

LIBERTY TOWNSHIP

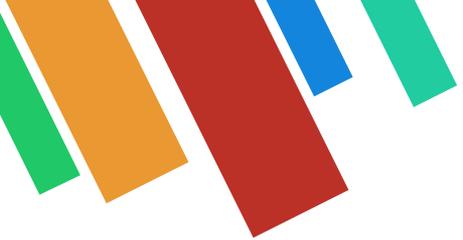
COMPREHENSIVE PLAN

BOARD OF TRUSTEES MEETING | NOVEMBER 17, 2020



**You
did it!**

Congratulations- the hard part is over.



Agenda

- » Planning Process
- » Plan Organization
- » Plan Highlights
- » Next Steps



1

Planning Process

What have we been doing.

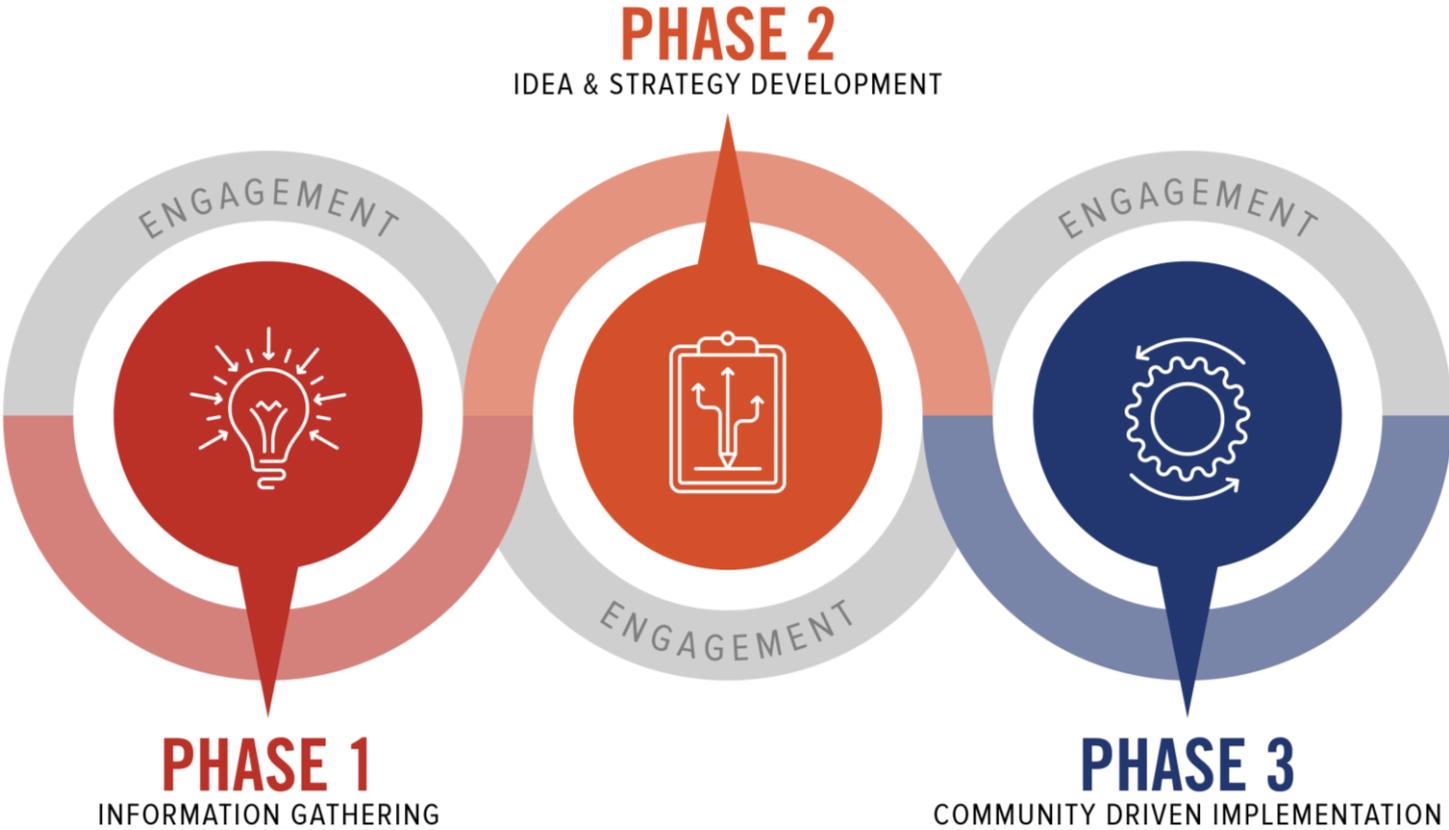
What is a comprehensive plan?

The 2020 Liberty Township Comprehensive Plan is a guide for future decision-making that both reflects and promotes a shared vision for Liberty Township.

The plan is based on developing forward thinking strategies that will build upon community strengths and combat local challenges.

Document created using:

- » Facts and Analysis
- » Community Input
- » Vision and Goals
- » Recommendations



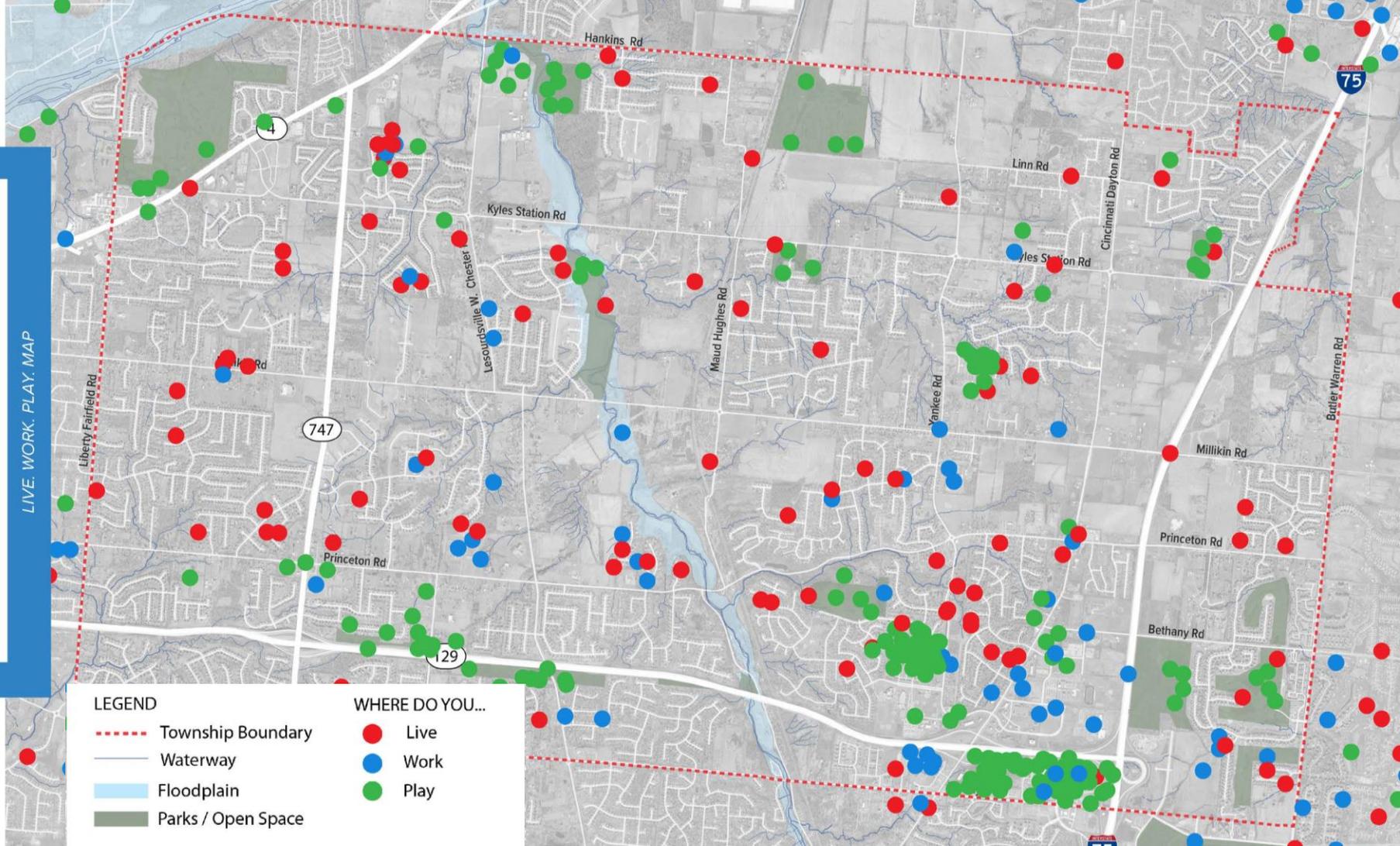
LIVE. WORK. PLAY. MAP

LEGEND

-  Township Boundary
-  Waterway
-  Floodplain
-  Parks / Open Space

WHERE DO YOU...

