



COMPREHENSIVE PLAN
UPDATE

1. Introduction

A. Background

In September 2006, the City of Piqua initiated a process to update its Comprehensive Plan written in 1970. Since the plan was written, Piqua's physical environment, economic conditions, and community fabric have changed considerably. Thus, the City's leadership initiated a process to update the Comprehensive Plan to address current conditions and plan for future growth and development in the City. A process was outlined to update the Plan which is both intuitive and informed, refined by significant public input.

The Comprehensive Plan, referred to as *Plan It Piqua – Preserve the Past Empower the Future*, was developed using a combination of public input and technical analysis in order create a vision for the future of Piqua. It suggests a number of strategic ways that the City can create new programs and policies, as well as build upon existing resources, to sustain a high-quality community that is an attractive place to live, work and play. A Steering Committee made up of a variety of Piqua residents was created to oversee the planning process, which was facilitated by ACP-Visioning and Planning, the lead planning consultant. City staff also provided support throughout the entire process.

This unprecedented planning effort brought the City of Piqua together, provided opportunities to debate key issues, and resulted in an important, ambitious, and essential vision for the future of the Community.

The process served to educate elected officials, residents, and other stakeholders about challenges and opportunities facing the community.

The planning process started with a technical analysis of Piqua's existing conditions, followed by a series of public meetings. The existing conditions findings were analyzed and together with the public input were used to create the policies and recommendations found in the Piqua Comprehensive Plan (referred to from this point forward as the Plan). This approach resulted in a plan that is truly rooted in the ideas and vision of the residents of Piqua.

There are a number of defining characteristics that members of the public, as well as City leadership, wanted to address in the Plan. The City has a number of older neighborhoods that have well defined features and distinct boundaries. These areas are slated to be enhanced and/or preserved to ensure retention of Piqua's small town character which residents have grown to love, and which gives the area its distinctive identity. The City also has a number of older industrial and manufacturing sites that are currently vacant or underutilized. This spurred a land use investigation to identify areas in the Community that are not currently being used at their highest and best use. Another key component in planning is targeting future economic growth. Areas well suited to this future economic growth have been identified, as have strategies to attract new business and industry.

Housing is another primary issue addressed in the Plan. Piqua remains an attractive place to live for people residing in the Dayton, Ohio region. The City has a defined historic district with well preserved homes, as well as newer housing stock that is both affordable and attractive to a variety of household types. There are however areas in the Community where the housing stock and infrastructure continues to age and would benefit from public and private reinvestment. In addition, the changing demographic of an aging population will require new housing choices, as well more living options for younger generations. These issues and others are addressed in the Plan.

B. Organization of the Document

The Plan is organized into 10 chapters. The following is a list of the chapters found within the Plan.

1. Introduction
2. Land Use
3. Redevelopment
4. Housing
5. Transportation
6. Economic Development
7. Natural Environment
8. Community Facilities and Services
9. Utilities

Each of the chapters is based on a policy hierarchy which includes:

- Goal
- Objectives
- Strategies

10. Implementation

Each of the chapters is based on a policy hierarchy which includes a goal, objectives and strategies. A goal is a desired outcome expressed in simple terms. This is the broadest of the policy statements. Objectives are themes found within the goal statement which help to organize the strategies. Strategies are action statements designed to achieve the goal. They can often be a specific program or project. Each strategy is given a level of priority (time frame) for implementation. It also identifies groups or individuals in the Community who can help to achieve the strategy.

The final chapter in the plan is the Implementation Chapter. This chapter summarizes all the policy statements of each chapter into a simple and concise table. The Implementation Chapter is designed to be used as a quick reference guide on a regular basis.

The Plan also contains an Appendix, published as a separate document. The Appendix contains the Existing Conditions Report, a description of the Public Involvement Activities including results, and other documentation integral to developing the Plan.