



RICHMOND RISING

Steering Committee Meeting #6

October 24, 2019

WELCOME!

- ▷ Thank you to those who have continued to participate throughout the entire planning process!
- ▷ Your participation was a critical part of completing the draft plan.



Tonight's Agenda

- ▷ Undeveloped Land on US 27 Update
- ▷ Planning Process Overview
- ▷ Plan Organization and Content
- ▷ Next Steps

Undeveloped Land on US 27 Efforts

- ▷ Existing Conditions Report
- ▷ SWOT Analysis
- ▷ Preliminary Site Concepts
- ▷ Facilitated a series of meetings
 - Developer Roundtable
 - Sub-area Stakeholder
 - Steering Committee #5 focused on the sub-area
 - Public Meeting

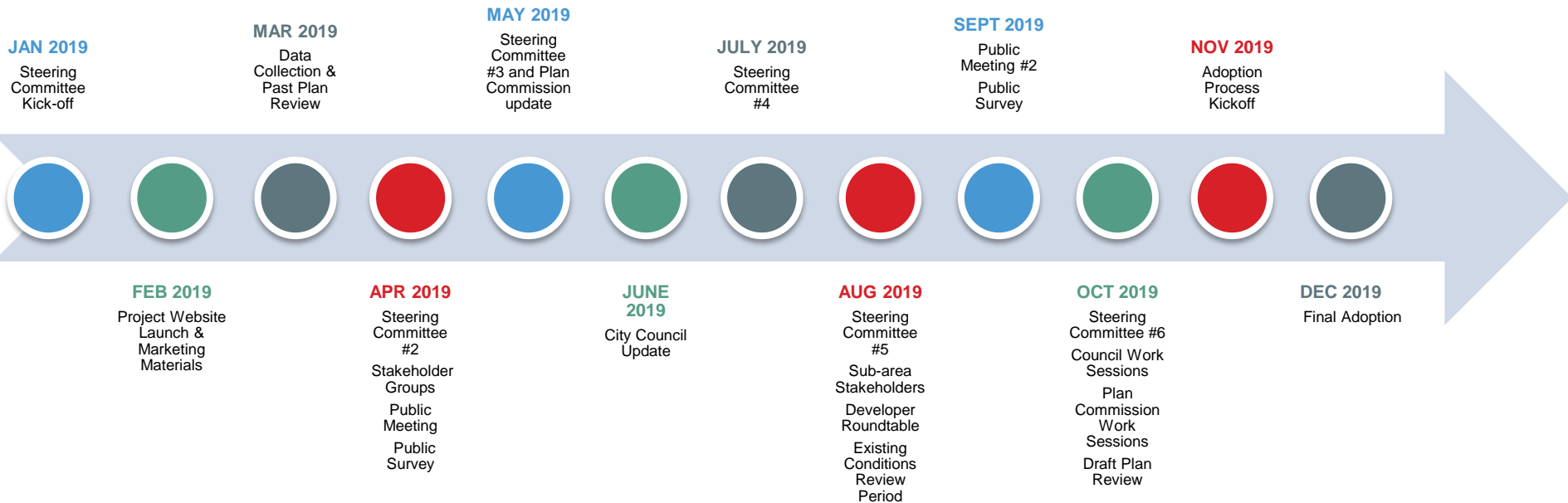
1.

Planning Proces Overview

How did we get here?

How did we get here?

12 MONTH PROCESS



Communication & Engagement

PUBLIC ENGAGEMENT BY THE NUMBERS



6 STEERING COMMITTEE
MEETINGS



2 PLAN COMMISSION
AND CITY COUNCIL
UPDATES



75 STAKEHOLDERS
INVITED TO PARTICIPATE



715 TOTAL PUBLIC
SURVEY RESPONSES



70 PEOPLE ATTENDED
THE PUBLIC MEETINGS



XX PROJECT WEBSITE
VISITS

You Spoke. We Listened.

Community engagement provides an opportunity for citizens to participate in the planning process and builds consensus around the community-wide vision and goals. These opportunities worked to ensure that the community's interests are reflected within the plan and that the recommendations will be supported during the plans adoption and implementation. Through various discussions, online surveys, and public events, a series of key takeaways were developed.