-  Live
-  Work
-  Play





8

Planning meetings
(Steering Committee + Ambassador Meetings)



90

Stakeholder invitations
From various groups, organizations and businesses



2

Public meetings
With a total of 92 individuals signed in

WHY?
HELP GROW T

More large-scale, multi-
corporations would be good for
my business.

How would you fill in the blank?
Join the conversation | www.planlibertytwp.com
via the Township

local businesses.

How would you fill in the blank?
Join the conversation | www.planlibertytwp.com

How would you fill in the blank?
Join the conversation | www.planlibertytwp.com

Informal Community Events

Hosted and facilitated by Township staff

3

A laptop is open on a desk, displaying a website for the Liberty Township Comprehensive Plan. The website features a header with a stylized illustration of buildings and trees, and the text 'LIBERTY TOWNSHIP COMPREHENSIVE PLAN'. Below the header, there is a section titled 'Liberty Township Comprehensive Plan Community Input Survey'. A large, white, bold number '1,100' is overlaid on the laptop screen, positioned in the center. The background is a blurred office setting with papers and a keyboard visible.

1,100

Survey Responses
Collected through two surveys

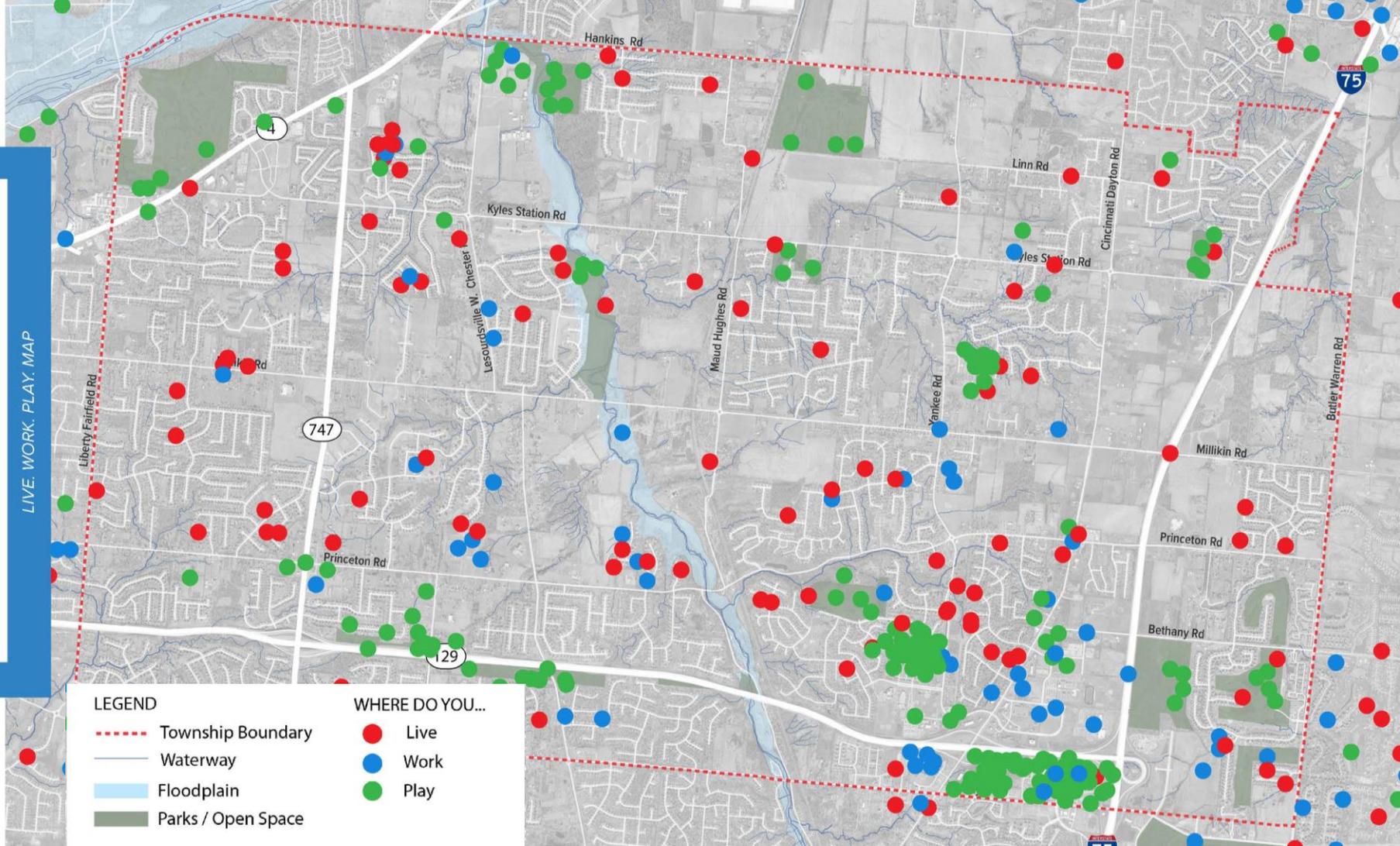
LIVE. WORK. PLAY. MAP

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WHERE DO YOU...

-  Live
-  Work
-  Play



2

Plan Organization

Who uses the plan?



IF YOU ARE A...

Resident or Business Owner

Use this document as a policy framework and guide when:

Making real estate decisions such as where to buy a home or where to locate a business

Considering renovating properties

Looking for potential programs and incentives to help your business

Developer or Home Builder

Use this document as a policy framework and guide to:

Understand the policies and priorities related to development

Identify areas for development

Review the current and/or future population, employment, and market trends

Liberty Township Employee

Use this document as a policy framework and guide to:

Guide land use decisions

Prioritize capital improvement projects and programs

Pursue funding to assist in the implementation of the projects or programs identified in this plan

Butler County Employee

Use this document as a policy framework and guide when:

Understanding the impacts this plan might have on the existing TIF districts controlled by Butler County

Undergoing county-level planning efforts to coordinate goals and projects with Liberty Township

Plan Organization

2020 Liberty Township Comprehensive Plan

Existing
Conditions
Report



Chapter
One:
Introduction

Chapter
Two:
A Call to
Action

Chapter
Three:
Growth and
Conservation
Framework

Chapter
Four:
Critical Path
Strategies

A Call to Action: Existing Conditions

Building the 2020 Liberty Township Comprehensive Plan included:

- » An inventory of Liberty Township's existing demographic, socioeconomic, and market conditions, as well as an inventory of the built infrastructure, amenities, and natural features.
- » Public perceptions and needs input on existing systems, future concerns and anticipated needs
- » Identification of 11 trends/ challenges that may impact the growth, development and success of Liberty Township in the future.

A Call to Action: Existing Conditions

Community Challenge:

BALANCING GROWTH

Liberty Township is growing and public services and amenities will need to be expanded to keep pace with the growth.

Summary:

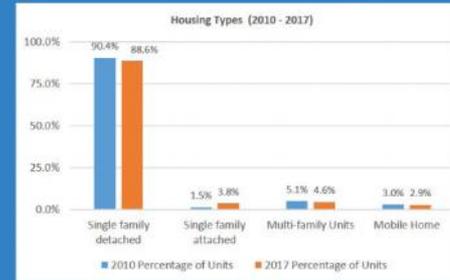
Liberty Township is one of the fastest growing communities in southwest Ohio. As of 2019, Liberty Township had a total population of 44,077 residents, which is 11.2 percent of Butler County's total population. This population figure represents a 377 percent increase over the Township's 1990 population figure of 9,249 and nearly an 18 percent increase from 2010. Furthermore, population projections show Liberty Township's total population will increase by nearly 8 percent by 2024.

While it's every community's goal to keep growing and improving, it can become a balancing act for maintaining a high quality of life for local residents. A steady increase in population offers a community the ability to maintain existing services and infrastructure and make strategic improvements through the increase of tax dollars generated. A rapid increase in population is however, a different story. Liberty Township may have difficulty keeping up with the demand for additional services and infrastructure. This can lead to community leaders becoming reactive rather than being proactive in planning for the future.

Impacts:

According to an article published by the American Society of Public Administration, "There is an increasing recognition that the growth of cities is inevitable and the solution to urban problems depends heavily on effective urban planning, infrastructure development and management." Growth at the pace Liberty Township is seeing can become unsustainable if the community is not strategically planning for it. As more people move into the Township, it will impact much of the built environment and demand for community services. Schools may become overcrowded, public safety personnel will be responsible for protecting a larger population, roadways may become congested, and utilities will need to be able to handle a higher capacity level. All of which requires capital investment for improvements, additional staff, and/or new facilities.

