenance

Lack of “curb appeal” in some areas, causing property values to be lowered. Vandalism in some areas as well as a high percentage of poorly maintained rental properties. Deteriorating housing and landscape upkeep. Inappropriate “welcome signs” at some college houses.

5



Trash and Noise

Partying, noise, unruly behavior, and other disruptions. Traffic noise, including early morning trash collection vehicles in some areas. Trash and the need for landscape upkeep. Poor enforcement of littering laws.

OPPORTUNITIES

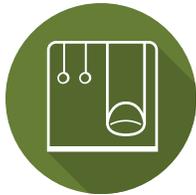
1



High Quality Multi-Family Housing Development

Development of well-located, high-quality multi-family and mixed-use development to serve a variety of household types, from students to seniors. Townhouses and other housing types to serve graduate students and professors. City concierge liaison for housing/relocations. Housing geared towards international students. Incentives to encourage owner-occupied homes.

2



Open Space Improvements

Develop green spaces at North Enterprise/Ridge (University-owned), downtown (City-owned), and South Main Street (privately-owned). Artistic use of green spaces. Community gardens on a larger scale and Exit 181 beautification. Public recognition of property improvements. Dog park near downtown.

3



Transportation Improvements

Complete implementation of 2007 Transportation Plan. Potentially redesigning Court Street for one-way traffic from BGSU to Downtown, with pedestrian and bicycle lanes. Completion of I-75 leading to potential business growth. Investigating rail transit options and additional charging stations for electric cars.

4



Bicycle and Pedestrian Improvement

Safe and frequent pedestrian crossings on Wooster Street. Repaving streets and sidewalks, and supporting cycling through appealing walk/bike corridors between downtown and BGSU as an alternative to Wooster. Bicycle and running paths for active lifestyles. Bicycle rental or bike share stations. Consider converting Court Street to a pedestrian zone.

5



Commercial Redevelopment

Focus commercial redevelopment on Wooster from BGSU to Downtown. Attract businesses to make BG a destination to outsiders, develop creative zones utilizing vacant properties. Tear down and redevelop vacant buildings on Wooster.

EARLY ACTION PROJECTS



Walk Bowling Green

Organize residents to assess time to walk to community amenities from key locations. Create and display wayfinding signs advertising those amenities and times to reach them.



Neighborhood Clean Up Day

Pick up trash, clean up spaces within a portion of the neighborhood, students and longer-term residents.



Mural / Public Art Project

Identify one or more locations for a mural or installation of public art which incorporates BG history / authenticity, and work with Art department to generate.





Recycling/Reuse Day

Designate one day in Spring for donations and recycling. Make it a festive, fun event with information booths from local organizations focused on reuse, recycling, and sustainable living.



Community Garden

Establish a community garden. Work with various community partners to establish and plant.



House Painting and Landscape Day

Have neighbors apply to have their property selected for a one-day exterior makeover, including painting and yard landscaping. Maybe select one owner-occupied property and one rental.





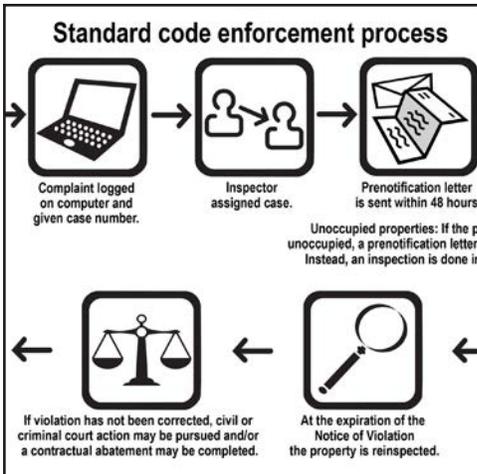
Better Block Party on Court Street

Test redesign of Court by temporarily establishing one-way traffic with expanded bicycle and pedestrian infrastructure for a weekend. Promote redesign as part of a block party.



Establish Dog Park

Work with pet stores and dog community to locate property for establishment of a dog park. Potentially membership-based to help pay for maintenance.



Code Enforcement Handout and Distribution

Create a simple “cheat sheet” for who to call for what type of issue, with a flow of how decisions get made and the timing of enforcement. This could also be an app or website. Distribute to residents.





