

# DANVILLE VILLAGE STRATEGIC PLAN

KNOX COUNTY AREA DEVELOPMENT FOUNDATION

STEERING COMMITTEE MEETING #3 | AUG 15, 2019

# AGENDA

STEERING COMMITTEE MEETING #3

AUGUST 15, 2019

1. STEERING COMMITTEE #2 REVIEW
2. ZONING
3. UPTOWN & DOWNTOWN
4. RECREATION TOURISM
5. PARKS IMPROVEMENTS
6. ACTIVITY
7. NEXT STEPS

A photograph of a wooden covered walkway leading to a gazebo-like structure in a park setting with trees and a fence. The image is overlaid with a semi-transparent green filter. The text is centered within a white rectangular border.

STEERING COMMITTEE  
& PUBLIC ENGAGEMENT  
REVIEW

# PUBLIC ENGAGEMENT RESULTS

St. Luke's Community  
Festival  
Saturday, July 13th

- ≈ 50 people engaged
- Activities:
  - » Retain & Re-imagine
  - » Downtown Improvements
  - » Picture This! cards

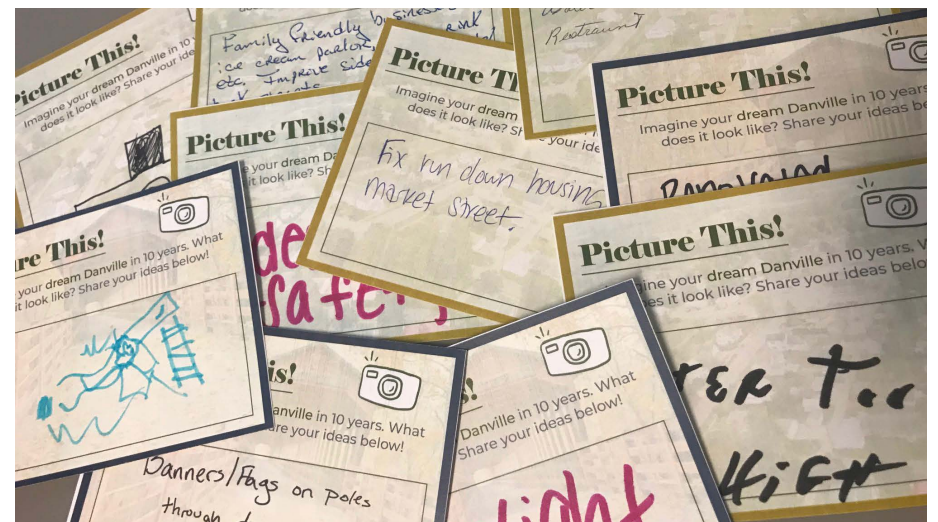




# PUBLIC ENGAGEMENT RESULTS

## Themes:

- Kokosing Gap Trail & Trailhead
- Better property maintenance
- Streetscape improvements / beautification
- More entertainment & restaurants



# PUBLIC ENGAGEMENT

## COMMUNITY WORKSHOP

- 7/13 ST LUKE COMMUNITY FESTIVAL



STAKEHOLDER INTERVIEWS - ONGOING

COMMUNITY SURVEY - ONGOING\*

ONLINE ACTIVITIES - ONGOING

OPEN HOUSE - PENDING

\* 32 responses  
(as of 8/13)

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# STEERING COMMITTEE #2 TOPICS

- UPTOWN VS. DOWNTOWN
- SPORTS TOURNAMENTS
- COMMUNITY EVENTS
- HOUSING OPTIONS



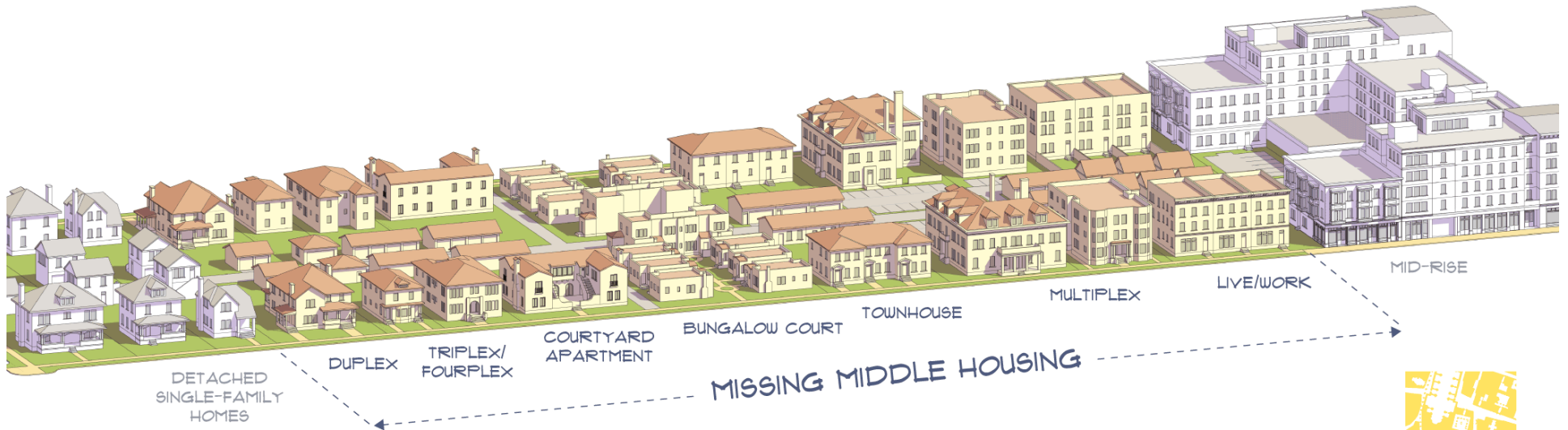


# THE MISSING MIDDLE

- Walkable
- Diverse
- Affordable

Meets needs of:

- » Empty nesters
- » Young families
- » Millennials



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# THE MISSING MIDDLE





# SIGNAGE & WAYFINDING

## Functional

- Wayfinding
- Informational
- Marketing

## Aesthetic

- Image & Branding
- Beautification



# FUNDING STRATEGIES

- State & Federal Grants
- Joint Economic Development District (JEDD)
- Special Improvement District (SID)
- Historic Preservation Tax Credit
- Tax Increment Financing (TIF)
- Main Street Program

# JEDDs

- Partnership between municipalities and townships to promote economic development in a defined area
- The land in the area remains unincorporated
- Income tax revenue generated in the area is shared among the jurisdictions
- Services are also shared per terms of the agreement



# SIDs

- Allows private property owners in a self-defined area to establish a program for services or improvements
- Paid for with assessments on all properties in the defined area
- Governed by a private, nonprofit corporation and run by a board of the property owners
- Government property / churches are exempt from assessments, but can contribute voluntarily

A photograph of a long wooden covered bridge with a sign above the entrance that reads "MONTICELLO BRIDGE". The bridge is flanked by wooden railings and surrounded by trees with autumn foliage. The word "ZONING" is overlaid in large white letters in the center of the image.

