

## **GRANVILLE - Summary & Clarification of Comprehensive Planning Process**

Go to [www.poggemeyer.com/plan/granville/](http://www.poggemeyer.com/plan/granville/) to view the updated Comprehensive Plan.

In early 2006, the Village and the Township chose to work together to design the request for proposals for the Comprehensive Plan Update which sought competitive proposals from consultants, and ultimately hired Poggemeyer Design Group (PDG) to perform the work.

- Consequently, any allegations that PDG has a conflict of interest in serving both the Village and the Township have no basis whatsoever.
- The fact that the two entities created the work program and PDG was charged with working for both entities under a single contract removes any possible conflict of interest in performing that work for both clients.

A Kick-Off meeting was held in **July of 2006** to define and discuss the major issues facing the community, and to ensure that the Steering Committee and the consultant understood the expectations, schedule, and budget for the project.

Next, objective information and relevant hard data was collected and analyzed to blend existing information and data with fresh insights into how the Granville community is changing locally and in the context of state and national trends. A substantial measure of effort concentrated on local historic and cultural resources and environmental assets.

Major emphasis was also placed on community engagement, consisting of workshops and other forms of outreach intended to maximize community participation.

- These efforts effectively produced a clear image of how residents view a desired future for their community.
- The Steering Committee engaged in extensive dialog about how best to organize and conduct these outreach efforts.
- A series of interconnected activities were conducted to:
  - Fully examine and analyze the component layers of Granville's unique identity.
  - Isolate the field of specific qualities and environmental attributes that constitute Granville's unique character.
  - Identify key community issues and challenges with respect to community growth and change.
- Concurrent with other community engagement activities, surveys were designed and undertaken by the consultant team.

Stakeholder interviews were conducted with local community leaders (selected by the Steering Committee) who are particularly knowledgeable about local economic and physical conditions, challenges, and opportunities.

- Initial stakeholder interviews detail OC intentions to develop the site as a mixed-use commercial/residential development. (published to the project website in **November of 2006** and substantially unaltered since)
  - OC based these intentions on a market study it had done.
  - OC representatives describe their intention to consolidate their operations on campus, possibly expand R & D activities to other firms, and potentially develop a portion of the property as residential and neighborhood commercial uses designed to compliment the Granville community, and specifically not to compete with the Downtown in any way.
- Reports were distributed to Steering Committee members and posted to the project website for over a year.

In **December of 2006**, PDG was asked by the Village and Township (Mayor, Don Holycross, Wes Sargent, Steve Mershon, Constance Barsky, Chris Strayer [former Village Planner], and others) to meet with OC and begin discussing developing a portion of the property as a JRS site.

- PDG representatives toured the site with Village and OC representatives.

Poggemeyer did a "poster board" session at the high school in **January 2007** to take comments on all important issues in the Comprehensive Plan.

The Community Design Workshop (held **August 7, 2007**) focused on the primary design systems that make up the community.

- Of particular interest were elements encountered as residents interact with the Village and Township as they drive, walk, work, shop or wander in the community.
- Primary entries and gateways, circulation routes, signage and landscape cues, parking and pedestrian routes and linkages, architectural systems, business signs, and public spaces were addressed and reviewed for strengths, weakness and especially the quality of the interaction between place and resident.
- A development scenario workshop was conducted to review alternative development scenarios for the community.
- Options such as alternative growth patterns, residential density, balance between local employment and numbers of residents, and related matters were presented as a basis for constructive and interactive discussion in a workshop.

Traditional Neighborhood Design is a planning term or art introduced at this early stage in the planning process to help the community understand the concept.

- The definition that the plan provides specifically outlines the intent of this land use, and purposefully reinforces throughout the plan that these areas should be focused on maintaining a design that is consistent with the existing community and should not allow any development that would be in competition with or somehow detract from the Downtown. The following explanation in italics is from the Plan (see pg. 2-1 and 2-2):

*The purpose of [TND] is to utilize "New Urbanist" principles and standards for the development of new urban neighborhoods and the revitalization or extension of existing developed areas.*

*Generally, TND has a mix of uses and an integrated mix of housing types and price ranges; an interconnecting street network (rather than a reliance on cul-de-sacs); a town center, formal civic spaces and squares; and pedestrian-oriented design that pushes garages to the rear of house lots and places parking lots behind buildings instead of in front of them.*

*TND has a recognizable center and clearly defined edges where many activities of living occur within easy walking distance, generally no more than a quarter mile from center to edge.*

- This does not mean a commercial center. It is more often a public square or green.

*...this type of design should bear a relationship to what surrounds it and may be most applicable to places adjacent to the Downtown or when creating a new mixed use neighborhood center.*

*TND development may also be solely residential in nature when located near existing neighborhood commercial uses that are adequate to serve the new residential development.*

- Any implication of a "traditional town center development" is unintentional. The use of the term "town center" above is illustrative of the general concept. Because, generally speaking, "town centers" can be a part of TNDs.
- However, in this Plan, each instance where TND is applied in this plan, a neighborhood center is described as the desired outcome specifically to compliment the downtown and not detract from it.
- Taken out of context, an inference of a "traditional town center development" could be drawn because newer outdoor malls have been calling themselves "town centers" recently.

A neighborhood center is defined in the Plan on pg. 2-6:

- *"The majority of land use in this category is a dense mixture comprised of retail and service commercial, multi-family residential, and high-density single-family residential land uses. Mixed Commercial uses include both retail and services, as well as professional office uses.*
- *This type of development might include retail and services on a larger scale to accommodate those customers who primarily drive rather than walk to travel to the site.*
- *However, these types of mixed commercial and residential centers offer opportunities for more pedestrian-friendly traditional neighborhood design."*

In **August of 2007**, land use definitions were published to the project website.

