



**ONE**

*St. Marys*  
**ONE VISION**

# CITY OF ST. MARYS MASTER PLAN & VISION



MASTER PLAN STEERING COMMITTEE

# AGENDA

- Intro to Planning – What is Masterplanning?
- Future Land Use Workshops – Planning for Community Character
- Group Exercise
- Group Presentations

# What is “Master Planning”?

- Answers the questions:
  - ▣ Where are we? (Mission Statement)
  - ▣ Where do we want to go? (Vision Statement)
  - ▣ How are we going to get there? (Goals & Strategies)
  - ▣ What are we going to do, who is going to do it and when is it going to get done? (Implementation Plan)
  - ▣ How are we doing? (Benchmarking and Annual Review)

# What will be in the Master Plan?



# Master Planning Process

Data Gathering

Visioning

Goals, Themes,  
& Strategies

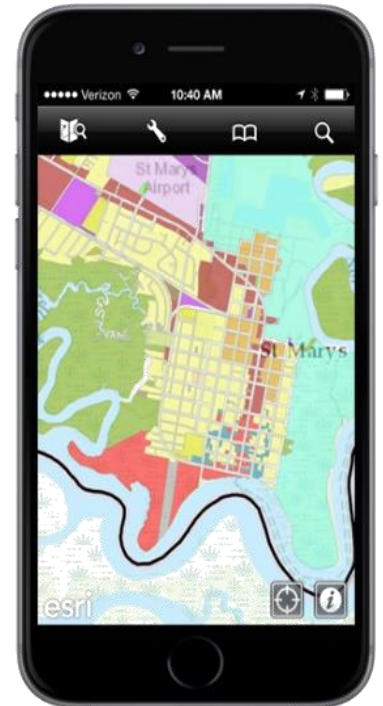
Implementation  
Tools & Zoning  
Ordinance  
Recommendations



# Visioning & Community Engagement

- *Master Plan Steering Committee (MPSC)*
- Stakeholder interviews
- Public Workshops
- Community “Snap Shots” educational handouts
- Children’s art contest
- On-line survey
- Web-based GIS site / Smart Phone app
- Social & traditional media campaign

*Public involvement is key – Community Authored!*



## Who is the Master Plan Steering Committee?

We are a group of interested citizens who have volunteered to help guide the Master Planning process so that it better reflects the vision of the residents of St. Marys.

# Plan Timeline – Major Milestones

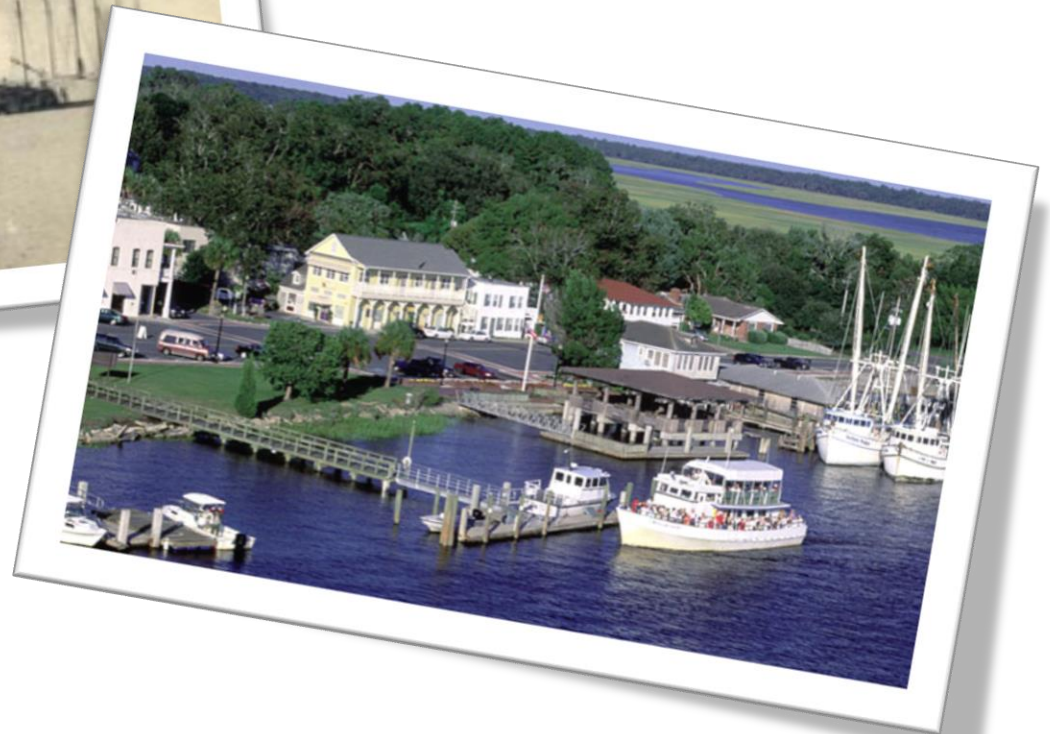
Major Task	Proposed Deadline
Task 1 - Plan Review & Land Use	Oct 2015 - Jan 2016
Task 2 – Visioning & Community Engagement	Feb 2016 – Sep 2016
Task 3 – Master Plan Development	Sep 2016 – Mar 2017
Task 4 – Zoning Ordinance Update	Jun 2016 – Mar 2017
Task 5 – New Zoning Map & GIS Database	Oct 2015 – Apr 2017