1. Residents identified parks, education, a vibrant downtown, health and safety, and public arts and culture as their top five values.
2. Resident's value the history, culture, and architecture of Richmond.
3. Residents value the unique places such as the Downtown, Depot District, Earlham College, Whitewater Gorge, and Glen Miller Park.
4. Residents placed a priority on attracting more people, jobs, and businesses to the community.
5. Residents placed a priority on addressing the challenges related to housing and blighted areas.
6. Residents feel Richmond's geographic location along interstate 70 and affordability give the city a competitive edge.
7. Residents feel the riverfront is a great development opportunity.
8. Residents identified public art, park and recreational facilities, family activities, entertainment, and professional housing, such as apartments, as desired amenities.
9. Residents feel the biggest challenges Richmond will face in the next 10 to 15 years are population decline, "brain drain", and workforce readiness.
10. The comprehensive plan should prioritize initiatives to help identify where the City should focus their efforts.
11. The comprehensive plan should have a clear, defined vision and an engagement process that speaks to all demographics.

2.

Plan Organization

What can we expect?







Richmond Rising: A Community Action Plan


- ▷ Organized around the fundamental theme of building
 - Introduction
 - Laying the Foundation
 - Establishing the Framework
 - Following the Blueprint

Chapter 1- Introduction

- ▷ Explanation of the Richmond Rising Movement
- ▷ 4 Planning Elements
- ▷ About the Planning Process
- ▷ Comprehensive Planning Approach
- ▷ Public Engagement and Key Takeaways

The theme of building runs through the four planning "Elements" of this Community Action Plan. The key concepts of each of these elements are summarized below.

	GROW This planning element encompasses all things related to land use development. It is broken into three overarching categories including the built environment, housing and neighborhoods, and support services. Each of these things are related and depend on one-in-another. To GROW Richmond's built environment, the City will need to achieve a more efficient use of the built environment, focusing on strategic areas, including well-designed public spaces, and greater conservation of land and natural resources. Furthermore, Richmond will need to GROW the city's housing stock, while also strengthening and maintaining existing neighborhoods. To do both of these things, it will require the GROWTH of Richmond's economy, workforce, educational offerings, public health and safety institutions, and community services.		CONNECT This planning element explores how Richmond should be connecting destinations, neighborhoods, utilities, and various modes of transportation. Connectivity includes all forms of getting from one place to another and accounts for not only the movement of people but also the movement of water, wastewater, and private utilities. By CONNECTING Richmond's destinations and neighborhoods to multiple modes of transportation and high-quality public and private infrastructure systems, the quality of life within the city can continue to be enhanced. By CONNECTING Richmond residents to a diverse set of open spaces and recreational facilities, the City can continue to build a strong sense of community.		PROTECT This planning element works to identify and celebrate the City's unique natural assets so that Richmond can develop and grow in a way that PROTECTS the environment in both the short and long term. Natural features such as river corridors, floodplains, natural landscapes, and gorges are unique and are elements that cannot be recreated in man-made built environments. These elements contribute to the city's parks and open spaces but can also be used to support developments and unique programming.		CELEBRATE This planning element recognizes that Richmond's history and culture should never be forgotten. The City's continued success will come from their historic past, their diverse cultural offerings and their passionate and friendly people. By CELEBRATING the City's offerings and accomplishments, all of Richmond's leaders, residents, and business owners can take part in the city's success moving forward.
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Chapter 2- Laying the Foundation

- ▷ Past planning efforts
- ▷ Planning Context – 6 Key Challenges

CHALLENGE #1

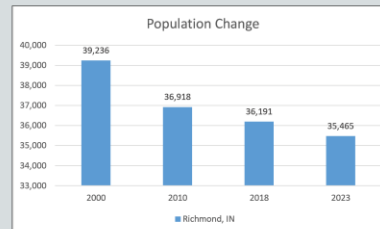
Richmond's population is declining and growing older.

In 2018, Richmond's total population was estimated at over 36,000 people, making it the largest city in Wayne County. Richmond is expected to experience a 2 percent decrease in population over the next five years, which is slightly less than the expected decrease of 2.25 percent for Wayne County. Additionally, the population that remains located in Richmond is growing older. Today, the median age for residents in Richmond is 40 years old and has been slowly increasing since 2000.

Richmond's population pyramid illustrates the age structure of the community. It reveals that a significant portion of the population is between the ages of 20-24. It can be assumed that this age group stands out because of the number of higher-education institutions located in Richmond. An important component to note is that the category representing people between the ages of 25-29 is much smaller, meaning that college-educated individuals are leaving Richmond. This concept is known as "brain drain". Educated, skilled individuals moving from a less developed community to a more developed community characterizes "brain drain".

To complicate further this challenge, the population pyramid shows that Richmond lacks residents between the ages of 40 – 50. This could be related to the desire for advancement within the workplace and limited opportunities to do so in Richmond necessitating relocation out of the community for these opportunities.

