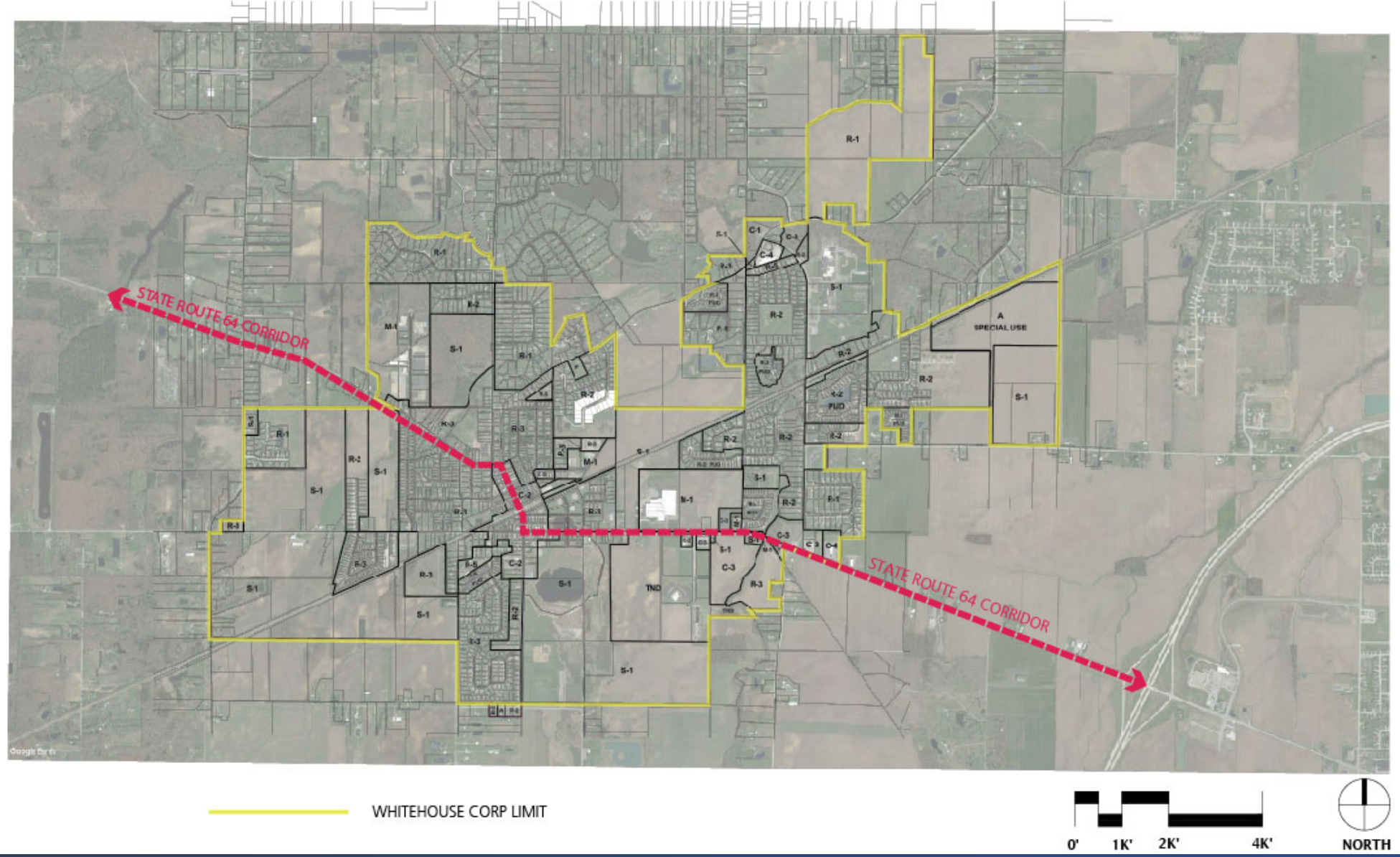
Village of Whitehouse, State Route 64 Corridor Vision Plan

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

POGGEMEYER DESIGN GROUP

March, 2018

The VILLAGE OF Whitehouse



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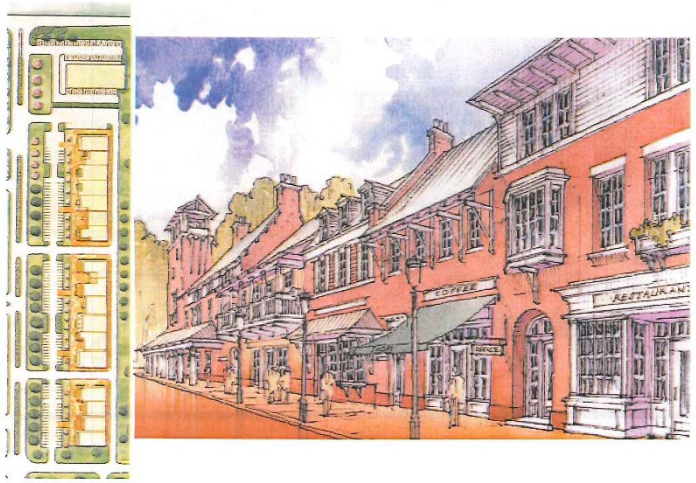
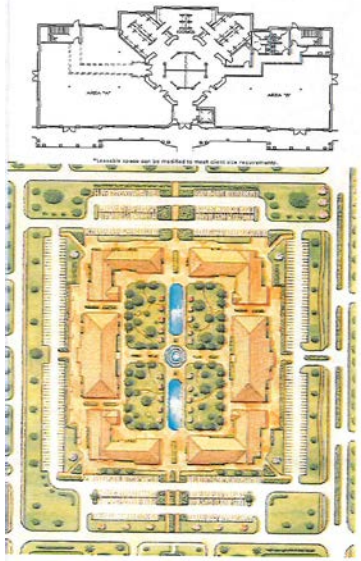
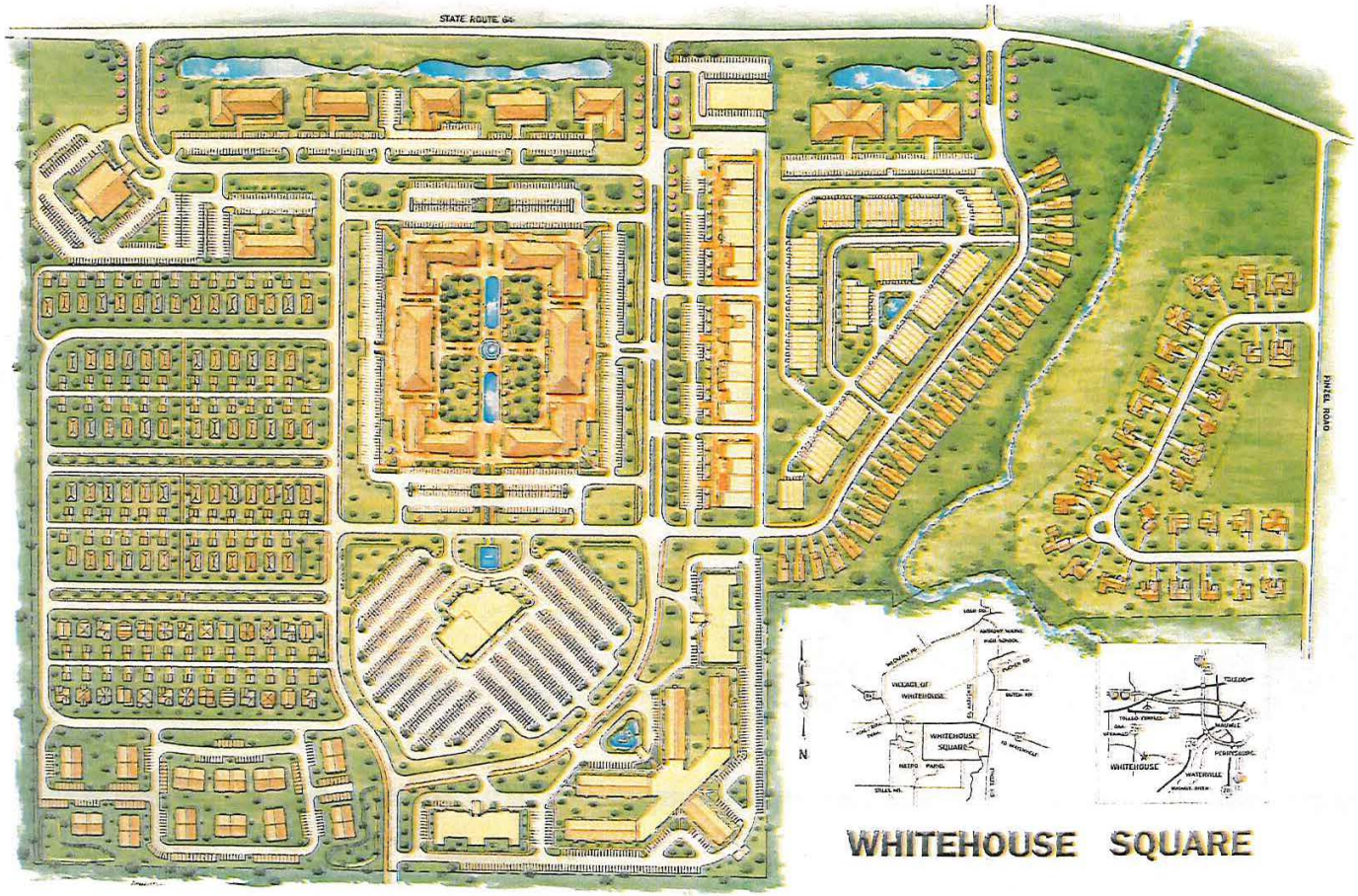
Why do planning?







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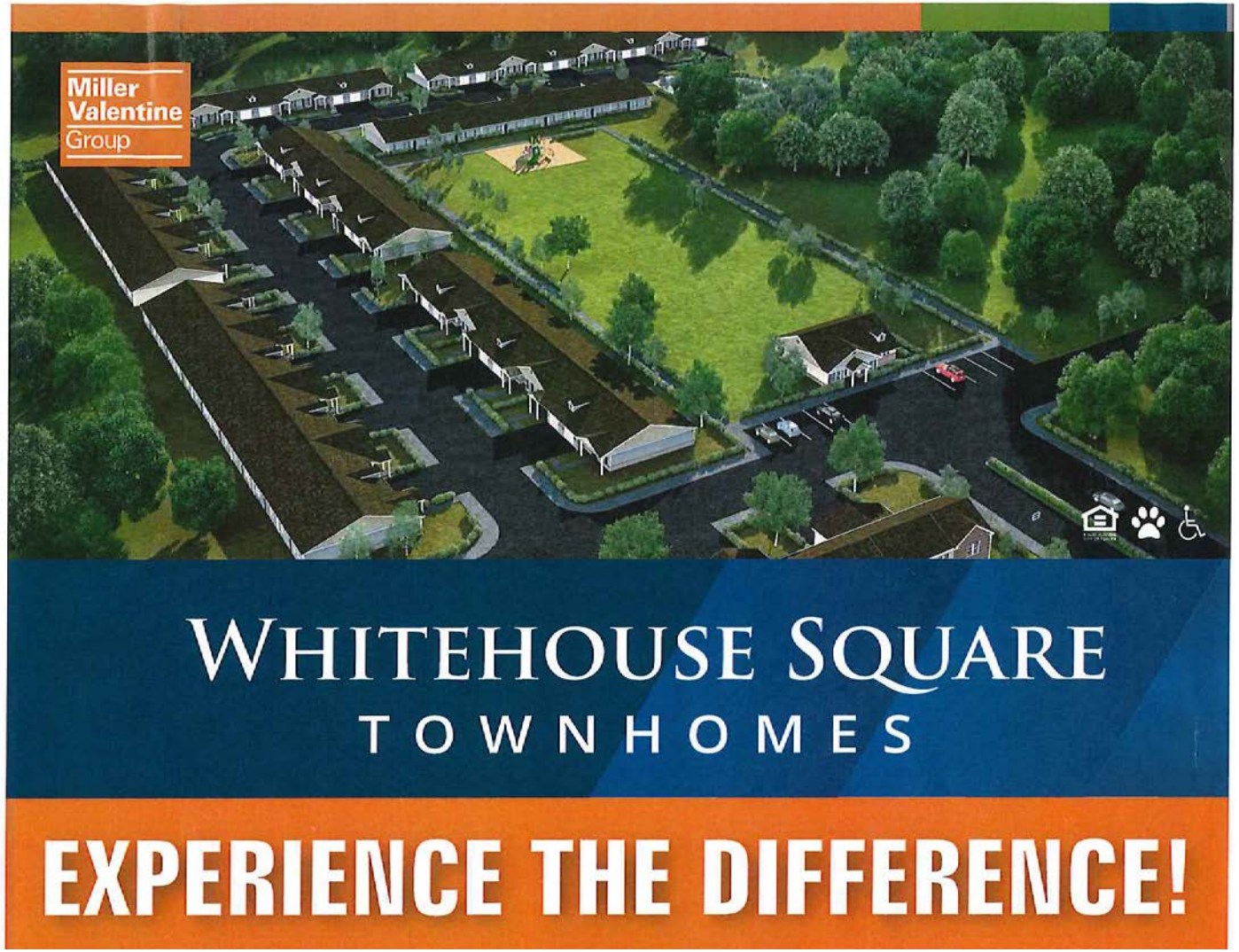


Why do planning?