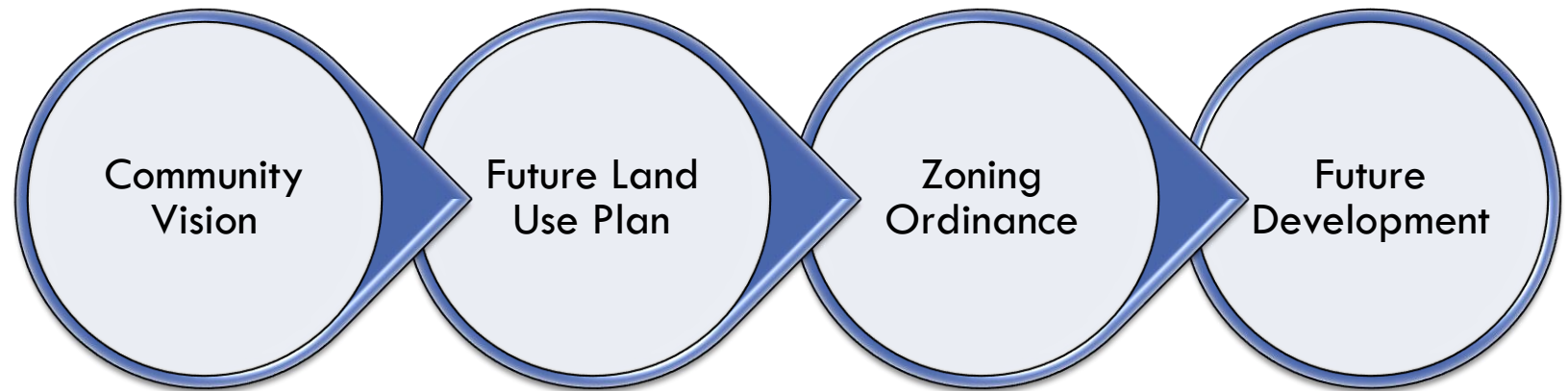
# Future Land Use Workshop

Discovering Your Community Character

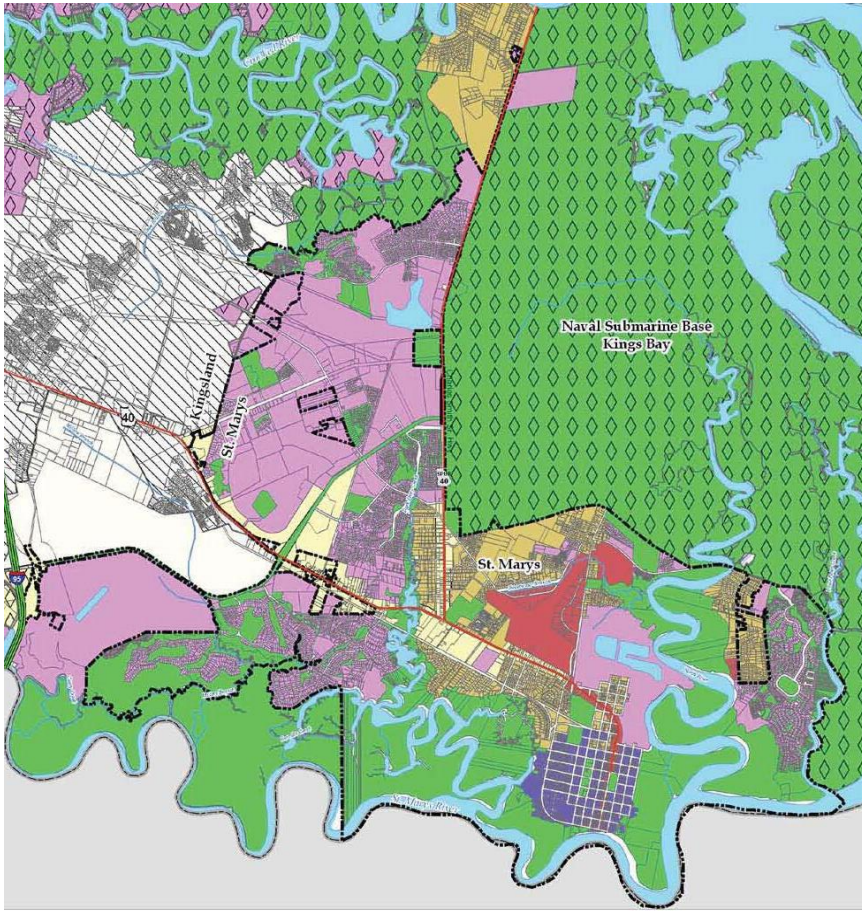
# Future Land Use Planning...Where do you see St. Marys in 10 years? 20 years?



# Why do we need a future land use plan?



# Future Land Use = Character Areas



- Specific geographic areas
- Unique characteristics (existing or potential)
- Areas with development issues