The final observation related to the age structure of Richmond's population stems from the aging population. Starting at age 60, the percentage of aging adults starts to drop off. It is likely because of the lack of amenities this age group needs, including diverse housing types, alternative modes of transportation, and other community services.



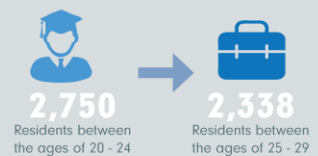
Fortunately, these amenities and services that are necessary for the elderly to age in place are attractive to millennial's too. By catering to one generation, a community can attract another generation.

Overall, Richmond is experiencing a migration of its workforce to nearby communities that offer higher wages and standards of living such as Indianapolis, Dayton, and Cincinnati. Although money is an important factor, improving the quality of life is a significant contributing factor that can be done in various ways. Quality of life observes an individual's satisfaction on a variety of elements ranging from access to goods and services, personal health and wellness, social integration, sense of safety, job security, opportunities for learning, access to unique experiences, and convenient amenities.

Improving the quality of life offered in Richmond starts by addressing the fundamental needs of a resident, and the two most popular things that bring an individual to a community are housing and employment. From there, the City can focus on the elements that supplement the necessities such as parks and recreational amenities and entertainment options.

To attract and retain residents and workers, Richmond must **GROW**...

- A community that provides a quality of life that attracts and retains young professional to stay in Richmond after completing their education.
- A community that supports local residents looking to advance.
- A community that accommodates a diverse selection of housing, transportation, recreation, and human services for people in all stages of life.



Community Survey Results

WHAT IS THE BIGGEST CHALLENGE RICHMOND WILL FACE IN THE NEXT 10-15 YEARS?

"Brain drain- losing its ambitious, driven, and smart people to cities that provide more."

"Loss of talented young people who don't have a reason to stay here."

"Remaining competitive with nearby large communities. We are likely going to continue to lose population if we don't take actions to provide more amenities to our population."

Chapter 3- Establishing the Framework

- ▷ Three key pieces to this chapter
 - Vision Statement
 - Regulatory Framework
 - Reinvestment Framework

“The City of Richmond is rising to become a VIBRANT community where there are opportunities for EDUCATION, ENTERTAINMENT, and EMPLOYMENT. Richmond’s GROWING quality of life stems from its DIVERSE people, SUPPORTIVE environment, WELCOMING neighborhoods, and CULTURAL amenities.”

Regulatory Framework

REGULATORY FRAMEWORK

Richmond Rising: A Community Action Plan's regulatory framework serves as a foundation for the City's future planning efforts; informing subsequent plans, policies, regulations, and budgeting decisions; and providing terminology to use throughout those efforts. The Richmond Rising regulatory framework focuses on four key planning elements:



To further understand how the City of Richmond and its strategic partners can GROW, CONNECT, PROTECT and CELEBRATE the city, the regulatory framework focuses on integrating land use, transportation, and placemaking qualities into a series of guiding goals and policy statements as well as programming and project recommendations. These guiding goals, policy statements, and physical improvement recommendations are aspirational, yet achievable targets to guide the community toward its future goals. They were created using a variety of data and input including past planning documents, conclusions from the Existing Conditions Document (Appendix 'XXX'), as well as input from the public outreach phases, including steering committee meetings, stakeholder discussions, community surveys, and public workshops.

The following pages are intended to be a comprehensive set of steps to guide GROWTH, CONNECTIVITY, PROTECTION, and CELEBRATION efforts throughout Richmond. The information is intended to be used by City of Richmond leaders and staff to review private development, guide City investments, and plan for both City- and community-led initiatives. Each two-page spread focuses on a key topic and outlines the City's primary goal for the future, along with guiding policies that can be used to guide and direct private investment. The two-page spread also includes a series of project and programming recommendations. These are intended to be tangible projects that will contribute to achieving the identified goal statement(s). The program and project recommendations include a preliminary priority ranking as identified by the Richmond Rising Steering Committee, community leaders, and the general public. Projects deemed a high priority are further outlined within Chapter 5: Following the Blueprint.

Regulatory Framework

- ▷ Topic descriptions
- ▷ Goals, objectives, and policy statements
- ▷ Programs and Projects

ESTABLISHING THE FRAMEWORK

GROW
Richmond's
Built Environment

Richmond's built environment features nearly 602 acres of commercially developed land and over time these areas have been focused on auto-oriented, auto-accommodating development within areas outside of Richmond's urban core. To GROW Richmond's built environment, the City will need to achieve a more efficient use of the built environment, focusing on strategic areas and the inclusion of well-designed public spaces and greater conservation of land and natural resources.

PRIMARY GOALS

Provide a variety of coordinated land uses to meet the needs of a diverse and sustainable community with thriving neighborhoods, business areas, industrial parks, and civic places.

