Buckeye Lake
COMPREHENSIVE PLAN

2023

ACKNOWLEDGMENTS

Prepared for:

Buckeye Lake

Prepared by:

OHM *Advancing Communities*

NS

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COMPREHENSIVE PLAN
2023

EXECUTIVE SUMMARY

Buckeye Lake is at the precipice of great change, with recent planning studies and economic development in the region highlighting the need for the Village to establish a clear vision. The Village of Buckeye Lake was incorporated relatively recently, although its history contains hundreds of years of travelers enjoying the lakeshore for respite and entertainment. The Village's evolution from a place where people pass through to an established community presents a unique opportunity for community members to shape the Village's future and ensure healthy, sustainable growth for generations to come.

An economically vital community...

Buckeye Lake itself presents unique strengths and challenges for the Village. Early settlers and Native Americans valued the Lake as a resting point and fertile farmland. The Lake generated the first major development in the region, construction of the Ohio Canal in 1825. Two hundred years after the first use of the canal, the Lake continues to be a valuable natural asset, but its presence also limits growth options.

Of the 1,159 acres within Village limits, 55 percent is located within a floodplain or floodway. Factoring in areas that are already developed, this leaves few options for horizontal growth. However, there are options to grow vertically with mixed-use development and to utilize the floodplain with low-impact parks and recreation.

The Existing + Future Place Types map simplifies Existing Place Types and assigns place types to areas of development opportunity.

Legend
- Urban Neighborhood
- Suburban Neighborhood
- Village Neighborhood
- Lakefront Neighborhood
- Corridor
- Village Center
- Employment
- Interchange Commercial
- Parks & Open Space
- Rural
- Civic

...composed of well-connectedandwalkable...

The small size and existing density of the Village creates the potential for a highly connected, walkable community. Historically, the Village has relied on vehicular transportation, much like other communities, which fails to embrace the unique natural qualities of the place. When visitors drive through Buckeye Lake, they are more likely to miss the parks, businesses, and even the presence of the Lake.

By expanding the Village's network of active transportation, including sidewalks, multi-use paths, and trails, visitors and residents have the opportunity to interact with unique features of the Village. Additionally, the significant health benefits that come from walking and biking further enhance quality of life in Buckeye Lake.

Vision Statement

___

An economically vital community composed of well-connected and walkable mixed-use centers, corridors, and neighborhoods coexisting with a protected and resilient natural environment.

...mixed-use centers, corridors, and neighborhoods...

With the construction of the Intel development in Licking County, there will be a large increase in people coming to the region with extensive impact on the local economy. According to Intel Corporation, the initial phase is expected to create more than 10,000 jobs across all sectors of the economy.

Buckeye Lake must prepare for the influx of workers by developing a clear pattern of growth for residential and commercial development, as well as a network of place connections. Much of the existing housing stock can be traced back to the days of the Buckeye Lake Amusement Park, when employees and visitors required lodging. As more people are attracted to Buckeye Lake for the community, plans should include a variety of housing options at different sizes and price points. Mixed-use centers can also offer housing and places for people to gather, shop, and relax.

Historically, major roads in Buckeye Lake directed visitors from I-70 along Hebron Road and Walnut Road, quickly moving people through the Village. By developing a secondary network of local streets and transforming busy roads into walkable corridors, traffic moves more efficiently and visitors can appreciate Buckeye Lake's attractions.

In Potential Project #2, Ryan-Braden Park is expanded south and tied into a multi-use path that links the Village with the lake.

...coexisting with a protected and resilient natural environment.

A walkable, mixed-use pattern of growth will help accommodate pressure from regional development and support a high quality of life for residents. This vision, developed by community members, builds on the Village's history and its valuable natural assets. The Comprehensive Plan guides the Village to grow into a vibrant, active, and sustainable community.

Buckeye Lake
COMPREHENSIVE PLAN

1 — Introduction

PLAN PURPOSE

Buckeye Lake Village is a community in a unique location, with a rich history and the potential to grow while meeting the needs of its current residents. Change in any place is inevitable, but residents have the chance to direct the future vision with the Buckeye Lake Village Comprehensive Plan.

In 2022, the Village of Buckeye Lake partnered with OHM Advisors and Neighborhood Strategies, LLC to create a comprehensive plan that will guide the Village in how it uses land, how people get around, and how it prospers over the next 10 to 20 years.

With recent efforts in the region to develop a uniform vision, such as the North Shore Framework Plan and Buckeye Lake Region 2030 Initiative, it became even more important for the Village to formulate a vision for the future. This vital community document contains plans for future land use or "Place Types", concepts for future transportation routes, five overarching elements with specific goals and strategies, and an implementation plan, all developed through extensive community input and research.

As a whole, the plan will help to:

- Lay out a "big picture" for future growth;

- Consider the entire geographic area, including neighboring townships, county, and regional initiatives;

- Integrate input from the public, Village staff, and personnel to create collaboration among visions, programs, and policies;

- Guide investment in infrastructure, transit, and civic space that supports efforts to attract growth and development;

- Inform the Capital Improvement Plan (CIP);

- Set a plan and direction for future development and zoning changes; and

- Determine how best to integrate new development within the existing network.

The plan is intended to serve as a guide for future policy and budget decision and regional planning efforts. It is designed to be flexible and should be updated as needed to ensure it remains relevant for community values and current conditions.

Vision Statement

An economically vital community composed of well-connected and walkable mixed-use centers, corridors, and neighborhoods coexisting with a protected and resilient natural environment.

HOW THE PLAN IS STRUCTURED

The plan is organized into six chapters, the first four looking at what shaped the development of Buckeye Lake Village and how the community views their neighborhood, and the last two chapters exploring future opportunities in land use, mobility, and economy.

The chapters are structured to synthesize major findings and recommendations. Throughout the planning process, technical studies were performed to provide baseline information related to employment, housing, population, investment, market potential, and more. These findings were combined with the results of community engagement to form the basis of all recommendations. The last chapter provides an appendix of existing conditions analyses, public engagement data, and implementation steps.

Key Planning Directives

A list of key planning directives was developed to guide the planning process and inform plan development. These include:

- Bolster sustainability and resilience
- Improve quality and availability of infrastructure
- Mix land uses
- Upgrade neighborhoods and diversify housing
- Improve mobility options
- Create vibrant civic spaces
- Promote identity and improve wayfinding
- Expand the economy
- Evaluate development regulations

HISTORY & PRESENT

1. INTRODUCTION

2. BUCKEYE LAKE HISTORY

3. BUCKEYE LAKE TODAY

4. COMMUNITY VIEWS

FUTURE

5. PLANNING FRAMEWORK

6. PLAN ELEMENTS

7. APPENDIX

WHO WILL USE THE PLAN

Community-wide support ensures the success of the plan. In addition to those who have already been involved in the formation of this plan, it will be important use the plan in future discussions with the following groups.

Elected Leaders

Buckeye Lake Village and other local leadership should advocate for the plan when forming policy and land use strategies to ensure consistency across all departments.

Divisions and Agencies

County, State, and regional directors should be familiar with the recommendations and strive to carry out the plan's implementation in their own directives.

Developers and Investors

Any groups or individuals interested in exploring the potential of Buckeye Lake Village should be aware of the plan's vision and goals to understand what the community wishes to see in the future.

Community Organizations

Locally-based organizations should be committed to sharing the concepts from the plan with those who might be unaware of the document, acting as a key connection to the community.

Funding Sources

To successfully implement the recommendations, the implementation matrix at the end of the plan provides ideas for funding. Potential funders should consult the plan to understand how projects build on the community's vision.

Buckeye Lake Community Members

The 3,000 people who call Buckeye Lake Village home will be critical in continuing to build their vision for the future of Buckeye Lake Village.

WHO WAS INVOLVED?

- Village Officials and Staff
- Planning Team (OHM Advisors and Neighborhood Strategies LLC)
- Project Steering Committee
- Community Stakeholders
- Buckeye Lake Community Members

WHO WILL BE INVOLVED?

- Elected Leaders
- Divisions and Agencies
- Developers and Investors
- Community Organizations
- Funding Sources
- Buckeye Lake Community Members
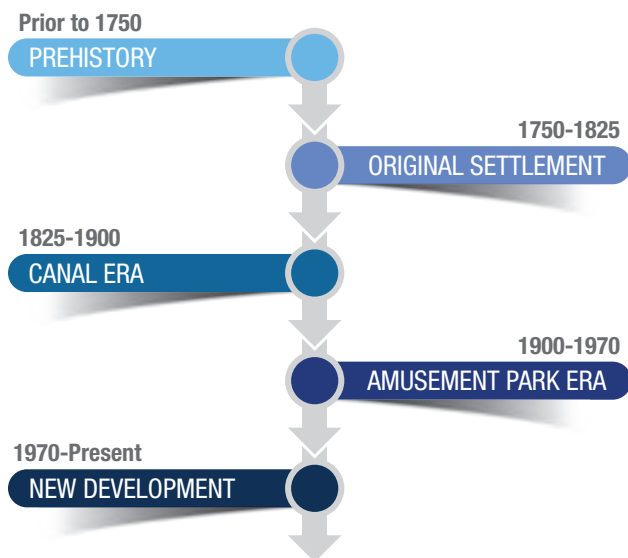
Study Area Map

The study area follows the boundary of Buckeye Lake Village, located on the north shore of Buckeye Lake east of Columbus, Ohio.

2 Buckeye Lake History

TIMELINE

By understanding the history of Buckeye Lake, the planning team was better equipped to understand the current conditions. The team explored Buckeye Lake's rich history through a visit to the Greater Buckeye Lake Historical Society, the personal account of Donna Fisher Braig in "My Buckeye Lake Story", and extensive research.

Prior to 1750
PREHISTORY

1750-1825
ORIGINAL SETTLEMENT

1825-1900
CANAL ERA

1900-1970
AMUSEMENT PARK ERA

1970-Present
NEW DEVELOPMENT

An Ohio Historical Marker is located outside the Greater Buckeye Lake Historical Society.

Cranberry Bog is designated a National Natural Landmark and is the result of the region's complex geological history and human engineering.

PRIOR TO 1750

PREHISTORY

One of the most defining features of the Buckeye Lake region is the lake, which was formed by a large glacier gradually moving south over 7,000 years, stopping in what is now the region of Buckeye Lake. The glacier then melted and the water collected in a valley that became Buckeye Lake.

Native Americans were the first to inhabit the land, stopping in the region on their way to collect flint. At this time, the width of the "Big Buffalo Swamp", as the Native Americans called the lake, was between 1200 and 1500 feet.

An example of an animal that used to inhabit the region is on display at the historical society.

The Neel Family Farm is one of the oldest historic sites in the region, dating to 1850.

1750-1825

ORIGINAL SETTLEMENT

Christopher Gist first surveyed the Ohio River Valley in 1751 for the Ohio Company. A survey from 1801 shows the area to be part of the "Refugee Tract", a parcel of land in Ohio intended to reward people who left Canada to help the colonies fight England during the Revolutionary War.

Some of the earliest structures from this era are the Minthorn Hotel at Seller's Point, Holtsberry Cottage at the corner of Grand Staff Road and Mill Street, and Neel Farm off Hebron Road. Agriculture and bartering was the main way of life for early settlers due to the fertile soils around the lake.

The region of Buckeye Lake was once part of Virginia, along with Michigan, Wisconsin, Illinois, and Indiana.

Photo of the "Deep Cut" in nearby Millersport, Ohio.

1825-1900

CANAL ERA

To improve transportation in the region, construction began on a canal in 1825, with the lake serving as the high point or source of water. A team of various organizations worked on the 333-mile long passage from Cleveland to Portsmouth, Ohio. One section named the "Deep Cut" near Millersport took seven years to finish; a town called Monticello even formed around it for workers.

The Ohio Erie Canal made it faster and easier to transport goods and people from Lake Erie to the Ohio River, and then across the entire country. The construction of the dam system also formed Cranberry March, a floating bog that moves with the water elevation.