Why do planning?

State Route 20

Perrysburg, Ohio

2001

Why do planning?

State Route 20

Perrysburg, Ohio

2018

Why do planning?

State Route 20

Perrysburg, Ohio

Monroe Street
Sylvania, Ohio

Why do planning?

Post Road

Dublin, Ohio

Why do planning?

Avery Road

Dublin, Ohio

Why do planning?

Avery Road

Dublin, Ohio

Why do planning?

Perimeter Loop Road

Dublin, Ohio

Why do planning?

Old Dublin

Dublin, Ohio

Why do planning?

Old Dublin

Dublin, Ohio

Why do planning?

Preserve, Protect & ENHANCE

Historic, Cultural, & Environmental assets of Whitehouse

Why do planning?

Preserve, Protect & ENHANCE

Historic, Cultural, & Environmental assets of Whitehouse

Why do planning?

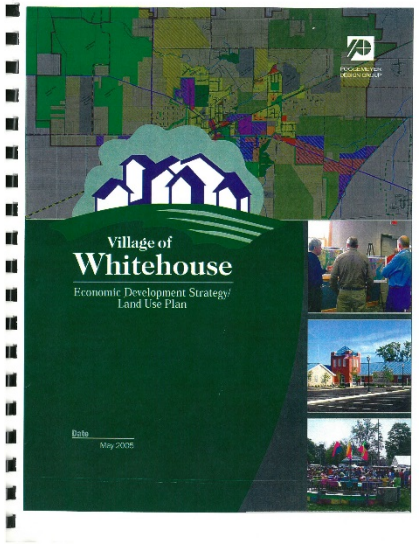
Preserve, Protect & ENHANCE

Historic, Cultural, & Environmental assets of Whitehouse

Planning Foundations for the SR 64 Corridor Plan

All point toward developing a sharper vision for SR 64

2009 Citizen Survey

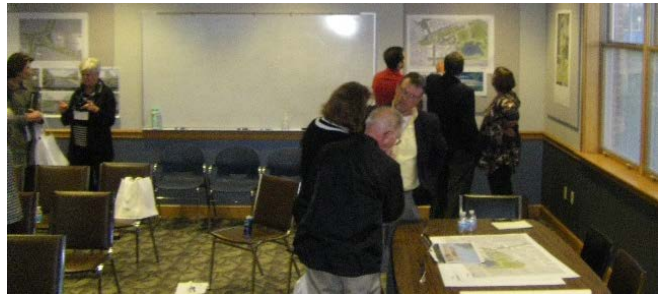


Land Use Plan – May 2005

Land Use Plan - 2015
Recommended by the Steering Committee 11/2015
Adopted by Whitehouse Planning Commission 12/2015
Adopted by Whitehouse Village Council 12/2015

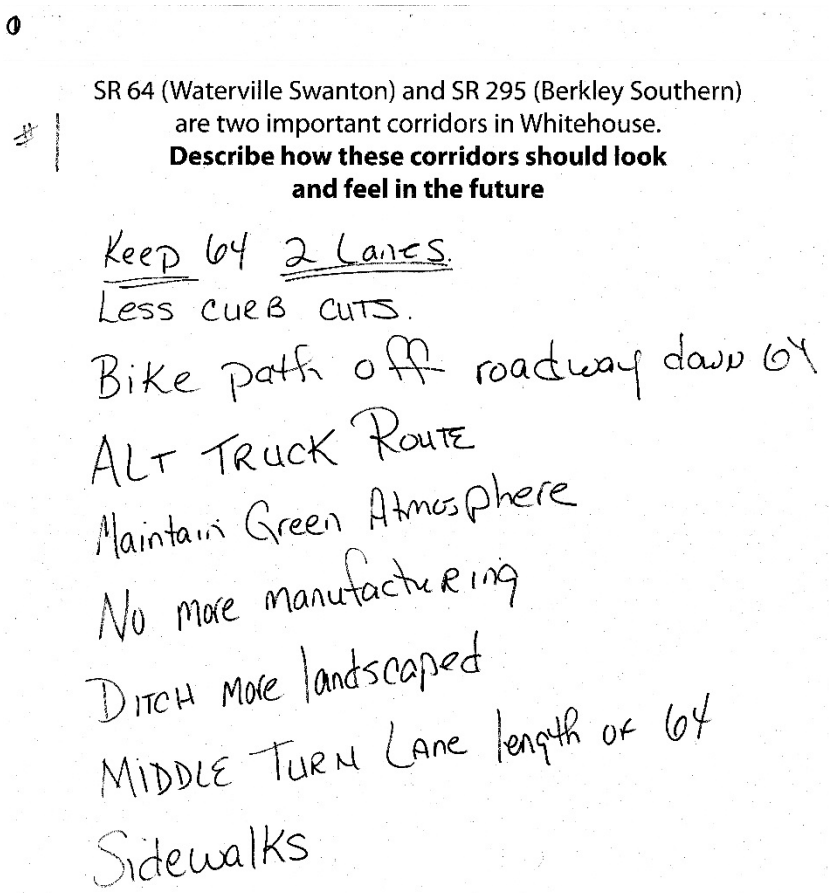
Planning Foundations for the SR 64 Corridor Plan

Extensive Planning Workshops (2015)



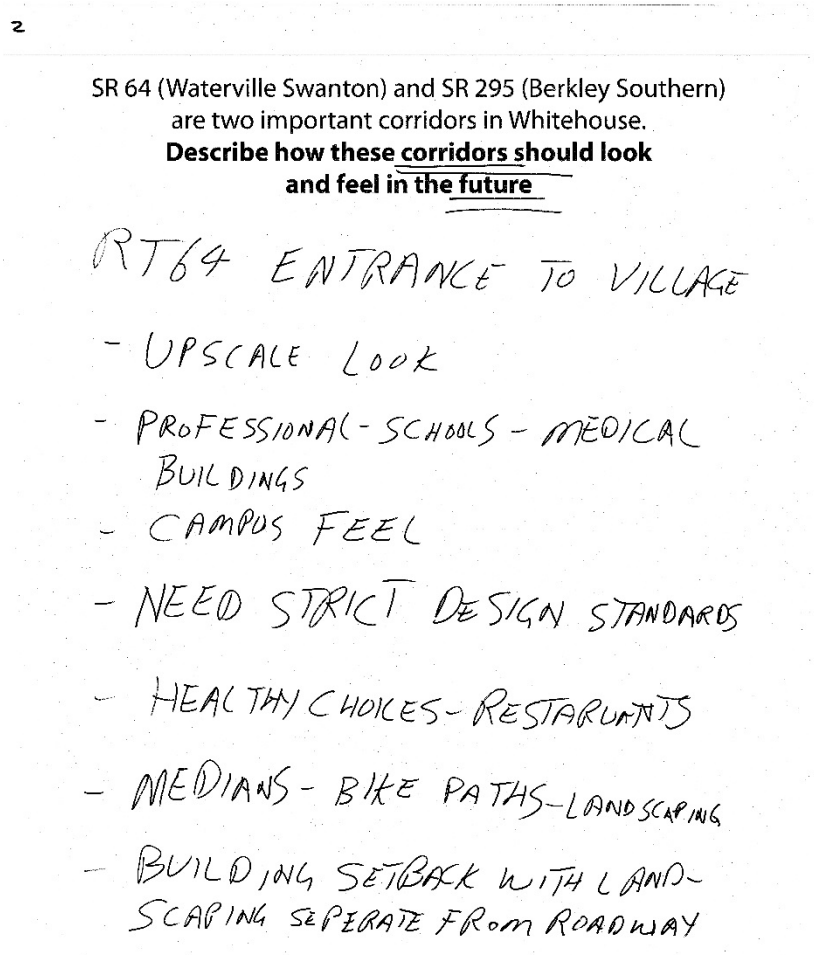
Planning Foundations for the SR 64 Corridor Plan

Consensus – What Workshop Participants said about SR 64.



SR 64 (Waterville Swanton) and SR 295 (Berkley Southern) are two important corridors in Whitehouse. **Describe how these corridors should look and feel in the future**

Keep 64 2 Lanes.
Less cueb cuts.
Bike path off roadway down 64
ALT TRUCK Route
Maintain Green Atmosphere
No more manufacturing
DITCH More landscaped
MIDDLE TURN Lane length of 64
Sidewalks



SR 64 (Waterville Swanton) and SR 295 (Berkley Southern) are two important corridors in Whitehouse. **Describe how these corridors should look and feel in the future**

RT64 ENTRANCE TO VILLAGE
- UPSCALE LOOK
- PROFESSIONAL - SCHOOLS - MEDICAL BUILDINGS
- CAMPUS FEEL
- NEED STRICT DESIGN STANDARDS
- HEALTHY CHOICES - RESTAURANTS
- MEDIANS - BIKE PATHS - LANDSCAPING
- BUILDING SETBACK WITH LAND-SCAPING SEPERATE FROM ROADWAY

Planning Foundations for the SR 64 Corridor Plan

Workshop Consensus

SR 64 (Waterville Swanton) and SR 295 (Berkley Southern) are two important corridors in Whitehouse.
Describe how these corridors should look and feel in the future

MAJOR CORRIDORS

SR 64

- PARKING BEHIND BLDGS
- Ped. Friendly
- Green landscape strip
- INCorporate LANDSCAPE into SITE PLAN
- 170' SET BACK MAX
- LIMITED Access w/Service Roads
- Retaining Whitehouse Identity
- LIMIT MUFC
- MIXED USE w/ Residential (LIMITS on 24/7)

SR 295

- MULTI USE Trail
- Industry/ Distribution Centers
- EXTENSION of IND. PARK
- Retail to serve corridor

3

SR 64 (Waterville Swanton) and SR 295 (Berkley Southern) are two important corridors in Whitehouse.
Describe how these corridors should look and feel in the future