# Characteristics that help define an area

Size and arrangement of lots.



Street design and layout.



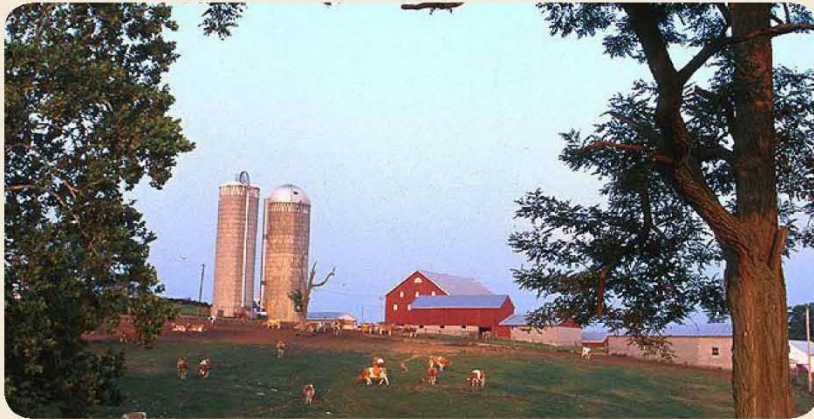
Site design features.



discovering your community

# Characteristics that help define an area

Intensity of development.



Parking arrangements.



Location, dimension and orientation of buildings.

discovering your community

# Characteristics that help define an area



Natural features and landmarks.