¹ <https://pattimes.org/building-setting-community-identity/>



Source: U.S. Census Bureau, 2007 American Community Survey

WHAT IS THE #1 ISSUE LIBERTY TOWNSHIP IS FACING TODAY?

"Housing is too high, roads are not conducive to the traffic for the constant new developing neighborhoods. Retirement here is difficult due to the fact that builders build very few Ranch homes these days, why is that?"

"Lack of housing diversity."

"Need more affordable ranch homes, baby boomers are about to retire and two stories are hard to negotiate."

61%
of Public Meeting Attendees voted YES for MORE starter housing options for new graduates, young families or emerging professionals.

89%
of Liberty Township's existing housing stock was single-family, detached homes.

45%
of owner-occupied units were valued above \$250,000.

A Call to Action: Future Vision

Liberty Township offers individuals, families, and businesses, a place to experience an outstanding quality of life, and to prosper in a financially-sound community.



..a place where people choose to be life-long residents...



..which features both vibrant commercial centers...



**... and areas of quaint rural
splendor...**

A Call to Action

- » The 2020 Liberty Township Comprehensive Plan becomes a set of tools that allow for the community to:
 - » Respect and protect the natural, historical, and cultural legacy of the area; and
 - » Look to, and plan for future progress.

The 2020 Liberty Township Comprehensive Plan puts an emphasis on balance, diversification and the long term success of the community.

3

Planning Tools

Planning Tools

Community Vision

The diagram illustrates the relationship between a community vision and four specific planning tools. At the top, the text 'Community Vision' is centered. Below it, a horizontal line spans the width of the diagram. From this line, four white arrows point downwards to four separate blue rectangular boxes. Each box contains the name of a planning tool. The tools are: Policy Objectives, Future Land Use Map, Future Transportation Map, and Critical Path Strategies Handbook.

**Policy
Objectives**

**Future
Land Use
Map**

**Future
Transportation
Map**

**Critical Path
Strategies
Handbook**

Planning Tools

Community Vision

The diagram illustrates the relationship between a community vision and its resulting planning tools. At the top, the text 'Community Vision' is centered. Below it, a horizontal line with four downward-pointing arrowheads connects to four rectangular boxes. The first box on the left is dark blue and contains the text 'Policy Objectives'. The other three boxes are light blue and contain the text 'Future Land Use Map', 'Future Transportation Map', and 'Critical Path Strategies Handbook' respectively.

**Policy
Objectives**

**Future
Land Use
Map**

**Future
Transportation
Map**

**Critical Path
Strategies
Handbook**

Policy Objectives



MAINTAIN

their existing neighborhoods and community assets.



GROW

the community's neighborhoods, businesses, and employment centers.



EXPAND

infrastructure, public services, amenities, and programs to meet the needs of the community.



MANAGE

the community's needs through promoting the community brand and identity, enhancing the quality of life, and sustaining efficient and transparent township government processes.

Policy Objectives

The policy statements are aspirational, yet achievable targets to guide the community towards its future goals.

- » They were created using a variety of data and input including past planning documents, conclusions for the existing conditions report, as well as feedback received from public engagement.
- » The policy statements can vary in detail but generally are more specific than goals and identify the Township's position in regards to implementing the goals.
- » Policy statements are intended to be consistent and applicable across all planning and development efforts.

Policy Objectives



GROW

Neighborhoods, businesses, and employment centers



This theme encompasses all things related to land use development and addresses three overarching categories including neighborhoods, businesses, and employment centers. Each of these things are related and depend on each other. In order to GROW into a diverse and sustainable community, Liberty Township must provide a variety and coordinated land uses. This theme is directly related to the plan's focus of diversification, meaning GROWING the mix of land uses including various housing types and employment centers, and GROWING a climate for entrepreneurial ventures and investment to attract and retain new businesses.



GOAL 1

POLICY STATEMENTS

Liberty Township will provide a variety of coordinated land uses to meet the needs of a diverse and sustainable community with thriving residential neighborhoods, active commercial and retail areas, high-quality business areas, and civic places.

1. Use strategic and planned development to guide growth.
2. Provide areas planned for mixed use development to serve as transition between land uses and to create an attractive, pedestrian-friendly environment.
3. Promote the development of new commercial, retail, medical, healthcare and high-tech light industrial uses along I-75 near the planned Millikin Way interchange.
4. Continue to look for ways to improve the development review process as a way to make developing in Liberty Township more streamlined and efficient, without sacrificing quality, thoroughness, and rights to due process.
5. Encourage collaboration between development groups and the real estate community to increase the awareness of opportunities in Liberty Township.
6. Protect and enhance tourism destinations in Liberty Township.

GOAL 2

POLICY STATEMENTS

Liberty Township will support the development and maintenance of planned neighborhood communities that blend a mix of housing types to meet the needs of both current and future residents.

1. Provide housing products that are desirable to various demographic groups in areas of the Township that are close to shopping, residents, and other related amenities, as determined by the future land use map.
2. Encourage the use of Planned Unit Developments in key areas to provide high quality, cohesive design to new developments, while offering developers more flexibility to meet their goals.

Planning Tools

Community Vision

The diagram illustrates the relationship between a community vision and four specific planning tools. At the top, the text 'Community Vision' is centered. Below it, a horizontal line with four downward-pointing arrowheads connects to four rectangular boxes. The boxes are arranged horizontally and contain the following text from left to right: 'Policy Objectives', 'Future Land Use Map', 'Future Transportation Map', and 'Critical Path Strategies Handbook'. The 'Future Land Use Map' box is a darker blue, while the others are a lighter blue.

Policy
Objectives

Future
Land Use
Map

Future
Transportation
Map

Critical Path
Strategies
Handbook

Community Vision

Liberty Township offers individuals, families, and businesses, a place to experience an outstanding quality of life, and to prosper in a financially-sound community.



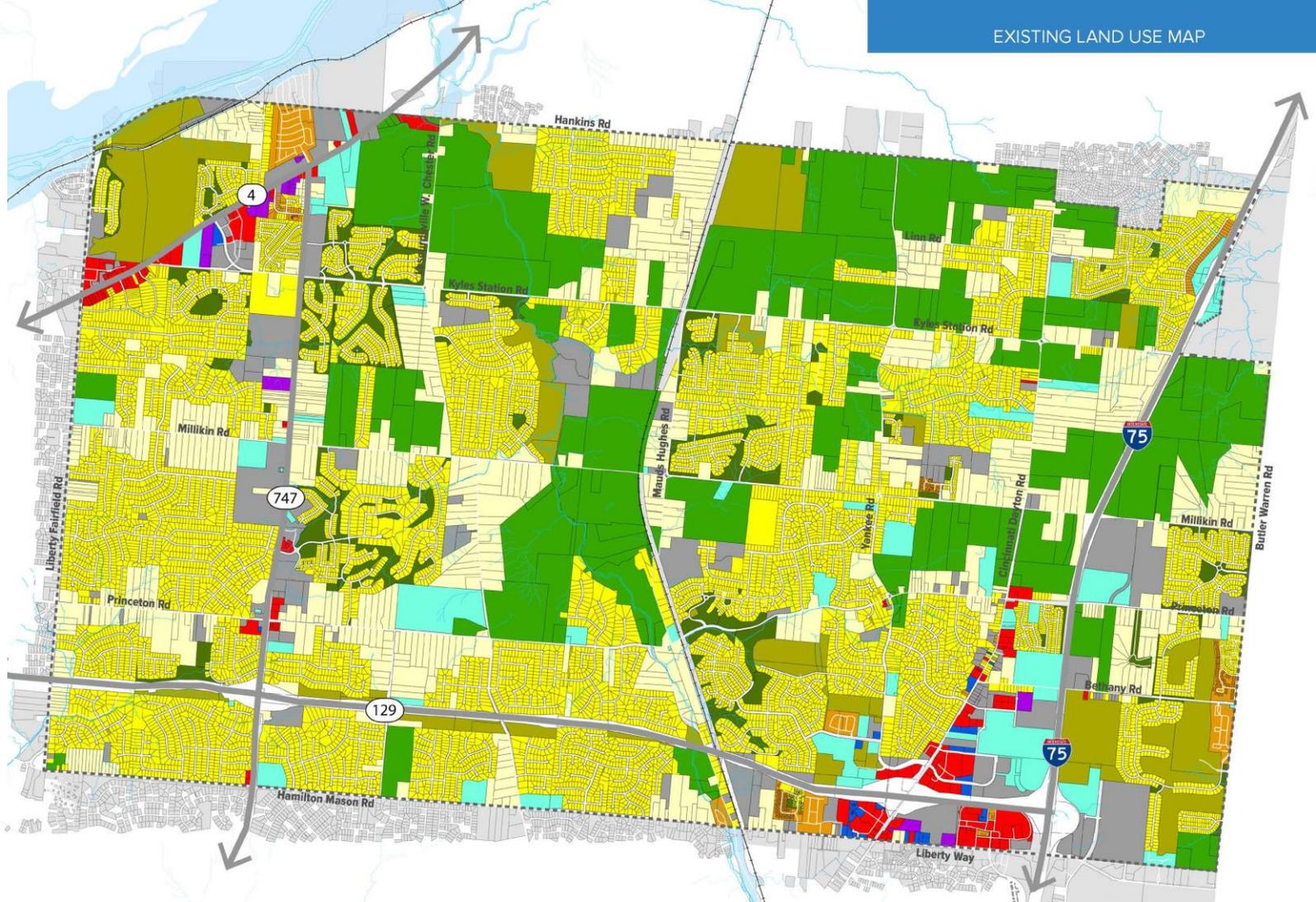
Liberty Township will seek responsible and purposeful growth that enhances quality of life, provides a dynamic mix of land uses, and preserves its scenic beauty.