Bowling Green T-shirt Design Contest

Contest that could be held in tandem with other early action projects to link to the CAP and to recognize unity of community members. Work with art students to create t-shirt designs for competition.



Possible Early Action Projects

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Please check the project that you feel **should be pursued** in the next few months.

If you are interested in volunteering to help carry out an early action project, please sign the **contact form** on the flip side of this sheet.

If you have an idea for an additional early action project, please **write it in** on the flip side of this sheet.



WALK BOWLING GREEN



NEIGHBORHOOD CLEANUP DAY



MURAL / PUBLIC ART PROJECT



RECYCLING/REUSE DAY



COMMUNITY GARDEN



HOUSE PAINTING AND LANDSCAPE DAY



BETTER BLOCK PARTY ON COURT STREET



ESTABLISH DOG PARK



CODE ENFORCEMENT HANDOUT AND DISTRIBUTION



BOWLING GREEN T-SHIRT DESIGN CONTEST

* Funding and resources for early action projects are not available as part of this Community Action Plan. If necessary, volunteers will assist the team in identifying possible local funding and resources.

Possible Early Action Projects

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Name

Email

Phone

Would you like to **Volunteer to help** with an Early Action Project? **Sign Up Here**



Future Early Action Projects

Do you have an idea for a **Future Early Action Project?**
List it Here!

