

GAMBIER VILLAGE STRATEGIC PLAN

KNOX COUNTY AREA DEVELOPMENT FOUNDATION
STEERING COMMITTEE MEETING #5 | OCTOBER 28, 2019

AGENDA

STEERING COMMITTEE MEETING #5

OCTOBER 28, 2019

1. STRATEGY PRIORITIZATION
2. NEXT STEPS
3. Q&A



STRATEGY PRIORITIZATION

STRATEGY PRIORITIZATION

Broad View

Specific



Long Term

Short Term

STRATEGY PRIORITIZATION

LAND USE & DEVELOPMENT

Support a vibrant mix of land uses which respect environmental restraints, promote a high quality of life, and plan for long-term growth.

STRATEGY 1

Explore opportunities to expand Gambier's boundary.

STRATEGY 2

Transform underutilized properties.

STRATEGY 3

Support attraction, retention, and expansion of small businesses.

STRATEGY 4

Collaborate with local partners to identify parcels positioned for acquisition and/or redevelopment.

STRATEGY PRIORITIZATION

LAND USE & DEVELOPMENT

PRIORITY STRATEGY

Explore opportunities to expand Gambier's boundary.

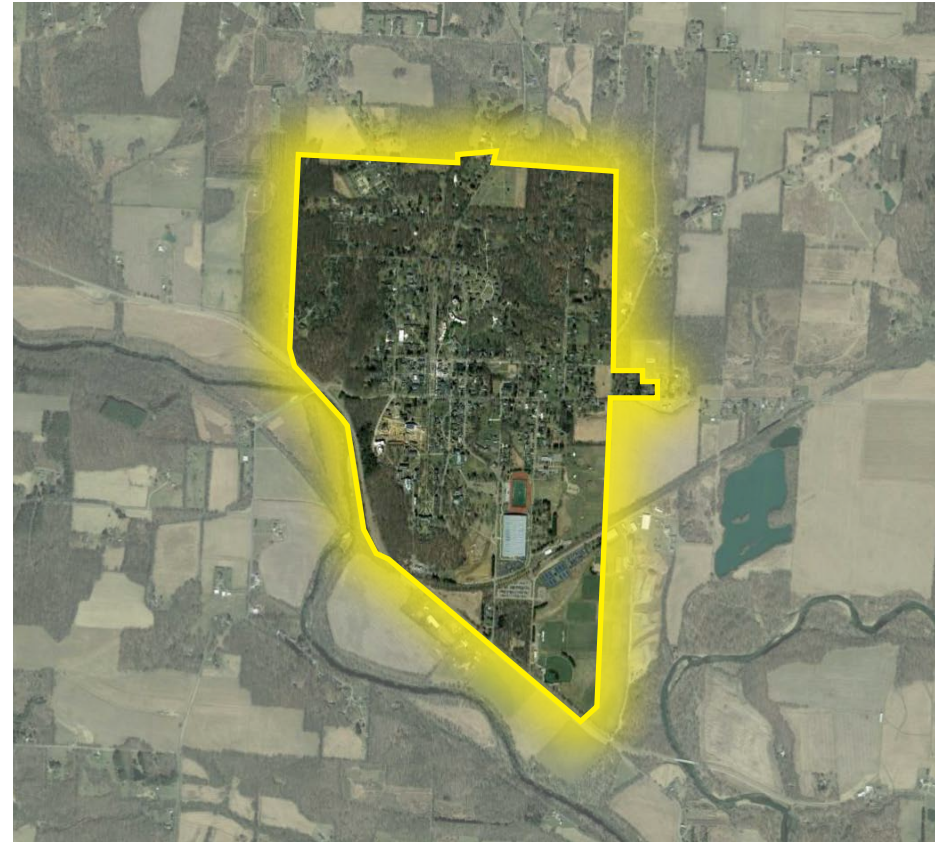
A1.1 Collaborate with College Township on parcels appropriate for annexation(s).

A1.2 Create a strategy for potential future merger with College Township.

A1.3 Work with regional partners to identify potential joint economic development district (JEDD) opportunities.

A1.4 Update zoning code to account for annexation procedures to expedite and streamline growth.

A1.5 Update zoning map to reflect recent and/or future annexations.



STRATEGY PRIORITIZATION

HOUSING & NEIGHBORHOODS

Preserve existing neighborhoods while increasing opportunities for diverse housing options within the Village and conservation development on future residential land.

STRATEGY 1

Increase and diversify the housing stock.

STRATEGY 2

Identify outlying land appropriate for future residential development.

STRATEGY 3

Create a strategy for addressing short-term rental properties.

STRATEGY 4

Preserve the historic and natural beauty of residential communities.