Future Land Use Plan

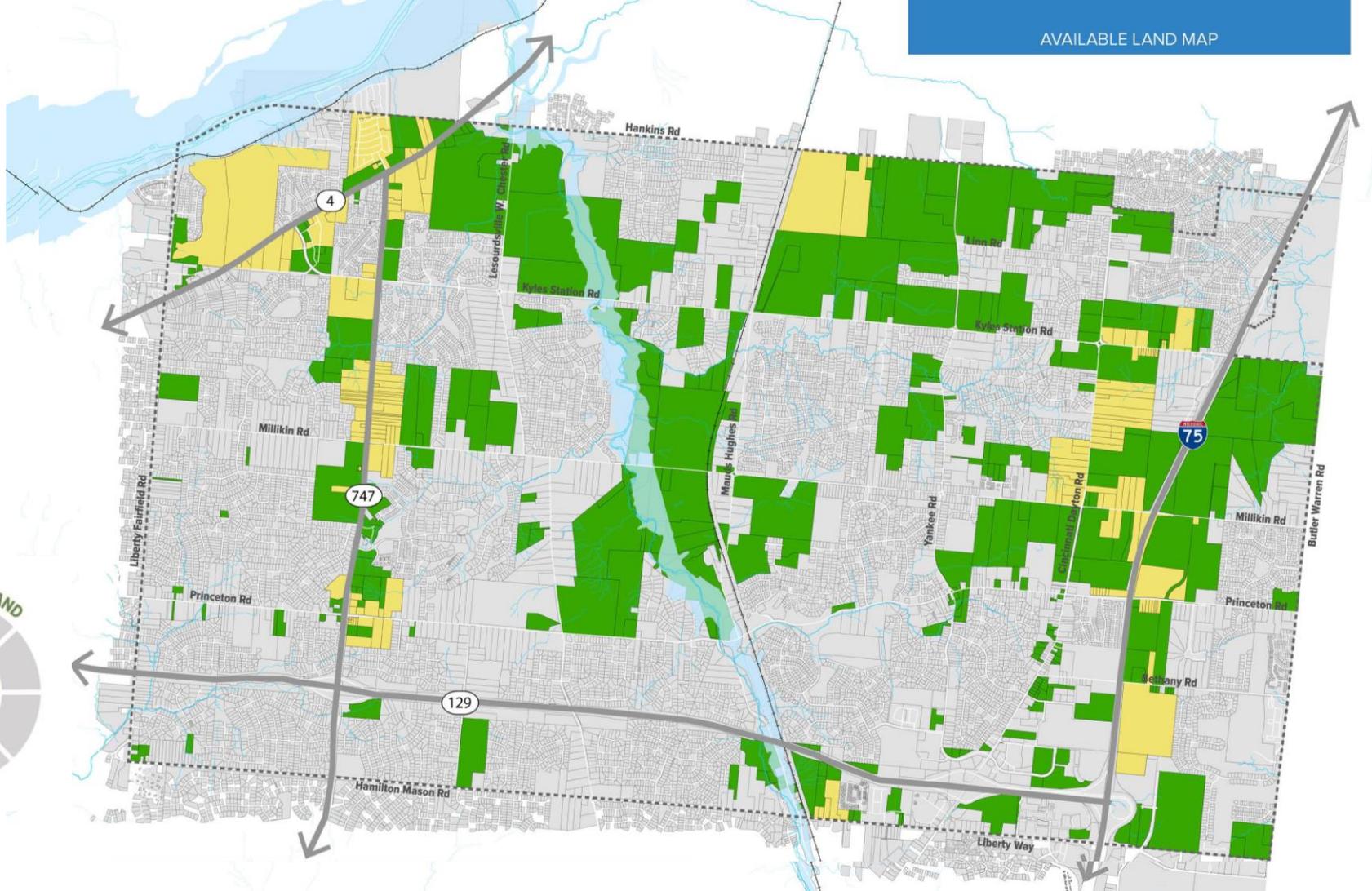
The 2020 Future Land Use Map illustrates a development pattern that builds upon the established built environment, recognizes the importance of conservation, all while exploring the idea of diversification.

The Plan was developed by:

- » Reviewing the 2013 Vision Plan and 2013 Future Land Use Map;
- » Reviewing development patterns that transpired over the last six years;
- » Reviewing future development sites and opportunities; and
- » Reviewing the goals of the community.







Future Land Use Plan

How does the 2020 Future Land Use Map differ from the 2013 Future Land Use Map?

» LAND USE DESIGNATIONS

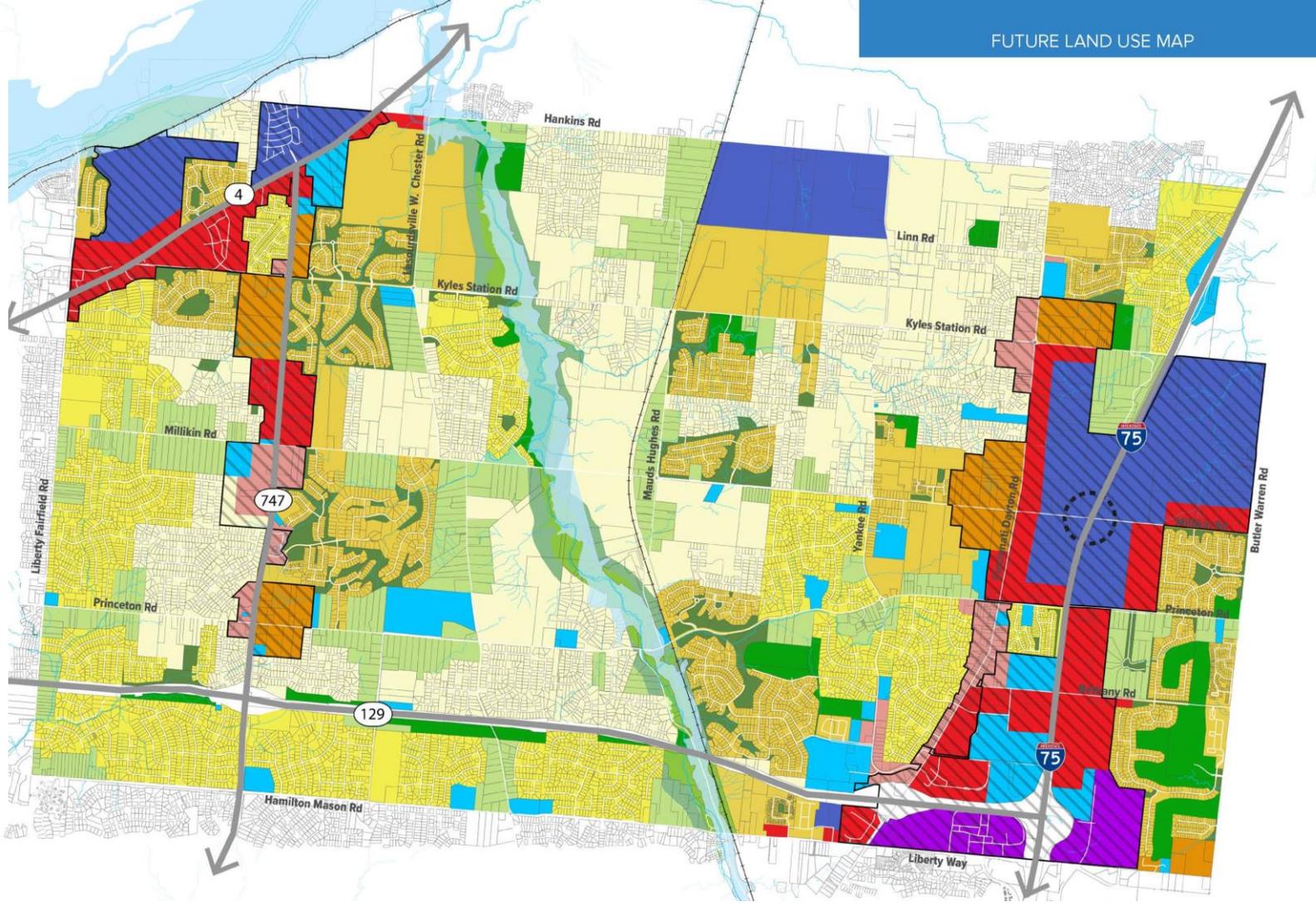
The previous 21 land use designations have been refined to create 14 land use designations that provide a clear separation of land uses.