The way uses interact within the area.

discovering your community

# Characteristics that help define an area

single and mixed uses



Building sizes & styles



Accessibility

discovering your community



# Character Area Examples

- Conservation Area
- Rural Residential/  
Agricultural
- Suburban  
Neighborhood
- Traditional  
Neighborhood
- Town Center
- Commercial Center
- Employment/Industrial  
Center
- Highway Corridor
- Downtown

# Conservation Areas

- ❑ Open space
- ❑ Significant natural features
- ❑ Views of natural features
- ❑ Low accessibility by vehicle
- ❑ Undeveloped natural lands
- ❑ Environmentally sensitive areas not suitable for development



# Rural Residential/Agricultural

- Very large lots
- Low degree of pedestrian access
- Open space
- Pastoral views
- Very large amounts of separation between buildings
- Predominantly rural, agricultural land



# Suburban Neighborhood

- ❑ Low pedestrian orientation
- ❑ Little or no transit
- ❑ Often focused on golf courses or large recreation amenity
- ❑ High to moderate degree of building separation
- ❑ Predominantly residential with scattered civic buildings
- ❑ Curvilinear street patterns, cul-de-sacs, or loop roads
- ❑ These areas may still be developing



# Traditional Neighborhood

- ❑ Sidewalks, street trees
- ❑ On-street parking and/or presence of alleys
- ❑ Small, regular lots
- ❑ Buildings close to front property line
- ❑ Low degree of building separation
- ❑ Neighborhood-scale businesses
- ❑ Areas of disinvestment or infill opportunities
- ❑ May have historical significance



# Town Center

- ❑ Often contains a community focal point
- ❑ Mixed uses within buildings, residential on upper floors
- ❑ Pedestrian orientation and/or transit
- ❑ Typically has sidewalks, street trees, street furniture
- ❑ On-street parking or central lots
- ❑ Buildings at front property line and close together
- ❑ May have areas of historical significance



# Commercial Center

- Heavy commercial uses
- On-site parking
- Auto-oriented
- Often focused on regionally marketed commercial development



# Employment/Industrial Center

- Large tracts of land, campus development
- Industrial land uses
- On-site parking
- Access for moving goods, i.e. train, truck, boat, etc.
- Compatible mixed uses





# Highway Corridor



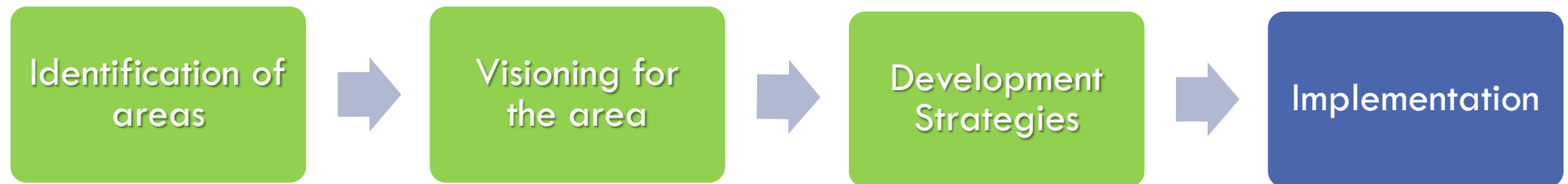
- Orientation of buildings to highway
- Large set-backs for buildings with parking lots in front
- Focus on streetscape features and store fronts
- Can often function as the Gateway to the community

# Downtown

- ❑ Traditional central business district
- ❑ High degree of accessibility, i.e. pedestrian & transit use
- ❑ Tall or high-rise buildings
- ❑ Maximum lot coverage
- ❑ Parking predominantly in lots and on-street
- ❑ Public space & civic uses
- ❑ Mixed uses
- ❑ May have areas of historic significance



# Character Area Process



# Character Area Implementation

New Zoning Ordinance

# This is NOT Place-Making

- Zone It!
- Doze It!
- Cities USA!