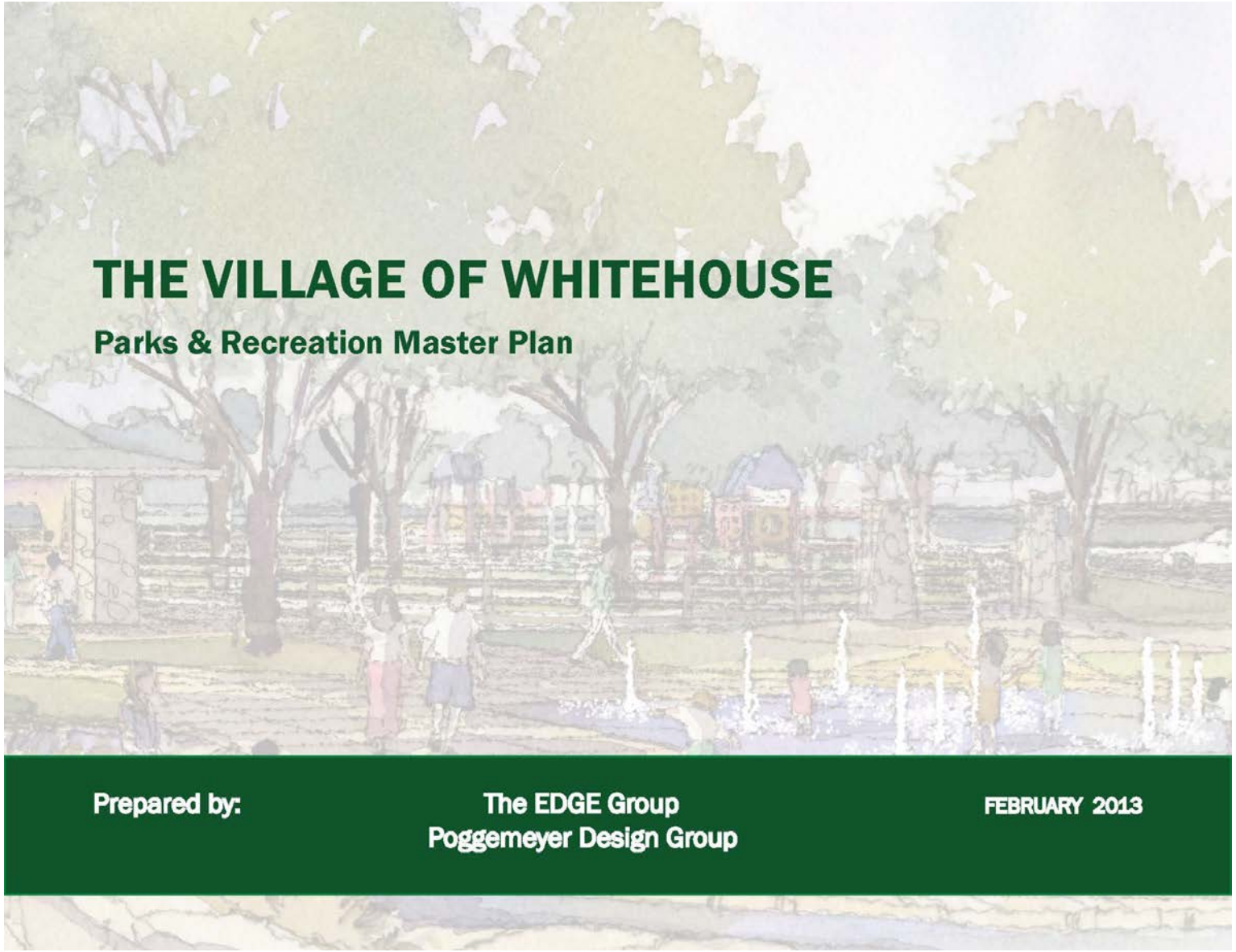
Trucks thru Waterville to 295 - not thru town - manage traffic (can't make turn)
No congestion @ Cemetery + 64 (Big Box) or strip malls
Keep rural look - quaint (GR + Waterville)
Need to allow controlled development (tax reasons) MP will allow that control
Keep industrial away from residence (west/295 area)
least to Waterville

Look: trees, calming effect w/ roundabout, pedestrians, bikes
Safe route to the library for kids
Prime recreation development area = $ (quarry, soccer fields)
Swimming
Clean-up areas into town
Strict zoning enforcement
DT looking better - improving
Standardize signs, awning, facade in DT
Encourage trucks to go 24 to 295 (stay out of DT)

Planning Foundations for the SR 64 Corridor Plan

Adopted Plan Offers many specific Implementation Steps. These include:

1. Conduct more detailed planning along SR 64
2. Update local zoning in many specific ways.



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2.1 - S.W.O.T Analysis

Early in the planning process, the design team led a S.W.O.T analysis to better understand the community's perspective of the Strengths, Weaknesses, Opportunities, and Threats relative to the parks system. The following is a summary of the dialogue recorded at the public meeting on January 31, 2012.

STRENGTHS

Great collaboration – Metro Parks, Village, A.W.Y.F.
Blank Canvas
Ownership of property, large parcels of land
Easy access for large parcels
"Good job" maintaining existing facilities
Commerce opportunities
Have a lot of active areas
Tree planting/tree commission – Plan
Uniqueness – marketing opportunity
School District is strong
Well established festival- Cherry Festival
Highway/ State Rt. access
Community Driven/ initiated behind plan
New Art Advisory Board
Train History
Access to outside Park Districts
Community Trails & connections to wildlife

WEAKNESSES

Metro Parks owns largest area, don't control long term lease and use.
Maintenance challenges
Good now- but more work with more development
Lack of Master Plan to assist in decision making
Lots of ACTIVE Recreation – Not much PASSIVE Recreation
Plantings can help
Funding- Lack of
Lack of indoor facilities for Recreation
Senior center
Sports
St. Rt. runs through the Village & Bisects green space
Don't have Full Time Rec Dept.
Challenge to get everyone on the same page
Need better & more consistent landscape
No destination
Need to capture people moving through village

OPPORTUNITIES

Potential connections to active/passive/downtown
Show taxpayers that government is listening
24 By Pass
What we want to be "when we grow up"
Not fighting existing "Brand Image"
Park as economic development
Unique marathon
Attract
Educational opportunities/outdoor education
Sustainable/green education
Close less efficient parks/develop larger parks
Establish identity & character
Revisit development code/ require park greenway dedication
Identify future green spaces
Define recreation as "niche"
Attract businesses to compliment recreation
Village branding
Enhance safety – bike trails
No competition from other communities in "recreation niche"

THREATS

S.R. 64 - Not safe for pedestrian passage
S.R. 24 – Interchange development
Village, Big Box, Traffic
Not in my backyard
Some Park areas are not accessible
Conviction and commitment to proceed

3.3 - Greenways & Riparian Corridors

A Riparian zone or Riparian area is the interface between land and a river or stream, and are significant in ecology, environmental management because of their role in soil conservation, their habitat biodiversity, and the influence they have on fauna and flora, including grassland, woodland, and wetland species. These zones are important natural biofilters, protecting aquatic environments from excessive sedimentation, polluted surface runoff and erosion. Research shows that riparian zones are instrumental in water quality improvement for both surface runoff and water flowing into streams through subsurface or groundwater flow, and the use of these areas shows a particularly high rate of removal of nitrates entering streams and waterways and thus has a significant role in agricultural management. From a social aspect, riparian zones contribute to nearby property values through amenity improvements and enhanced views, and they improve enjoyment of footpaths and bikeways.

A Greenway is a long, narrow piece of land, where vegetation is encouraged, which is managed for public recreation and pedestrian and bike travel. Greenways are vegetated, linear, and multi-purpose, incorporating footpaths and bikeways within a linear park, and are used to connect multiple parks and open spaces in a network of paths to promote walkability and connectivity throughout a community. Greenways are found in rural and urban areas, serving the purpose of providing residents access to open lands managed as parks.

Together, Riparian Zones and Greenways form a network and series of open spaces throughout the Village of Whitehouse that will serve as the connective tissue that can enhance the overall quality of life, provide access to public parks and open spaces, and protect waterways for future generations.

The Village should establish an ordinance to preserve and protect Riparian areas in future development projects, and incorporate these open spaces into a network of Greenways and open spaces that preserve and protect our natural resources for future generations.

Example of greenways providing access and connectivity to natural resources throughout the community.

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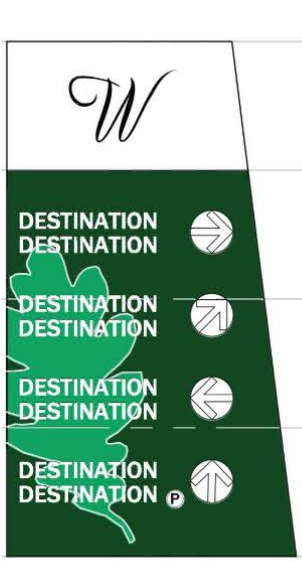

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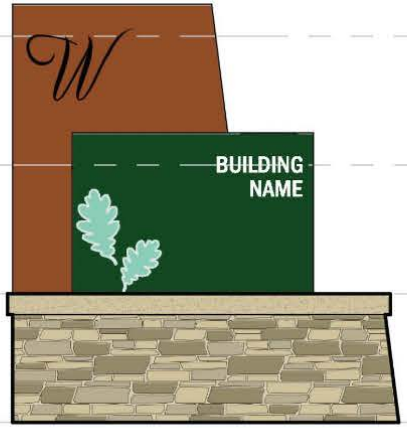

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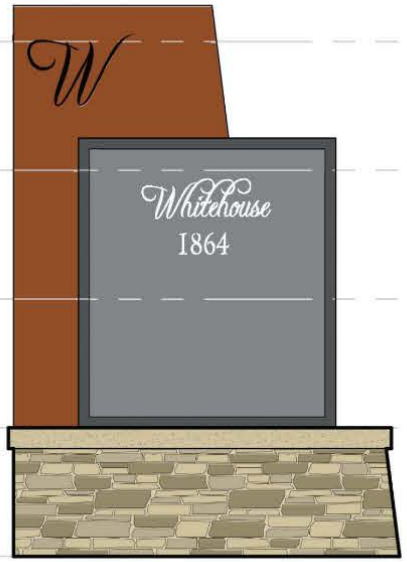

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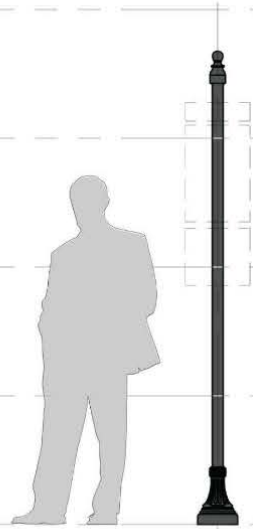

J

VEHICULAR

TRAFFIC SIGN POSTS

0' 2' 4'