Artifacts recovered from the "Black Diamond", which sunk in the canal, on display at the historical society.
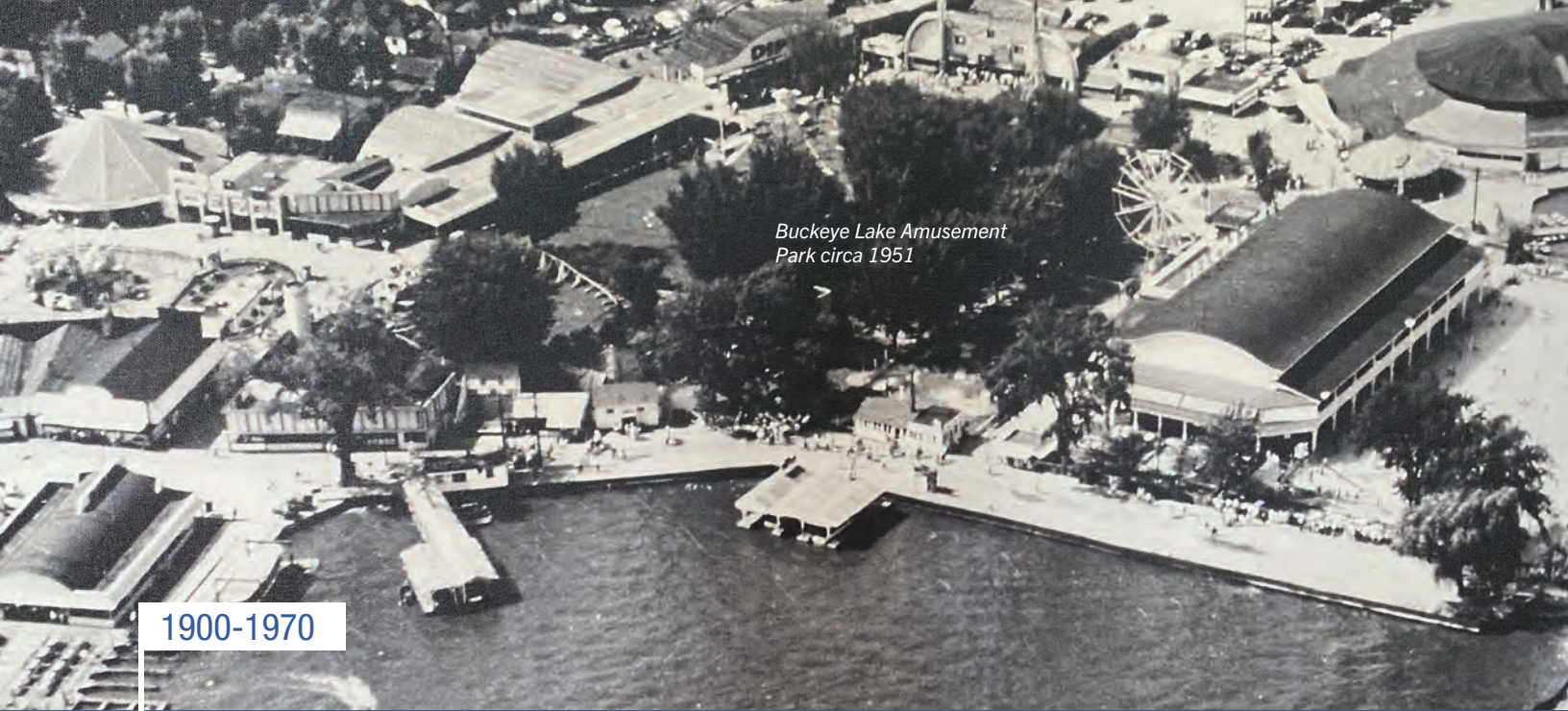
Buckeye Lake Amusement Park circa 1951

AMUSEMENT PARK ERA

With the Interurban Electric Transit Line connecting Buckeye Lake to the growing city of Columbus, small rides and hotels began to open in 1902. The Amusement Park opened in 1931 with the "The Dips" rollercoaster. Some of the popular attractions were boat rides, dance halls, the Crystal Pool, the Skateland roller rink, live performances, a movie theater, games, and concessions. In 1911, Buckeye Lake had 21 hotels or boarding houses.

The park faced many challenges, including a tornado that demolished the bathhouse in 1922 and the Great Depression, but the final decline was signaled by the closing of Skateland in the 1960s. In 1970, the building was in such poor condition that it was demolished.

Amusement park entrance circa 1950

*Rendering of a potential pier proposed in the North Shore Framework Plan.*

1970-PRESENT

NEW DEVELOPMENT

The last part of the 1900s saw a struggle between respecting the community landmark that was the Buckeye Lake Amusement Park and moving towards a vibrant future. In 1990, a major flood threatened to destroy the dam, and significant flooding occurred throughout the decade. This represents the constant challenge of natural forces and aging infrastructure.

More recently, new plans have been formed to increase coordination across the region and attract new development. This plan aims to integrate the rich history of the Village with new recommendations and address the specific needs of the Village.

KEY FINDINGS

- **The lake is an important feature that is unique to the region.**

- **There is a long history of connections with the canal, railroad, and electric transit line.**

- **The Buckeye Lake Amusement Park is a significant piece of the area's history that should be considered.**

- **The Village's story may be different from the broader region, reinforcing the importance of having its own plan.**
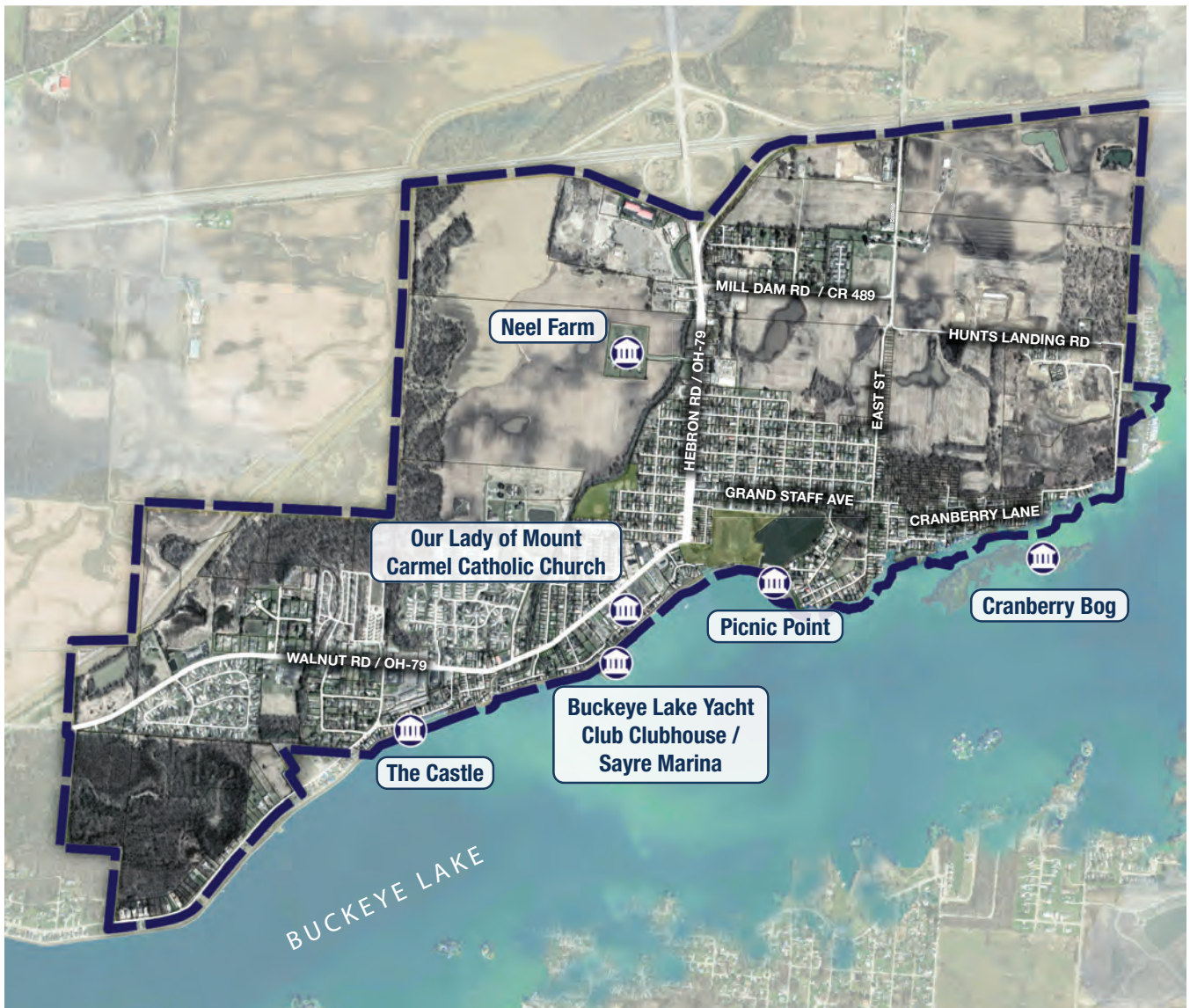
Map of Historical Sites in Buckeye Lake Village

The Greater Buckeye Lake Historical Society rewards a plaque to historical sites each year and the plaques are displayed on the wall at the Historical Society. Some of the structures are no longer standing, but some still exist to display the Village's unique history.

3 Buckeye Lake Today

OVERVIEW

The key findings from Buckeye Lake's history provided context for the technical analysis performed by the planning team. To develop the plan recommendations, the team considered existing documents, demographics, and other community factors such as:

- Natural environment;
- Built environment;
- Economy;
- Housing;
- Utilities; and
- Mobility.

Key findings of the technical analysis are organized at the end of the chapter and were verified by community members. The findings work with key findings from community views to develop the plan framework.

Landmarks from Buckeye Lake's past still hold a place in the community today.

EXISTING DOCUMENTS

Key plans and reports were reviewed during the planning process and key takeaways from each are provided below.

Buckeye Lake Land Use & Transportation Focus Plan (LC/LCATS-2015)

- Tourism focus
- Opportunity areas
- Traffic capacity analysis
- Image building and wayfinding

Buckeye Lake Retail Market Analysis (GPG-2017)

- Buckeye Lake region, including the Village of Buckeye Lake, can support up to 135,850 additional square feet (sf) of retail and restaurant development generating over $42 million in new sales

- Employment favors the services sector (45.8 percent), while other strong sectors include manufacturing (16.1 percent) and retail (14.8 percent)

Buckeye Lake 2036 Initiative Planning Charrette (DPZ-2017)

- "Regional goals"
- Four demonstration projects
- Two demo projects in the Village: Highway Accessible Activity Center and mixed-use/civic interventions
- Conceptual growth allocations – retail, entertainment, hospitality, and residential per Gibbs study

Buckeye Lake North Shore Framework Plan (BLRC-2021)

Identified a pier project to spur economic development in the region with:

- A new lakefront pier
- A five-acre signature park
- Improved access and increased five-acre parking
- Waters-edge sporting opportunities
- Improved lake access
- A new Crane Lake channel

Columbus Region State Capital Budget/Village Square Streetscape Improvements 2021-2022 (VBL)

- Adds pedestrian amenities along both sides of Hebron Road from Grand Staff Road to Walnut Road, and along the south side of Walnut Road south to Church Road

- Helps set the stage to realize the "Village Square" framework for visitors and residents to move between the Lake, the State Park, future Pier, and corridor businesses

DEMOGRAPHICS

When planning for the future, it is important to understand demographic conditions as indicators for the community. In Buckeye Lake Village, the population has slightly decreased since 2000. Median age is higher than the region and household size is lower, which could indicate that Buckeye Lake is an attraction for people after they retire and move away from the city. To further support this hypothesis, median income is lower than the region, but median home value is higher than the state. These statistics are useful in understanding who the Village is currently attracting and start the conversation about who the Village wishes to attract.

MEDIAN AGE

43.4

41.3 *in Licking County*

40.5 *in Ohio*

Buckeye Lake is an attraction for people after they retire and move away from the city.

2021 POPULATION

2,904

2.56 *in Licking County*

2.42 *in Ohio*

HOUSEHOLD SIZE

2.31

2.56 *in Licking County*

2.42 *in Ohio*

MEDIAN HOUSEHOLD INCOME

$48,053

$65,265 *in Licking County*

$57,725 *in Ohio*

MEDIAN HOME VALUE
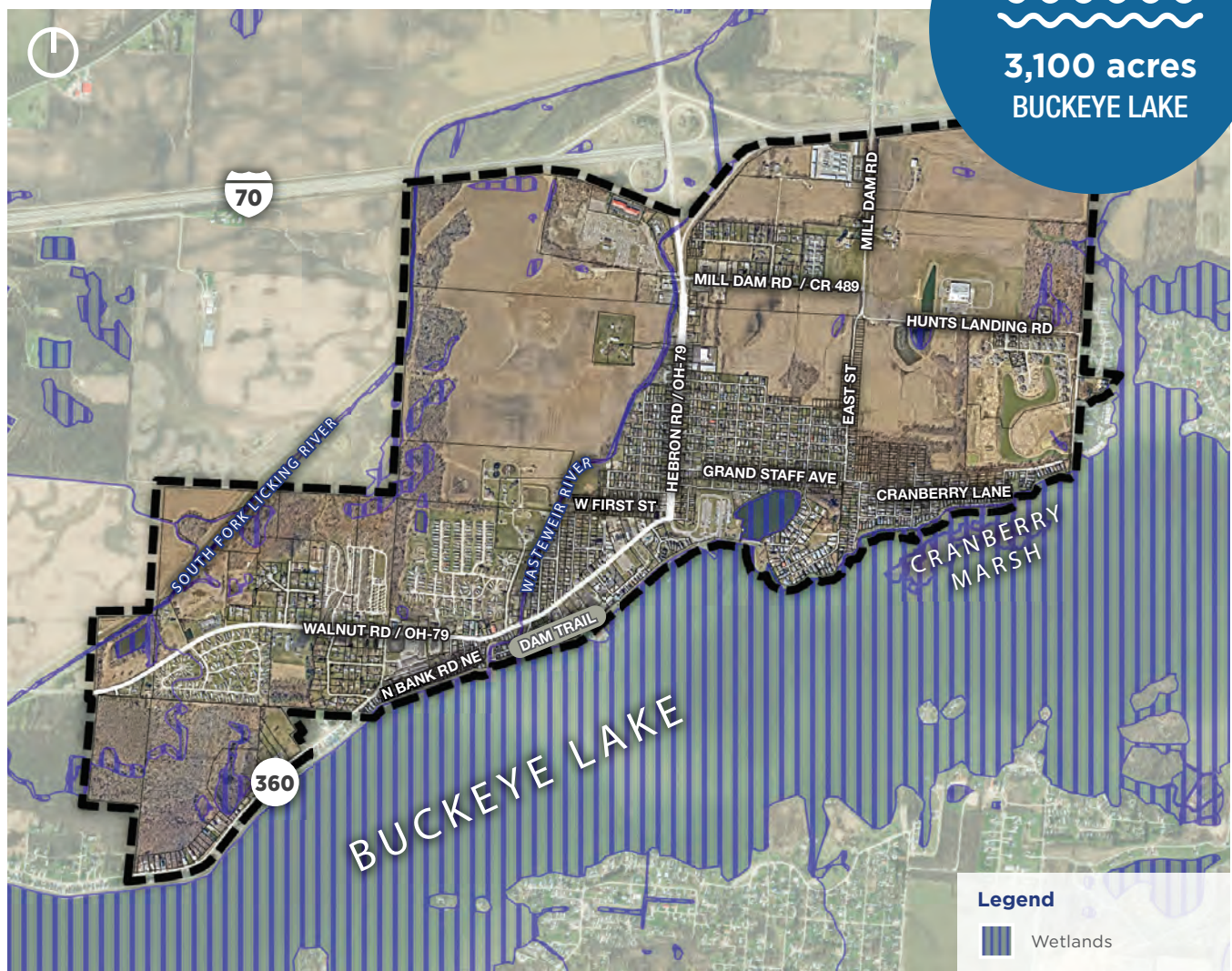
$177,473

$199,016 *in Licking County*

$175,857 *in Ohio*

NATURAL ENVIRONMENT

The natural environment indicates where challenges and opportunities exist when forming the plan. Wetlands have the potential to limit or restrict new development and should be considered when forming land use plans and design guidelines. In Buckeye Lake, wetlands follow the boundary of major water bodies, as well as some low-lying interior areas.