» LAND USE DESCRIPTIONS

The descriptions for each land use are consistent and provide information on building location, density, height, buffering, site amenities and connectivity.

» COLOR

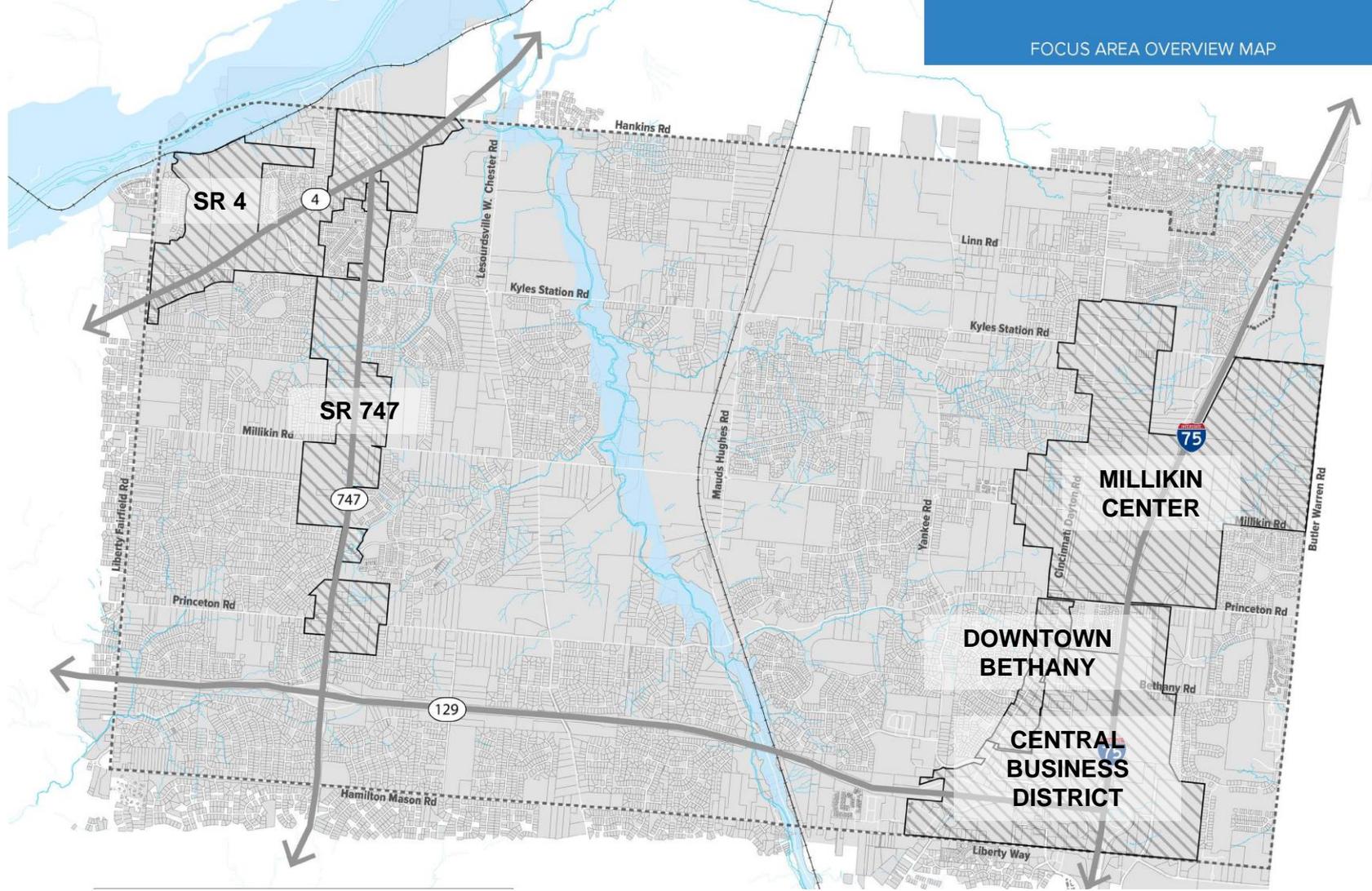
A new color palette has been applied to provide visual clarity.



Future Land Use Plan

New Feature: Focus Areas

- » Focus area plans, or subarea plans are often used to ensure that these smaller, unique areas of a community are reviewed in detail to best identify how they can be leveraged to meet the overarching goals of the community.
- » Focus area plans are often more detailed than a general Future Land Use Plan and are prepared for a smaller geographic area within a community.



AREA OVERVIEW

FUTURE VISION

DOWNTOWN BETHANY

PREFERRED DEVELOPMENT PROCESS

- Planned Unit Development (PUD)
- Straight property zoning as outlined in the Liberty Township Zoning Resolution

SUPPORTING PLANNING INITIATIVES AND STUDIES

- Downtown Bethany Vision Plan

SUPPORTING REGULATORY TOOLS

- Bethany Downtown Business District Overlay

LOCATION MAP



Bethany has been historically considered the “downtown” of Liberty Township, but in recent history development has been more attracted to the commercial properties closer to the highway. However, as the properties closer to the highway become occupied, development continues to move north and there has been greater interest in the properties in Downtown Bethany.

The recent influx of development, as well as its close proximity to the successful Liberty Center, have revealed Bethany as a prime target for reinvestment. Future plans for pedestrian and biking infrastructure outline strong connections between Bethany, Liberty Center, and surrounding communities. Additionally, this area is home to many residential structures that haven’t been converted into commercial yet. These structures could present an opportunity for redevelopment in the future.

In an effort to further define the vision and development intent of the area, in 2010, Liberty Township completed the Bethany Vision Plan which outlined a long-term vision of what the Bethany area should become, and the steps that might be taken for implementation. The goals of the plan include establishing an identity, providing proper transition between commercial and residential uses, creating a walkable environment, and promoting businesses in the Downtown Bethany area.

The Downtown Bethany Vision Plan was conceived as an addendum to the Liberty Township Comprehensive Plan and serves as a more detailed sub-area plan providing specific goals and recommendations for the defined area. Rather than redefine the work previously adopted the 2020 Liberty Township Comprehensive Plan has incorporated the vision and primary goals for the Downtown Bethany area into the Growth and Conservation Framework. The Downtown Bethany Vision Plan, and any supporting overlay districts should also be referenced when developing in this focus area.

Future Vision for the Area

While currently a mix of single- and two-family houses with scattered commercial properties, the long-range vision for the revitalization of Downtown Bethany is to reestablish the area into a thriving, community oriented gathering spot, indicative of a traditional downtown environment. The Downtown Bethany Vision Plan has one complete concept plan that identifies several areas with specific details related to the style and density of development with particular attention to how the buildings and parking relate to the sidewalks and streets.

The outlined concept and development recommendations support the vision of the Downtown Bethany area becoming a center for local activity that integrates new development opportunities into the existing community fabric. The mix of older and historic buildings with new, more modern opportunities allows for the Liberty Township community to establish an identity that respects both their natural and rural ties and their progressive evolution into a premier community.



FUTURE CHARACTER

Future Character and Use

At a broad scale, the Downtown Bethany area is primed for a mix of neighborhood and general business development. Neighborhood business, which focuses on providing opportunities for local shopping and employment, have been identified along the west side of Cincinnati Dayton Road to serve as a transition between high intensity areas to the east and the adjacent residential subdivisions to the west. Larger scale general business opportunities focused along the east side of Cincinnati Dayton Road provide for an upward transition as development extends towards the I-75 corridor. While the Future Land Use Map provides guidance on broad land use categories, the Downtown Bethany Vision Plan provides a more detailed view of development uses, scale and infrastructure requirements which should serve as a supplement when reviewing development proposals.