# ZONING



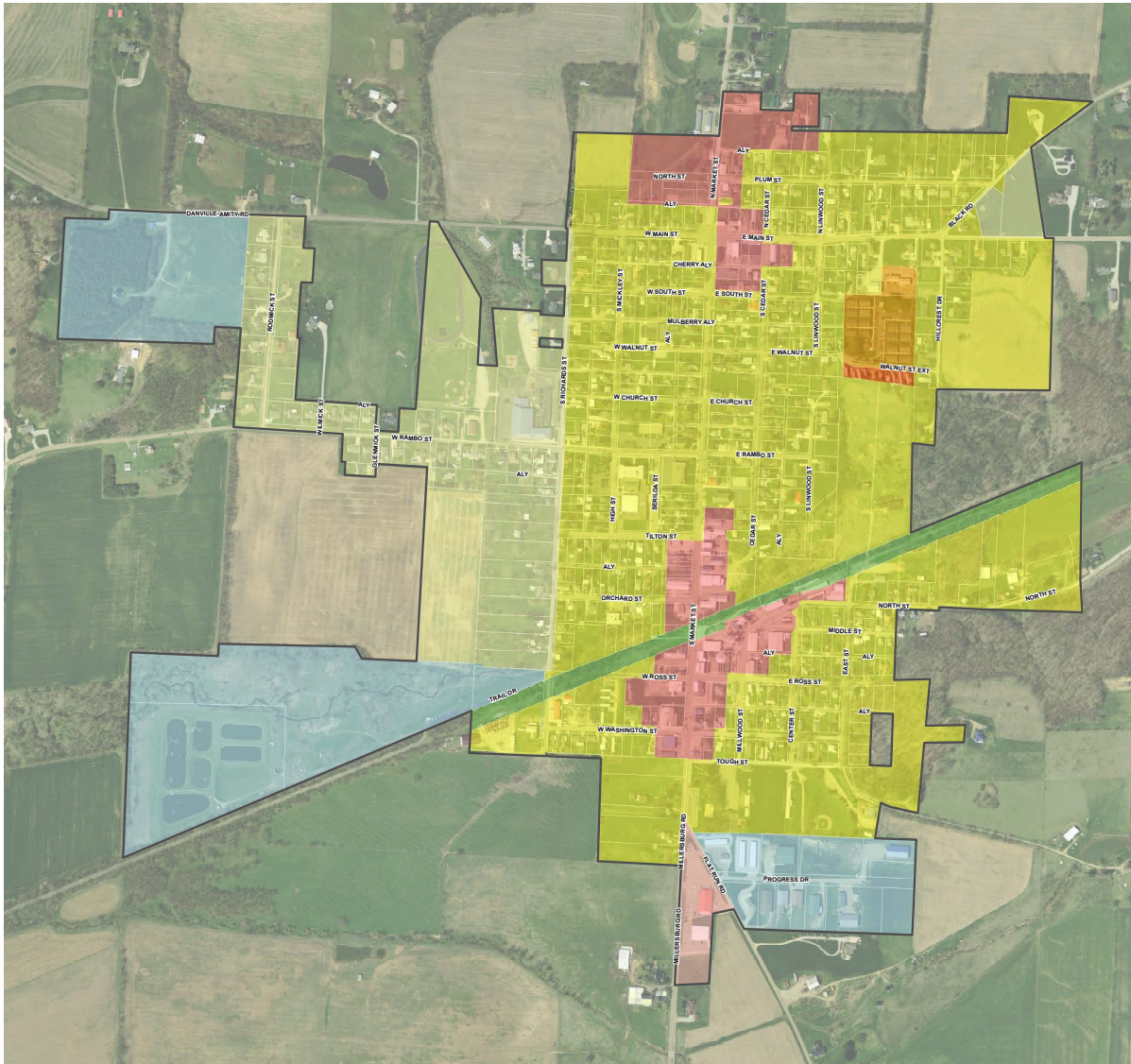
# ZONING


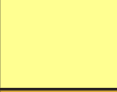


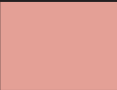

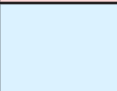
## Purpose of Zoning:

- Promote the public health, safety, & general welfare
- Stabilize and preserve property values
- Protect against congestion
- Ensure adequate provision of public services and utilities
- Preserve unique historical and natural features

# ZONING

## EXISTING CONDITIONS



Legend		
R-1	Low Density Residential	
R-2	Medium Density Residential	
R-3	High Density Residential	
MHPD	Manufactured Home Park	
NB-1	Neighborhood Business	
GB-1	General Business	
LI-1	Light Industrial	

Zone	Description	Min lot area	Min lot width	Max lot coverage	Min front yard	Min side yard	Min rear yard	Max height
R-1	Low Density Residential	20,000 sf	85'*	30%	40 ft <sup>+</sup>	10'	50'	35'
R-2	Medium Density Residential	10,000 sf	70'	30%	35'	5'	40'	35'
R-3	High Density Residential	10,000 sf (2-units); 4,500 sf per unit (3+ units)	70' (2-units); 100'+ (3+ units)	30%	35'; 40'	5'; 10'+	40'	40'
MHPD	Manufactured Home Park	Refers to OAC / ORC*	Refers to OAC / ORC*	Refers to OAC / ORC*	Refers to OAC / ORC*	Refers to OAC / ORC*	Refers to OAC / ORC*	Refers to OAC / ORC*
NB	Neighborhood Business	n/a	n/a	30%	20'	12' (total)	40'	35'
GB	General Business	n/a	n/a	30%	40'	12' (total)	40'	35'
LI	Light Industrial	n/a	n/a	40%	100'	25' (total)	75'	50'
PUD	Planned Unit Development	existing district min <sup>+</sup>	existing district min <sup>+</sup>	existing district min <sup>+</sup>	existing district min <sup>+</sup>	existing district min <sup>+</sup>	existing district min <sup>+</sup>	n/a?

\*Discrepancy in code

<sup>+</sup>Additional provisions / exceptions included in Code

# ZONING

## Danville Zoning Code:

### Key Take Aways:

- **Excessive parking restrictions:**
  - » 2 spaces required for each residential unit (including apartments)
- **Limited opportunities for mixed-uses**
  - » No residential over retail
- **Design guidelines may be strengthened; differentiated among districts**
- **Creates 2 separate commercial districts**

# ZONING

## Danville Zoning Code:

### Key Take Aways:

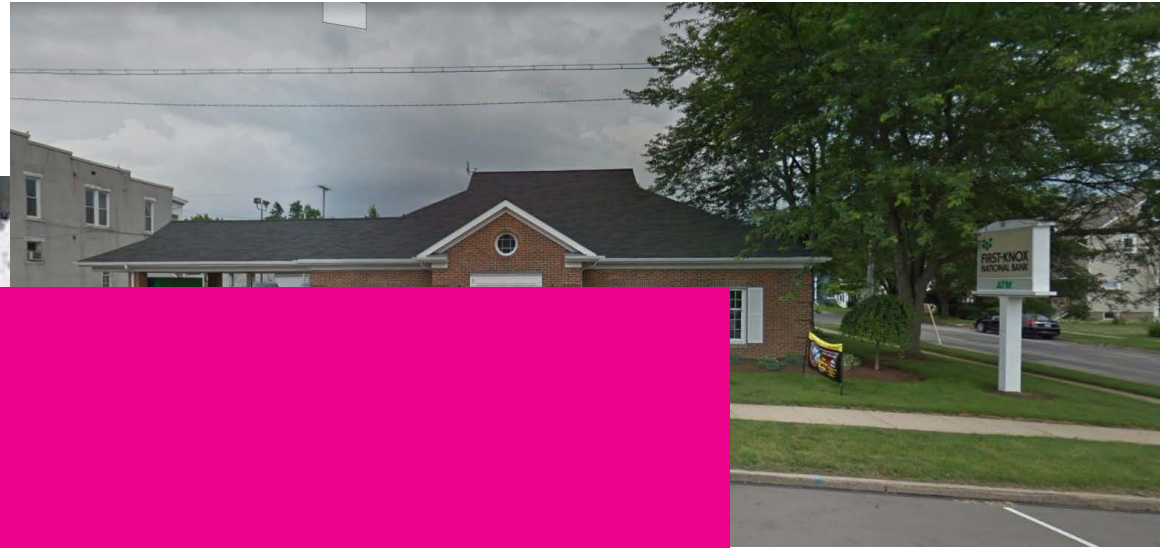
- **Parking:**

- » 2 spaces per DU for SFH, Duplexes, Townhomes, multifamily

- » Current 90' parking ~325s.f.
- » 6 unit Multifamily building requires 12 spaces ~4,000s.f.
- » 1 Bedroom units @800s.f. ~4,800s.f.