With all the benefits of being located so close to Buckeye Lake, the Village also experiences challenges due to its proximity. Almost half of the land area is covered by a 100-year floodplain. Development is severely limited by the floodway along the South Fork Licking River. There is the best opportunity for growth in the eastern areas of the Village, which are not as impacted by flooding.

Wetlands

3,100 acres
BUCKEYE LAKE

Legend

Wetlands

Landmarks from Buckeye Lake's past still hold a place in the community today.

Floodplain

70

360

SOUTH FORK LICKING RIVER

MILL DAM RD

MILL DAM RD / CR 489

HUNTS LANDING RD

EAST ST

HEBRON RD / OH-79

GRAND STAFF AVE

CRANBERRY LANE

CRANBERRY MARSH

WASTEWEIR RIVER

W FIRST ST

WALNUT RD / OH-79

N BANK RD NE

DAM TRAIL

BUCKEYE LAKE

Legend
- Floodway
- 100-year
- 500-year
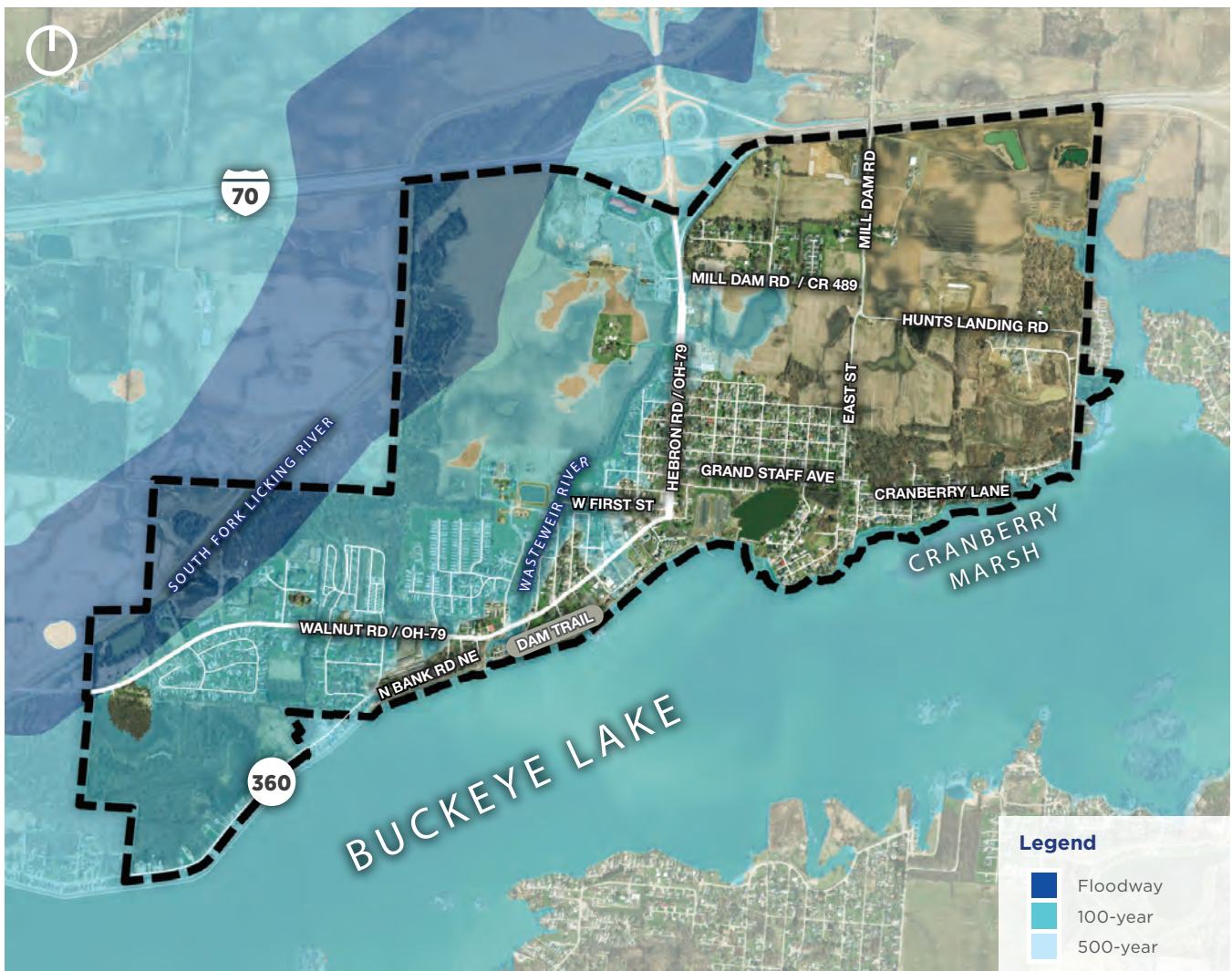
BUILT ENVIRONMENT

When planning for the future, it is helpful to understand how development has occurred in the past. A large portion of Buckeye Lake within its corporate limits is undeveloped, which is due primarily to the difficulty of developing land within the floodplain. Residential developments are concentrated along OH-79, with commercial uses located near I-70 and at the intersection of Hebron and Walnut Roads. Two parks, Ryan-Braden and Buckeye Lake State Park, are also located at the center of the Village.

Most of the large parcels in Buckeye Lake are zoned as agricultural or manufacturing. A general business district is located along OH-79. The primary residential zone is medium density, with high density near the outskirts of the Village, low density near the lake, and mobile home parks along Walnut Road. The lakeshore also contains waterfront residential and waterfront business districts. Current zoning was considered when forming future place types.

Existing Place Types

4.1 miles of trails around Buckeye Lake

Legend

- Rural Areas
- Central Neighborhoods
- Suburban Neighborhoods
- Lakefront Neighborhoods
- Hebron Corridor
- Downtown Corridor
- Blue Heron District
- Interchange Commercial
- Mobile Home Parks
- Parks
- — Existing Lakefront Trail
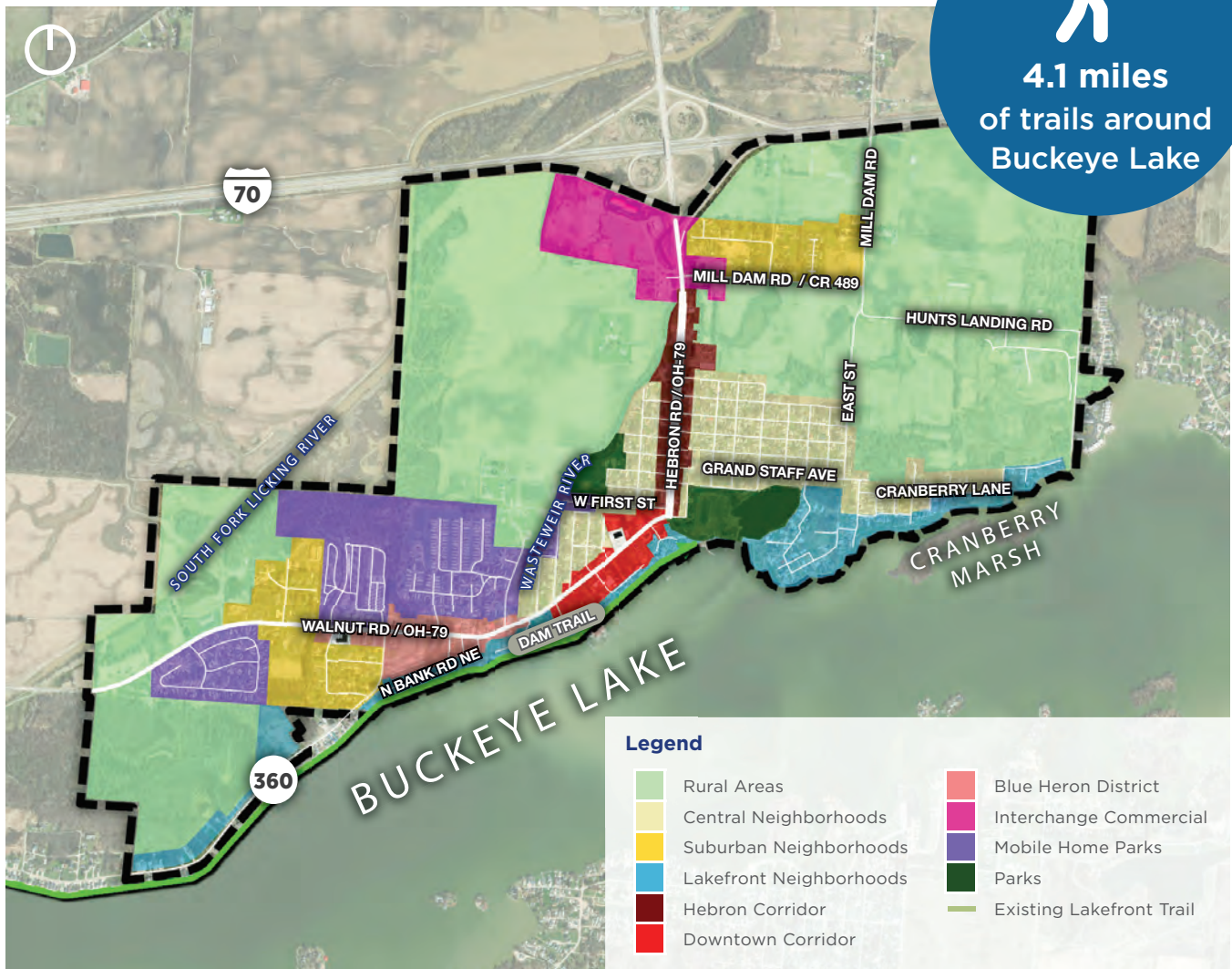
Entrance to Buckeye Lake State Park

Existing Zoning

LICKING TOWNSHIP

MILL DAM RD / CR 489

HUNTS LANDING RD

SOUTH FORK LICKING RIVER

WASTEWEIR RIVER

HEBRON RD / OH-79

EAST ST

WALNUT RD / OH-79

N BANK RD

360

BUCKEYE LAKE

UNION TOWNSHIP
LICKING COUNTY

WALNUT TOWNSHIP

FAIRFIELD COUNTY

Legend

- ■ Agricultural (AG)
- ■ Low Density Residential (R1)
- ■ Medium Density Residential
- ■ High Density Residential (R3)
- ■ Waterfront Residential (WR)
- ■ General Business (GB)
- ■ Mobile Home Park (MHP)
- ■ Waterfront Business (WB)
- ■ Manufacturing (MI)
- ■ AE

Feet
0 500 1,000   2,000

ECONOMY

The condition of the current economy can be used to predict the future needs of Buckeye Lake.

In 2021, the population of Buckeye Lake Village was 3,024, which increased by 239 people over five years. The population is projected to grow by 390 over the next five years, indicating an increased need for housing and other services.

From 2016 to 2021, jobs increased by 38.5% in Buckeye Lake from 441 to 611. This change outpaced the national growth rate of 1.9% by 36.6%. The total regional employment in 2021 was 611 jobs, which grew by 170 jobs over five years. Regional employment is projected to grow by 87 jobs over the next five years. For a healthy economy, it is important to have enough jobs to support the regional needs and attract new residents.

The average earnings per job in 2021 was $37,800, which lower than the national average earnings of $77,800. This comparison is important to consider, along with affordability and cost of living in the area, which could impact quality of life.

The population of Buckeye Lake includes a mix of 784 millennials, which is greater than the national average of 608, and 951 people 55 or older, which is greater than the national average of 878. Retirement risk is high in Buckeye Lake. The national average for an area this size is 825 people 55 or older, while there are 1,216 here. This comparison indicates that Buckeye Lake has a balance of different age groups to help the economy.

Racial diversity in Buckeye Lake scored low compared to the national average, 590 compared to 1,189. Diversity in population benefits the economy by creating different demand of goods and services.

Understanding where talent in Buckeye Lake currently works compared to where talent lives can help optimize site decisions. In 2021, 611 jobs existed in Buckeye Lake, but 1,073 potential workers live there. This is important in understanding influences on the local economy and its relation to the greater region.
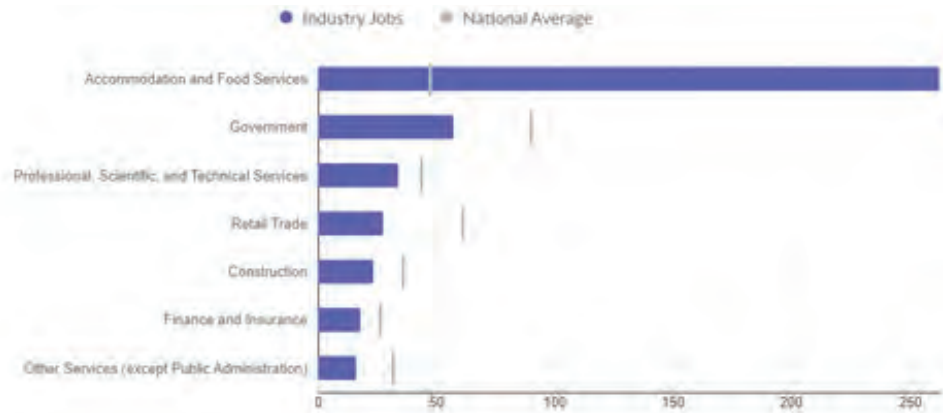
The majority of businesses in Buckeye Lake employ one to four workers, and the number of businesses gradually decrease as employees increase. In other words, businesses in Buckeye Lake tend to be small. There is an opportunity to expand the economy with larger employment opportunities.

