City of Bowling Green

Future Land Use Section
2014 Update
Comprehensive Plan
Purpose of Planning

- Get the “big stuff” right (avoid paying 3x’s-install, undo, re-install)
- Anticipate future needs
- Consistent, predictable decisions (get everyone on the same page)
Process - Land Use Plan Update

November 2013

Development Decision Making Proving Difficult and Frustrating

November through April 2014

Current Plan Deemed Obsolete

Intense Analysis of Market, Plans, Codes

Interview and Discussions with:
Planning Commission
City Council
Senior Staff
Various Groups
Individuals

Intense Back-Forth with Representative Steering Committee

Steering Committee Produces Statements of Core Values, Priorities, and Aspirations

May through July

czb/MIG Retained to Draft New Plan

czb/MIG and Steering Committee Refines Land Use Plan into FINAL DRAFT

Public Shapes / Refines Version 2.0

Version 2.0 DRAFT available for public comment on 4/28/14

April

Development of Land Use Plan DRAFT

Steering Committee Presents Preliminary Findings to City Council

June through September

FINAL DRAFT review by Senior Staff

FINAL DRAFT review by Steering Committee

FINAL DRAFT review by Planning Commission with hearings and/or public comment Reccomendation

Bowling Green City Council Reviews

Hearings and/or Public Comment

October 20, 2014 Resolution

Reject
Focusing on Assets

- BGSU
- Parks
- Downtown
- Good Schools
- Well-Kept Homes & Neighborhoods
- Abundant shaded neighborhood streets
- Civic Engagement
- Services
- Rich History
- Agriculture
- Arts/Culture
- 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

Approving Development and Zoning
Are they consistent with the BG Plan?

Amending Regulations
Are land use regulations consistent with the BG Plan?

City Projects
Are they consistent with the BG 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

Highly livable urban form

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.

It is the intention of Bowling Green:

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

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

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

Easy access to health & fitness

Positive, appealing first impressions

“Good neighbor” neighborhoods

Strong business base

Broad housing spectrum

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

Hip, dense, affordable housing.

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.

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.

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

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

**East Wooster (4) / Downtown Actions (9)**
- Expand downtown: Extend Transitional Central Business District zoning along E. Wooster from Main to Thurstin

**Downtown Action (2)**
- Commission a concept design to evaluate using the former junior high parcel as a “town green” (alone or in conjunction with new city offices)

**East Wooster Actions (1-7)**
- Commission a detailed design study to replace the center turn lane on E. Wooster with a generous center median with landscaping.

**Principles**
- Applying to zoning change requests
- Drafting ordinances updates
- Increasing coordination with BGSU

**Continued progress**
- Complete Street Resolution Ridge Park
- Implementation Plan for Housing/Neighborhoods