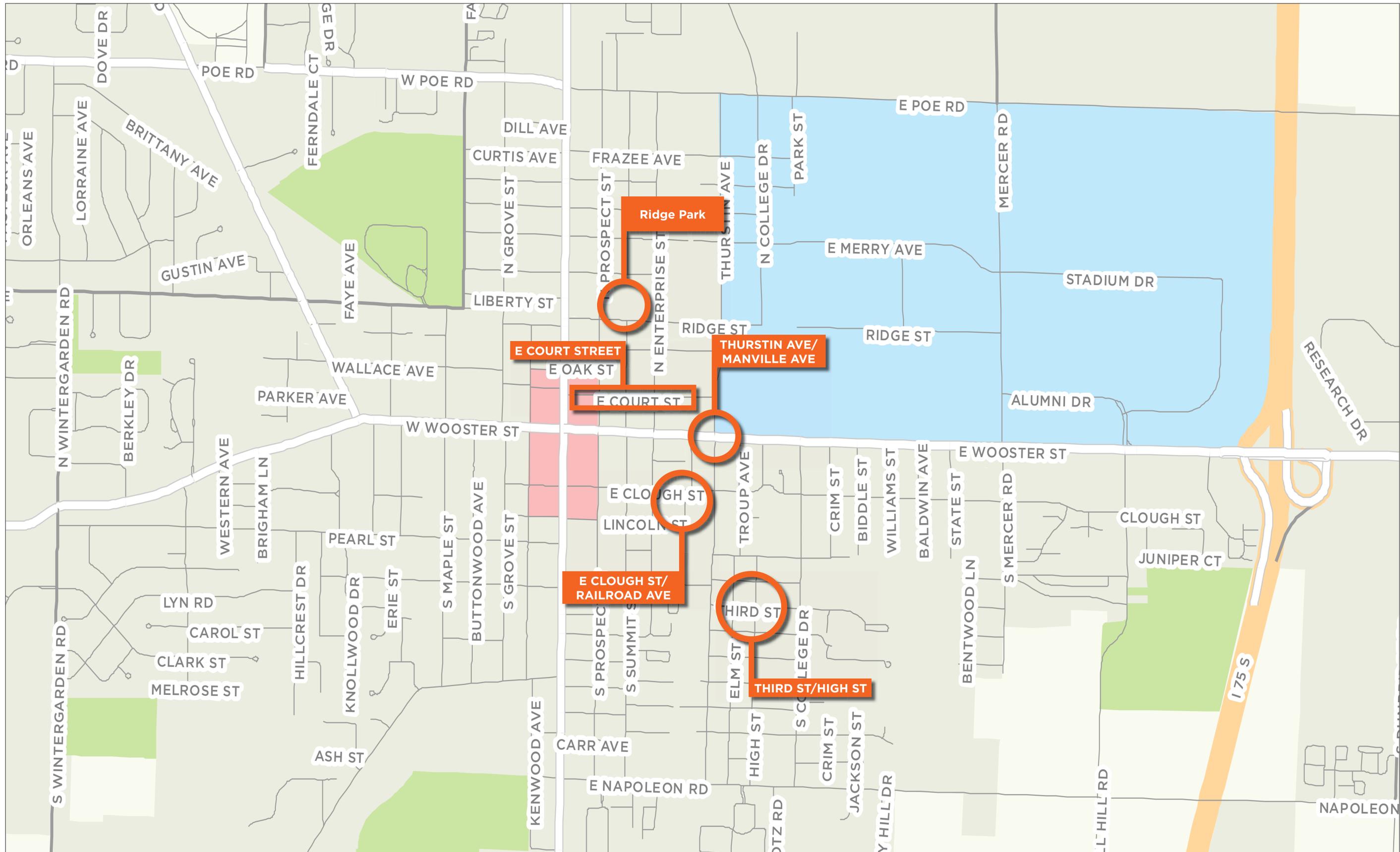


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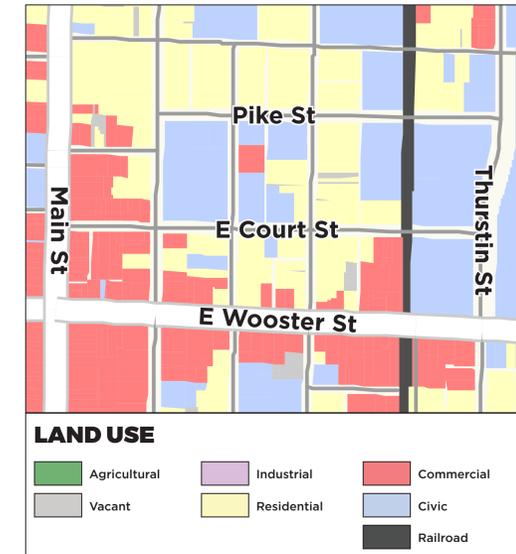
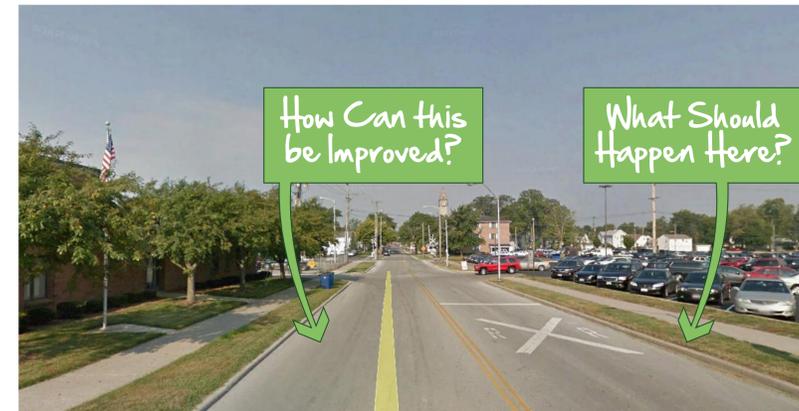
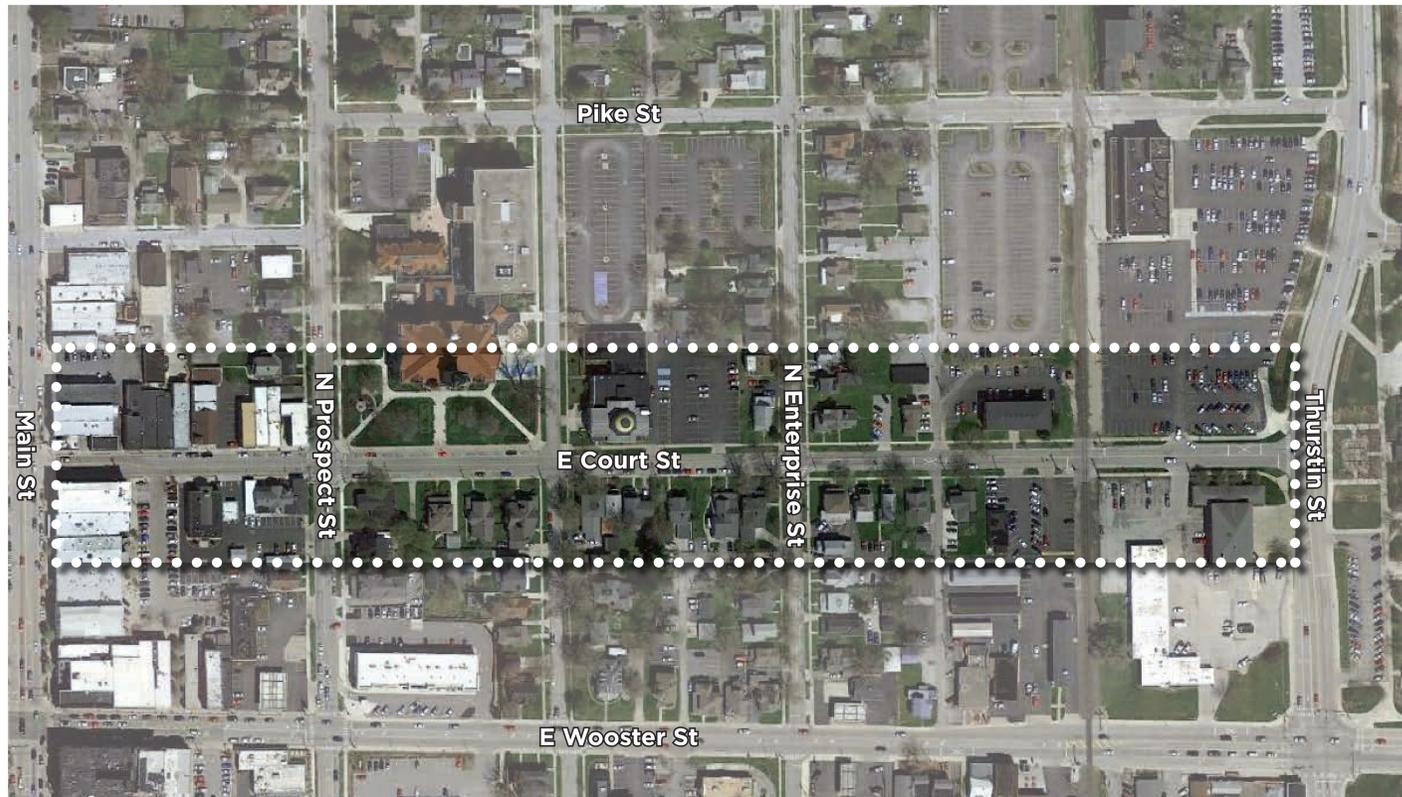
Focus Areas