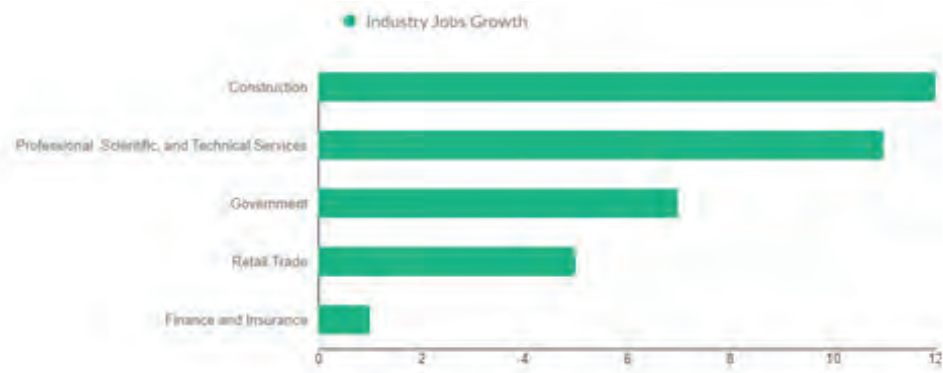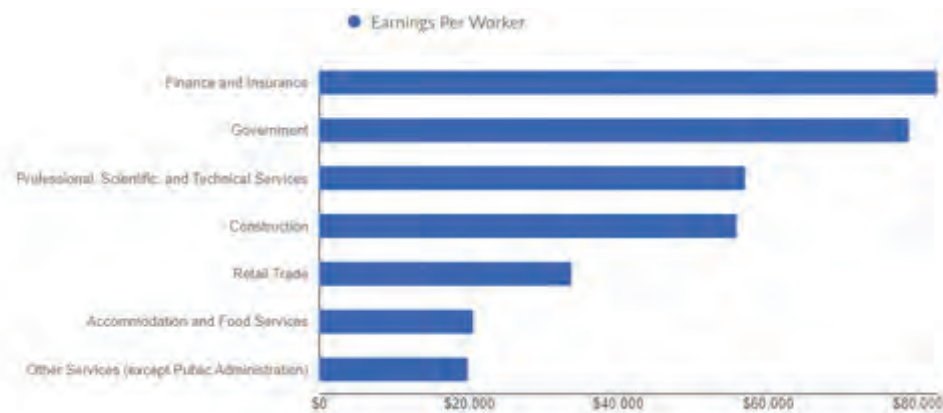For more detailed economic data, refer to Appendix A: Economic Data.

BUSINESS SIZE

Businesses in Buckeye Lake tend to be small scale operations.

		Percentage	Business Count
●	1 to 4 employees	33.9%	20
●	5 to 9 employees	23.7%	14
●	10 to 19 employees	30.5%	18
●	20 to 49 employees	10.2%	6
●	50 to 99 employees	1.7%	1

Number of population groups compared to the national average

784
Millennials

951
Retiring Soon

590
Racial Diversity

INDUSTRY CHARACTERISTICS

● Industry Jobs   ● National Average
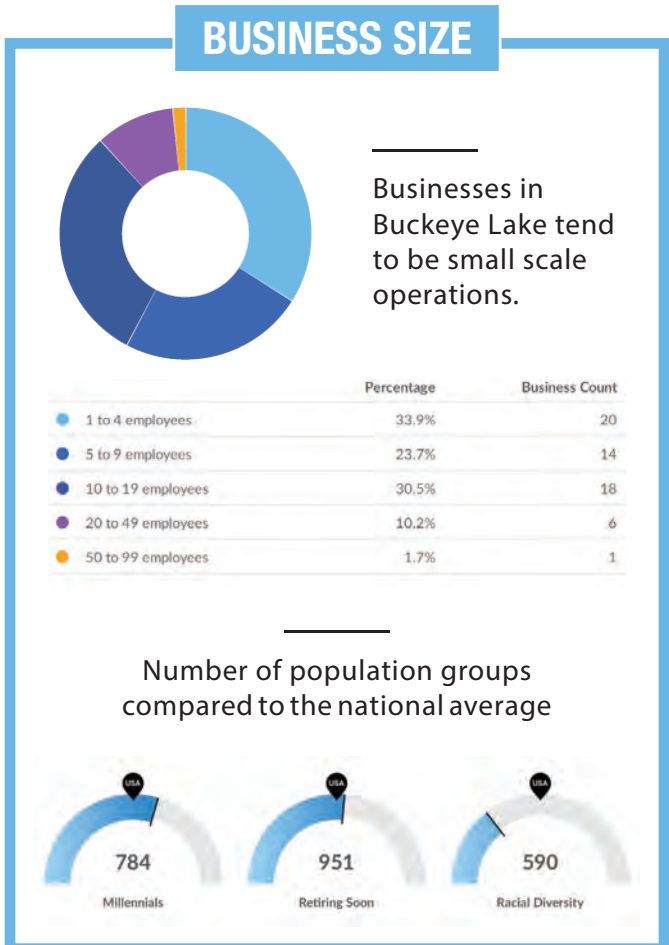
The largest industry in Buckeye Lake is Accommodation and Food Services.
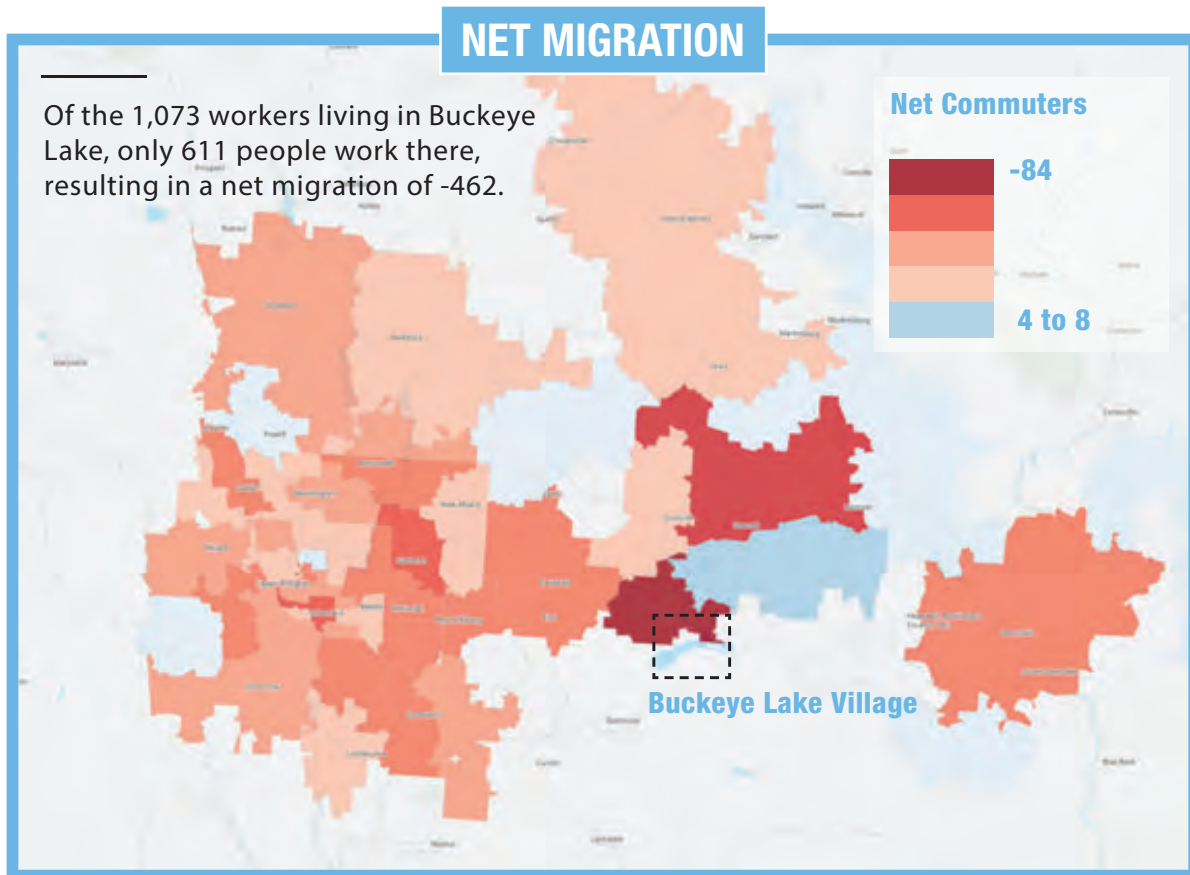
● Industry Jobs Growth

The top growing industry in Buckeye Lake is Construction.

● Earnings Per Worker

The industry with top earnings in Buckeye Lake is Finance and Insurance.

NET MIGRATION

Of the 1,073 workers living in Buckeye Lake, only 611 people work there, resulting in a net migration of -462.

Net Commuters

-84

4 to 8

Buckeye Lake Village

ECONOMY: KEY TAKEAWAYS

- From 2016 to 2021, jobs increased by 38.5% in Buckeye Lake from 441 to 611. This change outpaced the national growth rate of 1.9% by 36.6%.

- Total regional employment is 611. This grew by 170 over the last 5 years and is projected to grow by 87 over the next five years.

- The average earnings per job is $37,800 in 2021. Regional average earnings per job are $40,000 below the national average earnings of $77,800 per job.

- Retirement risk is high in Buckeye Lake. The national average for an area this size is 825 people 55 or older, while there are 1,216 here.

- The Village of Buckeye Lake is uniquely positioned to take advantage of the ecological and natural features associated with Buckeye Lake.

HOUSING

Housing is an integral part of any community and predicts future growth and development. In Buckeye Lake, housing consists of single family homes, mobile homes, vacation rentals and multi-family dwellings, most located in developments off OH-79. When forming recommendations, the team evaluated existing housing stock and identified opportunities for new types and locations of housing.

Some existing homes are well connected via the street grid.

Waterfront developments capitalize on views of the lake.

OCCUPIED HOUSING UNITS (2020)

1,294

Renter Occupied: 405
Owner Occupied: 889

MEDIAN MONTHLY HOUSING COSTS (2020)

$804

2010: $666

Single family homes line Hebron Road.

UTILITIES

The existing location of water, sewer, and storm lines determines optimal locations for new development.

Central gravity sewers were constructed by Licking and Fairfield Counties in 1956 and updated with STEP collection sewers in 1983. The Licking County Wastewater Treatment Plant was built in 1956 and expanded in 1983, then updated again between 2006 and 2008. According to Licking County's website,

"the upgrade increased the plant capacities from an average daily flow of 1.1 million gallons per day to 2.0 million gallons per day".

In Buckeye Lake, storm lines are centered along OH-79. Most major and residential streets in Buckeye Lake are equipped with water lines. Harbor Hills Water District extends east of Buckeye Lake and supplies residents with water from Hebron.