# ZONING

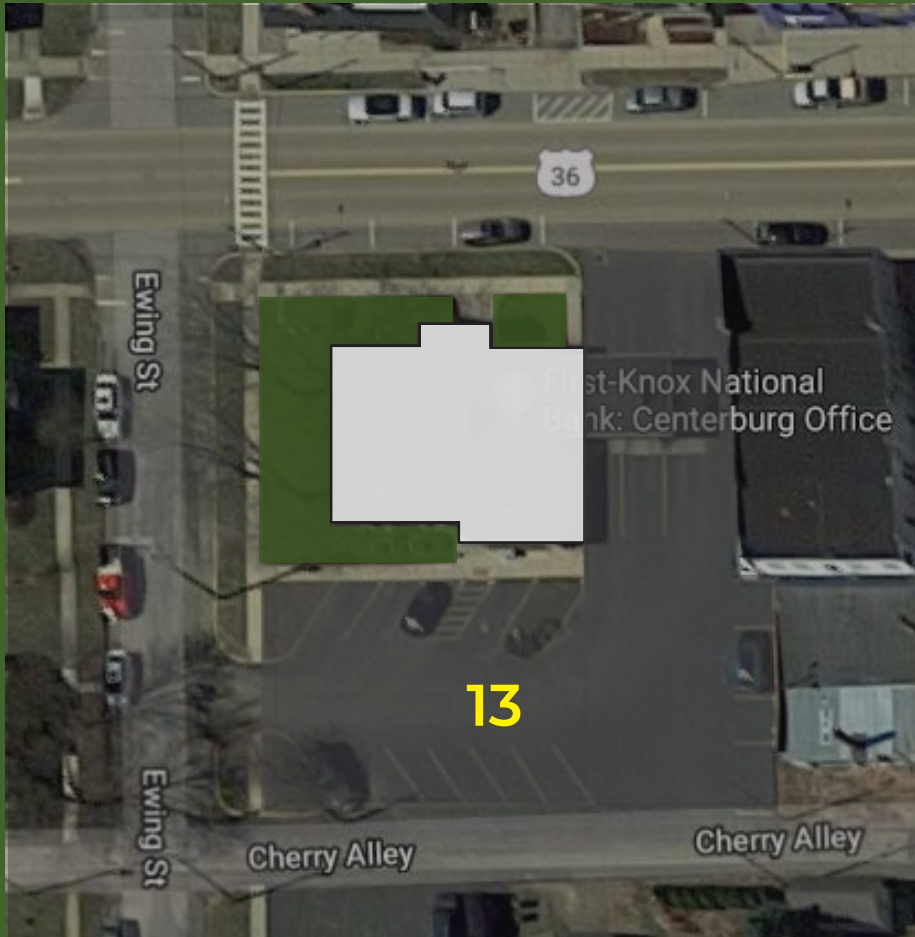


UPDATE TO DVILLE  
(CURRENTLY CBURG)

# ZONING

## EXAMPLE

### Existing Building

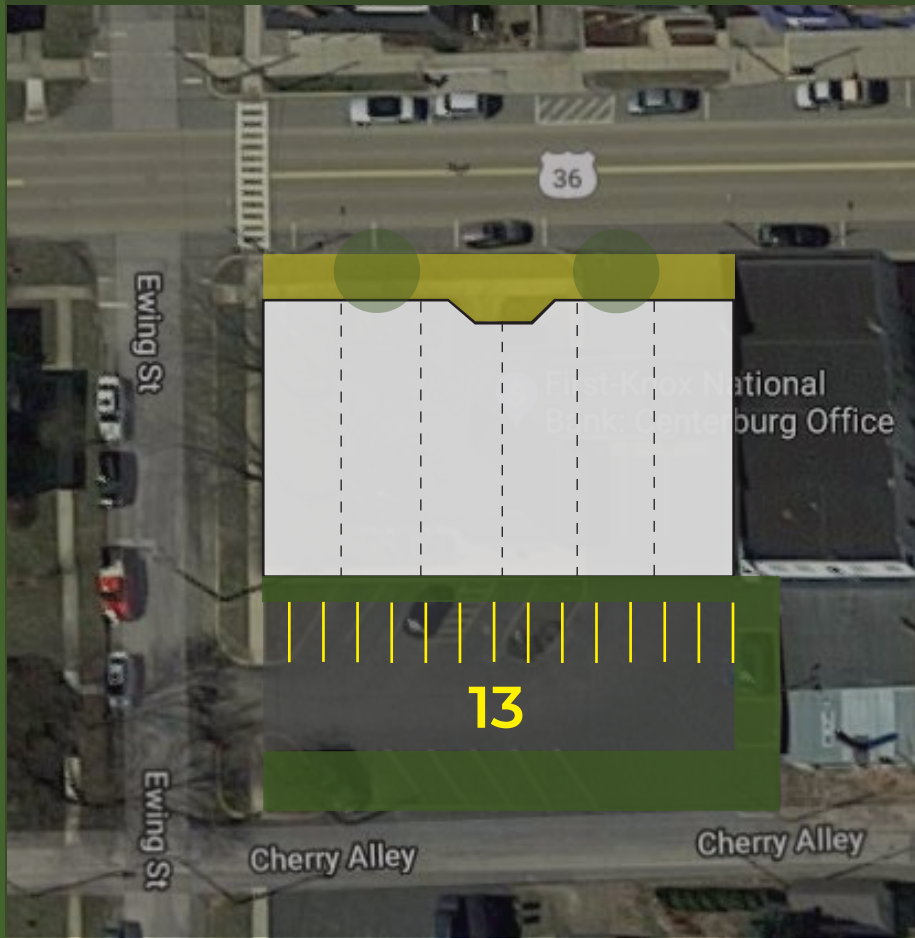


- » ~16,000 s.f. site
- » 2,700 s.f. Commercial
- » 2,000 s.f. green space
- » 13 parking spaces (7,000 s.f.)
- » Drive Through (3,000 s.f.)