Within the Downtown Bethany Vision Plan there are five types of areas identified including Downtown Center, Transition to Residential, Transition Mid to Downtown Center, Transition Large to Mid-Scale, and Large Scale. The Downtown Center area is targeted for dense development of small-scale buildings on the primarily small lots. Pedestrian infrastructure should be emphasized, creating a pleasant, walkable downtown district. Mixed-use development should be encouraged in the Downtown Center area, creating a "round the clock" presence of businesses and residents. The other 4 categories are intended to provide recommendations for proper transitions.



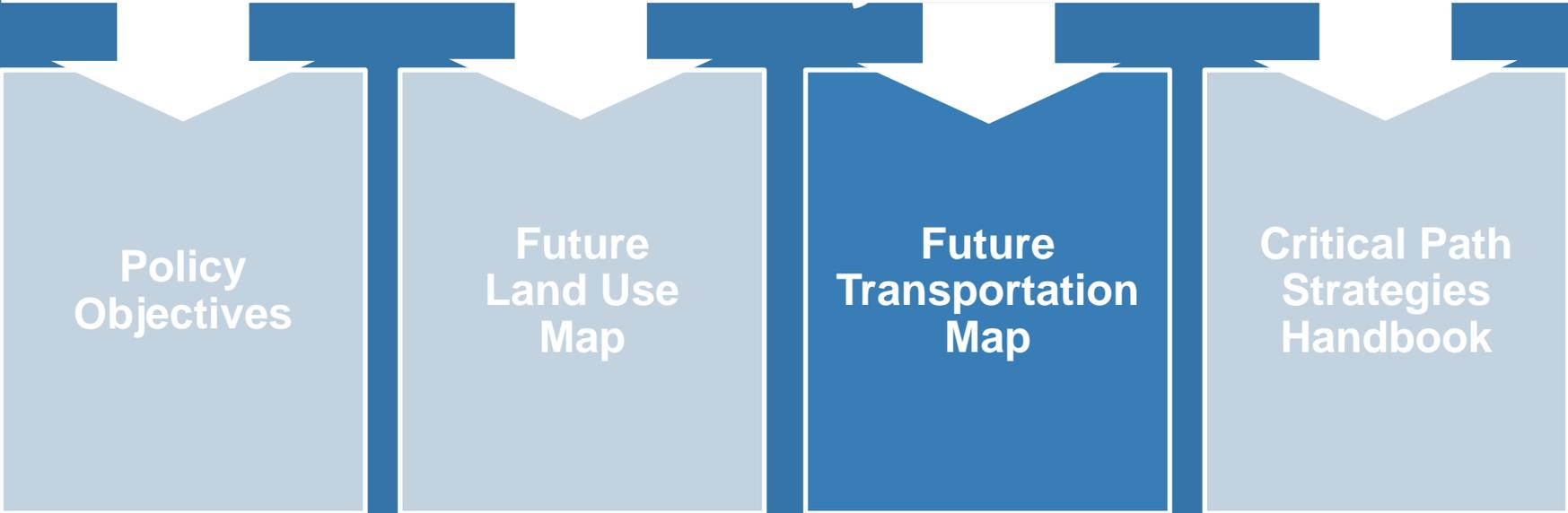
FUTURE RECOMMENDATIONS

Key Concepts and Recommendations

1. Infill development and redevelopment should be pedestrian-oriented in order to complement the existing building pattern of Downtown Bethany. Development and uses that maintain visual interest and generates foot traffic such as retail shops and professional offices with attractive display windows and restaurants with sidewalk cafes should be encouraged in the area's core.
2. Auto-oriented development, including drive-thrus and service uses should be minimized.
3. To maintain Downtown Bethany's unique identity and character, consider new or modified policies, programs and tools to identify and facilitate the protection and/or adaptive reuse of buildings and sites that exhibit historic characteristics.
4. Encourage the adaptive reuse of existing single family homes along the Cincinnati Dayton Road corridor to keep with the unique identity of the Downtown Bethany area.
5. Maintain a commitment to quality architecture through the development of tools and guides specific to Downtown Bethany properties, such as design and site development guidelines.
6. Encourage the establishment of nodes within the Downtown Bethany area by using distinctive architectural features, gateway special signage or entry features, clock tower / bell tower, or landscaping with benches. Key sites for consideration include: Cincinnati Dayton Road and Wyandot Drive Intersection, Cincinnati Dayton Road and Bethany Road Intersection, Bethany Road and Liberty Court, Curve in Cincinnati Dayton Road north of Bethany Road, and South of Cincinnati Dayton Road and Princeton Road.
7. Encourage the incorporation of public open spaces such as terraces, urban plazas or pocket parks into development and redevelopment activities. Key sites for consideration include: South side of Wyandot, between Lakota Lane and Liberty Court, Southeast corner of Cincinnati Dayton Road and Bethany Road, and the Southwest corner of Cincinnati Dayton Road and Princeton Road.
8. To the extent possible, along the Cincinnati Dayton Road corridor minimize and consolidate surface parking areas to assist in the development pattern of a traditional downtown environment where buildings front the street and create a "street wall". The street wall is critical to creating a welcoming, interesting, and walkable pedestrian environment.
9. Minimize curb cuts along Cincinnati Dayton Road and Bethany Road by promoting shared driveways between businesses to the extent possible.
10. Encourage the use of a network of access drives, cross access easements and collectors to facilitate improved access to each property in the Downtown Bethany area, while also limiting direct driveway access to Cincinnati Dayton Road and Bethany Road.
11. As properties develop and/or redevelopment, incrementally acquire additional right of way, as needed, to accommodate additional traffic turn lanes, pedestrian amenities and corridor beautification.
12. Consider the use of shared parking lots to better manage parking capacity and access throughout Downtown Bethany, especially as new development comes on-line.
13. Establish a fully connected pedestrian network along Cincinnati Dayton Road to provide a means for residents to walk along the primary thoroughfares and to connect them to businesses.

Planning Tools

Community Vision



Policy
Objectives

Future
Land Use
Map

Future
Transportation
Map

Critical Path
Strategies
Handbook

Community Vision

Liberty Township offers individuals, families, and businesses, a place to experience an outstanding quality of life, and to prosper in a financially-sound community.

Liberty Township will provide for a diverse transportation network that promotes, provides, and supports safe and efficient mobility choices for all.

The diagram consists of a blue rectangular box with a white border. Inside the box, the text 'Future Transportation Map' is centered. A white arrow points from the top of the box to the main title 'Community Vision' at the top of the slide. Another white arrow points from the right side of the box to the italicized text on the left side of the slide.