Storm & Water Infrastructure
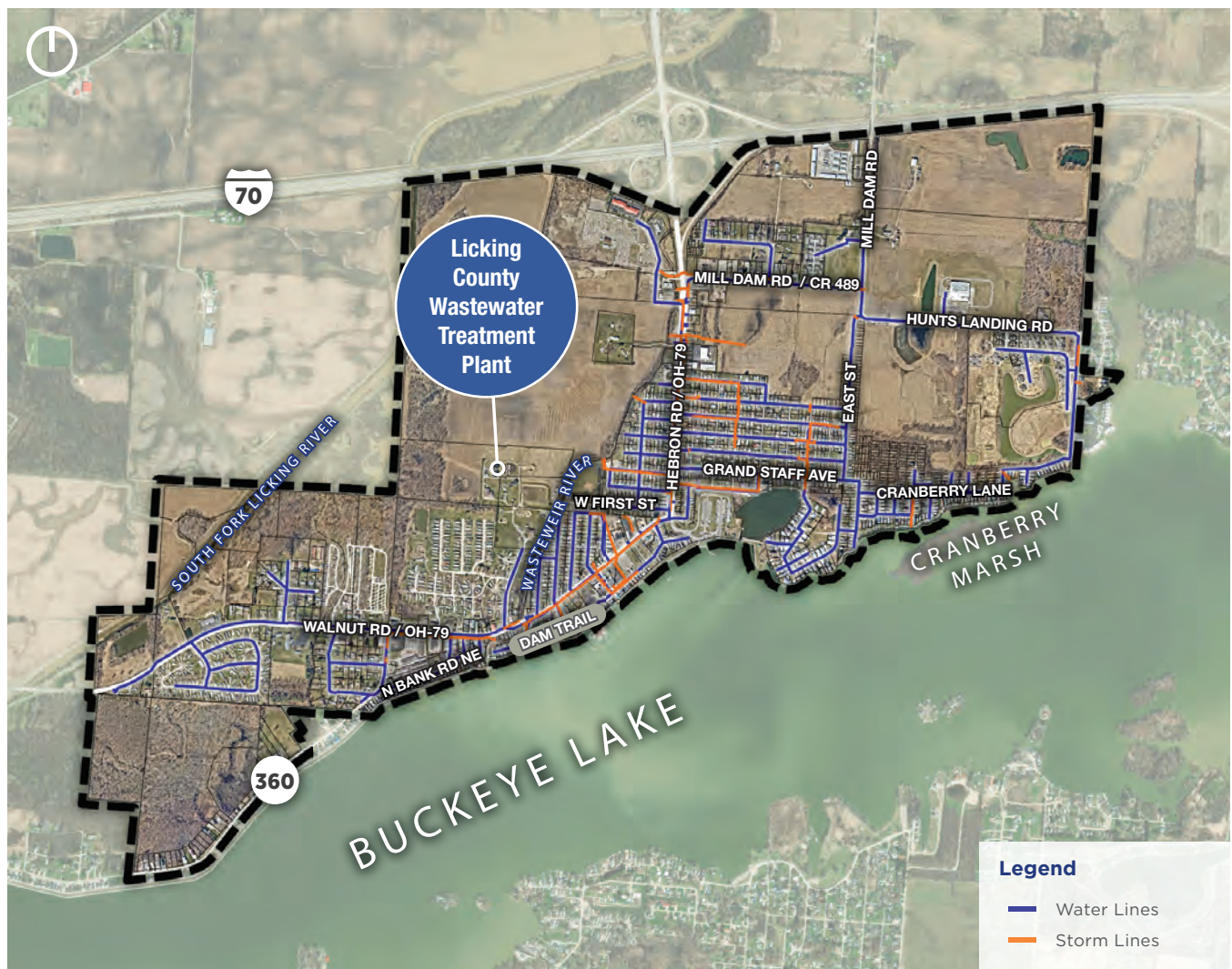
Sewer Service Districts
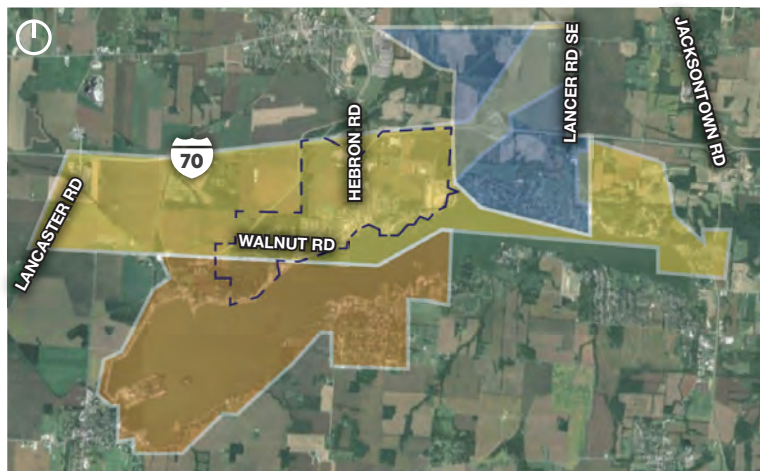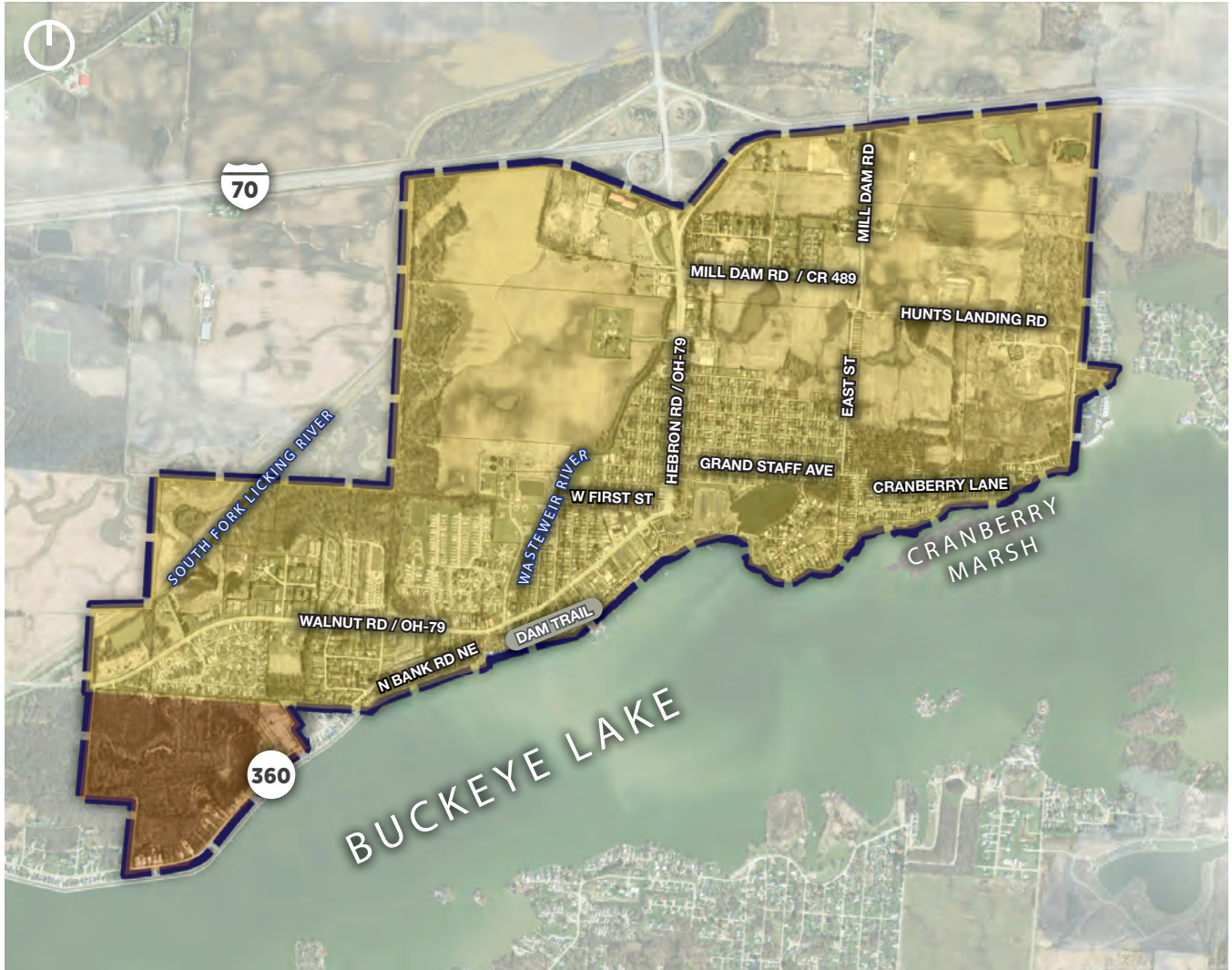
Legend

- Buckeye Lake Sewer District (Licking County)
- Buckeye Lake Sewer District (Fairfield County)
- Harbor Hills Water District

MOBILITY

Transportation planning decisions affect land use, both directly by determining which land is devoted to transport facilities such as roads, parking lots, and ports, and indirectly by affecting the relative accessibility and development costs in different locations. In general, policies that reduce the general cost (financial costs, travel time, discomfort, risk) of automobile travel tend to increase total traffic and sprawl, while those that improve nonmotorized (pedestrian and cycling) travel tend to support a development pattern that is compact, walkable and mixed use. This includes traffic calming and traffic speed reduction as well as access management and streetscape improvements. As shown below, roads (red) such as OH-79 in its current configuration, reduces the cost of overall travel while streets (yellow) support a development pattern that is compact, walkable and mixed use.

Existing Place Connections

Legend
— Road
— Street

SUMMARY OF FINDINGS

By reviewing existing conditions in Buckeye Lake, the team formed a comprehensive understanding that formed the basis of the plan recommendations. The combination of floodway, floodplain, wetlands, and utilities was used to identify key opportunity areas in the Village.

These sites are either currently vacant or open land, not threatened by water, and are near utilities. After speaking with community members further, potential concepts were developed.

Development Potential

Legend

Opportunity Areas (Vacant, Agriculture)
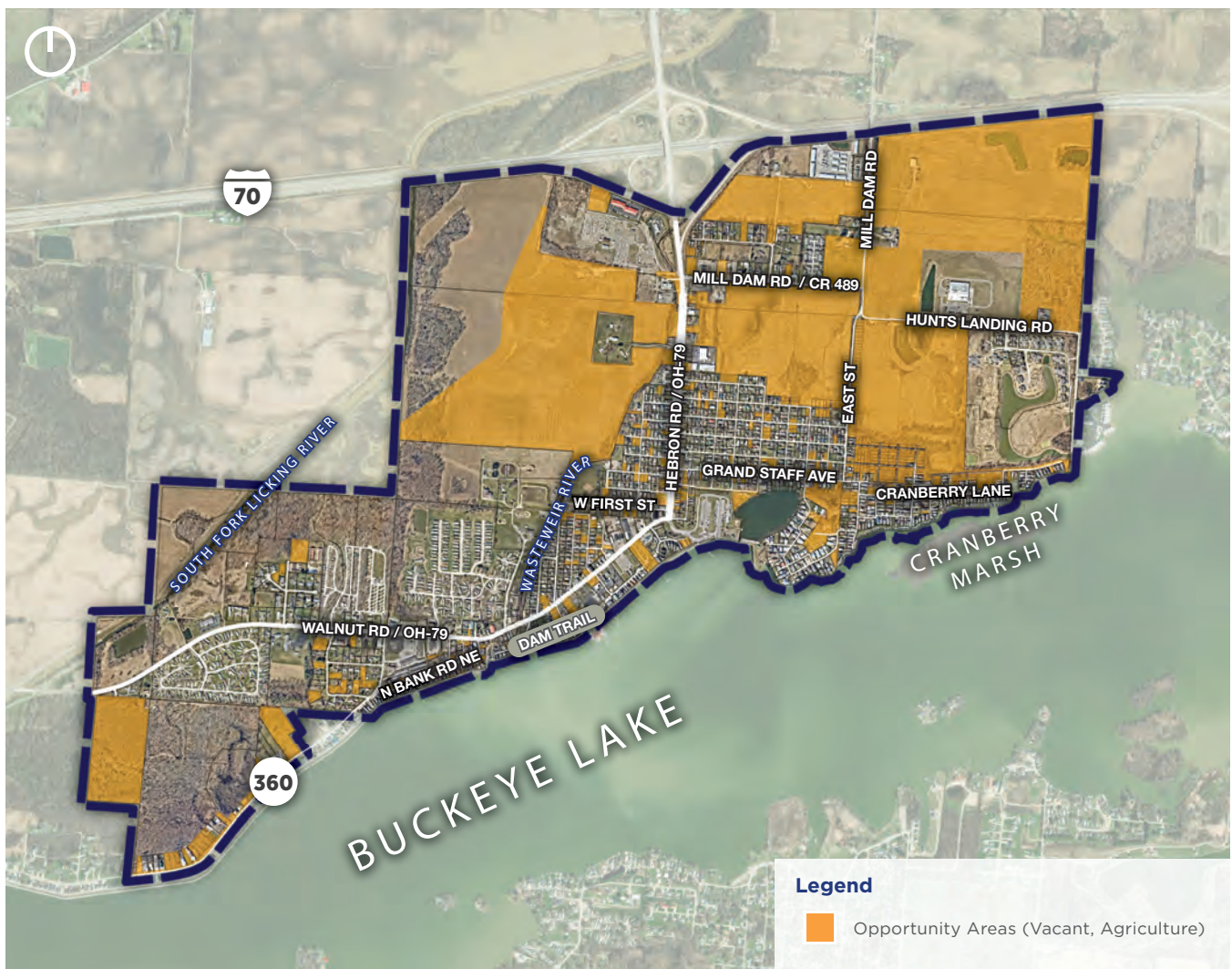
4 Community Views

PUBLIC ENGAGEMENT PROCESS

One of the key elements of any planning effort is the ideas and aspirations of the public. The planning team conducted an extensive public engagement effort to form the future vision for Buckeye Lake.

Through a community survey, public open house, and stakeholder feedback, community members contributed their ideas for how the Village should address growth, development, and preservation in the future. The resulting community views verified the key findings from the previous chapters and vetted plan recommendations.

For more detailed results, refer to Appendix B: Public Engagement Data and Appendix C: Public Survey Results.

A public open house solicited feedback through interactive boards and conversations.

ENGAGEMENT TIMELINE

04.13.22

Steering Committee Meeting #1

Kickoff the planning process by exploring issues, opportunities, and big ideas in Buckeye Lake.

08.17.22

Steering Committee Meeting #3

Review public engagement findings and gather feedback on potential projects and place types.

2022

APR | MAY | JUN | JUL | AUG

05.18.22

Steering Committee Meeting #2

Verify existing conditions analysis and identify priority growth areas.

07.21.22

Public Open House

Present the planning process to date and gather public feedback using interactive boards.

08.04.22 - 08.11.22

Stakeholder Input

Collect insights from stakeholders to better understand community values.

06.23.22 - 08.04.22

Online Survey
(109 Responses)

Collect insights from community members relating to land use, housing, connections, quality of life, and the economy to inform plan recommendations.

11.30.22

Steering Committee Meeting #5

Review draft report.

SEP | OCT | NOV | DEC | 2023 | JAN

10.26.22

Steering Committee Meeting #4

Review plan elements, goals, and objectives to develop a draft report.

12.12.22

Village Council Meeting

As part of the plan adoption process, present the draft plan to Council for review.

PUBLIC SURVEY

The public survey was available for over one month and **received over 100 responses.** *The feedback offered another perspective on the current perception of the village and the future.*

The survey included questions ranging from housing, mobility, green space, and quality of life. Key results are provided in the following pages and a complete set of results is provided in Appendix C: Public Survey Results.

Buckeye Lake Village Comprehensive Plan

Buckeye Lake has initiated a process to create a **COMPREHENSIVE PLAN** which will guide the Village for years to come.

This planning process is rooted in community values and aspirations. It creates a platform to guide and align local leaders, stakeholders, and the community toward a shared future.