# ZONING

## EXAMPLE

### Existing Code Regulations

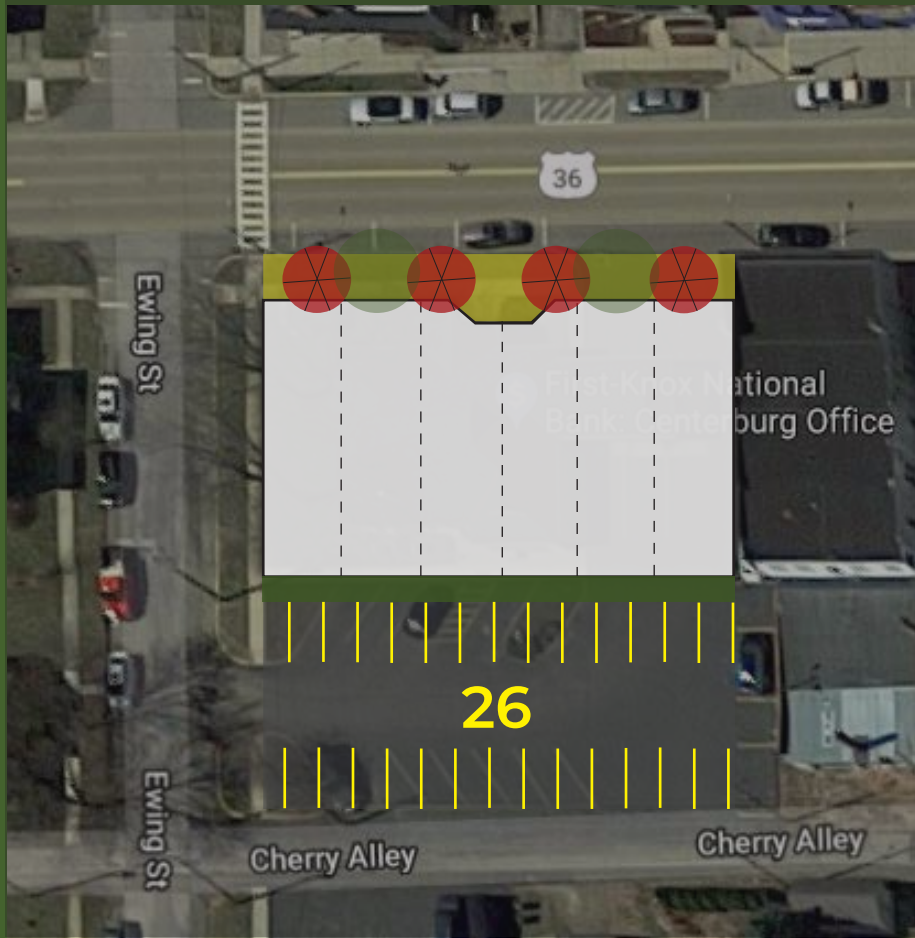


- » ~16,000 s.f. site
- » 6 DUs (1,200 s.f.)
- » 13 parking spaces
- » Small green space

# ZONING

## EXAMPLE

### Existing Code Regulations



- » ~16,000 s.f. site
- » 7,200 s.f. Commercial
- » 6 DUs (1,200 s.f.)
- » 26 parking spaces
- » Parking needed:
  - » 6 Multifamily units: 14
  - » Office: 24
  - » Restaurant: 72, plus employees



# ZONING OVERLAYS

## Overlay:

- Applied on zoning districts
- Adds additional / protection desired de preserve u
- Simpler pr re-zoning

MAYBE DELETE

Overlay





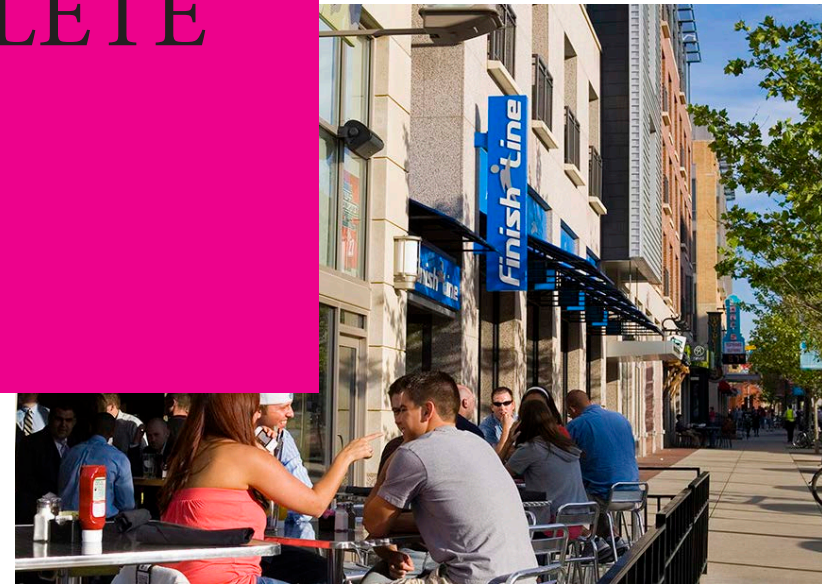
# ZONING OVERLAYS

## Columbus Urban Commercial Overlay

- Pedestrian-friendly architecture and display windows
- Reduced building setbacks (0-10 feet)
- Rear parking
- Commercial land uses
- Smaller lot sizes (< 0.5 acre)

- North High Street  
• W. Avenue  
• District  
• on

MAYBE DELETE



Rear/Side Parking

Outdoor Dining

Complete

MAYBE DELETE



Signage

Landscaping

A photograph of a wooden covered walkway leading to a gazebo in a park. The walkway is flanked by wooden railings and is covered with fallen leaves. The gazebo has a sign on top that reads "MEMORIAL GAZEBOS". The background is filled with trees with yellow and orange autumn foliage. The entire image has a dark green overlay.

# UPTOWN & DOWNTOWN



# UPTOWN & DOWNTOWN

What makes a 'downtown'?



Mix of uses



Hub of activity



Branding / sense of place

# UPTOWN & DOWNTOWN

## EXISTING CONDITIONS

### Uptown:

- Primarily commercial
- Auto-oriented
- Undefined intersection
- Underutilized properties
- Limited character, landscaping, and signage





# UPTOWN & DOWNTOWN

## EXISTING CONDITIONS

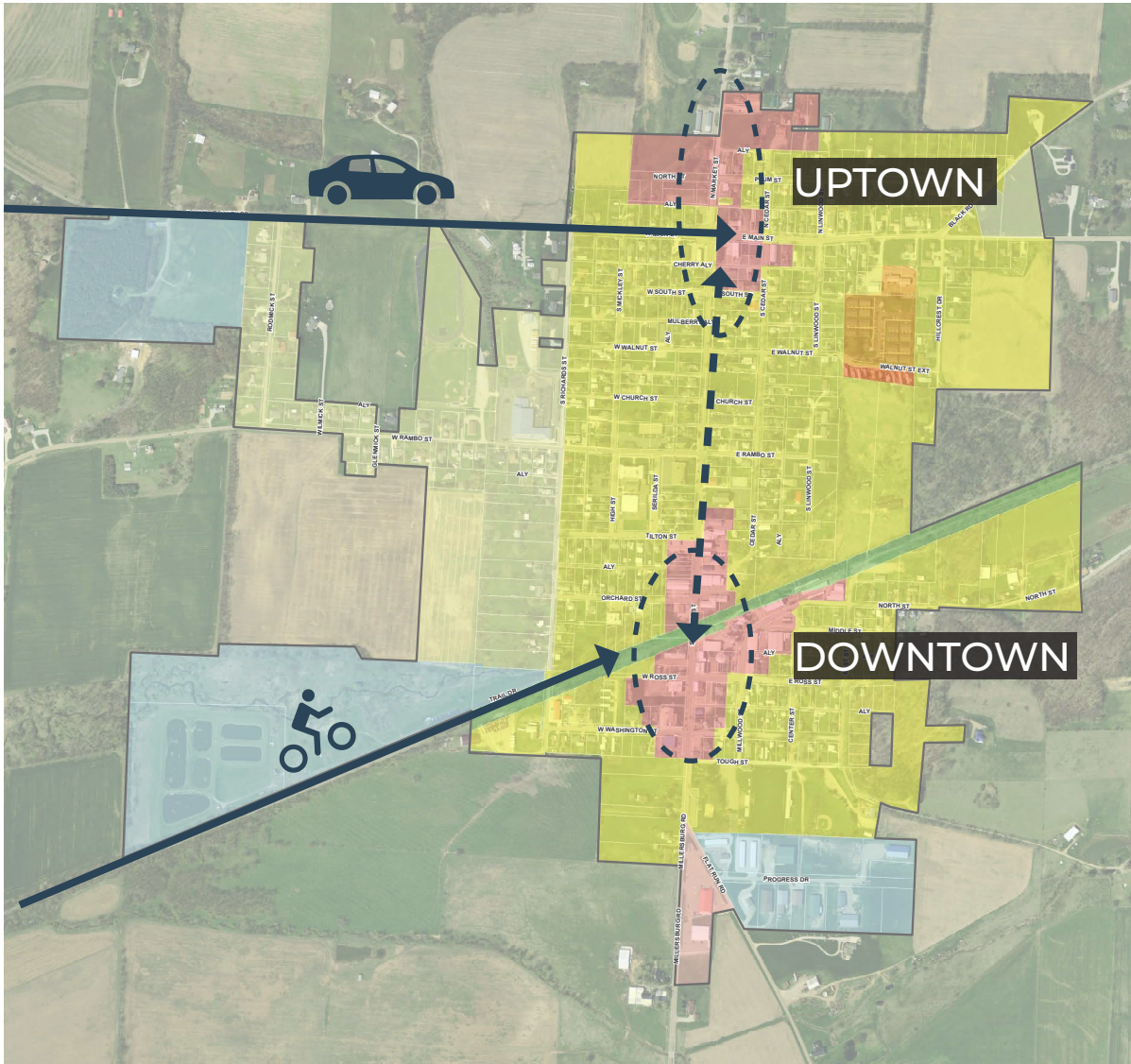
### Downtown:

- Mix of uses
  - » Restaurants
  - » Retail
  - » Civic
- Near bike trail & park, but lacking connection



# UPTOWN & DOWNTOWN

## THE MISSING LINK



Corridor treatments:

- Signage & Wayfinding
- Consistent landscaping
- Mix of uses
- Bike amenities



# UPTOWN & DOWNTOWN

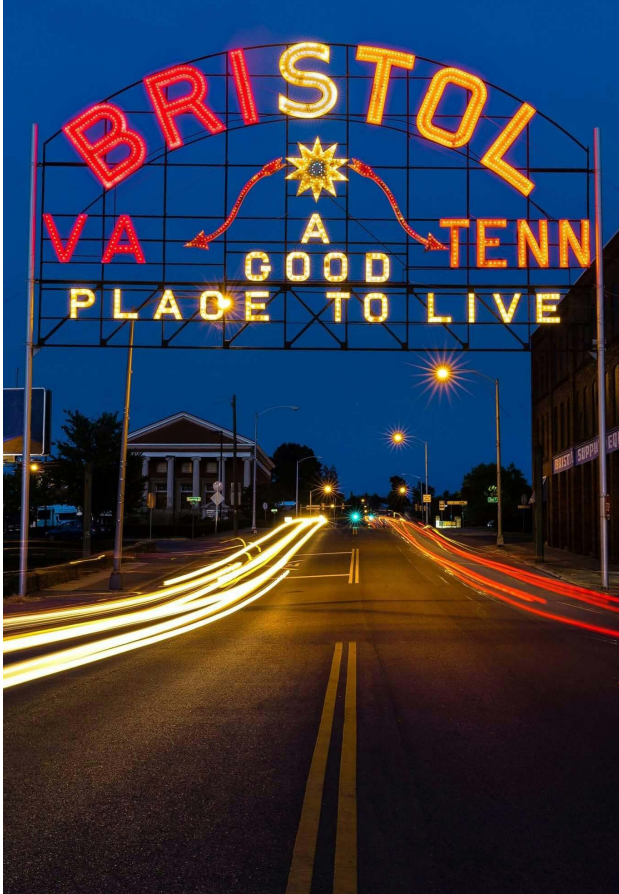
## THE MISSING LINK





# UPTOWN & DOWNTOWN

## THE MISSING LINK



A photograph of a long, covered wooden bridge with a sign above the entrance. The bridge is surrounded by trees with autumn foliage. The text "RECREATION TOURISM" is overlaid in a white box in the center of the image.

# RECREATION TOURISM



# RECREATION TOURISM

## TRAIL CONNECTIONS





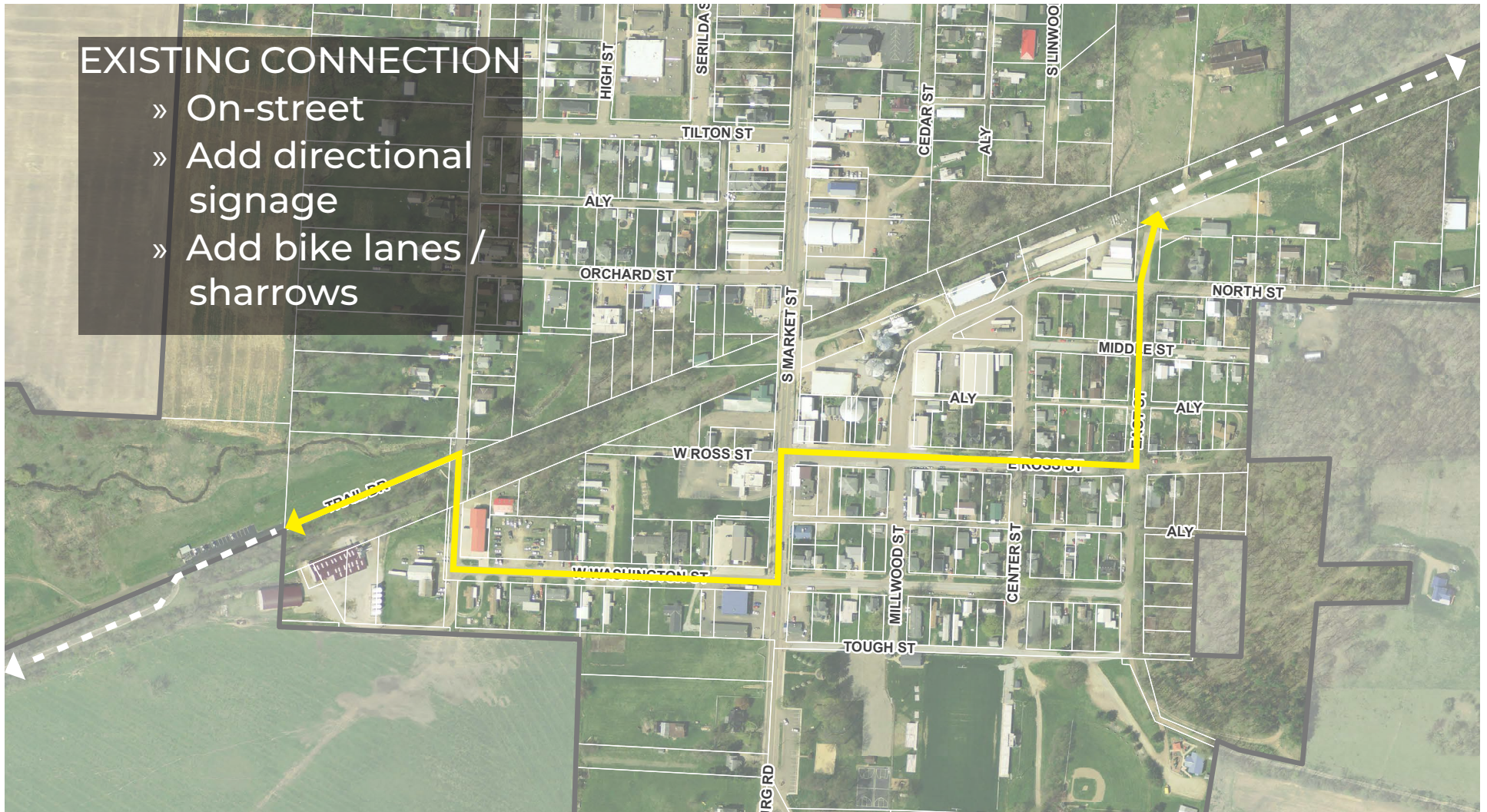
# RECREATION TOURISM EASEMENTS

- Property owner retains ownership of land but grants public use for particular purpose
- Village maintains the easement portion of lot



