

PHASE III: BUILDING A CLEAR AND SHARED REGIONAL LAND USE FRAMEWORK

WHAT IS GOING PLACES?

A 3-phase effort to create a plan for the physical development of the Miami Valley Region through the year 2040

- In Phase I we examined historic and current land use trends in the Region.
- In Phase II we worked with people throughout the Region to create, refine, and analyze different development scenarios for the future of land use in the Region.
- In Phase III we have used all the information gathered through phases I and II to select and develop a Preferred Scenario and will be working with planning professionals and government officials to build consensus around this vision for the future development of our Region.



SELECTING THE PREFERRED SCENARIO

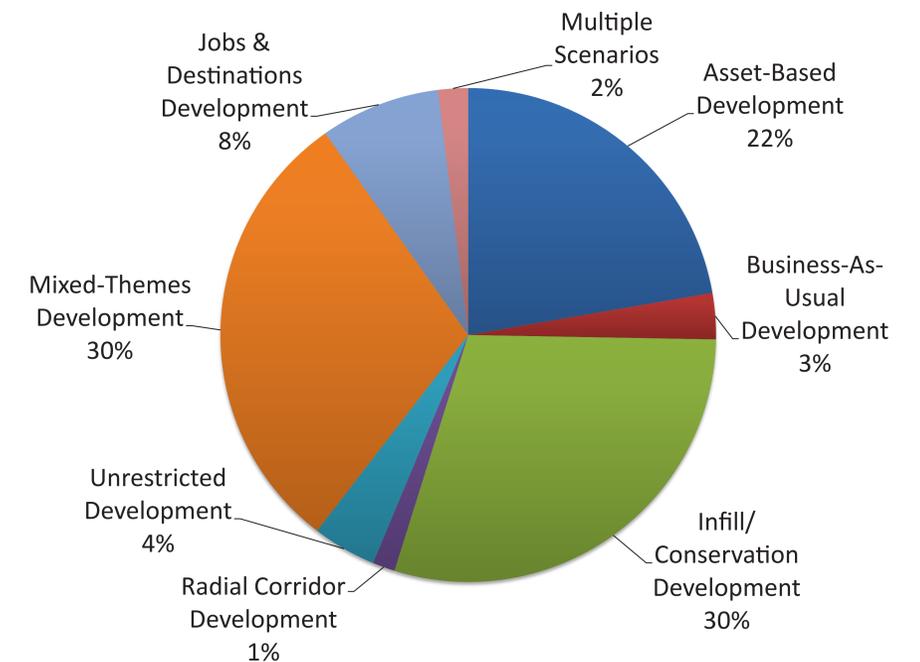
The end result of Phase II was the creation of seven alternate Future Land Use Scenarios, which people around the Region had the opportunity to vote on. Over 1,200 people voted through three venues:

- Six Phase II Open Houses
- An online survey, and
- A mail survey distributed through the Dayton Daily News.

The chart on the right shows the final voting results. The Infill/Conservation Development scenario and the Mixed-Themes Development scenario were virtually tied. The Asset-Based Development scenario was voted in third place with 22% of the votes.

In addition, a phone survey was conducted to establish a more scientific determinant for the Preferred Scenario. The results indicated that the Infill/Conservation, Mixed-Themes, and Asset-Based development scenarios were the most supported.

SCENARIO VOTING RESULTS



WHAT IS PHASE III?

The purpose of Phase III is to develop a clear and shared land use vision, represented by the 2040 Regional Growth Framework for the Miami Valley Region.

Phase III combines the technical information collected during Phase I and the land use visions articulated in Phase II to select a Preferred Scenario and use it to build the 2040 Regional Growth Framework.

The 2040 Regional Growth Framework represents the core values, principles, and characteristics of the Region and its people. It provides an outline for promoting a desired future land use pattern at the regional level and is intended to serve as a resource and guideline to help communities in the Region translate this vision into reality.

PHASE III TIMELINE

	Scenario Voting Process	Develop Preferred Scenario & 2040 Regional Growth Framework	Building Consensus	Summarize & Publicize Going Places Results
October 2010	↓			
December 2010				
February 2011				
April 2011		↓		
June 2011				
August 2011			↓	
October 2011				
December 2011				↓
February 2012				
April 2012				
June 2012				

CREATING THE PREFERRED SCENARIO

Given the voting results, the Preferred Scenario was developed by combining the mind-mapping and dot-mapping results of the Infill/Conservation, Mixed-Themes, and Asset-Based development scenarios from Phase II. Additionally, the definition and characteristics for the Preferred Scenario take into account the comments made as part of the scenario voting process.

The Preferred Scenario map is a geographic representation of how future development should be allocated. It was created through a three-step process:

- 1) Areas where new population and employment should be concentrated were identified by overlaying the maps for the three scenarios.
- 2) A holding capacity – the number of people and/or jobs that an area can realistically support – was calculated for all Census blocks in the Region and used as a limiting factor when the population and jobs were distributed.
- 3) New people and jobs were distributed throughout the Region based on the new areas of priority and each block's holding capacity.