Please take the **COMMUNITY SURVEY** to help form the content within the Comprehensive Plan.

Your perspective is crucial regarding public space, housing, trail connections, economic development, and much more!

THANKS FOR PARTICIPATING IN THIS SURVEY AND HELPING US PLAN FOR THE FUTURE OF BUCKEYE LAKE!

Visit
ohmplanning.typeform.com/blcompplan
on your personal device or
scan the QR code above with your smartphone camera to participate!

Buckeye Lake

↑ *The survey was promoted with a flyer and QR code.*

About the Survey Respondents

Most survey respondents live in Buckeye Lake Village full-time and plan to continue living there, although many tourists and visitors might not have known about or felt comfortable taking the community survey.

HOW LONG HAVE YOU LIVED IN BUCKEYE LAKE?

Over 20 years	**22.0%**
11-20 years	**14.7%**
6-10 years	**19.3%**
1-5 years	**29.4%**
Less than 1 year	**4.6%**
Not applicable	**10.1%**

WHICH CATEGORY BEST DESCRIBES YOUR AGE?

Under 17	**0.0%**
18-24	**3.7%**
25-34	**9.3%**
35-44	**7.5%**
45-54	**15.0%**
55-64	**37.4%**
65 and above	**27.1%**
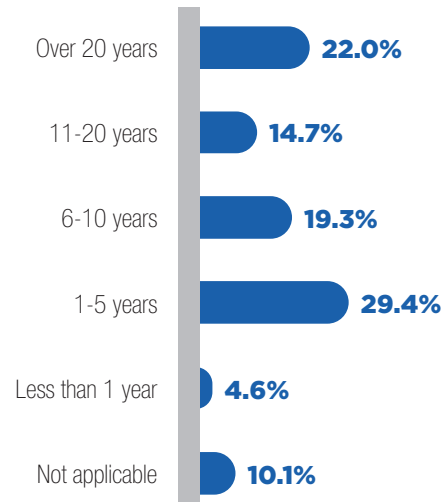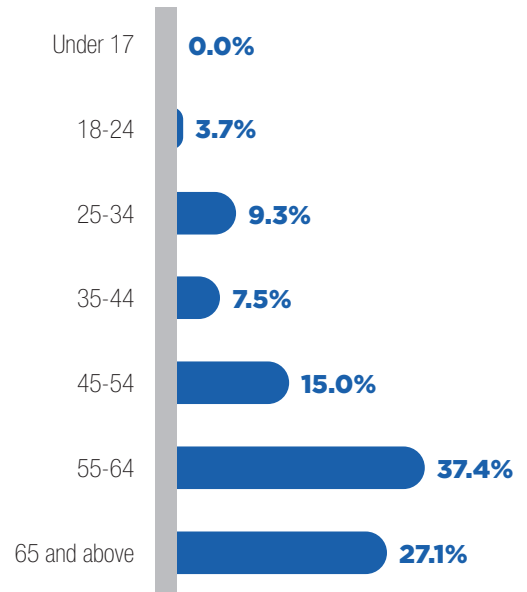
Quality of Life

The quality of life in Buckeye Lake Village is somewhat high and shaped primarily by people and location. It is important to remember the elements that most shape the quality of life when planning for the future.

As things improve in Buckeye Lake, the Village should strive to attract families with children and young professionals. This could be done through a variety of housing options, more job opportunities, and the overall quality of life.

OTHER THAN THE LAKE, WHAT TWO ELEMENTS MOST SHAPE THE QUALITY OF LIFE IN THE VILLAGE?

TOP TWO ELEMENTS

PEOPLE
45.0%

LOCATION
36.7%

OTHER ELEMENTS

Special Events	22.9%
Housing	18.3%
Parks	18.3%
Businesses	17.4%
Safety	17.4%
Shopping	12.8%

109
SURVEY RESPONSES

3/5
QUALITY OF LIFE

89%
SEE THEMSELVES LIVING IN BUCKEYE LAKE IN THE NEXT 5 YEARS
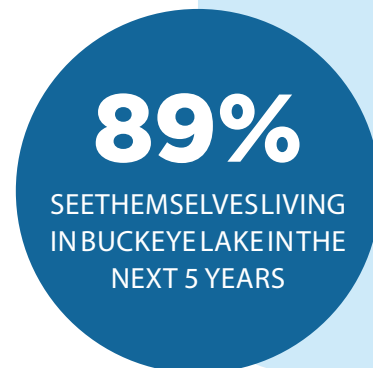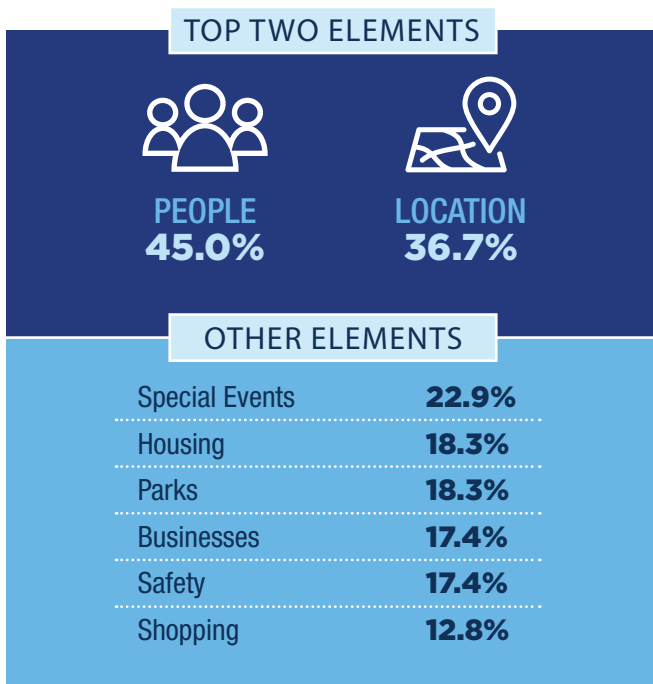
Housing

The Village of Buckeye Lake needs more single-family homes and housing options within mixed-use development. Fortunately, the Village also has open land and vacant areas that hold potential for new development.

Most survey respondents agree with some sort of change in the older neighborhoods off OH-79, but vary on the degree. The type and variety of housing in Buckeye Lake will be influential in determining who lives in the Village.

WHAT TYPE OF HOUSING DO YOU THINK BUCKEYE LAKE NEEDS MORE OF?

52.3%
SINGLE FAMILY HOME

39.3%
HOUSING WITHIN MIXED-USE DEVELOPMENT

24.3%
CONDO

23.4%
AFFORDABLE HOUSING

23.4%
DUPLEX / TOWNHOMES

11.2%
SENIOR HOUSING
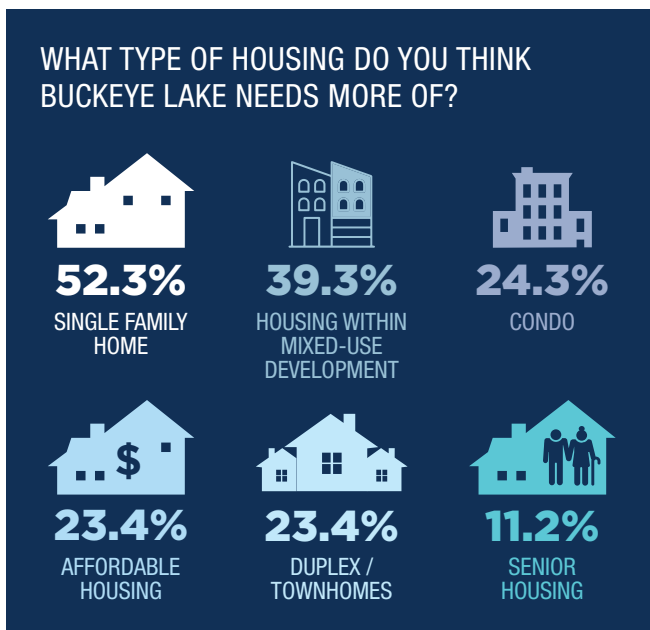
Connections

The majority of survey respondents supported adding more walking and biking paths in the Village, which could be connected to existing regional trails. Other activities and events that would attract visitors capitalize on the lake and build on the Village's heritage of entertainment.

Survey respondents are somewhat satisfied with many characteristics of the Village, but certain elements could be improved, including code enforcement, which contributes to the overall appearance, and the diversity of land uses.

The majority of survey respondents felt there is not enough public / green space or public parking in the Village. Green space should be incorporated into any new concepts, as well as improved parking and related signage.

WHAT KIND OF ADDITIONAL GREENSPACE WOULD BE MOST BENEFICIAL?

37.7%
STREETSIDE LANDSCAPING & TREES

33.0%
MORE BIKING / WALKING TRAILS

16.0%
ADDITIONAL PARKS

13.2%
NATURAL AREAS
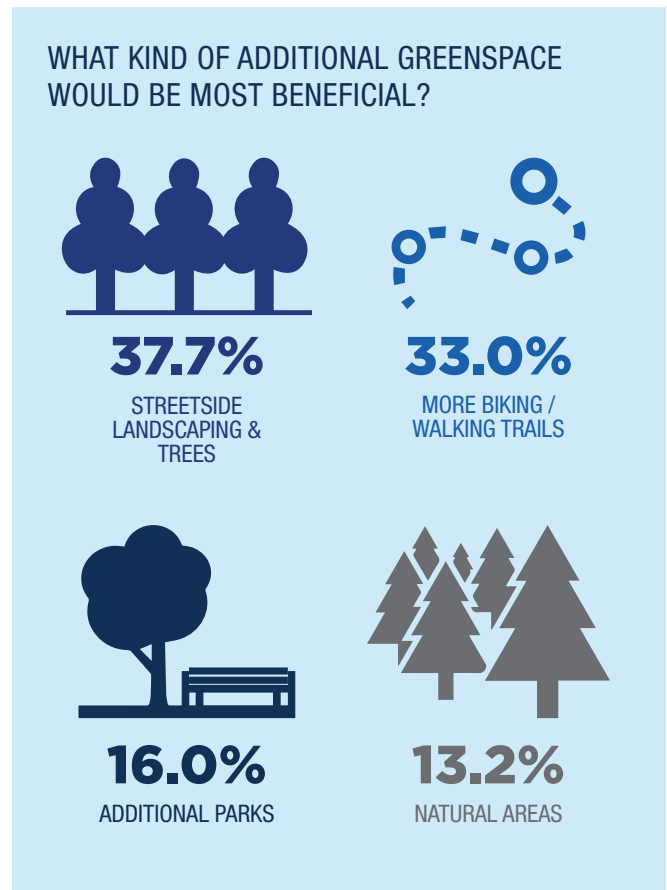
Top Initiatives

The top three improvements are attracting commercial development, improving streetscapes, and adding greenspace in the form of streetscaping and trails, in addition to increased code enforcement.

PLEASE RANK THE FOLLOWING INITIATIVES ON THEIR IMPORTANCE TO THE IMPROVEMENT OF BUCKEYE LAKE, 1 BEING "VERY IMPORTANT".

#1 Attracting commercial development

#2 Improving streetscapes & landscaping

#3 Adding greenspace

#4 Expanding housing options

#5 Improving traffic

#6 Better Village branding

#7 Adding parking

#8 Expanding signage

Initiatives expand on existing commercial development and greenspace.

The Lake

Almost all the survey respondents use the lake on a regular basis and would support the use of tax dollars to increase public access to the lake.

WOULD YOU SUPPORT THE VILLAGE USING PUBLIC TAX DOLLARS TO ACQUIRE PROPERTY TO CREATE NEW PUBLIC ACCESS ALONG THE LAKE?

34.6%
NO

65.4%
YES

HOW FREQUENTLY DO YOU VISIT THE LAKE DURING PRIME SEASON?