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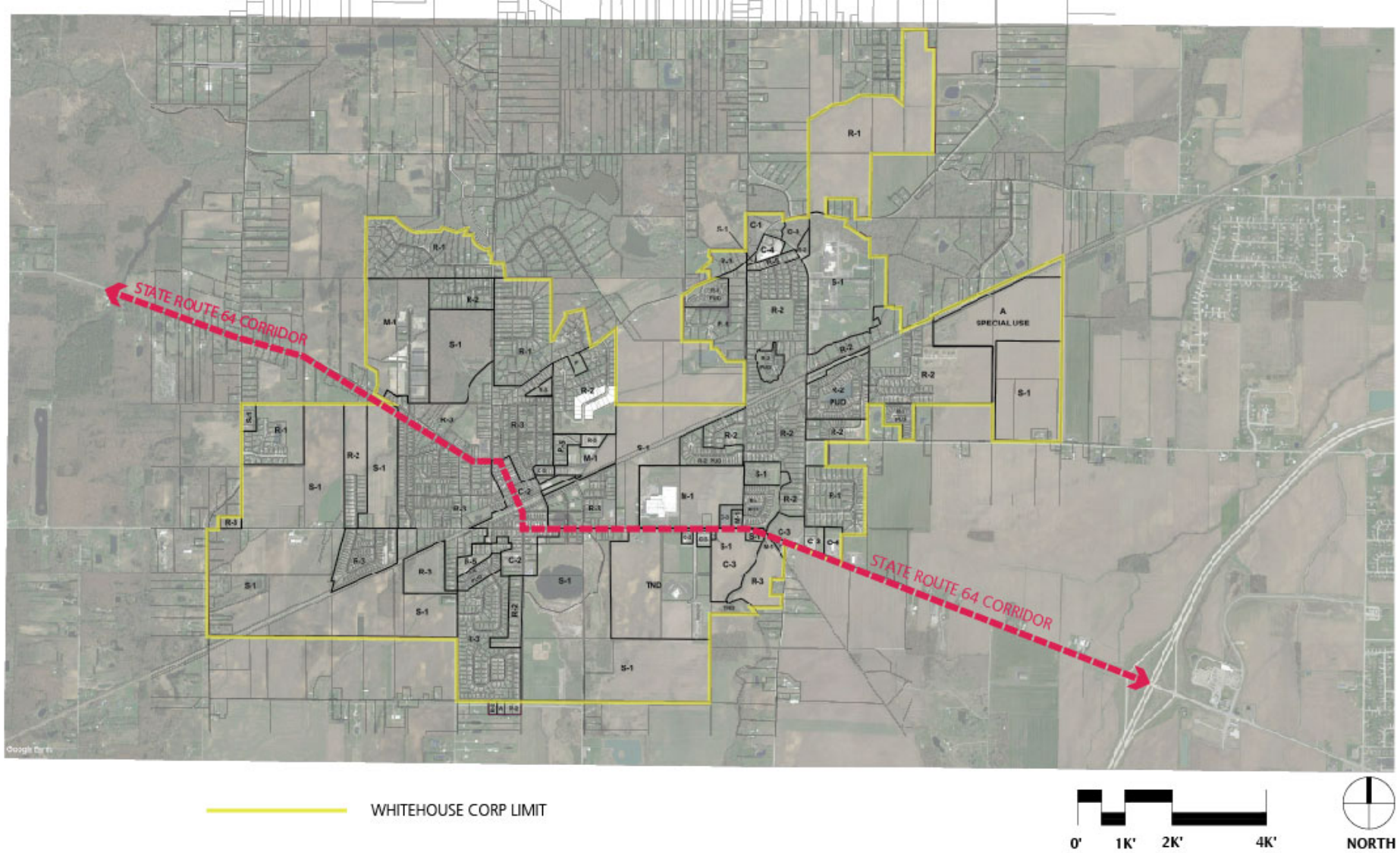

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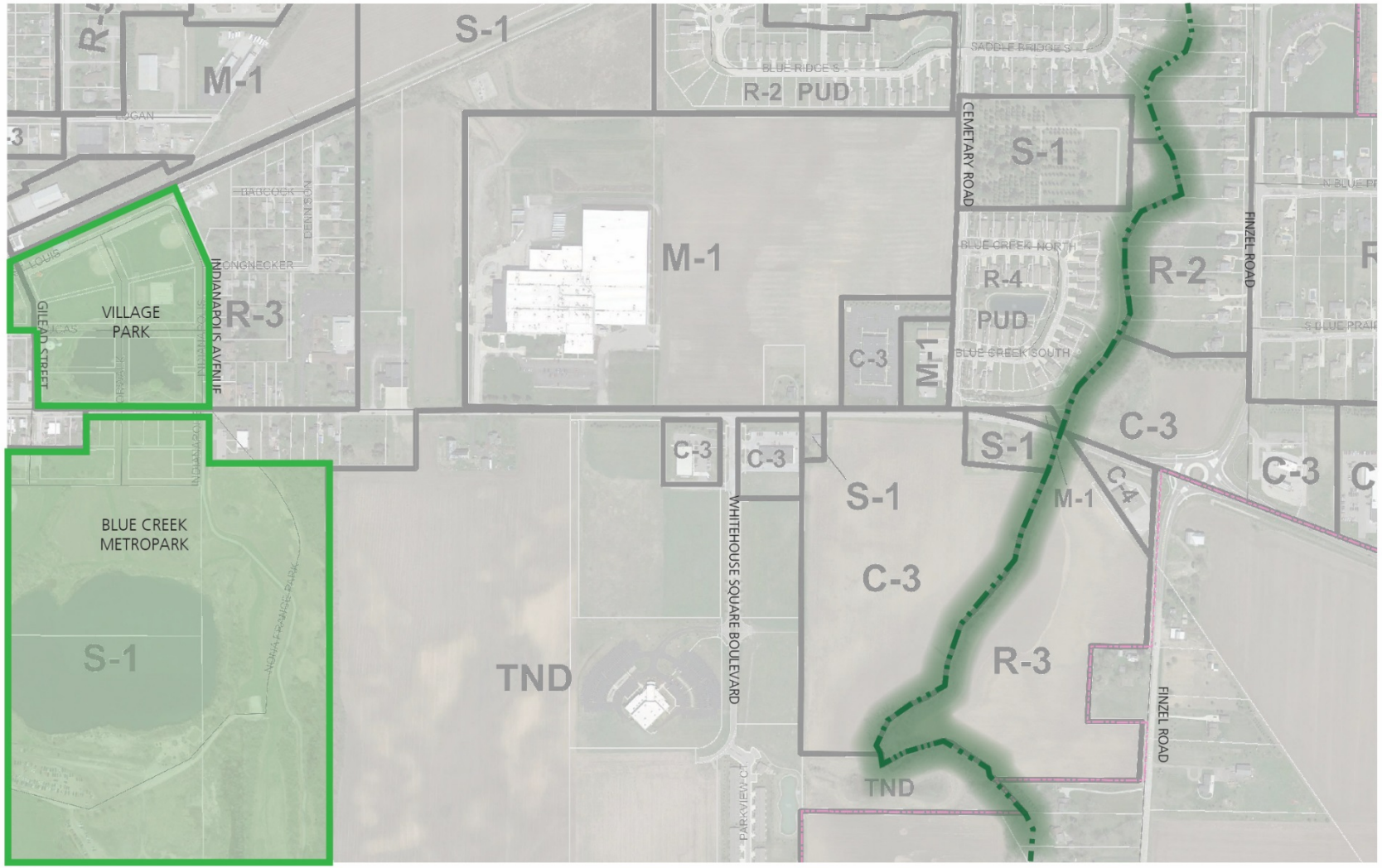

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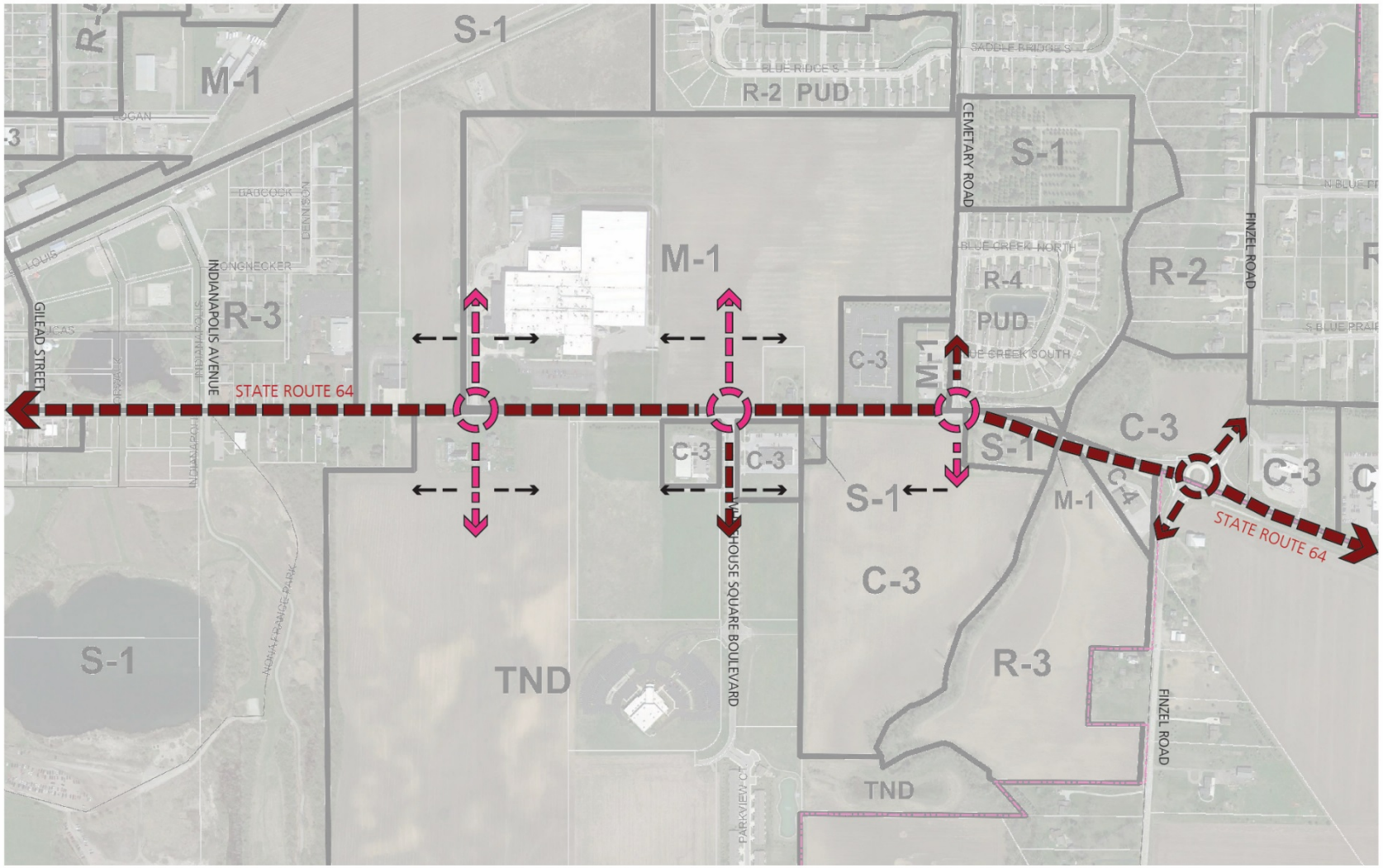

