



Planning and Economic Development

Ed Anzek, AICP, Director

From: Ed Anzek and Sara Roediger
To: Planning Commissioners
Date: 1/16/2015
Re: Area development/strategic plans

In 2013 staff discussed the need with the Planning Commission to “nudge” certain areas in the city that would benefit from redevelopment. Many sites developed prior to 1970, are beginning to appear “tired” and their age is beginning to show. In addition, as the sites were developed in accordance with standards that oftentimes are considered outdated by today’s standards, may be dysfunctional in the context of vehicular and pedestrian circulation, access, lighting, landscaping, building design and function.

During these discussions several areas were identified around the city that should be studied, and at the time staff thought these plans would be developed in-house. Fortunately, as the economy has rebounded staff has not been able to commence any work on these area plans as the number of new site plans and subdivisions have intensified. Our concern is if we don’t get pro-active plans developed we may miss some opportunities to provide guidance as these sites are considered by the private sector for re-development. Failure by the city to prepare these plans may result in the property owners proceeding with some form of redevelopment that may not meet the best potential for the site moving forward (such as isolated lots with drive-through or retail strip development), therefore putting the city in a reactionary role without the necessary tools to enforce better development.

In the 2015 city budget, funds have been designated to prepare plans for study areas. As currently submitted, the request is for the Olde Towne corridor, however we felt it would be more beneficial to bring the matter back to the Planning Commission for discussion before staff begins the process of going out to bid to hire outside professionals. At the January 20, 2015 Planning Commission we hope to prioritize the areas previously considered and potentially use the funds as currently proposed or to study multiple smaller, more focused areas for the same allocated funds. To that end staff would like to get your input on the following previously mentioned areas as to a sense of priority:

1. SW corner Tienken and Rochester
2. Crooks/Avon Industrial
3. Hampton Village Center
4. Twist Drill
5. Bordine’s
6. SE Corner Hamlin/Rochester *[not a top candidate with Dunham Sports and Fresh Thyme Market filling the center]*
7. Winchester Mall – Kmart
8. Back of Great Oaks *[development of Walton Shoppes eliminates this]*
9. Campus Corners
10. Olde Towne
11. NW Corner Auburn/John R

This list is not considered exclusive. In your travels this weekend see if there are any other areas that should go on the list for consideration. Thank you