

City of Bowling Green



Future Land Use Section 2014 Update Comprehensive Plan

Purpose of Planning

Get the “big stuff” right

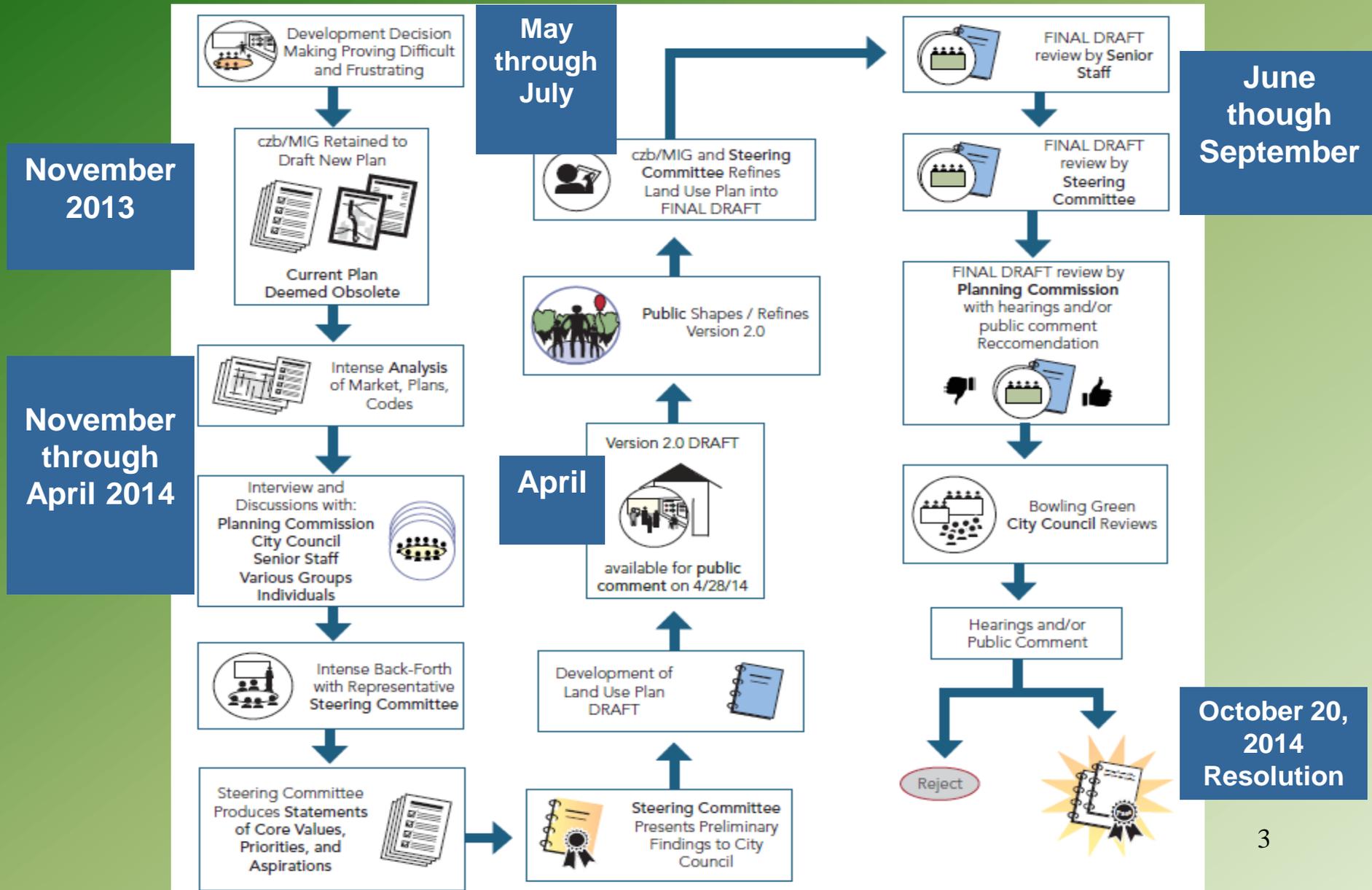
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Anticipate future needs

Consistent, predictable decisions

(get everyone on the same page)