# WHY Do We Get THIS?



# When We Really Want THIS?



# WHY Do We Get THIS?





# When We Really Want THIS?



# Why Do We Get THIS?



# When We Really Want THIS?



# ZONING Code May Be Reason

- Conventional Code
  - ▣ Regulate by type of land use
- Form-Based Code
  - ▣ Regulate by type of function
- Performance-Based Code
  - ▣ Regulate by intensity & impacts
- Hybrid Code



# Key Goal – Creating ...

- Land use codes that are *Prescriptive*
  - ▣ Codes incorporating customs and directions for creating PLACES
- Not codes that are *Proscriptive*
  - ▣ Code that only tells you what is PROHIBITED
  - ▣ Code does not inform you what you SHOULD do



# Coding for Community Character

- No longer a one-size fits all world



# Coding for Downtown



# Coding for Historic Vernacular





# Coding for Sustainability

- Development Compactness
  - ▣ MINIMUM densities where large investments in utilities
- Solar
  - ▣ Protect solar access
  - ▣ Solar collectors by-right
- Environmental provisions
  - ▣ Stream-buffers & habitat mapping
  - ▣ Water-conserving landscaping



# Coding for Good Design

- Design Standards and Guidelines
  - ▣ Standards – mandatory
  - ▣ Guidelines – desired
- Examples
  - ▣ Appropriate building materials
  - ▣ Building articulation
  - ▣ Signage, etc.

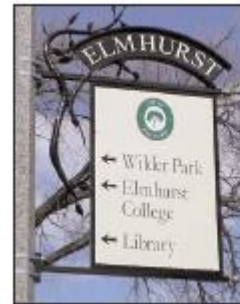


# Coding for Pedestrians

- Recognizing differing pedestrian demands in different areas
- Managing curb radii
- Width and placement of sidewalks