75.2%
ALL THE TIME

11.9%
A COUPLE TIMES A MONTH
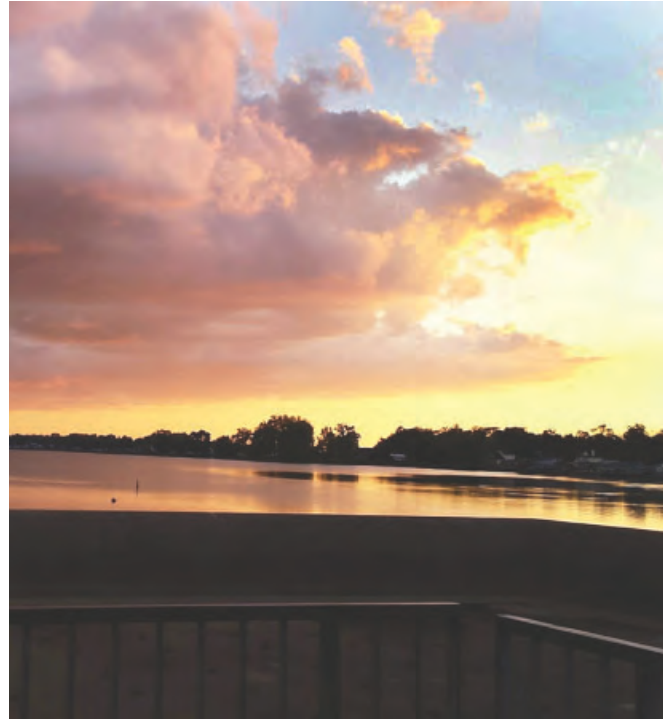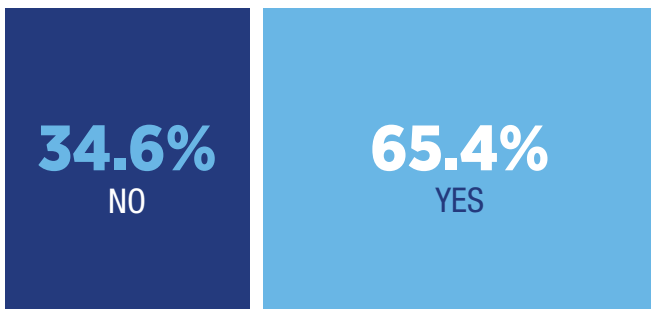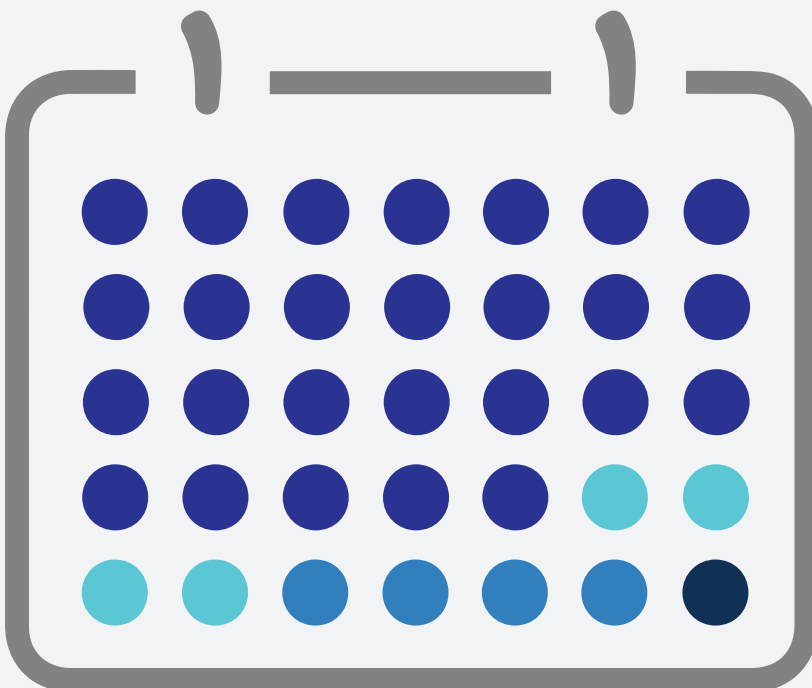
11.0%
ONCE A WEEK

1.8%
NEVER

Potential Projects

The top potential projects are centered around the downtown core of Buckeye Lake near OH-79 and include streetscape improvements, mixed-use development, and additional gathering spaces. Most survey respondents are familiar with the project proposed in the Buckeye Lake North Shore Framework Plan and are generally supportive.

A PRELIMINARY LIST OF POTENTIAL PROJECTS WAS DEVELOPED DURING THE PLANNING PROCESS. PLEASE RANK THE FOLLOWING POTENTIAL PROJECTS, 1 BEING "HIGH PRIORITY".

#1 Improving the streetscape on OH-79 through the village core

#2 Enhancing and developing a strong mixed use village core

#3 Developing downtown park & pier

#4 Building additional pedestrian and bike pathways

#5 Creating naturalized park areas with wetlands and boardwalks

#6 Improving gateways into the community with signage, landscaping, and a cohesive brand

#7 Adding public parking in the Village core
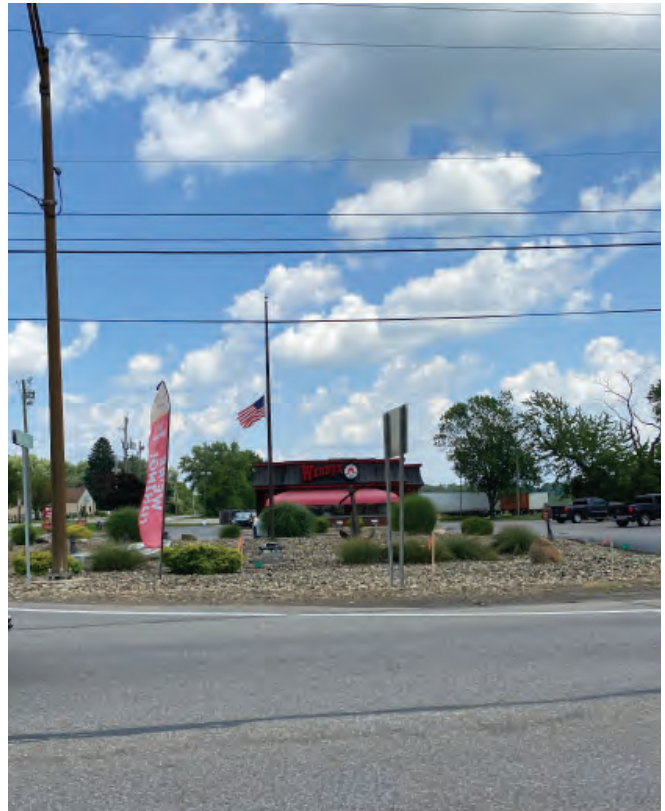
Top potential projects are centered around the I-70 entrance towards the village core.

PUBLIC OPEN HOUSE

A public open house was held at the Village Offices to gather feedback on the plan from the community. Key takeaways that helped form the framework of the plan were organized into themes provided below.

Public Spaces

- Not enough safe & accessible park space
- Benefit from active greenspace (parks, trails, streetscape, etc.)

Streetscape

- Top 3: Slowing traffic, outdoor dining, architecture character

Lakefront Amenities

- Top 3: Event space, public docking, restrooms

Land Uses

- OH-79 near I-70: Lodging, offices, retail
- East of OH-79 along I-70: Offices, single family homes, light industry

Transportation

- Additional modes: Multi-use paths, sidewalks, protected bike lanes
- Extend First St. for secondary route

Level of Change

- Preserve Ryan-Braden Park
- Enhance OH-79
- Transform downtown core and vacant areas

The public open house generated conversations around priorities and opportunities for plan recommendations.

Interactive boards provides opportunities for community members to share their thoughts.

STAKEHOLDER INSIGHTS

Stakeholder interviews were conducted to learn more about existing conditions in Buckeye Lake and understand community values. Similar to the public open house, key findings were organized into themes to form the plan recommendations.

Economy

- Lack of income tax
- Mixed-use along OH-79 corridor
- Redevelop expressway area
- Expand industrial area
- Improve access to lake and visibility

Housing

- Need market rate housing
- Cluster homes that share green space
- Townhomes and condos for retirement

Development Pattern

- Buildings closer to street
- More walkable

Transportation

- Accessible, adequate parking
- Extend First St. for secondary route
- Walking path a benefit

Tourism

- Encourage Buckeye Lake becoming a vacation destination for families

Identity

- Need wayfinding, such as welcome/identification signs, highway bridge signs, etc.

If stakeholders were not available to speak in person, they were invited to share their thoughts in an online survey.

STEERING COMMITTEE INSIGHTS

The steering committee included a diverse section of the community to guide the plan. The role of the steering committee was to:

- *Guide village staff and consultant team on critical planning and zoning issues*

- *Distribute information about the code update through community networks*

- *Review draft reports and documents and provide input*

- *Assist in sponsoring the plan during the adoption process*

Additionally, the steering committee members were asked to act as stewards of the plan, passing along information to their friends, families, and neighbors.

At the first meeting, the planning team engaged the committee in several activities to identify key opportunities, issues, and big ideas in Buckeye Lake. Key findings were confirmed by community members in the survey and open house.

The following meetings were used to verify the existing conditions analysis, confirm public engagement findings, and provide feedback on plan recommendations.

KEY ISSUES

- Lack of signage
- Not enough events
- Poor property maintenance
- Weak city branding
- Too oriented toward adults
- Limited housing options
- Too little parking
- Negative public perception of city and past planning efforts
- Lack of arts/entertainment culture
- Not taking full advantage of tourism
- Insufficient central public spaces

KEY OPPORTUNITIES

- Proximity to OSU
- Conference center
- Infill development
- Children-oriented activities
- Additional green space
- Updated zoning
- Strong nautical brand, build off history
- Pier project
- Expanded trail & lake connections
- More housing options & lodging
- More events like Farmers Market
- New tech/industrial jobs
- Improved traffic flow

BIG IDEAS

1

INCREASE TOURISM THROUGH EVENTS, TRANSPORTATION, AND LODGING

2

CREATE A UNIFORM BRAND THAT IS COASTAL, NAUTICAL, AND BUILDS ON THE AREA'S HISTORY

3

MAKE THE VILLAGE FAMILY ORIENTED, WITH EMPHASIS ON PUBLIC SPACES

KEY FINDINGS

Key findings from the community views combine with technical analysis and research to form the following chapters. Main objectives include:

- Improve Village Center & corridors through streetscaping and a greater mix/intensity of land uses

- Diversify housing options to attract and retain residents

- Integrate green space into any new plans

- Add more mobility options & connections

- Develop open areas near I-70

- Build a unique brand for the Village

Objectives were developed based on personal accounts from the steering committee and community members.

5 Planning Framework

ABOUT THE FRAMEWORK

Derived from a combination of the public's intuitive perceptions about the community and information gleaned from its cultural, natural, and built environment, the planning framework is made up of two typologies: place types and thoroughfare types.

The character and quality of the places where people live, work, play, and gather play a large role in the quality of the lives lived there. The Buckeye Lake Comprehension Plan lays out a vision for how the Village and the diverse places within it can evolve during the next century. This vision supports places that are safe, attractive, and accessible, and which offer opportunities for livelihood, investment, and community. It is these places that can improve the lives of the people who inhabit them. Different places fill different roles in the lives of Buckeye Lakers but taken together, the palette of places found in Buckeye Lake defines the physical character of the City and provides the settings for daily life in the City.

In order to create goals, objectives, and actions for places in Buckeye Lake, it is necessary to understand what patterns, forms, and character exist between different places. While Buckeye Lake is made up of multiple different places, all of them can be

categorized in different place types to make it easier to understand the physical form and character that make up the Village Place types are categories that attempt to capture the unique characteristics that contribute to making a "place" — a location that is distinct from the areas around it. Although many different factors influence an area's unique sense of place, the place types in this plan focus primarily on the physical characteristics of a place.

Similar patterns of physical form can be observed across the City. Street networks can be well-connected grids or winding cul-de-sacs. Buildings can be located close together or spaced farther apart. Front yards can be large, small, or non-existent. Land uses can be mixed vertically or horizontally or separated. Analyzing these characteristics in different places across the Village helps to define a palette of place types.

Place types make it easier to identify and understand the physical building blocks that make up the Village of Buckeye Lake. This in turn helps to make standards and regulations more effective by making it possible to tailor them to the types of places that exist throughout.

EXISTING PLACE TYPES

The Existing Place Type map replaces the typical existing land use map (found in a typical comprehensive plan) with an alternative map describing how a particular community is organized - as a collection of neighborhoods, districts, and corridors organized as distinct places. The following map shows how these area can be defined in Buckeye Lake.

Legend

Rural Areas		Blue Heron District	
Central Neighborhoods		Interchange Commercial	
Suburban Neighborhoods		Mobile Home Parks	
Lakefront Neighborhoods		Parks	
Hebron Corridor		Existing Lakefront Trail	
Downtown Corridor			
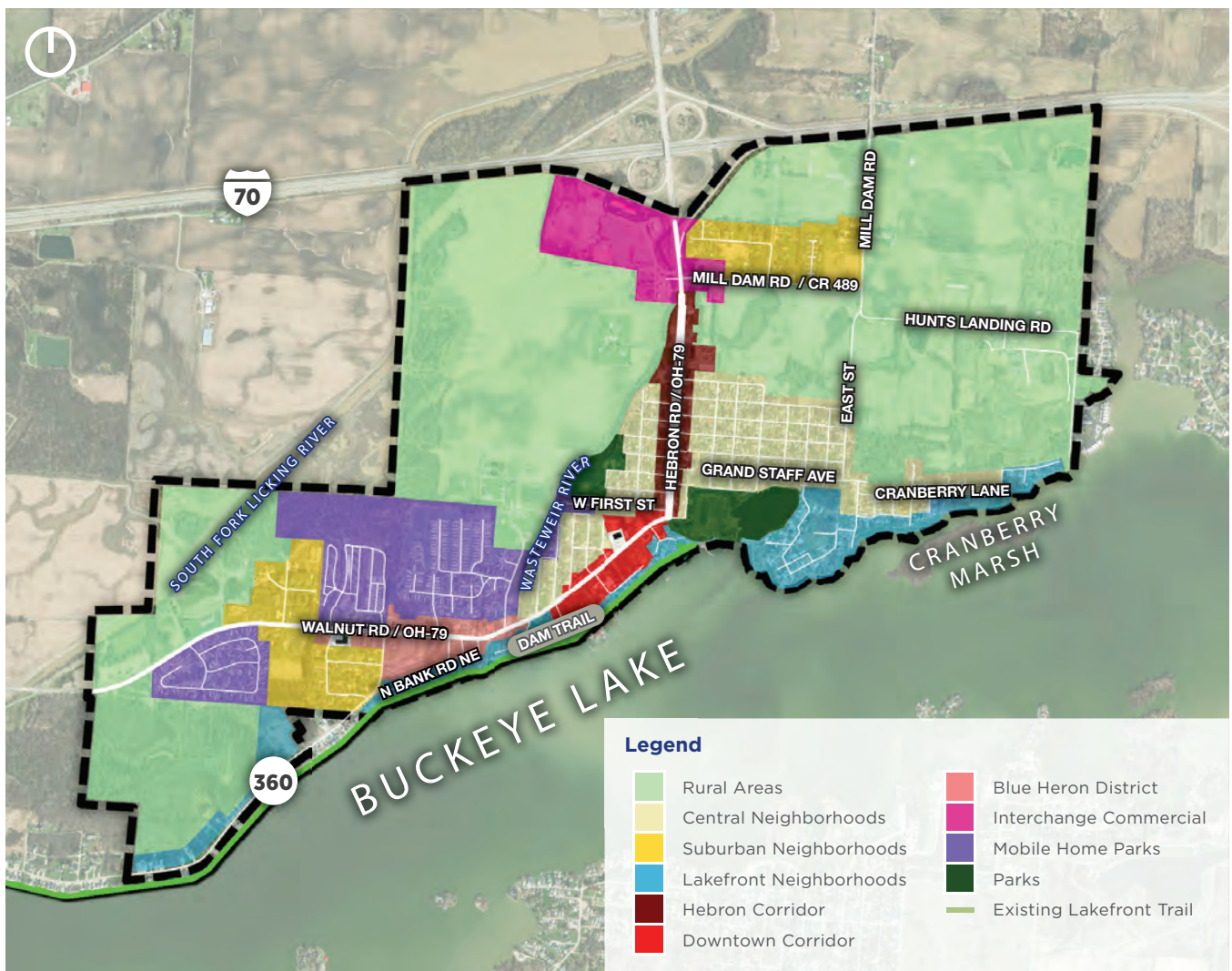
EXISTING + FUTURE PLACE TYPES

Future place types reflect both a simplified version of the Existing Place Types map and an assignment of place types to areas of development opportunity (e.g. vacant and underutilized land with development potential).The map replaces the future land use map which typically served as a basis for creating an official zoning map and accompanying zoning regulations.