LEGEND

Existing Roadway — Proposed Roadway — Secondary Access Road

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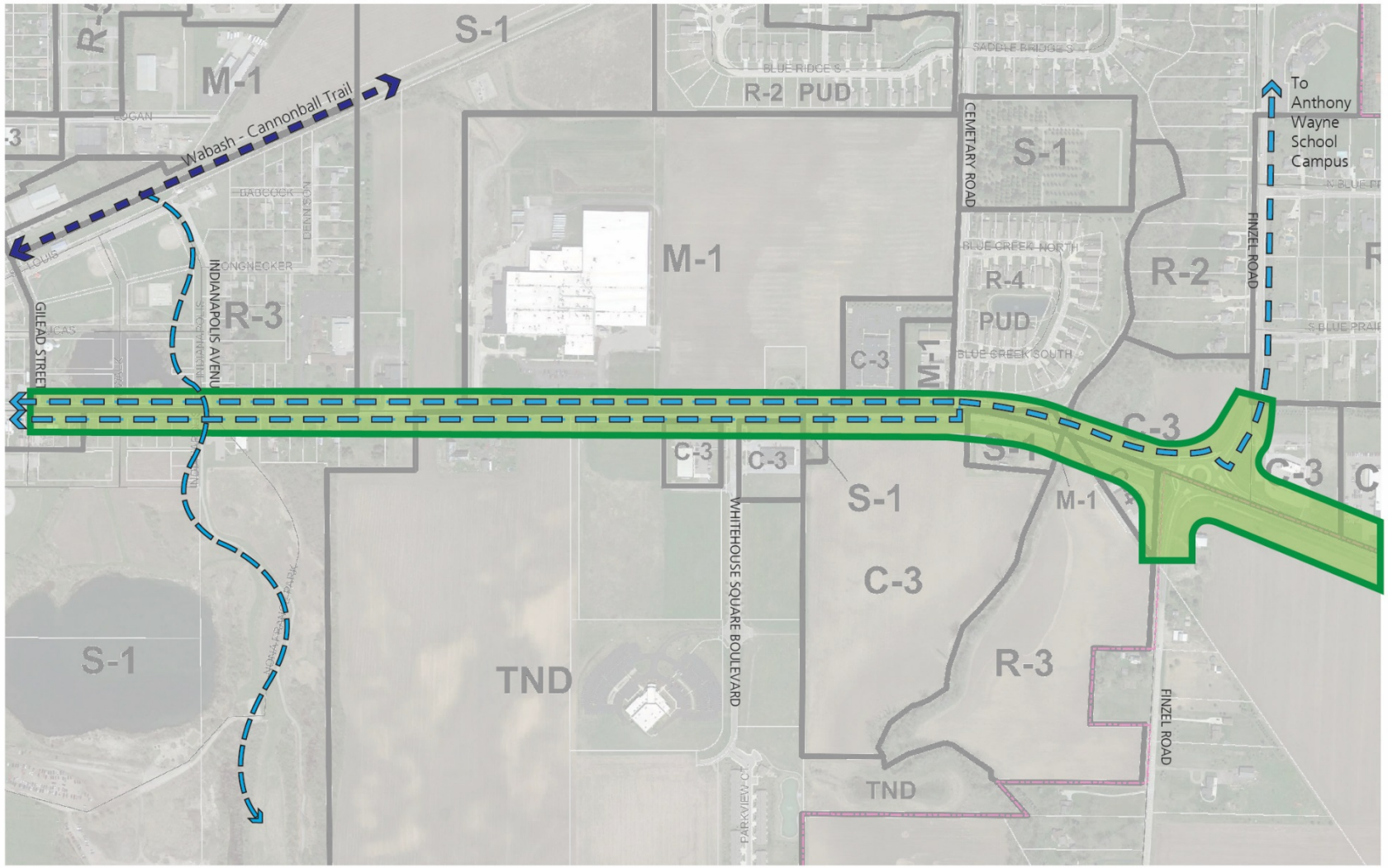

LEGEND

Proposed Greenway Proposed Bike/Walking Trail

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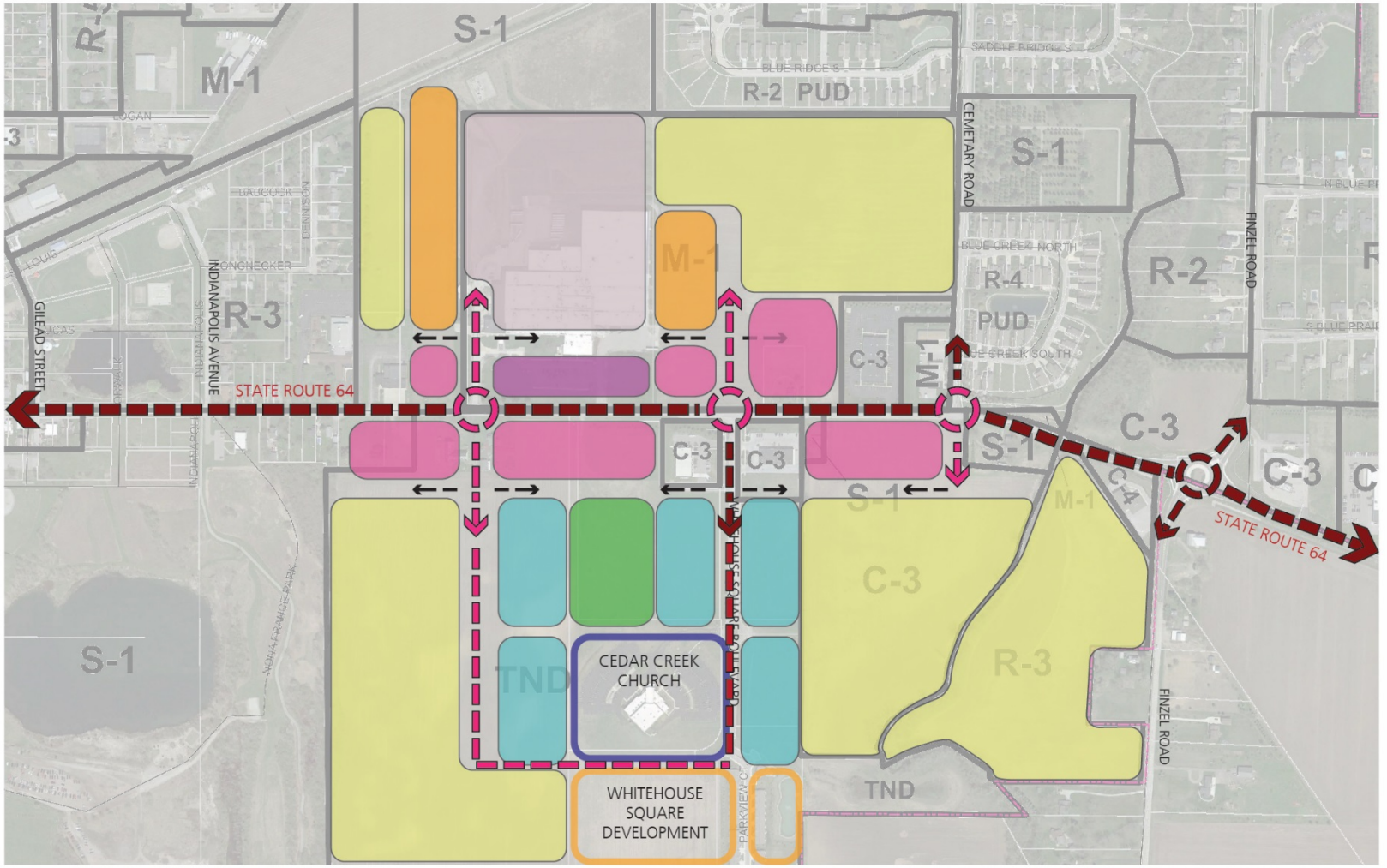

LEGEND

Existing Roadway | Proposed Roadway | Secondary Access Road | Mixed-Use Development | Park Space

Single-Family Housing | Multi-Family Housing | Town-House | Commercial Development | Institutional | Industrial

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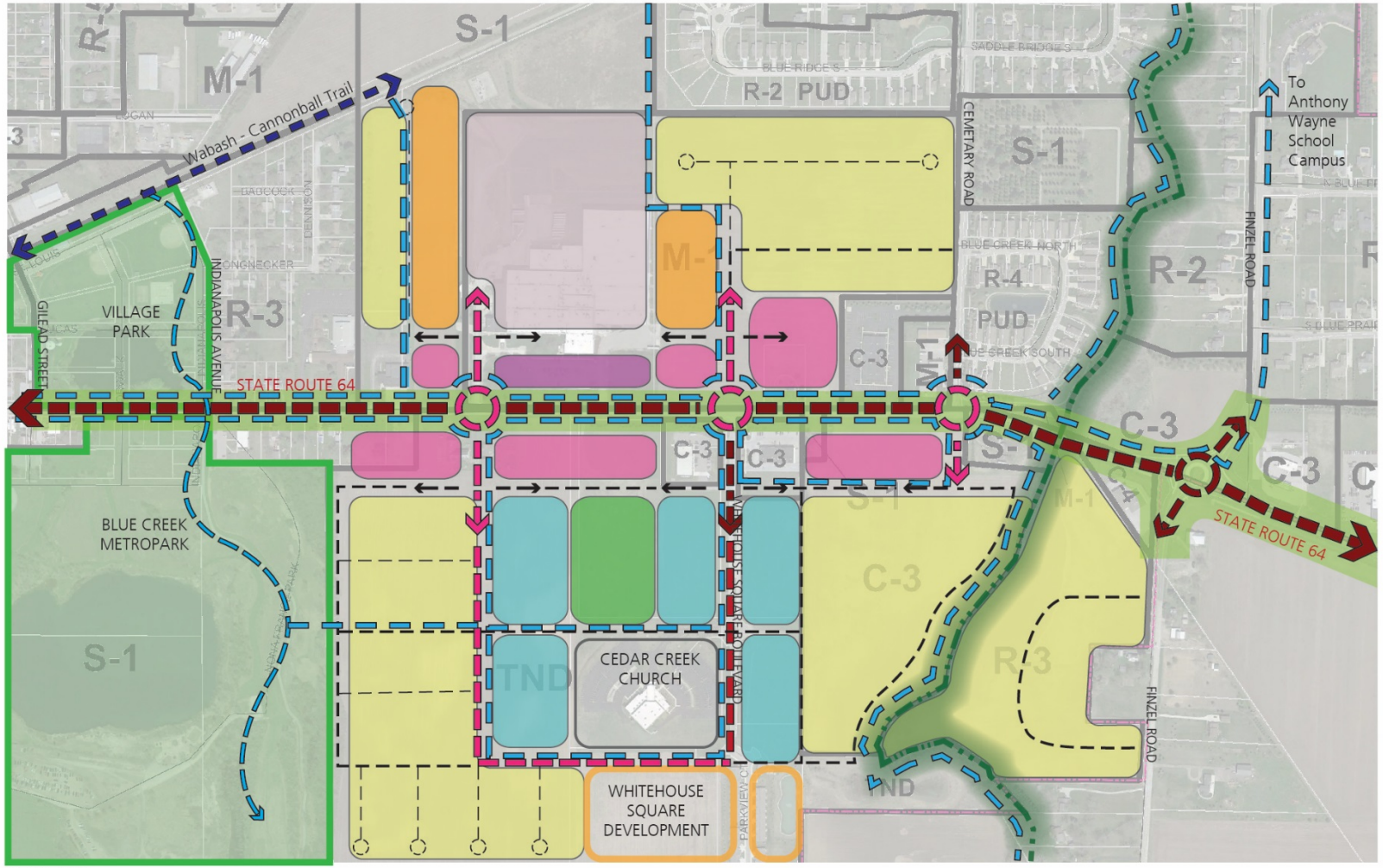