# Coding for Wayfinding

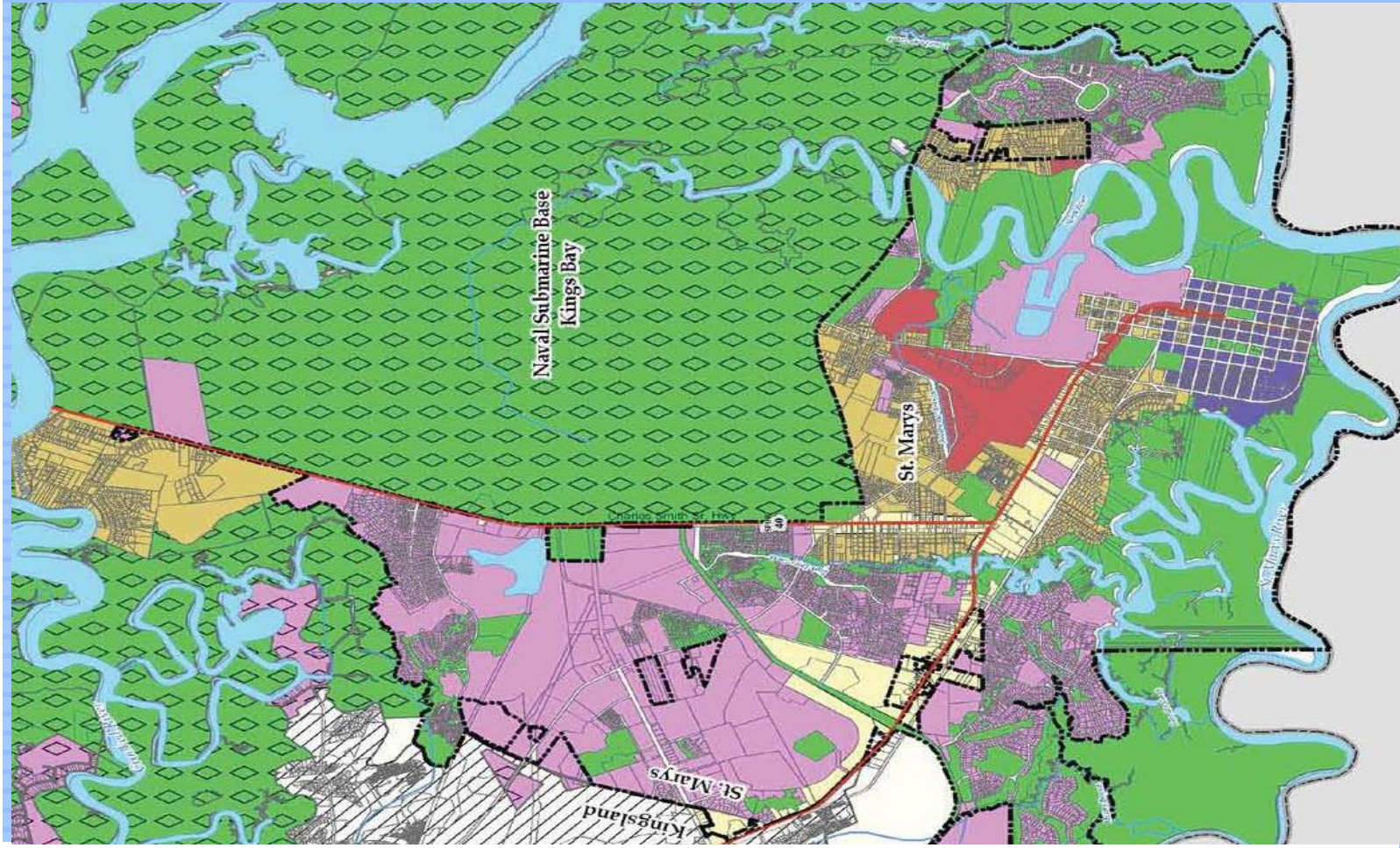


**DOWNTOWN PLANNING STUDY, WAYFINDING PLAN & SIGNAGE DESIGN**  
Elmhurst, Illinois

# Remember ...

- GREAT PLACES should not be experienced only on vacations ... they should be a part of everyday LIFE ...
- YOU can make it happen, but ...
  - ▣ It will take time
  - ▣ It will not be simple
  - ▣ It will mean doing things differently
- But it's truly worth it!





## Today's Future Land Use Planning Exercise

# Step 1 – Review Existing Information

- Existing Land Use
- Aerial Map
- Parcel Map
- Environmental Features (Wetlands, Floodplains, etc.)
- Joint Land Use Study Development Areas
- Current St. Marys Character Areas
- Neighborhood map

# Step 2 – Locate Areas Requiring Special Attention

- Environmental preservation/conservation areas
- Important community resources, i.e. historic districts, cultural resources
- Areas where there is development pressure
- Areas of disinvestment



# Step 3 – Assess the built environment

- Review street patterns. Character areas have a predominant street pattern, i.e. grid or curving.
- Review lot configuration and building placement.
  - Urban = small, regular lots, alleys, small front yards
  - Suburban = larger lots and deeper setbacks.
- Consider commercial patterns
  - Urban = small shops throughout neighborhood, corner shops
  - Suburban = strip malls, shopping malls, big box

# Step 4 – Define areas

- Identify specific geographic areas as Character Areas (may change as plan evolves)
  - ▣ Unique characteristics to be preserved or encouraged
  - ▣ Potential to evolve into a unique area
  - ▣ Areas that require special action due to development issues
- Sketch your ideas on the blank parcel map at your station

# Step 5 – Define the vision for your Character Areas

- Describe the character area as it is today.
- What types of characteristics are desirable to keep and/or enhance.
- What do you want your character area to become?
- What types of future development (land use, design, etc.) are appropriate?
- What elements should be redesigned, redeveloped or improved?

# Step 6 – Presentation to the Whole

- Choose a group leader
- Present your Character Area Map & Descriptions



TAKE THE SURVEY!

[www.onestmarys.com](http://www.onestmarys.com)