PRIMARY OBJECTIVES

- 1. Use strategic and planned development to guide growth.
- 2. Encourage development in the city's urban core areas such as downtown, opportunity zones, special districts, and along primary thoroughfares rather than the city's outer edges.
- 3. Protect and conserve Richmond's cultural, architectural, and agricultural heritage while also encouraging growth.
- 4. Promote the reuse and redevelopment of existing sites and structures throughout Richmond to encourage an efficient use of resources and to foster revitalization.
- 5. Support commercial development and redevelopment in established commercial districts.
- 6. Improve the City's collective ability to deliver attractive sites for development and redevelopment.
- 7. Protect and conserve the region's environmental resources by encouraging innovative development solutions in the long term.

POLICY STATEMENTS

- 1. Focus new growth within strategic locations that align with the City's economic development strategies and/or initiatives.
- 2. Promote revitalization and residential infill within current boundaries of infrastructure and urbanized areas.
- 3. Allow for developments that are compact with convenient access to jobs, services, and amenities, while limiting those that are not.
- 4. Support changes to the City's Unified Development Ordinance to encourage development and redevelopment in key areas, as identified on the future land use map.
- 5. Strategically annex new land outside of current corporate boundaries in areas of planned growth such as Spring Grove, the industrial park area, and residential area of US 40 and S Round Barn Road.
- 6. Align economic development tools/practices to key areas such as existing TIF districts to incentivize activity in overlay districts and strategic areas.
- 7. Promote open space preservation and the development of green spaces within the identified Priority Investment Opportunity Districts and within underserved areas of the community.

- 8. Minimize conflicts between new development and natural or open space areas by encouraging the development of appropriate open spaces, landscape buffers, and architectural scale transitions.
- 9. Support and promote continued agricultural uses by discouraging the extension of City services into agricultural areas within the two-mile fringe.
- 10. Identify and preserve historically significant areas or structures.
- 11. Encourage new and diverse anchor institutions for people to experience downtown during morning, afternoon and evening hours.
- 12. Promote the use of Green Building Technology in new building developments and building reuse strategies.
- 13. Promote appropriate density/intensity of development to ensure future development is sustainable.

PROGRAM AND PROJECT RECOMMENDATIONS

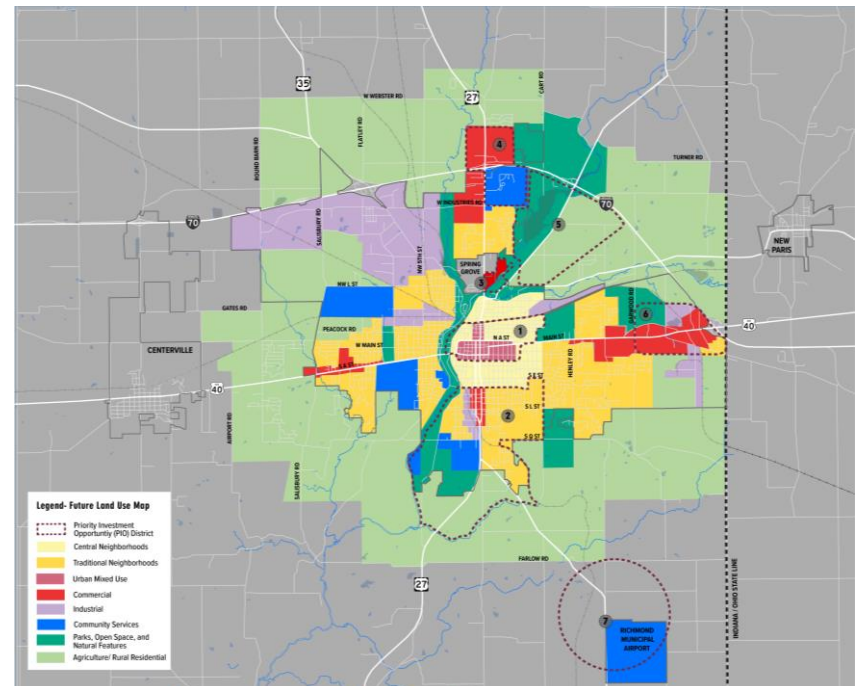
Program or Project	Priority		
	L	M	H
Plan for revitalization and redevelopment by completing sub-area plans for Priority Investment Opportunity Districts. (See pages X-X)			★
Provide development incentives to encourage redevelopment in the City's strategic growth areas including but not limited to the Priority Investment Opportunity Districts. (See pages X-X)			★
Evaluate the parking demand for both residents and businesses in downtown Richmond and the Depot District and develop a long-term parking management plan.			
Explore implementation and funding options for parking in downtown Richmond and the Depot District such as an Economic Improvement District and third-party partnerships.			
Identify key locations for wayfinding signage to direct users to available parking in downtown Richmond and the Depot District.			
Analyze the need for creating an overlay zone for the identified "Gateway Development" areas to further develop and enforce specific development regulations for these key corridors. See the Future Transportation Map.			
Evaluate the need for revitalization and redevelopment of the Richmond mall by determining the best and highest use of the existing facility.			
Update the City's Unified Development Ordinance and zoning map to align with the comprehensive plan policies, strategies, and future land use map.			
Explore implementing renewable energy-friendly ordinances and permitting requirements, including support for community-scale projects.			
Explore enacting energy smart zoning policies including walkable downtowns, village centers, and limitations on fragmentation of open spaces and farmland.			
Continue to inventory historical events, sites, buildings, and related resources for the purpose of maintaining an updated list of community assets and opportunities.			
Establish a review process for proposed remodeling or demolition of structures and artifacts in the historic district, wherein the Historic Preservation Commission would be involved in approving required permits.			
Identify which of Richmond's historic areas could benefit from being a designated historic district on the National Register of Historic Places and then consider adopting a zoning overlay districts that incorporates design/rehabilitation/restoration/preservation criteria for those areas.			
Complete an Annexation Fiscal Impact and Cost-Benefit Analysis.			