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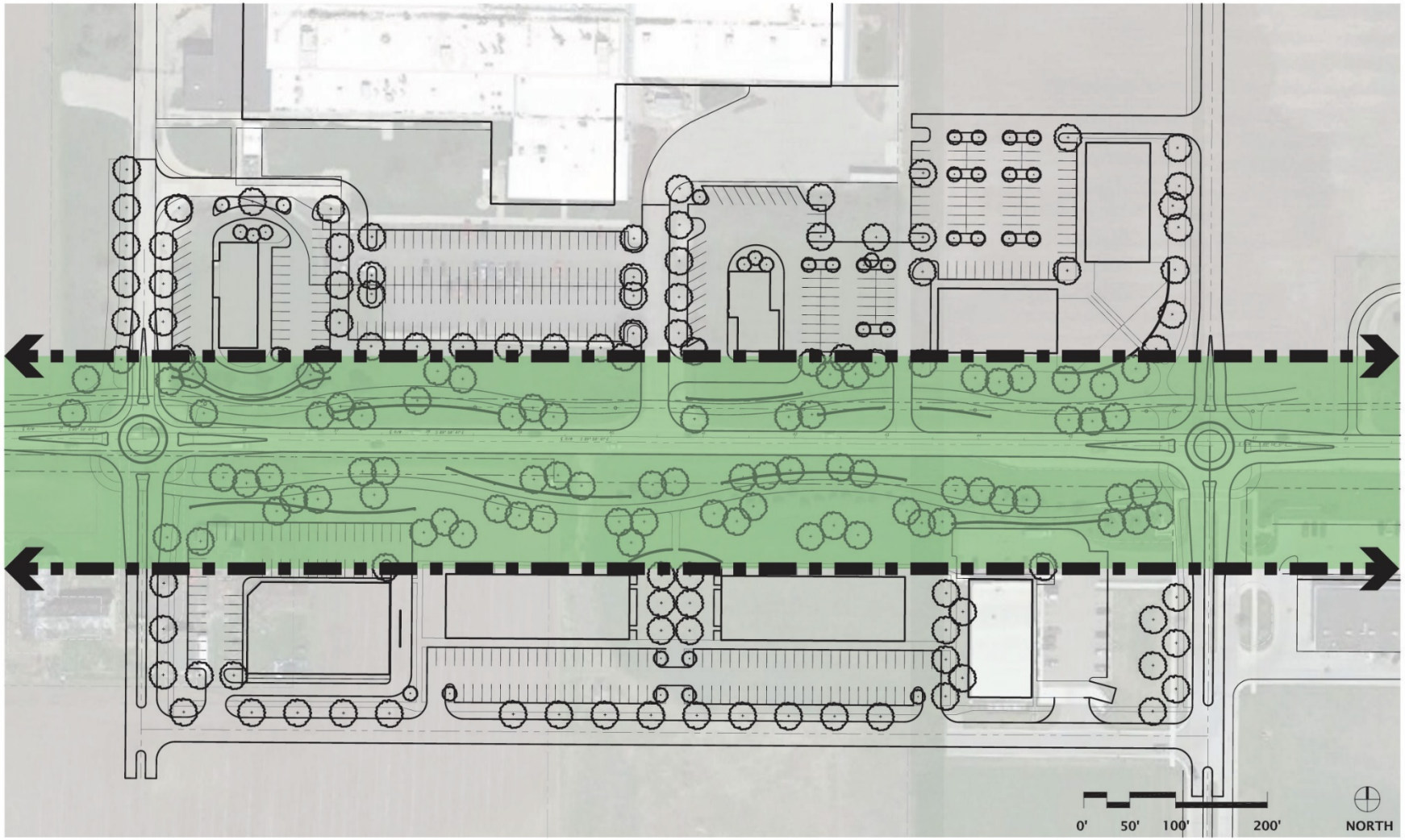

LEGEND

Proposed Greenway

Proposed "Build-To" Line

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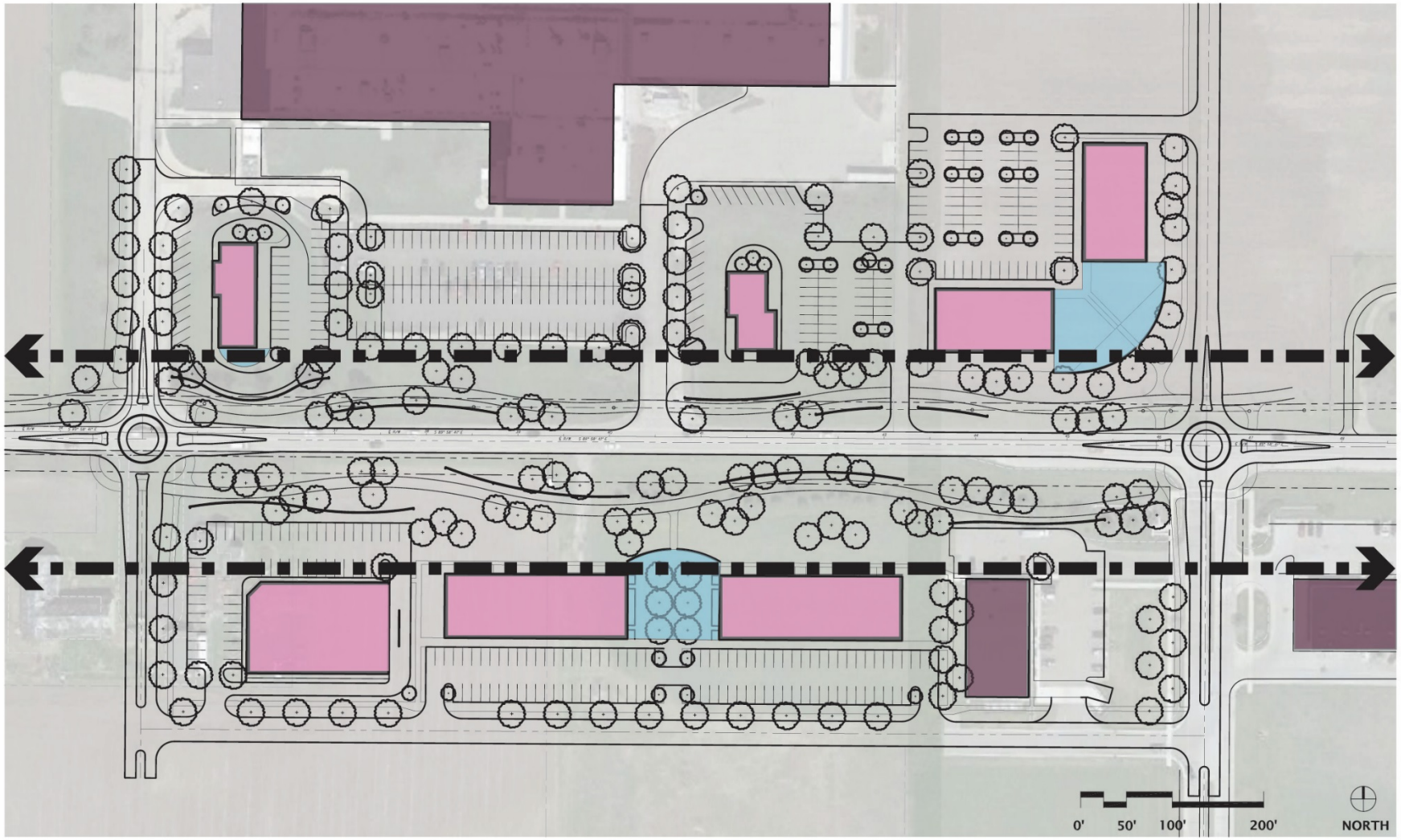

LEGEND

Existing Buildings | Proposed Buildings | Public Gathering Space

Proposed "Build-To" Line

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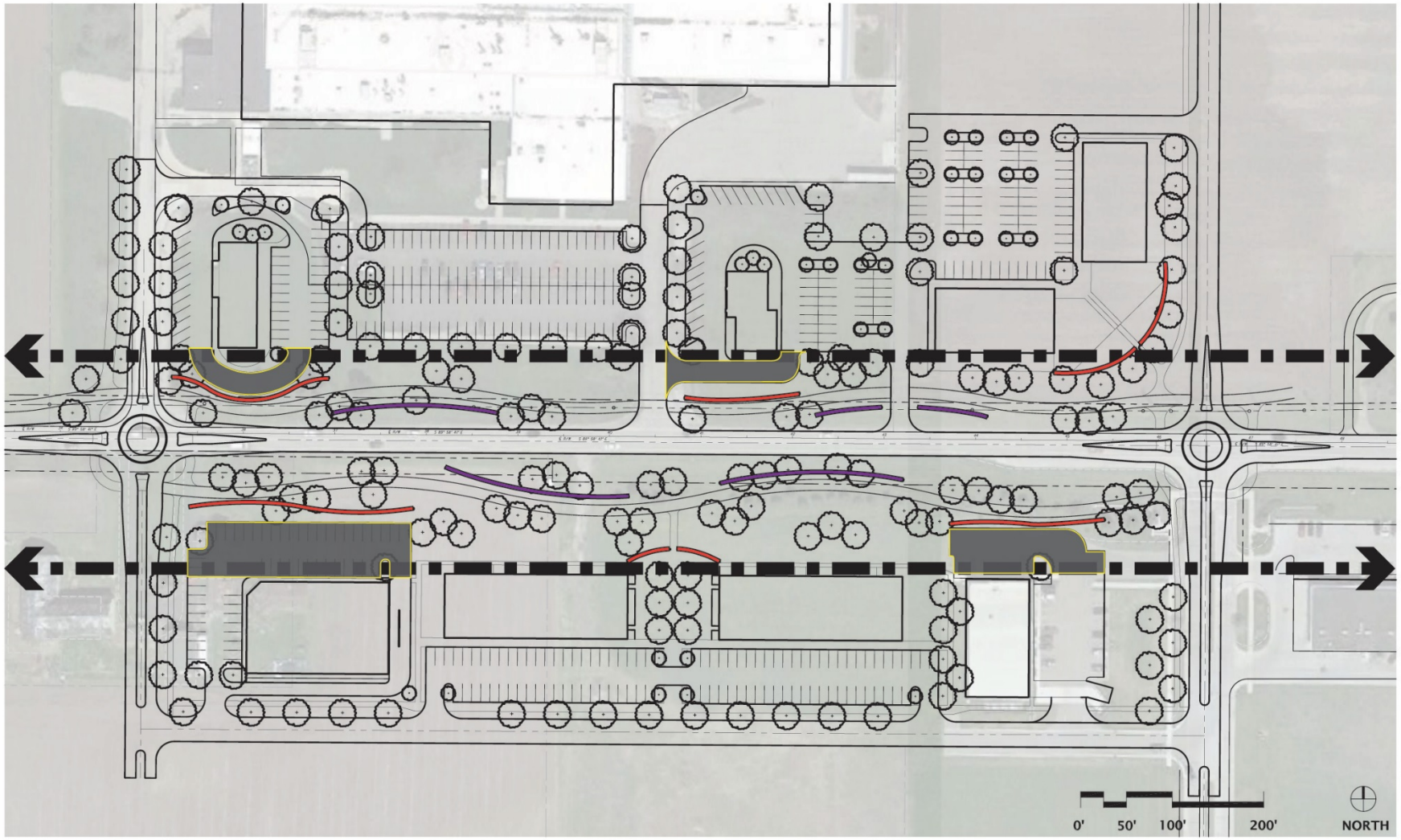

LEGEND

Drive/Parking - Within the Greenbelt

Beautification Wall - Owner Provided

Beautification Wall - Village Provided

Proposed "Build-To" Line

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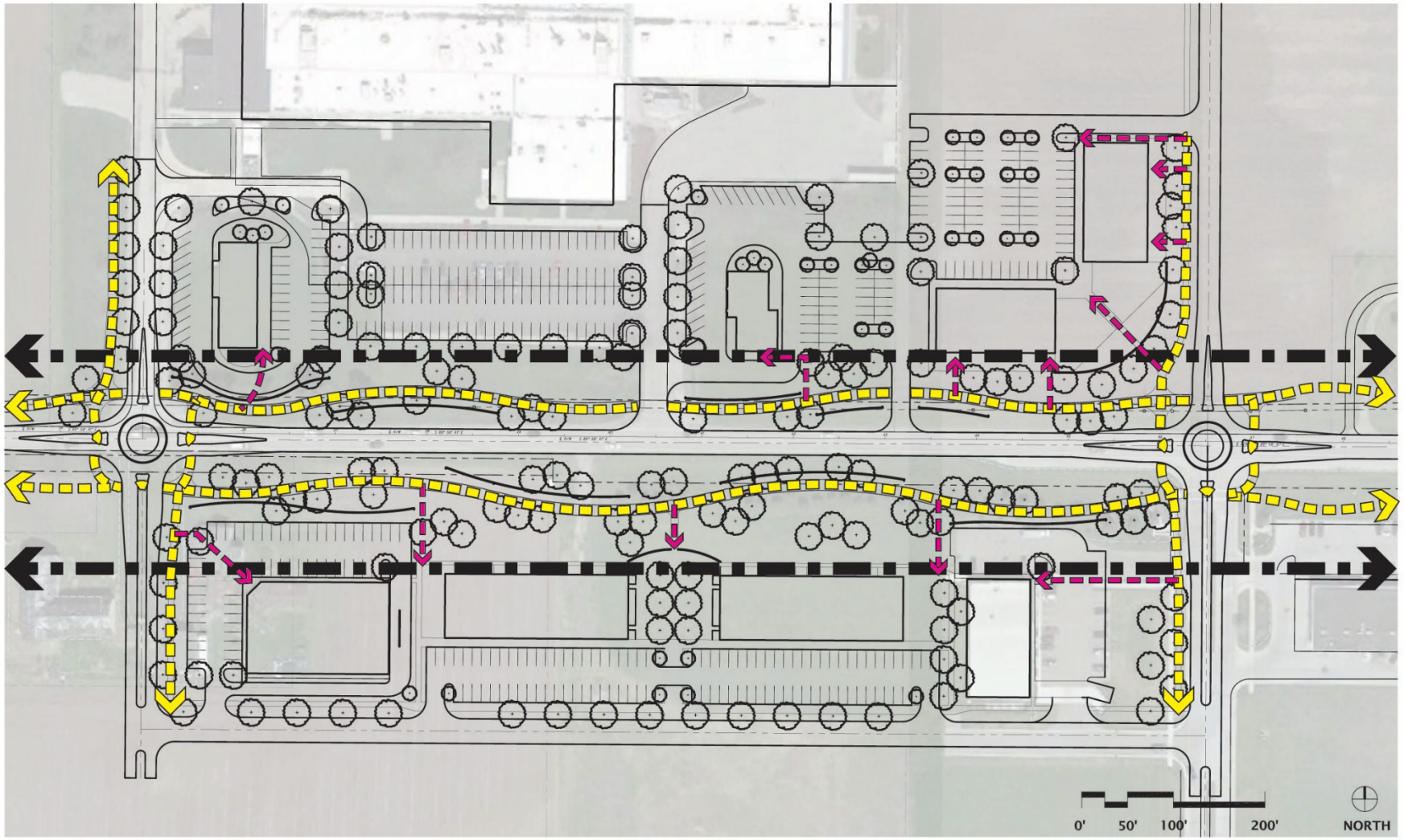