# RECREATION TOURISM

## TRAIL CONNECTIONS





# RECREATION TOURISM

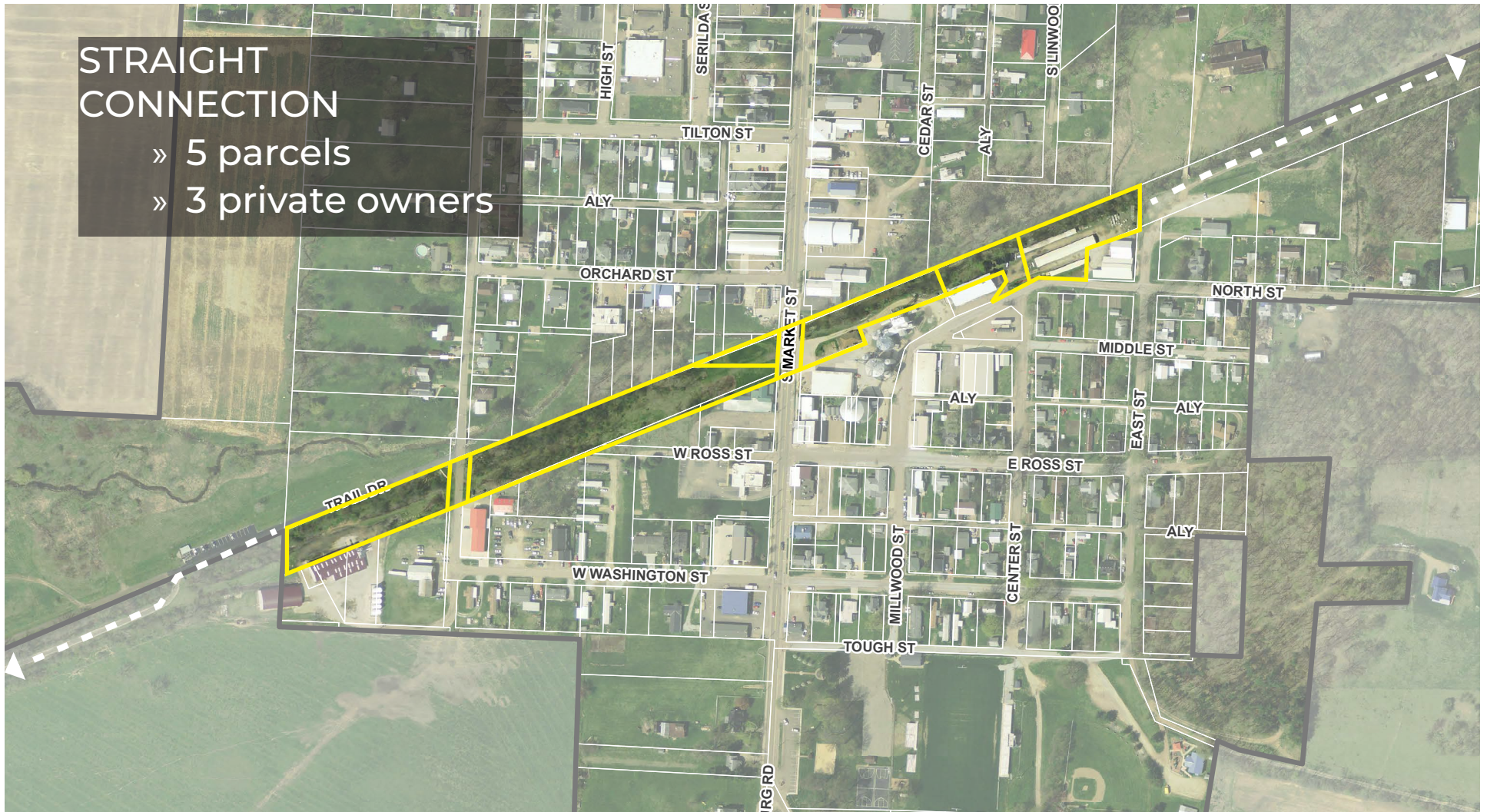
## TRAIL CONNECTIONS





# RECREATION TOURISM

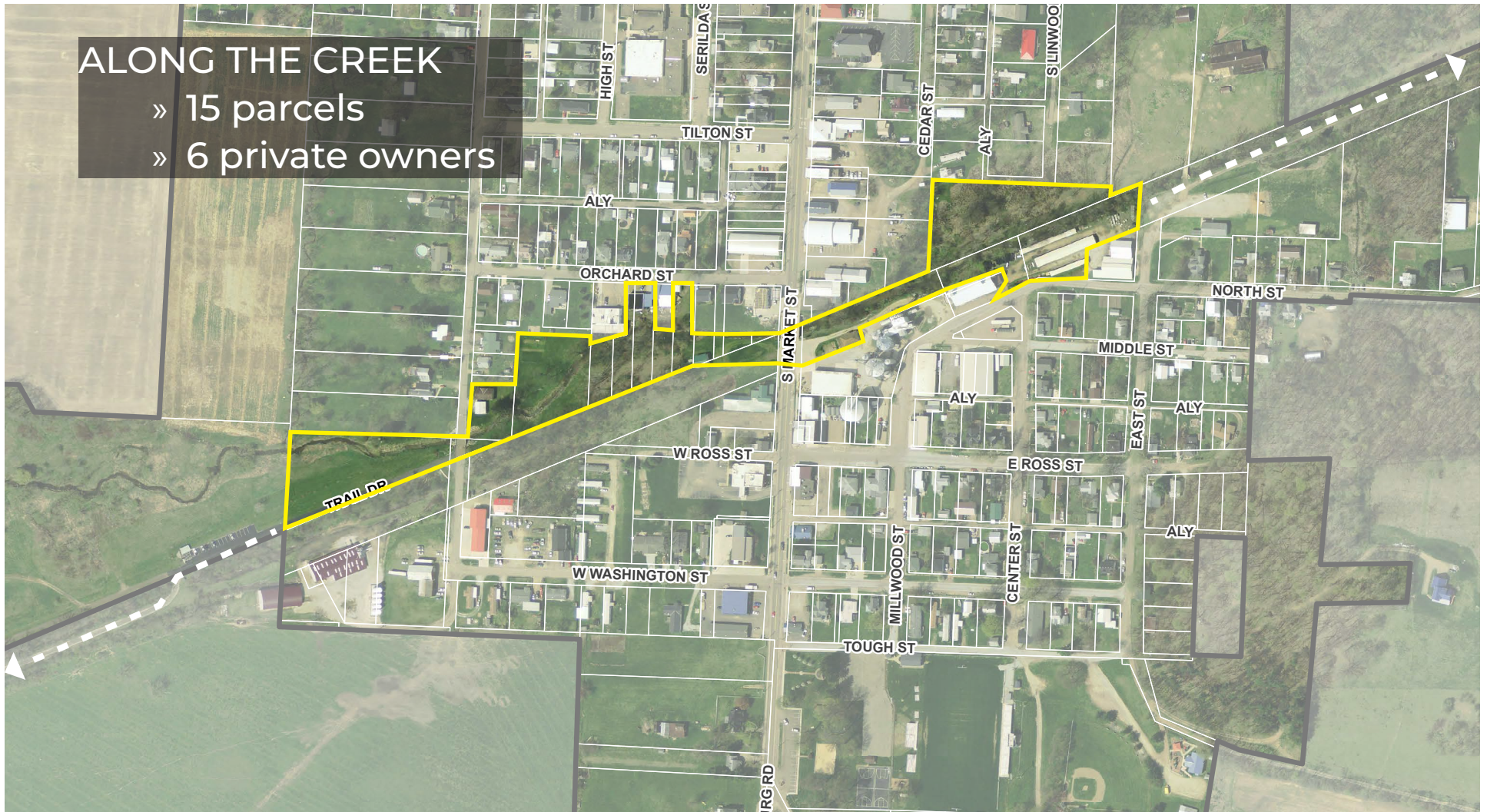
## TRAIL CONNECTIONS





# RECREATION TOURISM

## TRAIL CONNECTIONS



# RECREATION TOURISM FUNDING

- Clean Ohio Trails Fund
- Recreational Trails Program
- Land and Water Conservation Fund
- Rural Community Development Initiative Grants
- Transportation Alternative Program

- » Govt (all levels)
- » Non-profits
- » Foundations
- » Advocacy orgs
- » Private partners



A photograph of a long, covered wooden bridge with a gabled roof. The bridge is surrounded by trees with yellow and orange autumn foliage. A wooden fence runs along the sides of the bridge. A sign is visible above the entrance of the bridge. The text "PARKS IMPROVEMENTS" is overlaid in white on a semi-transparent dark green rectangular background.

# PARKS IMPROVEMENTS



# PARKS IMPROVEMENTS

## EXISTING CONDITIONS



## Danville Memorial Park

- » Football
- » Baseball
- » Softball
- » Basketball
- » Veterans Memorial
- » Playground