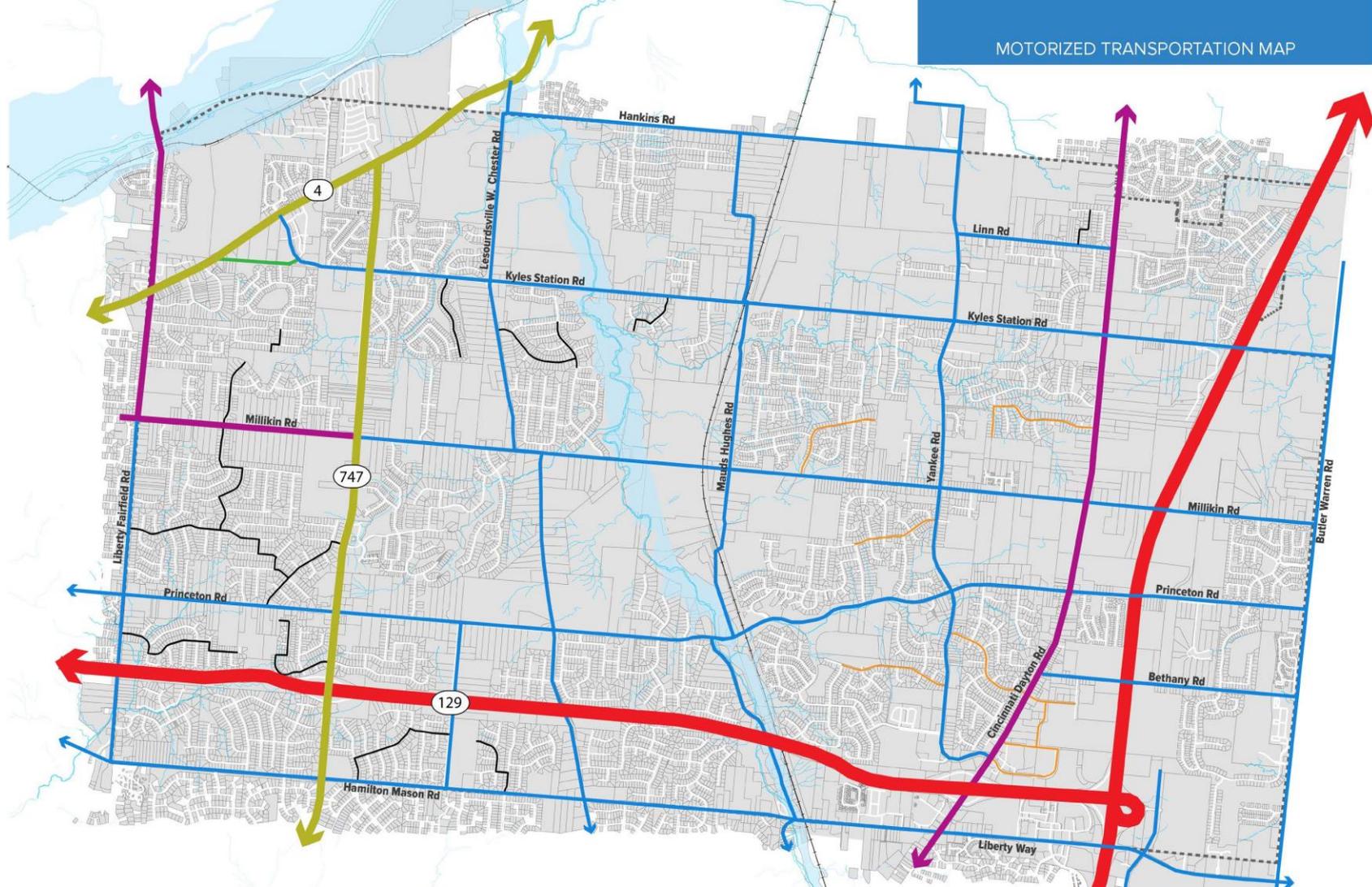
Future
Transportation
Map

Future Transportation Plan

The 2020 Future Transportation Map illustrates a safe, functional and enjoyable system that includes driving, walking and biking facilities.

The Plan was developed by:

- » Understanding the existing motorized and non-motorized transportation systems;
- » Reviewing recommendations provided within the 2007 Butler County Throughfare Plan; and
- » Analyzing the impacts of the 2020 Future Land Use Plan.



Future Transportation Plan

The 2020 Future Transportation Map confirms previously discussed roadway impacts:

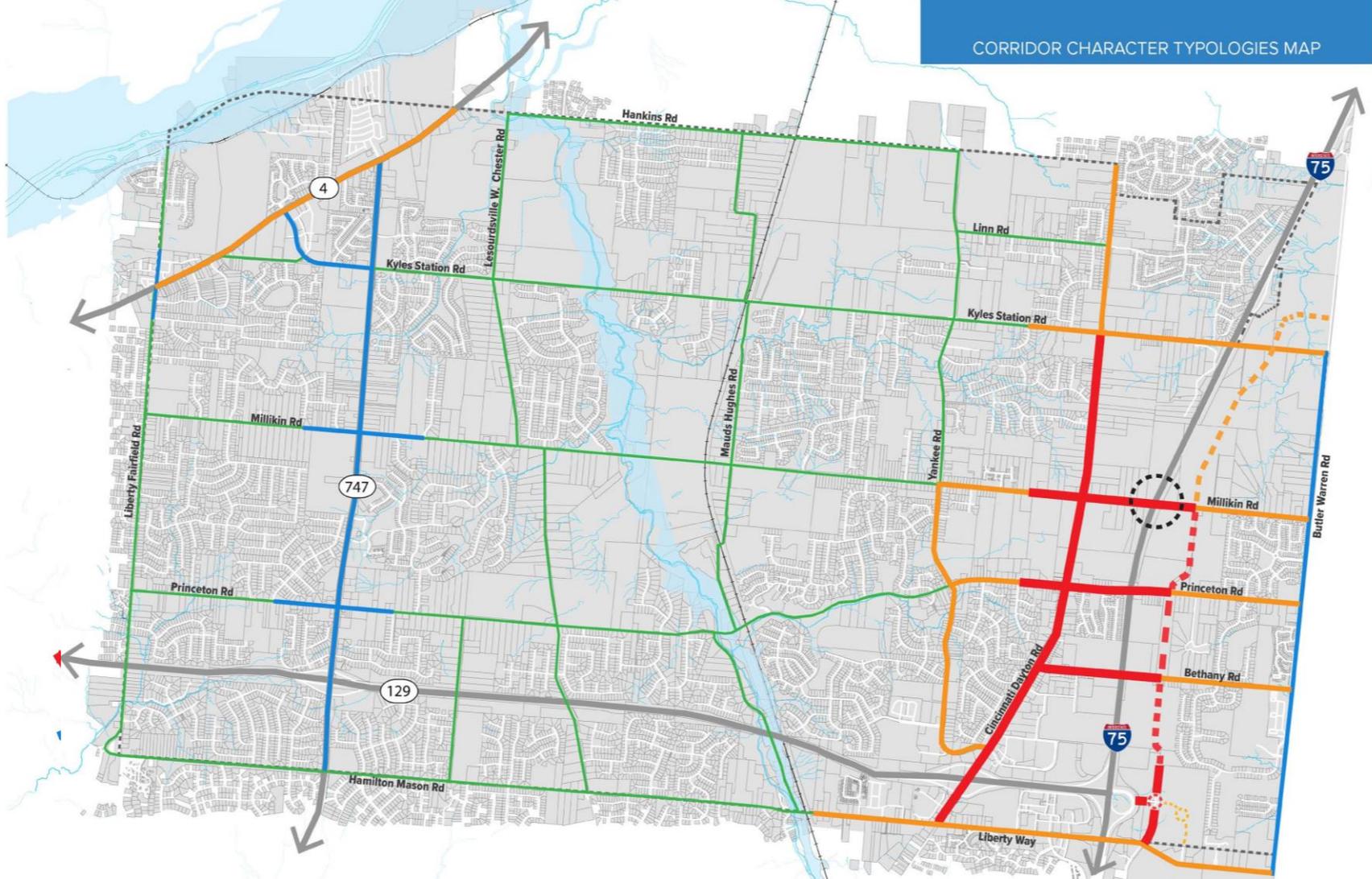
The following roadways are expected to need capacity improvements in the future based on future development and community growth:

- » Millikin Way Interchange and associated improvements (including the Cox Road extension)
- » State Route 4
- » State Route 747
- » Cincinnati Dayton Road
- » Liberty Way

Future Transportation Plan

New Feature: Corridor Character Typologies

- » Based on community input, the appearance of the roadway itself is just as important as the mobility and accessibility standards outlined within a traditional Thoroughfare Plan.
- » The Future Transportation Plan ties the future development character of an area to the way the roadway functions and looks, with an emphasis being placed on establishing contextual elements that carry out the community's desire to preserve the rural, natural character of the Township.



FUTURE CHARACTER CLASSIFICATION

URBAN CORRIDORS

The Urban corridor typology is intended to enhance the pedestrian experience in areas of higher-intensity development as recommended by the future land use map. These roadways are highly traveled and expected to experience an increase in pedestrian activity. The roadways should have extensive amenities for all users, with businesses clustered and storefronts brought up to the edge of sidewalks and streets. Focused on areas of mixed use and high density, these roadways focus on controlling traffic, and safely accommodating bicyclists and pedestrians to encourage non-motorized forms of travel. The scale is highly pedestrian with cars and people sharing limited space.



FUTURE CHARACTERISTICS

GENERAL CHARACTERISTICS - URBAN CORRIDORS

| VEHICULAR ZONE | Typical Number of Lanes | 2-4 depending on capacity analysis |
|------------------|--|--|
| | Lane Width | 10-11 Feet (As determined by the Butler County Engineers Office) |
| | Median or Center Turn Lane | Possible, based on location and final cross section |
| | Curbed | Yes |
| MOBILITY | Lighting Scale | Pedestrian |
| | Tree Lawn | Possible, based on location Tree lawn may be paved at crosswalks to provide a safe transition space for pedestrians |
| | Streetscape Furniture | Yes |
| | Street Trees and Other Landscaping | Yes |
| | Sidewalks | Yes |
| DEVELOPMENT ZONE | Pedestrian pathways (On-Street Bicycle Facilities or Multi-Use Path) | Yes, depending on location. Refer to Liberty Township Trails Plan |
| | Development Setbacks | Along primary thoroughfares, developments should utilize yard setbacks to preserve existing natural features, and areas of established vegetation. Within the setbacks, in addition to preserved features, landscape berms and additional vegetation should be used to screen development parking areas and further enhance the visible character of the area. |

Planning Tools

Community Vision

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Critical Path Strategies



MAINTAIN

their existing neighborhoods and community assets.