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E. Court Street

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2014 Land Use Plan Goals

- ▷ Stop and then reverse “apartmentalization” of houses
- ▷ Improve livability and aesthetics
- ▷ Encourage health and fitness
- ▷ Allow transition uses and higher densities



HISTORIC RENOVATION



IMPROVED SIDEWALKS



BOULEVARD GARDENS



TRAFFIC CALMING



Highlight the **Three Images** that Best Represent Your Vision for the Area



MULTIFAMILY DEVELOPMENT



BICYCLE PATHS



TOWNHOME DEVELOPMENT



PUBLIC ART

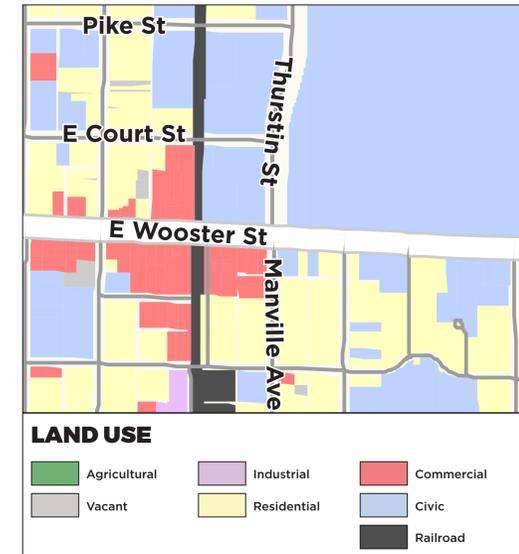


GRANNY FLATS



Thurstin Street / Manville Ave

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2014 Land Use Plan Goals

- ▷ Create positive first impressions
- ▷ Harness local flavor and character
- ▷ Encourage health and fitness
- ▷ Create seamless corridor to BGSU campus and other ways to attract students and employees downtown