VIEW FROM S MARKET STREET



# PARKS IMPROVEMENTS

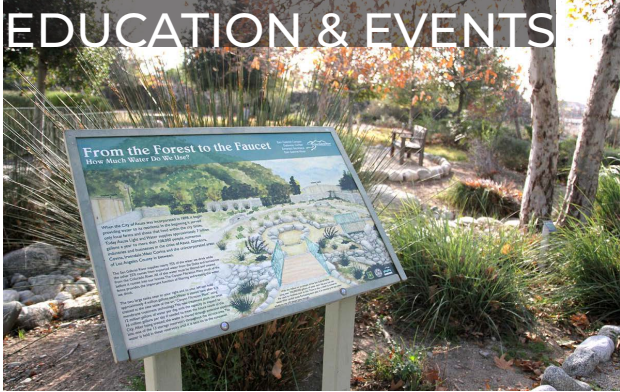
## FACILITIES & INFRASTRUCTURE



## PLAY FEATURES



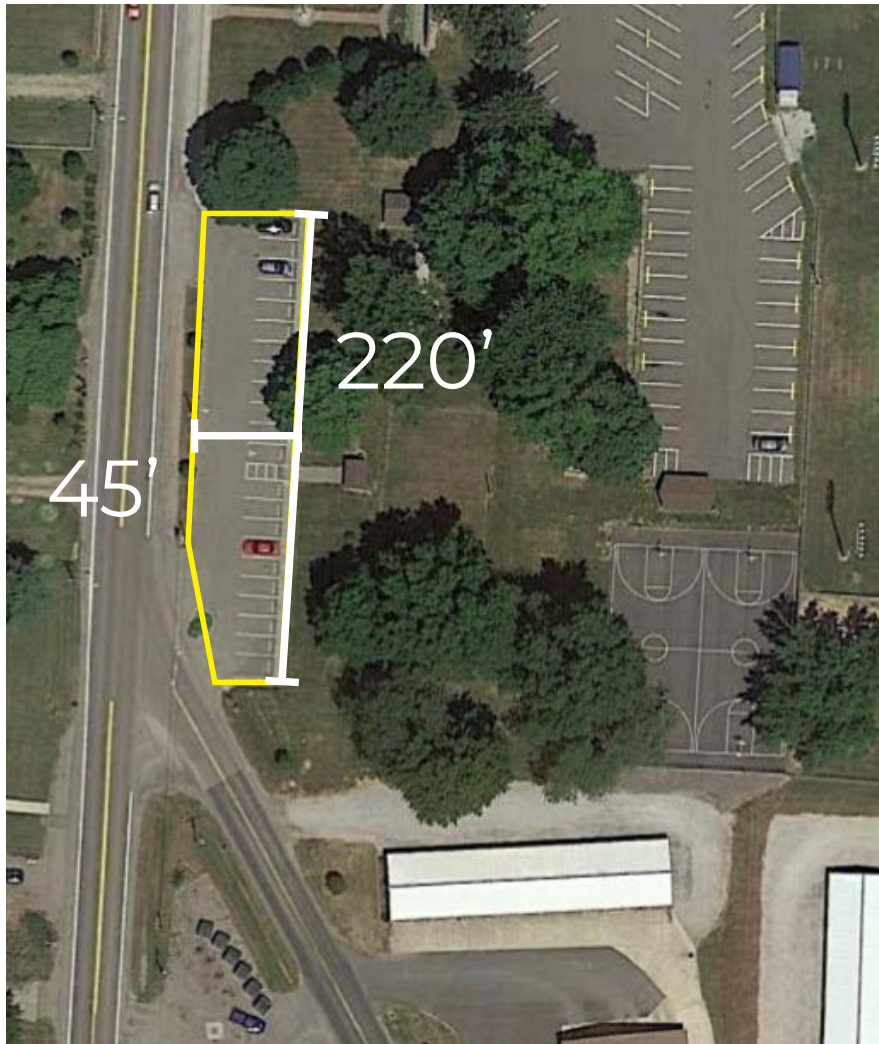
## EDUCATION & EVENTS





# PARKS IMPROVEMENTS

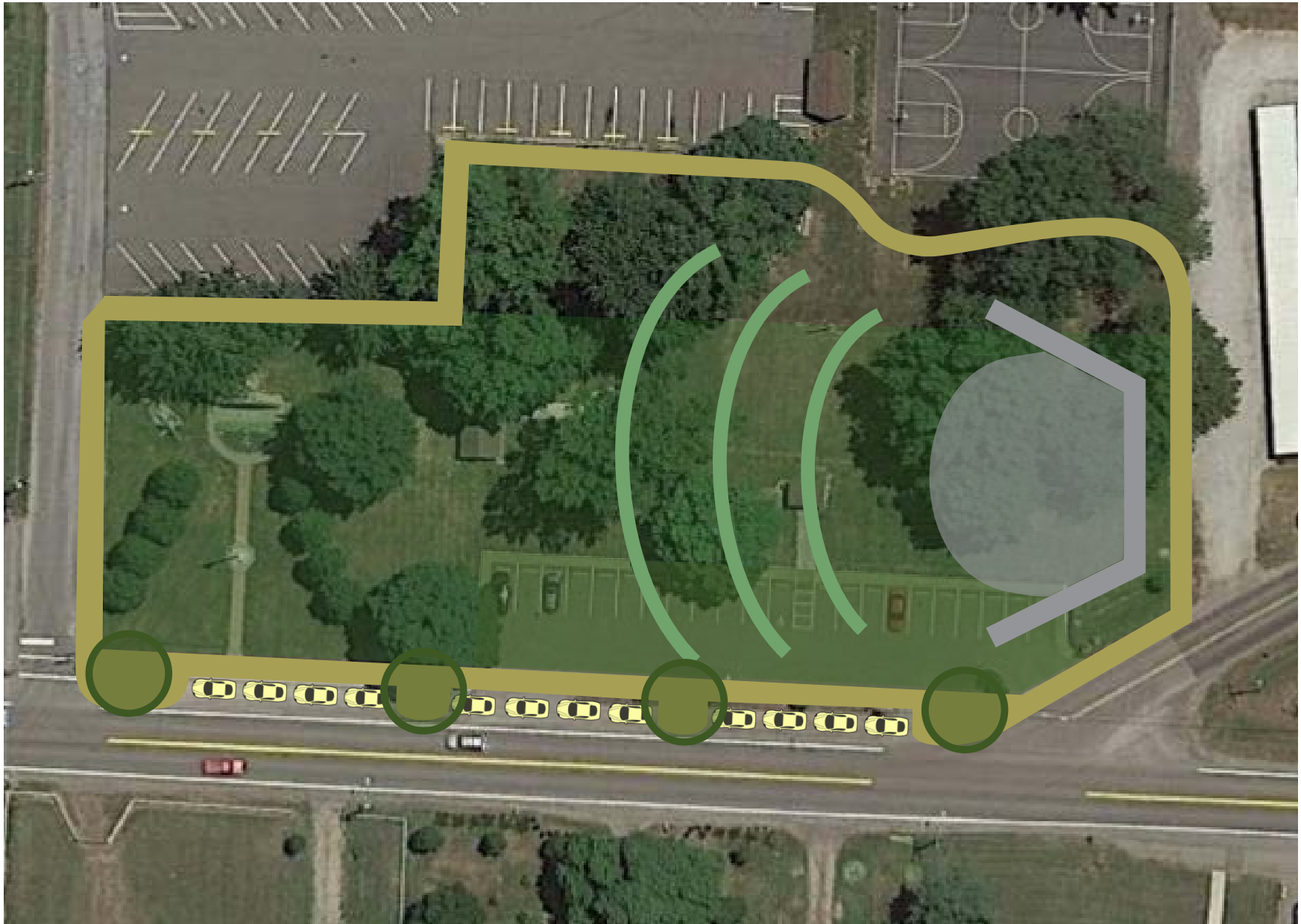
## MEMORIAL PAK ~1.5 ACRES



Parking lot = 9,346 sf

- » Horseshoe pit
- » Bocce court
- » Community garden
- » Pavilion
- » Playground
- » Public art
- » Disc golf
- » Fitness equipment

# PARKS IMPROVEMENTS







### Retain & Re-Imagine

- Place GREEN dots on areas you would like to RETAIN or preserve.