- The bulk of the Owens property is classified as "mixed use development" based on the OC intent for the property.  
This was stated to and approved by the Steering committee.  
The land use plan was reviewed and vetted by both the Steering Committee and by the public in several forums.

According to the Granville Press, *"A resident of Columbus Road, near Owens, expressed concern that his area was being targeted for intense development; he was told not to worry."*

- This question and concern was initially brought up in **August of 2007** addressing the general area surrounding the OC property, but specifically mentioned a property across the street which was mistakenly labeled as commercial.
- The mistake was acknowledged and the resident was told "not to worry" because the map would be corrected, and has been since **October 2007**.

**October 18<sup>th</sup>, 2007** - PDG met with the Granville Comprehensive Plan Update Steering Committee to review the draft final text chapters that were prepared after the public workshop comments were incorporated.

- Public comments received were reviewed at this meeting as well.
- Comments from the Steering Committee were to be submitted to Alison for compilation into "one red-lined version" of a draft and submittal to PDG for final changes.
- Public comments on the draft were continuously received via forwarded emails from the Village from **November, 2007 to January, 2008**.

From **August, 2007 to January, 2008** PDG and Granville were negotiating on contract amendments for extra services performed.

**February 4<sup>th</sup>, 2008**, PDG received the Village's final submission of changes in one red-lined copy, per our contract.

- Also attached were roughly one dozen questions by Councilwoman Jackie O'Keefe. ○  
No comments were received on any materials after **February 4<sup>th</sup>**.

**March 18<sup>th</sup>, 2008**, PDG submitted the final version of the text including the changes requested by the Village and a four page written response to each of Ms. O'Keefe's concerns to both the Village and the Township.

- No content changes have been made to this version since.

Building on the results of the entire planning process, the Steering Committee and consulting team developed a draft in a highly interactive manner. When a high level of consensus was reached, the plan was prepared for adoption.

**April 4<sup>th</sup>, 2008**, PDG posted the final version of the text online.

- PDG has made absolutely no changes to the draft Comprehensive Plan to specifically accommodate Owens Corning.
- PDG has been working very closely with both the Village of Granville and Granville to finalize the Comprehensive Planning process.
- Admittedly, this version of the draft had some minor errors due to technical difficulties in converting the document format. These issues have since been resolved.

The Granville Press posed the question, “*Why does a developer get an overpass for undeveloped raw land when existing neighborhoods don’t get the time of day when they request the same?*” of the OC property and the possibility of a future overpass at the north end of the property where they previously had access to SR161.

- The answer is they don’t.
  - ODOT has made no commitment to any overpass anywhere in this area.
  - The intent of the potential overpass was to reconnect Broadway with the areas south of SR161.
  - Also, should the OC site open up to public use of the open space and undevelopable areas, or have portions developed as residential or neighborhood commercial, then any onsite residents could better access Downtown and residents north of 161 could access the public open space.

PDG was hired by Owens Corning in **April of 2008** to analyze the OC Science and Technology Center site for possible funding scenarios and developability as an expanded R & D site, and potentially a JRS site.

- Before PDG entered into a contract with OC, PDG cleared this with the Village (Don, Constance, etc.) and then with the Steering Committee.
- No objections were raised and in fact, PDG was encouraged to help develop the site for the JRS program.

In **May of 2008**, PDG was further engaged to prepare a State of Ohio Job Ready Sites (JRS) grant request (Due **May 15**).

- The grant request asked for \$1 million for a two-mile sewer line to be constructed by Southwest Licking Water and Sewer District to the Owens property.
  - This is not a binding agreement.
- PDG informed the Village that the grant request called for Southwest Licking as the primary sewer provider. Several discussions with Don Hollycross and Constance Barsky as well as Steve Mershon addressed this issue.

Because the Village was unable to produce a resolution of commitment for sewer service to the OC site, nor any cost estimates prior to the grant submittal, (which was prepare two weeks before the deadline) there was no other option available that would allow the application to move forward.

- No contracts for sewer service have been signed. ●
- No provider is locked in.
- A latter amendment to the application provides the Village alternative as another more cost-effective option
- The JRS grant application did not attempt to shut anyone out, but simply enabled the project to move forward within the State’s deadline.

The mayor of Granville signed a letter of support for the project.

PDG was unaware of Mr. Rector’s email to the state.

- To our knowledge, OC is not actively seeking to redevelop its Granville property into residential and/or retail use.
  - Currently, the site is zoned exactly as it should be to facilitate additional R & D development on the site.
    - No zoning change is planned.
  - PDG actually advised OC not to utilize the site for anything other than its current use. Current market conditions dictate that, in fact, the site's best use would be for additional R & D space, which is why OC moved forward with the JRS application.
  - Future mixed use may be possible on the site, but may prove unnecessary to be financially viable.

PDG has been hired by Granville Township for a zoning update.

**July 21<sup>st</sup>, 2008**, PDG provided the final Future Land Use Map to the Village (Allison) for review by her and Village Council (per Allison in an email from 7/16/2008).

**September 4<sup>th</sup>, 2008**, PDG posted the final version of the Granville Comprehensive Plan Update to the website.

- The only changes made since the April version were spelling, formatting, grammatical and the insertion of pictures.

**September 12, 2008** two Village representatives (Allison Terry and Constance Barsky) attended the JRS presentation to the State presented by OC and Granville Township with PDG representatives in a collaborative effort to promote the project. Brian Miller from the Granville Sentinel was also present.

These are the facts of the issue. All three contracting clients have been fully aware of all of the various interactions, and have requested and/or approved Poggemeyer's engagement to the benefit of all.