



### LOCATION

Miami County, Ohio

### TASKS

- Scenario Planning
- Area & Land Use Planning
- Multi-Modal Transportation Planning
- Infrastructure Planning
- Economic Development & Market Analysis
- Zoning Code & Development Regulation Updates
- Public Involvement, Website, Social Media Activities
- Illustration Renderings

### HIGHLIGHTS

- Created several scenario concepts & illustrations
- Developed an illustrative plan, including market, multi-modal transportation, utility, building types, zoning and development control recommendations
- Prepared implementation matrix with actionable strategies
- Conducted a range of public engagement activities

### PROJECT DESCRIPTION

BPS prepared a Master Development Plan for the County Route 25-A Special Planning Area, located between the cities of Piqua and Troy, Ohio. The purpose of this project was to prepare an implementable plan for the undeveloped lands and infrastructure in the study area. BPS created several scenario concepts, and these concepts were refined into an illustrative plan and vision for the future development of the area. The plan included recommendations for markets and economic development; environmental and agricultural conservation; multi-modal transportation and utilities; and building types, zoning and development controls. In addition, an implementation matrix was created with a detailed set of actionable strategies and phasing. The planning process included a robust public participation plan. BPS designed a project website to augment the project's online presence and marketing potential. An online survey included visual preference questions and focused on the community's concerns and aspirations for the study area. BPS staff also hosted stakeholder meetings with representatives of local governments, businesses, and other organizations. Additionally, BPS facilitated four public meetings to engage the public and solicit their input.