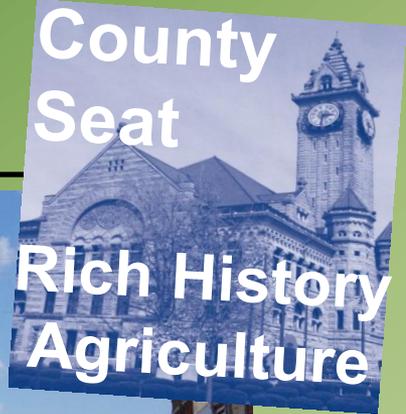
Process - Land Use Plan Update



Focusing on Assets



Services



County Seat

Rich History
Agriculture



BGSU



Civic Engagement

Downtown



Good Schools



Parks



Arts/Culture

Well-Kept Homes
& Neighborhoods



Abundant shaded neighborhood streets



Pride

Public Input - Land Use Plan

Steering Committee

Open House

Surveys

Written Comments

City Staff

Small Group Discussions



Conversations

Consultant Meetings

Presentations



Making Decisions: Land Use Plan



Checklist for Decision Making Is/Does the proposal...

Consistent with the 7 BG Principles?

Help bring about the underlying objectives ?

Greater for the public benefit than the public cost (current & future residents)?

Make BG more attractive to the target market?

Make BG more competitive in the region?

Principles & Vision - Land Use Plan



VISION.PLAN.B.OWLING.REEN



7 BG PRINCIPLES

Centers that have walk-to, or bike-to convenience for surrounding neighborhoods, with dining, convenience shopping, and professional services. A strong downtown 'center' with access to BGSU, convenient parking, outdoor dining, wide, decorative paved sidewalks, attractive public gathering areas, and an emphasis on the arts. **Ability to get around easily** without a car—with bike paths/lanes; good generous sidewalks; and thorough connectivity for cars, bikes, and pedestrians. A "green" community with continuous street trees, parks, pockets park, and "greens" everywhere.

Highly livable urban form

IT IS THE INTENTION OF BOWLING GREEN:

Local flavor & character

Entertainment with a focus on downtown events and community activities, including BGSU. **Unique dining** with farm-to-market, local "one of" restaurants or small regional chains, outdoor dining, micro-breweries, including the existing farmers' markets. **A focus on the arts**, with emphasis on local events. **Sense of heritage, grounding**, with historic buildings, natural areas, and clearly city/country demarcation.

To be a distinct, family-friendly college town comprised of a diverse community of residents, business owners, shopkeepers, and students.

Bike paths, lanes, walking/jogging paths throughout the community and along natural areas. **Indoor and outdoor facilities** for active sports and programs for all ages. **Passive recreation** including natural areas, community gathering spaces, and "green" in every neighborhood.

Easy access to health & fitness

To be economically-viable and environmentally-sustainable place comprised of households and businesses alike that work together to steward scarce natural resources.

Positive, appealing first impressions

Gateways with lush landscaping, open space, and monuments. **Grand boulevards** lined with street trees and with richly planted medians.

Gradual transitions between different land uses and building types so as to not diminish adjacent property values. **Inconspicuous off-street parking** behind buildings. **Consistent street trees** throughout BG. **Well-maintained** homes, buildings, and neighborhoods.

"Good neighbor" neighborhoods

That our neighborhoods be walkable, safe, and vibrant, and our streets beautiful and appealing.

Strong business base

Retention of existing companies. A focus on **employee-intensive businesses** (high ratio of employees-to-building area). **A stabilized and growing BGSU**. **A climate encouraging local entrepreneurs**, taking advantage of BGSU intellectual capital, and creating opportunities for

Broad housing spectrum

Hip, dense, affordable housing.

Greater variety of options including apartments and condos, town homes, small-lot single-family homes, and accessory dwellings (e.g. "granny flat" over garage).

Key Themes - Land Use Plan

Key Document Ideas

1. Competition

Just like businesses compete for customers, so too do cities compete for residents and business investment. In this mobile and wired society, people and businesses are freer than ever to choose to locate in places that have a high quality of life; and they do.

2. Limited Resources

As a community, we have limited resources. Therefore we need to think carefully and strategically about our priorities-where we get the most "bang for buck" from our investments.

3. Goal Orientation

If we have a general idea of what we want to be, we can make the small, daily decisions in a way that will get us closer to our goal.

Implementation – Land Use Plan