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Reinvestment & Redevelopment Framework

- ▷ Future Land Use Map
- ▷ Future Transportation Map
- ▷ Priority Investment Opportunity Districts
 - Opportunity Zone 2
 - Opportunity Zone 9
 - Undeveloped Land on US 27
 - Med Tech Village
 - Green Acres
 - Airport Transit
 - Gateway to Indiana



Chapter 4- Following the Blueprint

- ▷ Critical Path Strategies
 - Short-term, long-hanging fruit projects that can create near-term progress
 - Long-term projects that require an extended timeframe, additional funding, or additional staff resources to complete

Critical Path Strategies

- Plan for revitalization and redevelopment by completing sub-area plans for Priority Investment Opportunity Districts.
- Provide development incentives to encourage redevelopment in the City's strategic growth areas including but not limited to the Priority Investment Opportunity Districts.
- Update the City's Unified Development Ordinance to align with the comprehensive plan strategies and future land use map.
- Complete an inventory of all existing and future workforce development and training programs for the labor force, and then work with the appropriate organizations or agencies to promote these opportunities.
- Coordinate with private businesses, quasi-public agencies, and City departments to create a Citywide Transportation and Capital Improvements Plan. Following the completion of the plan, review and update it annually.
- Develop a marketing plan to measure and promote the image, usage, role, and effectiveness of Richmond's parks.
- Create a management plan for the Whitewater River and Whitewater Valley Gorge Park.
- Consider establishing a zoning district specifically for protection of Richmond's wetlands and riparian floodway and floodplain.
- Create a media relations and marketing plan for the promotion of Richmond.
- Explore ways to implement an online dashboard to report progress and accomplishments.
- Complete an annexation fiscal impact and cost-benefit analysis.

Critical Path Strategies

RELATED GOALS



CRITICAL PATH STRATEGY #1

Plan for revitalization and redevelopment by completing sub-area plans for the Priority Investment Opportunity Districts.

Action Steps	Parties to Involve	Time Frame	Estimated Cost
<p>Prioritize the PIO districts to determine which area could benefit from a sub-area plan first.</p> <p>Explore and identify a funding source for the sub-area plan(s).</p> <p>Develop and Issue a Request for Qualifications (RFQ) to select a consultant, or team of consultants, to assist in the development and adoption of a sub-area plan.</p> <p>Upon completion and adoption of the sub-area plan, explore implementation funding for the action items identified in the plan.</p>	<p>General Public</p> <p>City of Richmond Infrastructure and Development</p> <p>Plan Commission</p> <p>Council</p> <p>Economic Development Commission</p> <p>Redevelopment Commission</p> <p>Parks and Recreation Board</p> <p>Wayne County</p> <p>Professional Consultant</p>	3-6 months	Low-Medium

3. Next Steps

What will we do now?

What's Next?

- ▷ READ IT!
- ▷ ALL final comments due by
MONDAY, NOVEMBER 4.
- ▷ Important Dates:
 - Nov. 11 Plan Commission Submittal
 - Nov. 18 - Council First Reading
 - Nov. 21 - Plan Commission Approval
 - Dec. 2 - Council Adoption

THANK YOU!

Any questions?

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