- Place RED dots on places you do NOT WANT ACCESS or expansion.

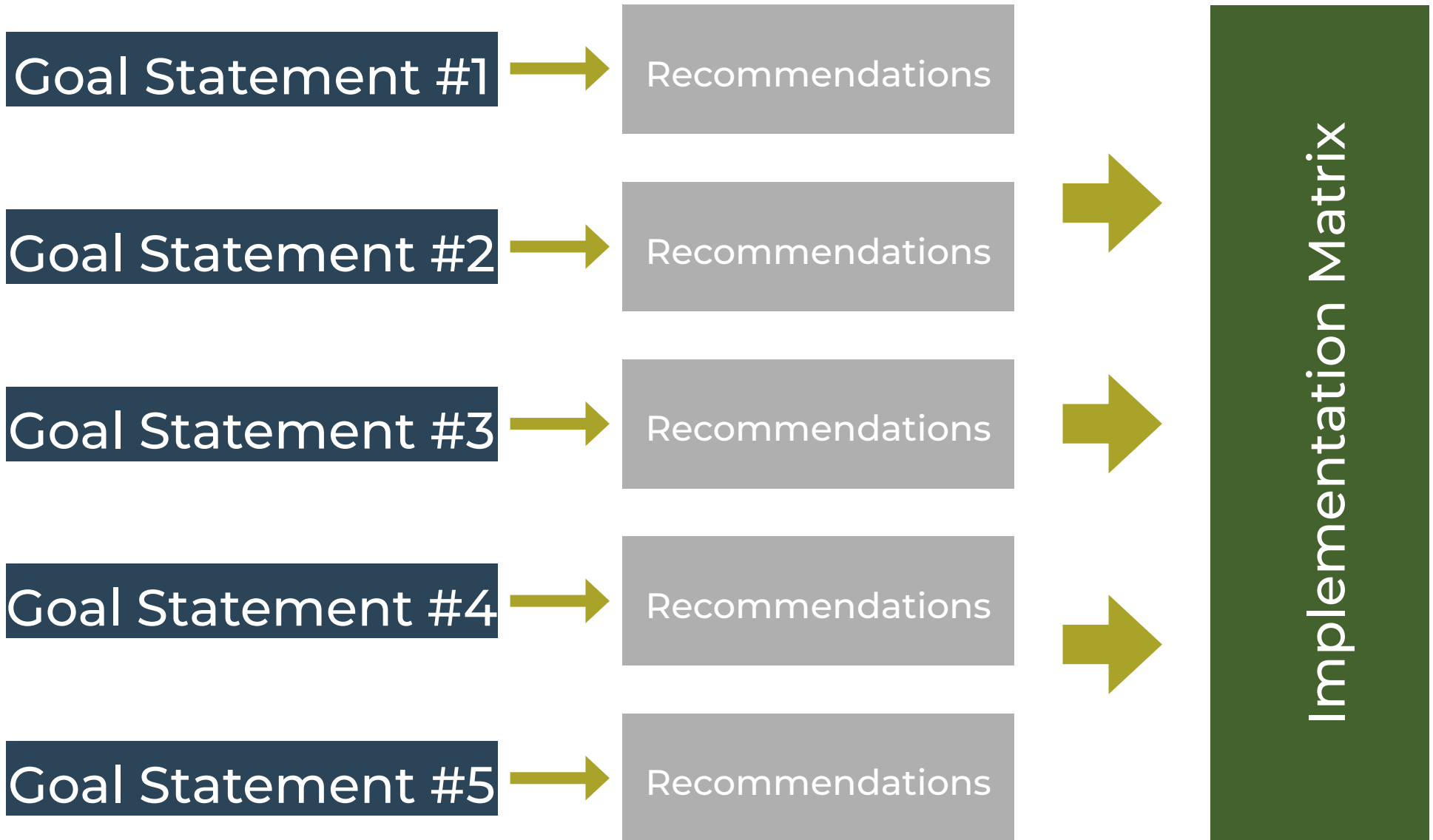
# Q & A



ACTIVITY

# DRAFT PLAN GOALS

# DRAFT PLAN GOALS





# DRAFT PLAN GOALS

LAND USE & DEVELOPMENT

DOWNTOWN

HOUSING & NEIGHBORHOODS

MOBILITY

PARKS & RECREATION

COMMUNITY IMAGE & BRAND

# [SAMPLE] PLAN GOAL

## COMMUNITY IMAGE & BRAND

“

**Implement** a marketing and signage strategy which creates a cohesive sense of place along Market Street.

”

# NEXT STEPS

- » Draft Plan Goals & Preliminary Plan Designs
- » Housing & Retail Analysis
- » Community Survey: Closes X/X
- » Steering Committee Meeting #4