GROW

the community's neighborhoods, businesses, and employment centers.



EXPAND

infrastructure, public services, amenities, and programs to meet the needs of the community.



MANAGE

the community's needs through promoting the community brand and identity, enhancing the quality of life, and sustaining efficient and transparent township government processes.

Critical Path Strategies

The Critical Path Strategies Handbook is a resource for Liberty Township staff and partners that provides specificity to the action steps that were identified as a top priority.

- » The critical path strategies are a combination of short-term, affordable “low-hanging” fruit projects and programs that can create momentum and near-term progress for the Township while others are long-term programs or projects that may require an extended timeline or additional funding to complete but are crucial to achieving the community vision and goals.

Critical Path Strategies

CRITICAL PATH STRATEGIES HANDBOOK

Critical path strategies are essential in achieving Liberty Township's vision and goals as outlined within the 2020 Liberty Township Comprehensive Plan. All of the action steps are important, but the critical path strategies are actions that should be initiated and completed first, as top priorities. The critical path strategies are a combination of short-term, affordable "low-hanging" fruit projects and programs that can create momentum and near-term progress for the Township while others are long-term programs or projects that may require an extended timeline or additional funding to complete but are crucial to achieving the community vision and goals.

Several factors were considered when identifying the critical path strategies including the key challenges and trends, public input on prioritization, and discussion with Township leaders and department staff. These strategies range from continued collaboration and partnership to marketing and branding initiatives, and updating the local zoning resolution.

Implementation of the 2020 Liberty Township Comprehensive Plan starts by completing the following strategies

1

EXPLORE ESTABLISHING A BUSINESS OWNER OUTREACH PROGRAM TO SHARE IDEAS AND INFORMATION.

4

WORK WITH AND ASSIST BOTH LOCAL AND REGIONAL DEVELOPERS TO IDENTIFY LOCAL OPPORTUNITIES AND HELP NAVIGATE THEM THROUGH THE DEVELOPMENT PROCESS.

7

WORK WITH BUTLER COUNTY TO PROACTIVELY PLAN FOR THE UPGRADE OF MAJOR CORRIDORS TO ALLEVIATE CONGESTION, MANAGE TRAFFIC AND IMPROVE SAFETY AS OUTLINED IN THE CHAPTER 3: GROWTH FRAMEWORK.

10

COORDINATE WITH BUTLER COUNTY, OKI AND ODOT TO ENSURE THE VEHICULAR AND NON-VEHICULAR PROJECTS ARE INCLUDED WITHIN THEIR LONG-RANGE PLANNING DOCUMENTS.

2

CONTINUE TO FOSTER COMMUNICATION AND COLLABORATION BETWEEN THE TOWNSHIP AND HOA'S.

5

REVIEW THE TOWNSHIP'S ZONING RESOLUTION AGAINST THE FINDINGS AND RECOMMENDATIONS INCLUDED IN THIS 2020 COMPREHENSIVE PLAN TO IDENTIFY IF THERE ARE POTENTIAL CONFLICTS.

8

EXPAND THE LIBERTY TOWNSHIP TRAILS PLAN FOR THE PURPOSE OF IDENTIFYING, DETERMINING FEASIBILITY, AND PRIORITIZING FUTURE SEGMENTS OF SIDEWALK, TRAILS AND MULTI-USE PATHS. ONCE COMPLETE, USE THE PLAN TO IDENTIFY APPLICABLE FUNDING RESOURCES, AND TO GUIDE PRIVATE DEVELOPMENT INVESTMENTS.

11

CREATE A MEDIA RELATIONS AND MARKETING PLAN FOR THE PROMOTION OF LIBERTY TOWNSHIP THAT INCORPORATES BOTH ONLINE PLATFORMS AND PRINTED METHODS.

3

WORK WITH PROPERTY OWNERS NEAR THE PROPOSED MILLIKIN INTERCHANGE TO SHARE THE LONG-TERM VISION FOR THE TOWNSHIP AND ENCOURAGE OPEN DIALOGUE ABOUT THEIR FUTURE PLANS.

6

WORK WITH ODOT, BUTLER COUNTY AND OKI TO IDENTIFY FUNDING SOURCES, AND APPLICABLE NEXT STEPS FOR A NEW INTERCHANGE AT MILLIKIN ROAD, INCLUDING DEVELOPER/LAND OWNER PARTICIPATION.

9

CONTINUING WORKING WITH THE LIBERTY TOWNSHIP TRAILS COMMITTEE TO PLAN FOR THE MIAMI/MIAMI AND GREAT MIAMI RIVER TRAIL, INCLUDING APPLICABLE LOCAL CONNECTIONS.

CRITICAL PATH STRATEGIES

STRATEGY #4

SHORT NAME:

Coordination with Developers

RELATED THEME:

Grow

OVERVIEW

Building strong relationships and finding ways for anyone involved to mutually benefit from each other is essential for creating public-private partnerships. Liberty Township should capitalize on the opportunity to work with and assist private developers in the future. By helping developer's identify opportunities within the Township, staff should continue utilizing pre-application meetings to express their priorities and vision for certain areas before the developer prepares initial ideas or presents at an official meeting. This approach could help save time during review or regulatory meetings and could save energy that is put into a project that may not align with the Township's vision and goals. Additionally, the Township can help developers navigate through the development process and by doing so, this could make for a smoother, quicker development process which saves developers money during the initial planning process. This communication and collaboration makes the process easier for developers and creates a partnership that may result in a better outcome that aligns with the Townships wants and needs more effectively.



Work with and assist both local and regional developers to identify local opportunities and help navigate them through the development process.

| ACTION STEPS | PARTIES TO INVOLVE |
|--|---|
| <ol style="list-style-type: none"> 1. Complete an initial review of the development process to identify any unintended consequences or barriers and "extra" steps that could condense the process. 2. Create a list of local development opportunities or preferred development sites and regularly update it. 3. Identify local and regional developers that the Township has worked with, or wants to work with in the future, and evaluate the point of contact and the best method for connecting with them. 4. Determine if one-on-one interaction or group interaction is preferred. If a group, plan a developer's event similar to the Business Owners Breakfast. 5. Schedule the desired method of meeting with the developers. Collect feedback on ways to improve the process and/or what the Township could do to assist. (Repeat annually) 6. Review the feedback and determine how to use it to inform changes identified in the initial review completed in step 1. 7. Finalize an updated development process as necessary. 8. Determine a Liberty Township staff member to be the point of contact for developers looking for further assistance. | <p>Liberty Township Economic Development/Marketing</p> <p>Liberty Township Planning and Zoning</p> <p>Liberty Township Administration</p> <p>Local and regional developers</p> |
| | <p>FUNDING RESOURCES TO EXPLORE</p> <p>General Revenue from Liberty Township; Support and sponsorship from other local organizations</p> |
| <p>TIMEFRAME</p> | <p>0-1 Year</p> |
| <p>COST ESTIMATION</p> | <p>Low to Medium depending on the involvement of a private consultant</p> |

A large, bold, white number '3' is positioned on the left side of the slide. The background is a solid red color with a subtle, repeating pattern of wavy, wood-grain-like lines in a slightly darker shade of red. A thin white vertical line is located to the right of the number '3', separating it from the text 'Next Steps'.

Next Steps

Plan Adoption: Review

The final plan and its individual components have been under review since June 2020.

The document provided to you reflects comments and suggestions provided by the following groups:

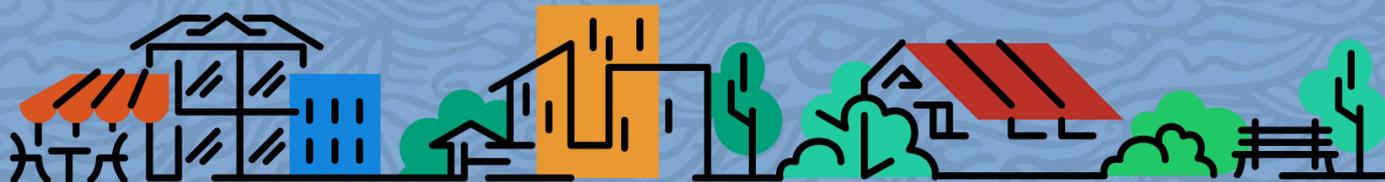
- » Project steering committee
- » Project ambassadors
- » Project stakeholders
- » Township Trustees and staff
- » General Public

Plan Adoption: Review

Following tonight's presentation the plan will remain available for public review and comment.

We encourage everyone to:

- » Review the draft document
- » Review the process summary boards
- » Provide comment by using the online form



LIBERTY TOWNSHIP

COMPREHENSIVE PLAN

BOARD OF TRUSTEES MEETING | NOVEMBER 17, 2020