LEGEND

Bike/Walking Trail

Pedestrian Connections

Proposed "Build-To" Line

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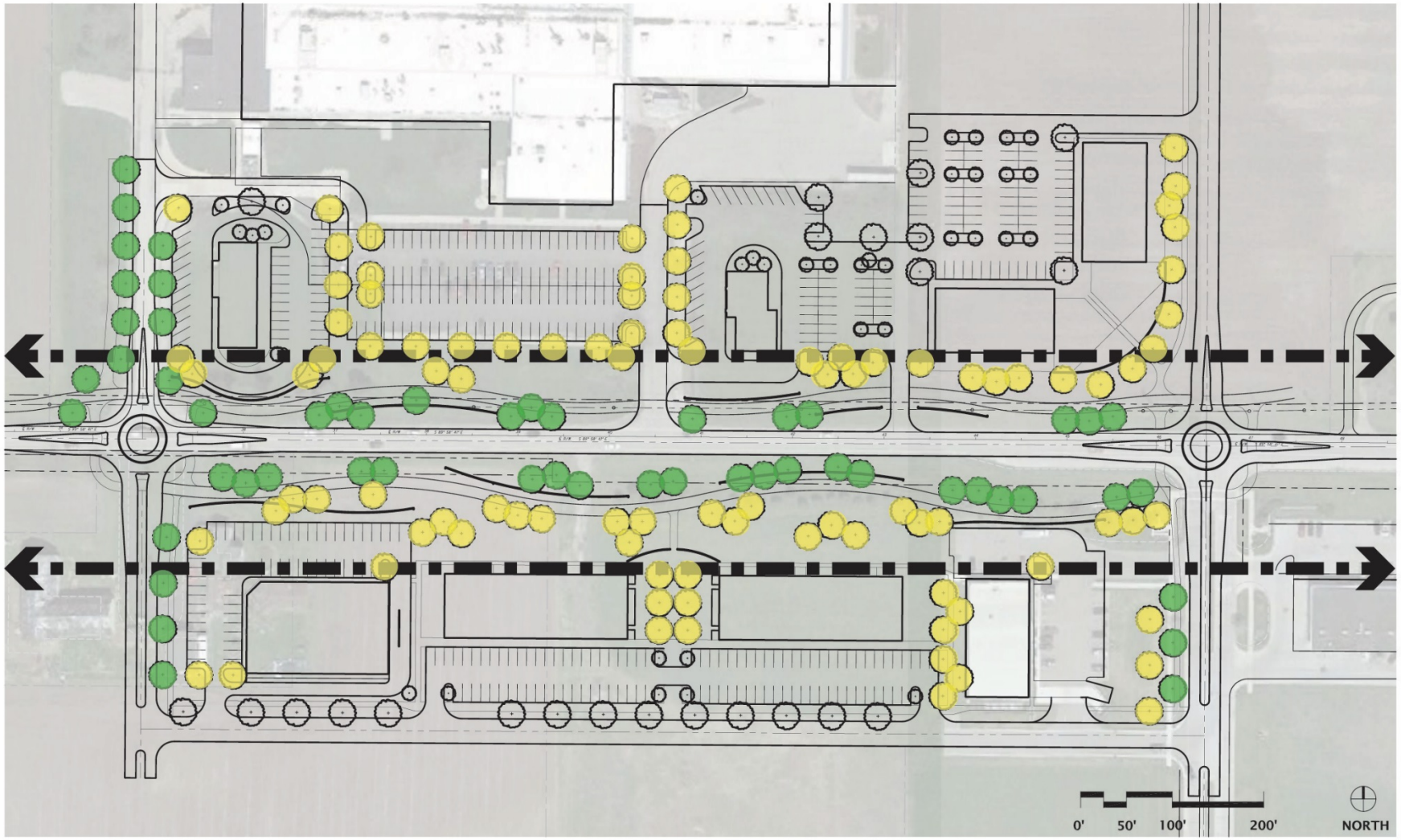

LEGEND

Shade Tree - Village Provided

Shade Tree - Owner Provided

Proposed "Build-To" Line

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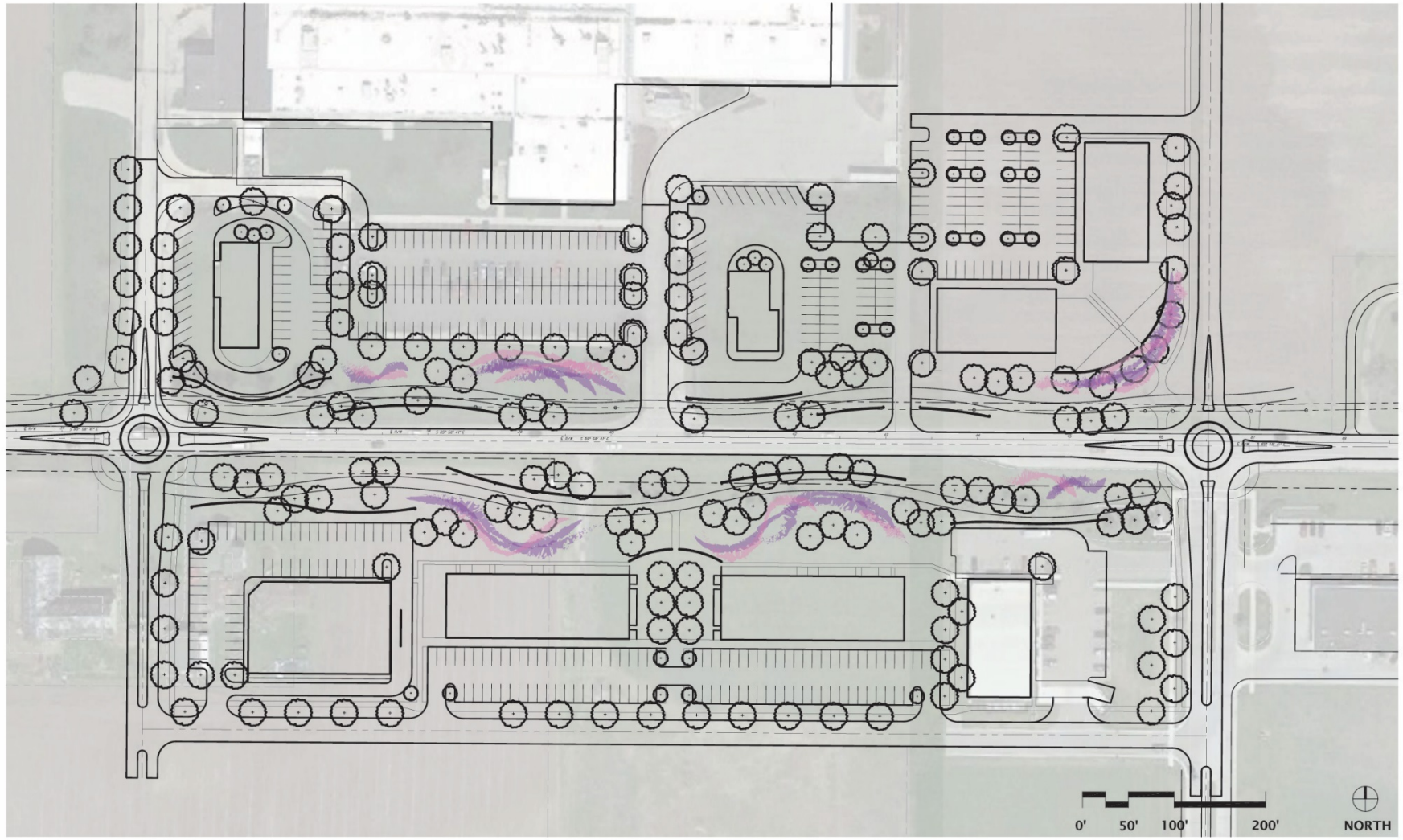

LEGEND

Artistic Beautification Opportuniies

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Art in the Landscape

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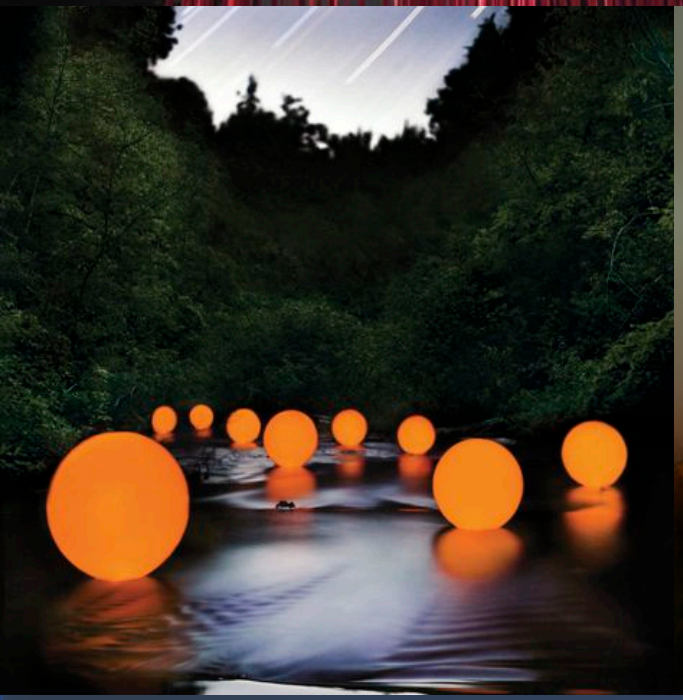