FACADE IMPROVEMENT



IMPROVED PEDESTRIAN SAFETY



MULTIFAMILY DEVELOPMENT



MIXED-USE DEVELOPMENT



Highlight the **Three Images** that Best Represent Your Vision for the Area



COMMERCIAL DEVELOPMENT



OFFICE/COWORKING SPACE



BUSINESS INCUBATOR



PUBLIC ART

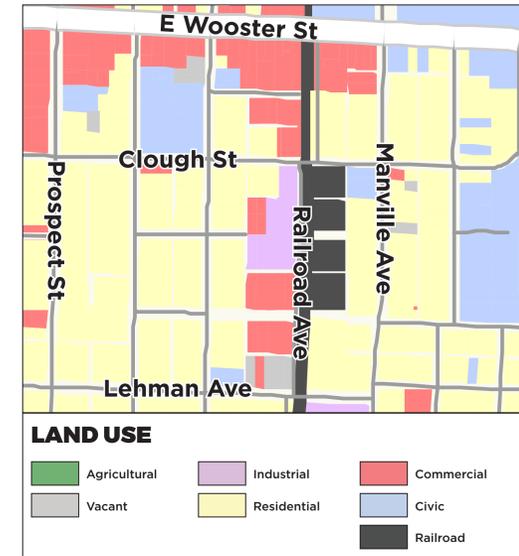


PARK/GREENSPACE



E. Clough Street / Railroad Ave

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2014 Land Use Plan Goals

- ▷ Enhance aesthetics of existing neighborhoods
- ▷ Establish new development that creates high livability
- ▷ Encourage health and fitness
- ▷ Create positive first impressions



RAILS-WITH-TRAILS



SMALL LOT SINGLE-FAMILY HOME



BUSINESS INCUBATOR



ARTIST STUDIOS



Highlight the **Three Images** that Best Represent Your Vision for the Area



MULTIFAMILY DEVELOPMENT



DOG PARK



LIGHT INDUSTRIAL



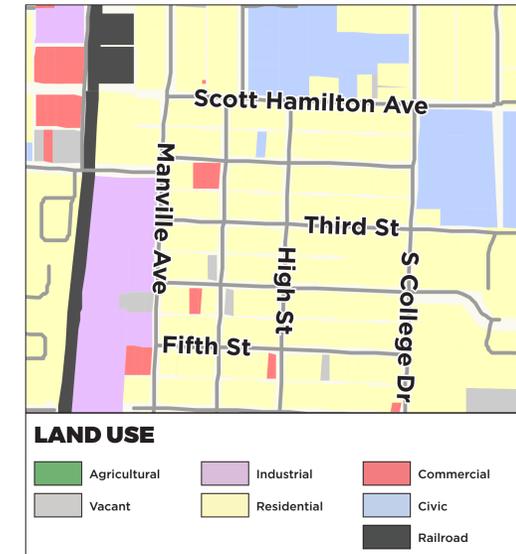
LIVE/WORK LOFT



BREWERY/TAPROOM

Third Street / High Street

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2014 Land Use Plan Goals

- ▶ Enhance aesthetics of existing neighborhoods
- ▶ Establish new development that creates high livability
- ▶ Encourage health and fitness
- ▶ Create positive first impressions