STRATEGY PRIORITIZATION

HOUSING & NEIGHBORHOODS

PRIORITY STRATEGY

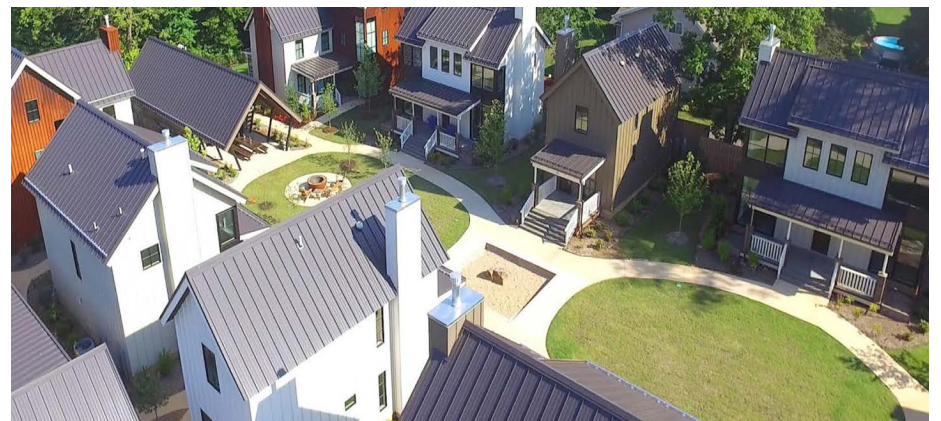
Increase and diversify the housing stock.

A1.1 Update the zoning code to permit residential uses beyond single-family.

A1.2 Identify Village-owned, vacant, or otherwise developable parcels appropriate for medium-density residential development.

A1.3 Ensure zoning regulations support development of annexed land to clustered or conservation development patterns.

A1.4 Coordinate with nearby jurisdictions and regional partners to develop marketing materials for potential residential development.



STRATEGY PRIORITIZATION

MOBILITY & INFRASTRUCTURE

Strengthen the built environment to safely and efficiently move people, goods, and services within the Village and to regional destinations.

STRATEGY 1

Improve multi-modal access to, from, and within the Village.

STRATEGY 2

Increase connectivity to regional communities and attractions.

STRATEGY 3

Prepare Village services and utilities for future growth.

STRATEGY PRIORITIZATION

MOBILITY & INFRASTRUCTURE

PRIORITY STRATEGY

Improve multi-modal access to, from, and within the Village.

A1.1 Create a crosswalk on SR-229 for non-vehicular travel from Wiggin Street to Laymon Road.

A1.2 Identify strategic locations for public parking adjacent to Downtown in order to encourage limited vehicular traffic in the center of Gambier.

A1.3 Promote pedestrian safety at the intersection of the Middle Path and Wiggin Street through signage and roadway/crosswalk enhancements.

A1.4 Ensure that publicly-traversed roads and paths are handicap accessible.

A4.5 Encourage and incentivize new mobility options such as smart technology and ride-share platforms.

A4.5 Utilize “paper streets” (public right-of-way that has been platted and mapped but never paved) as neighborhood amenities for biking and walking.



STRATEGY PRIORITIZATION

PARKS & RECREATION

Preserve, enhance, and market Gambier's natural resources, parks and trails as vital community assets.

STRATEGY 1

Connect the Kokosing Gap Trail to Downtown Gambier.

STRATEGY 2

Collaborate with partners to increase community events and programming in Gambier year-round.

STRATEGY 3

Strengthen recreation amenities for children.

STRATEGY 4

Protect and enhance public and open spaces throughout the Village.

STRATEGY PRIORITIZATION

PARKS & RECREATION

PRIORITY STRATEGY

Connect the Kokosing Gap Trail to Downtown Gambier.

A1.1 Complete an engineering study to determine optimal route which will safely and comfortably reduce the impact of the grade change without disturbing environmentally sensitive areas.

A1.2 Package a range of regional, state, federal, and private funding sources to leverage local dollars for design and implementation costs.

A1.3 Install consistent signage and wayfinding to welcome trail users to Gambier and direct them to local destinations.

A1.4 Align efforts to connect the Kokosing Gap Trail and Downtown with gateway branding enhancements.



STRATEGY PRIORITIZATION

COMMUNITY IMAGE & BRAND

Promote an identity which encourages collaboration, fosters community spirit, and capitalizes on Gambier's historic and environmental strengths.

STRATEGY 1

Promote recreational and cultural tourism.

STRATEGY 2

Install a gateway feature to celebrate Gambier's identity and welcome visitors.

STRATEGY 3

Increase opportunities for Kenyon students to engage with Village residents.

STRATEGY 4

Create a Village marketing plan.

STRATEGY PRIORITIZATION

COMMUNITY IMAGE & BRAND

PRIORITY STRATEGY

Promote recreational and cultural tourism.

A1.1 Update zoning regulations to encourage lodging and temporary rentals in Gambier.

A1.2 Collaborate with Kenyon College and the Knox County Park District on opportunities to expand recreational classes to non-students.

A1.3 Amplify and enhance Gambier's digital marketing efforts in coordination with the Knox County Convention & Visitors Bureau.

A1.4 Assemble and leverage regional resources to secure additional grants and funding for parks and recreation improvements.



NEXT STEPS

- » Draft Plan Review
- » Public Hearing
- » Council Resolution



Q & A