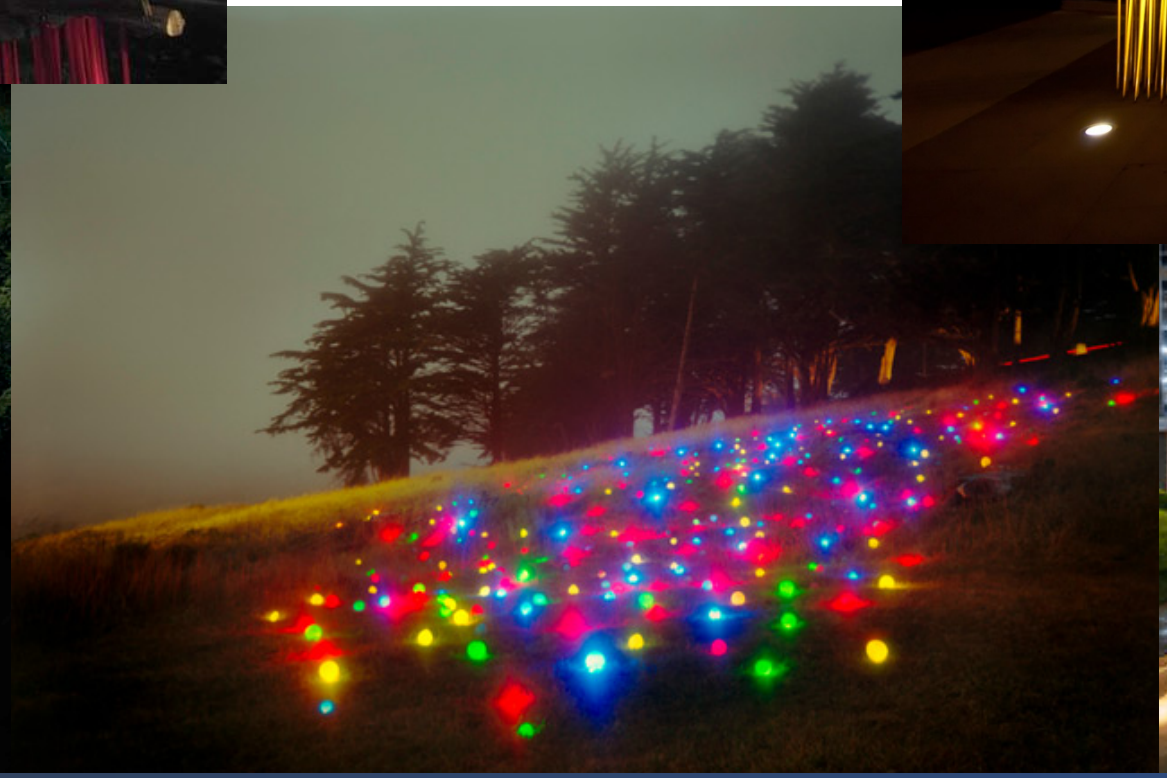

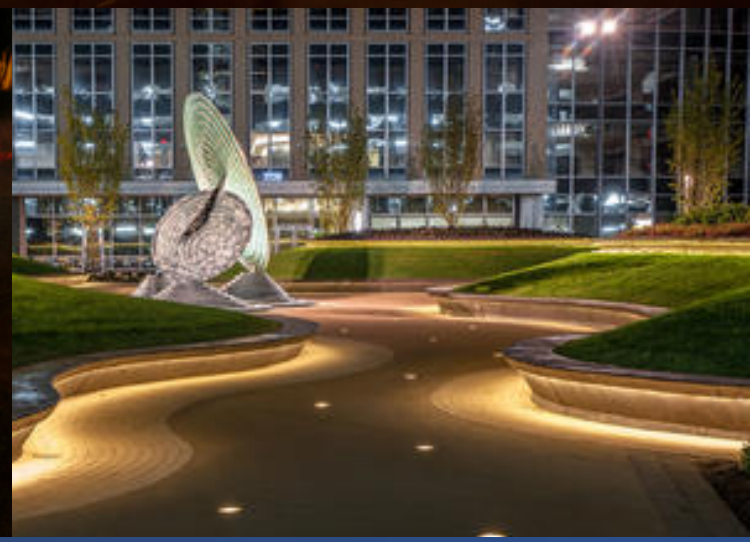

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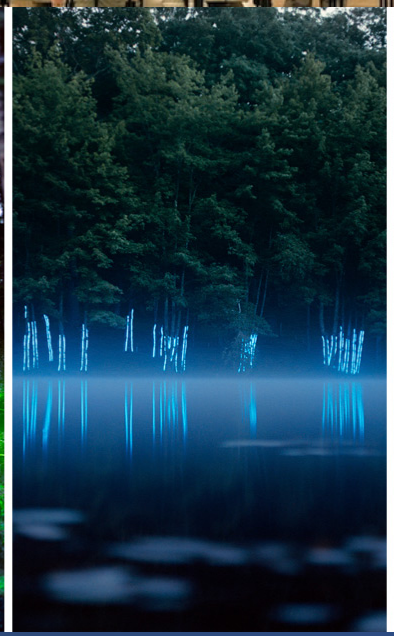

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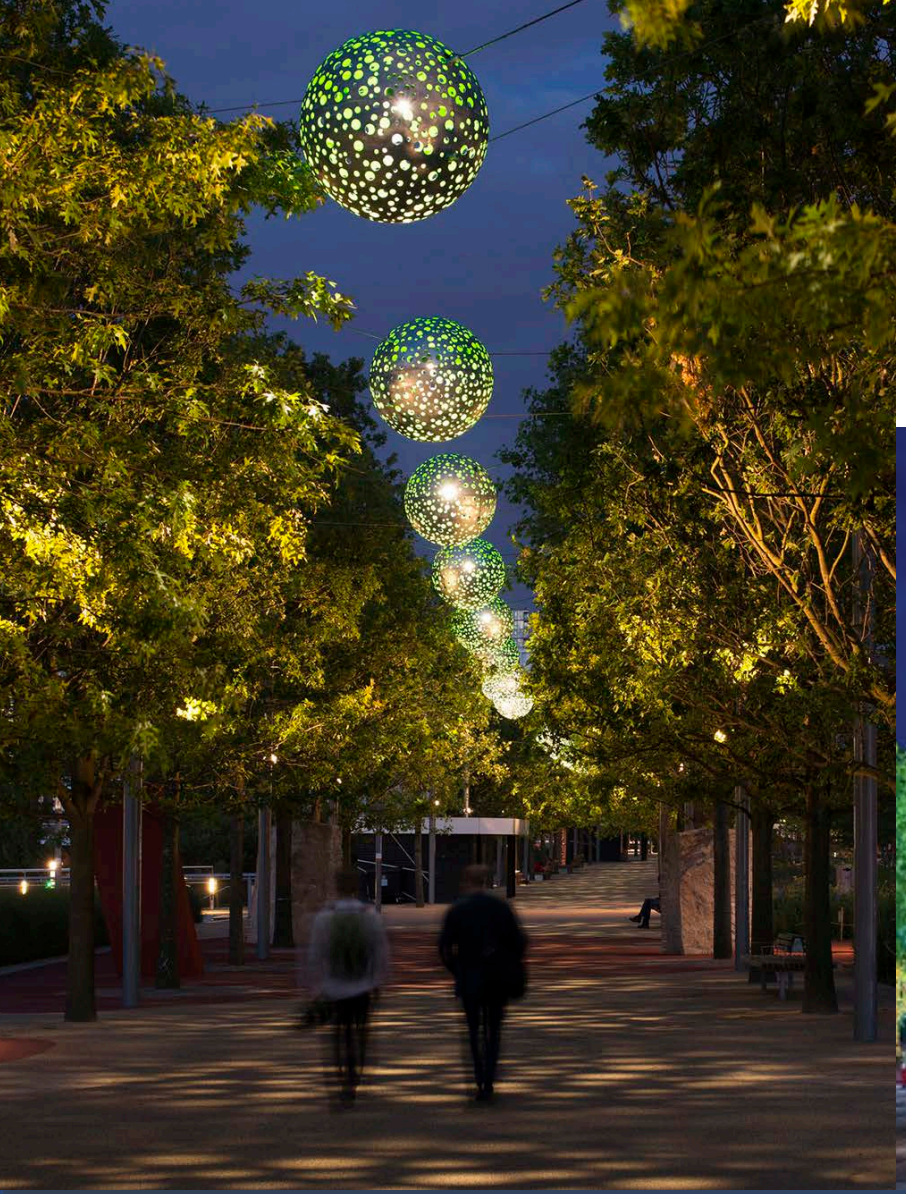
The Village of Whitehouse 1904

Art in the Landscape



Village of Whitehouse, State Route 64 Corridor Vision Plan

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

POGGEMEYER DESIGN GROUP

March, 2018

The Village of Whitehouse 1964

Activate the Downtown

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The VILLAGE OF Whitehouse 1904

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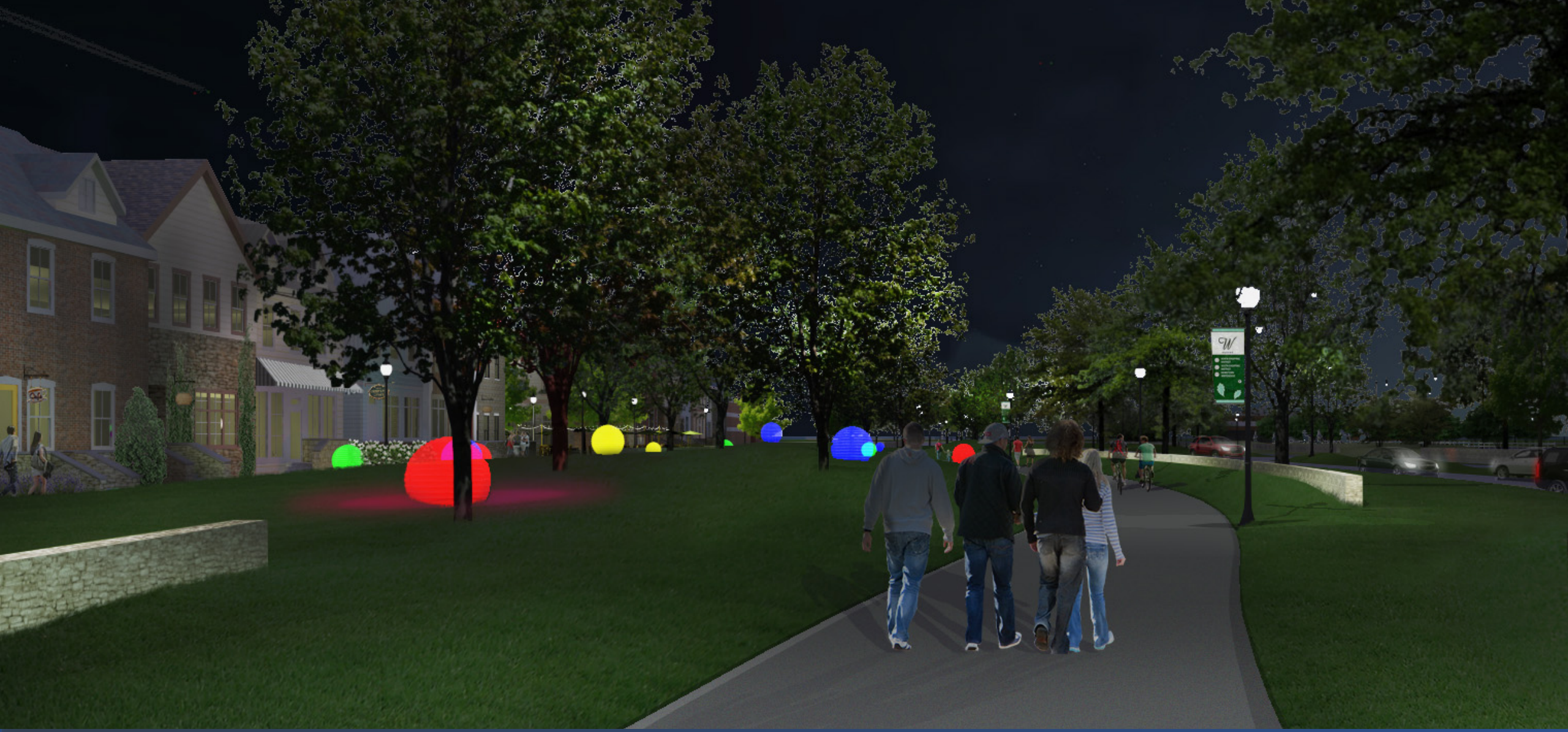

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