CORNER STORE



STREET TREES



VEGETATIVE SCREENING



SMALL LOT SINGLE FAMILY HOME



Highlight the **Three Images** that Best Represent Your Vision for the Area



POCKET PARK



MIXED-USE DEVELOPMENT



MULTIFAMILY DEVELOPMENT



TOWNHOME DEVELOPMENT

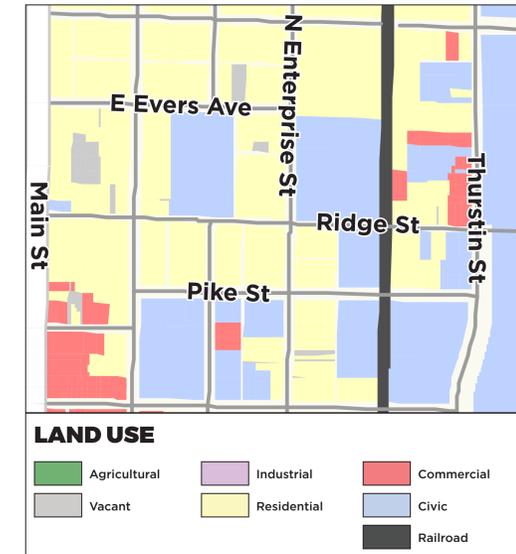
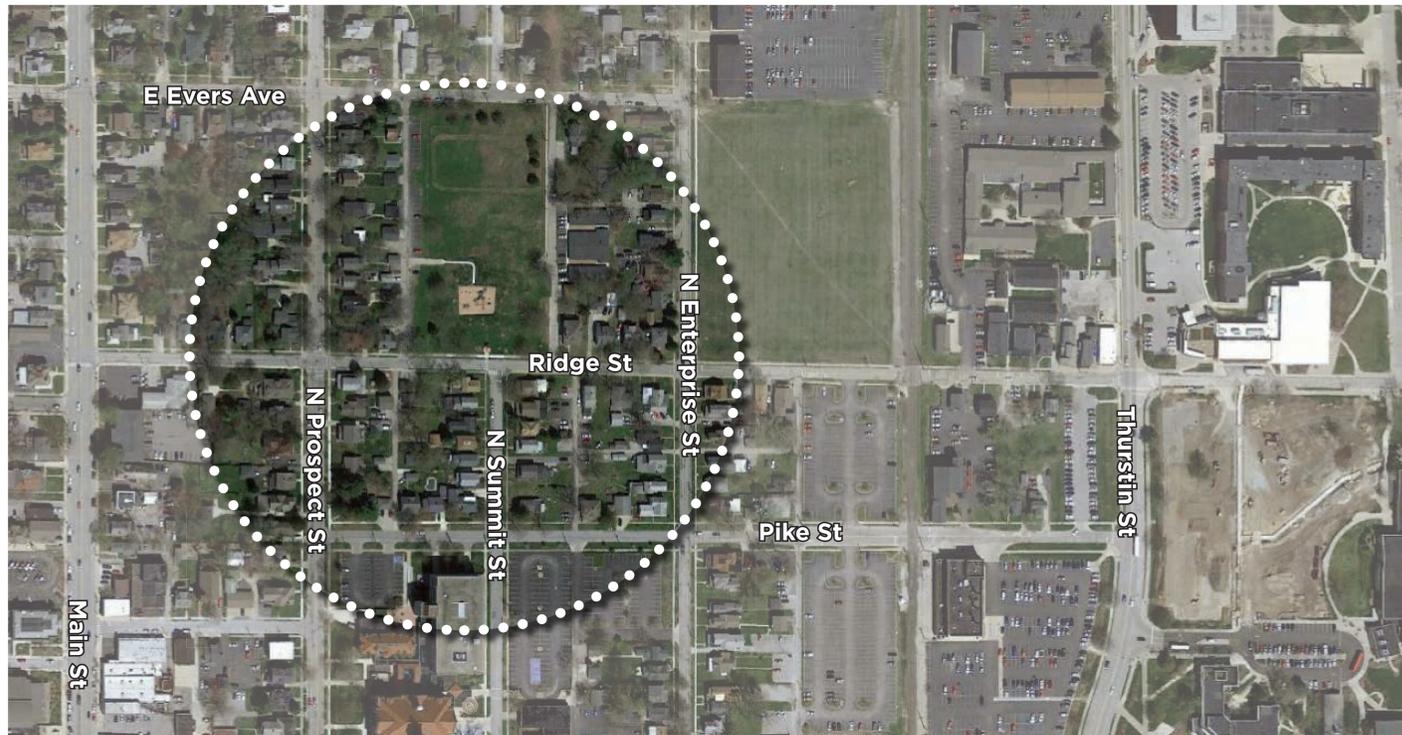


BIKE LANES/"SHARROWS"



Ridge Park

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2014 Land Use Plan Goals

- ▷ Stop and then reverse “apartmentalization” of houses
- ▷ Improve livability and aesthetics
- ▷ Encourage health and fitness
- ▷ Allow transition uses and higher densities
- ▷ Promote NE blocks to University staff, alumni, and other families



SENIOR HOUSING



MULTIFAMILY DEVELOPMENT



GRANNY FLATS



BIKE LANES/“SHARROWS”



Highlight the **Three Images** that Best Represent Your Vision for the Area



TOWNHOME DEVELOPMENT



COMMUNITY GARDEN



PARK ACTIVITIES



PUBLIC ART



HOME RENOVATION