Legend

Urban Neighborhood		Employment	
Suburban Neighborhood		Interchange Commercial	
Village Neighborhood		Parks & Open Space	
Lakefront Neighborhood		Rural	
Corridor		Civic	
Village Center			
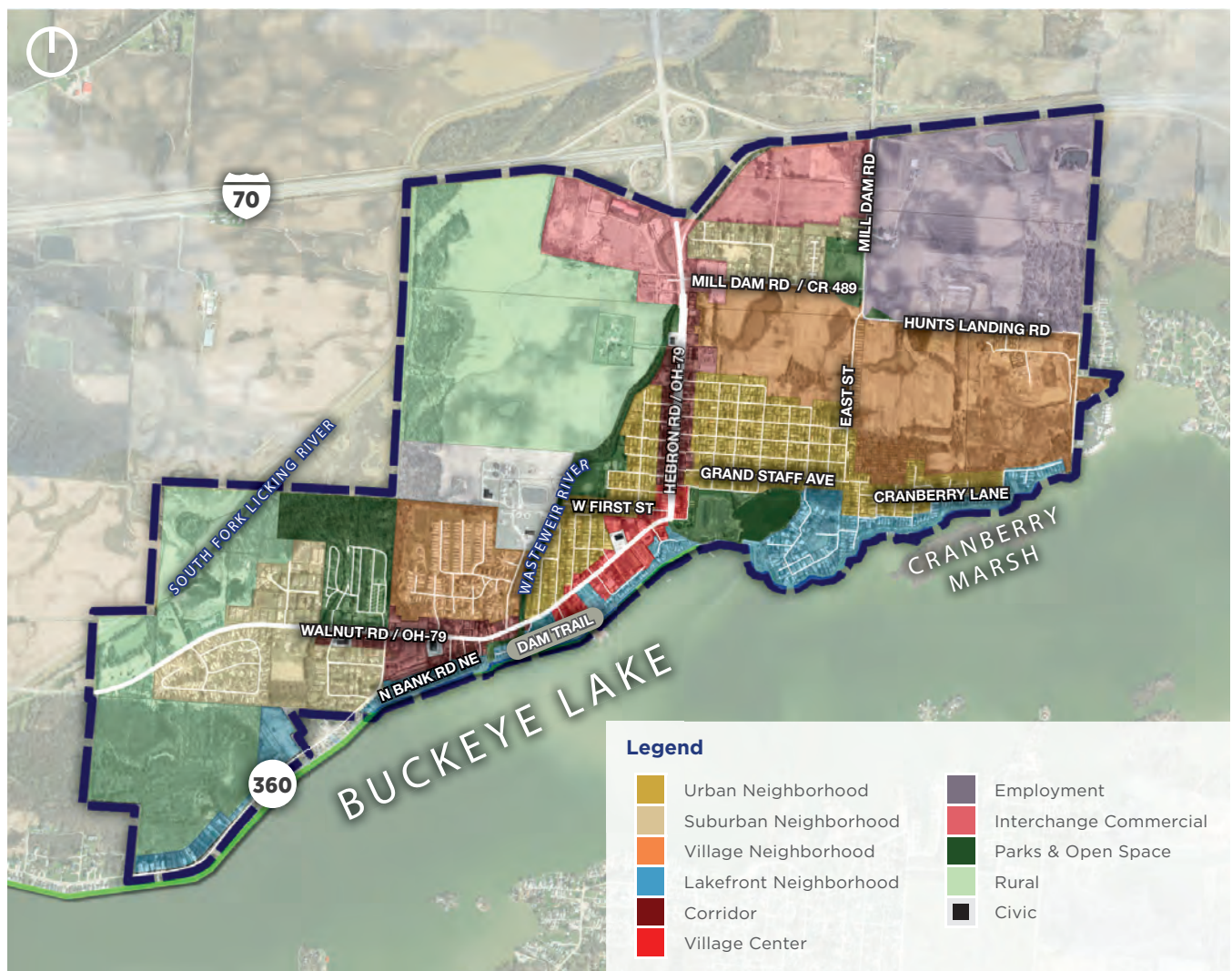
FUTURE PLACE DEVELOPMENT PATTERN, FORM, AND CHARACTER

As development occurs, future zoning and policy decisions should align with the future place types shown on the previous map. Each place type has a prescribed set of building typologies and land use characteristics. The following pages contain guidelines for each place type. It is important to note these guidelines are general and new development should reference the most recent zoning updates.

The following pages contain development guidelines and illustrate the desired land use pattern for each place type. A photo from the Lakefront Neighborhood place type is shown below.

DEFINITIONS

Land Use: The variety of ways people make use of the land (i.e. residential, commercial, etc.)

Height: The general height of a building in number of stories

Front Setback: The minimum distance between the front edge of a site and the building on the site

Parking: General requirements related to parking standards including location and screening

Development Intensity: The approximate concentration of buildings on a site

Recommended Uses: The proposed development type for a site

An example of a Lakefront Neighborhood

Development potential is based on a combination of natural and human factors.

Rural
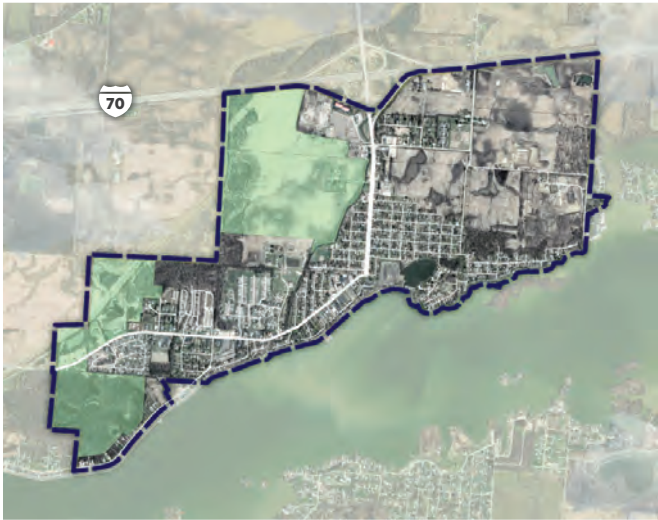
DESCRIPTION

Rural is intended to encompass open, primarily undeveloped land that is not suitable for development in the future due to its position relative to flooding and utilities. Any buildings should be equipped to manage flooding and have its own utilities. The areas can be used for light recreation and agriculture.

Height	--
Front Setback	--
Parking	--
Recommended Development Intensity	--
Recommended Uses	• Public • Semi Public

Urban Neighborhood
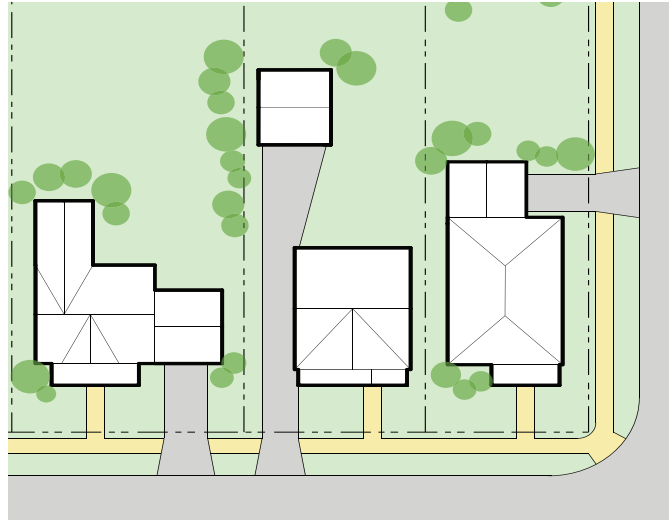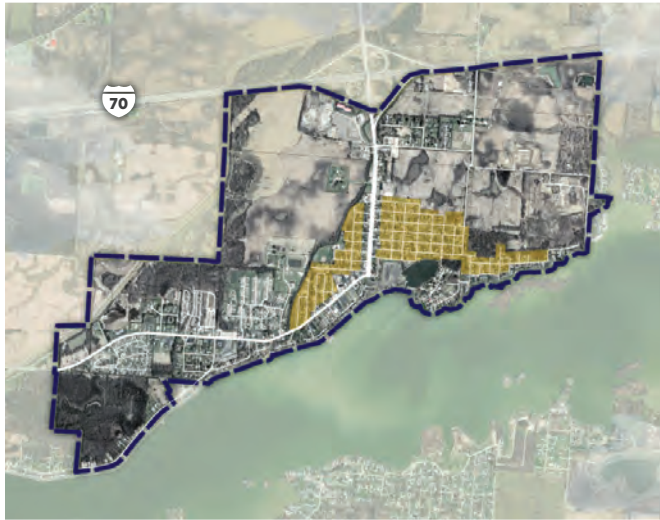
DESCRIPTION

Urban Neighborhood is characterized by communities with a range of single and multi-family housing options with on-site, shared amenities.

- **Development Character** should be single family, multi family residential, and community facilities that offer various amenities to residents such as a community center, recreational paths, and natural areas.

- **Development Intensity** should be up to 10 dwelling units per acre. Higher net densities may be achieved through open space dedication, as long as the overall density does not exceed fifteen units per acre, unless density bonuses allow.

- **Common Spaces** should be carefully designed and integrated into the development. This could include areas for pets, play, common activity areas, or passive green spaces.

- **Connectivity** should be that of a neighborhood character, with narrow street widths and streetscapes that include trees, lighting, green stormwater infrastructure, etc.

|	
Height	1-3 stories
Front Setback	5-15ft
Parking	--
Recommended Development Intensity	Up to 10 units/acre
Recommended Uses	• Detached Single Family • Attached Single Family • Multifamily • Public • Semi Public

Suburban Neighborhood
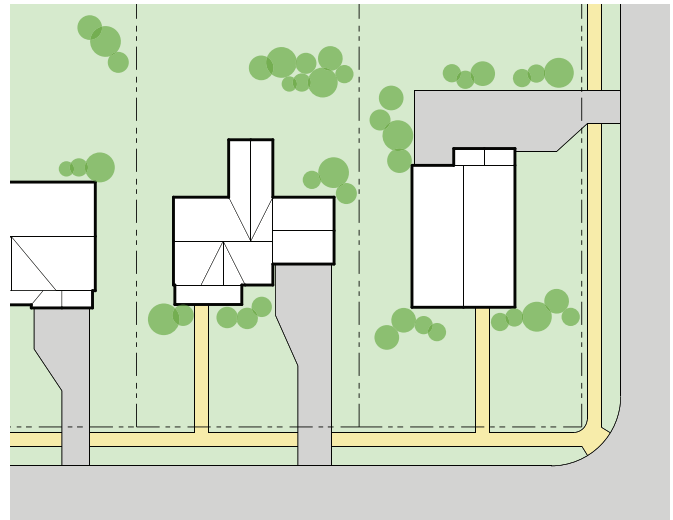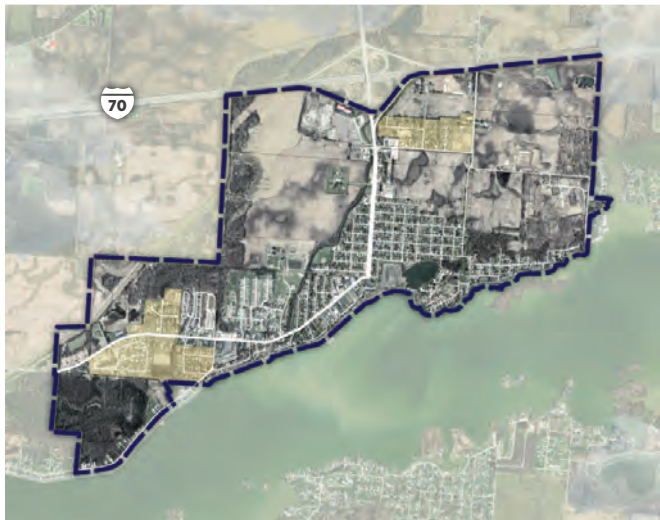
DESCRIPTION

Suburban Neighborhood is characterized by a clustering of single-family homes with moderate quantities of conservation/open space areas.

- **Development Character** should be single family residential and community facilities that consume smaller percentages of the total site, with the remaining land being conserved for natural or communal purposes.

- **Development Intensity** should be three to four dwelling units per acre. Higher net densities may be achieved through open space dedication, as long as the overall density does not generally exceed four units per acre, unless density bonuses allow.

- **Open Space** should make up at least 25% of the site and may include preservation areas where land has been restored to its natural state and sensitive features are protected. Recreational paths should be included within open space and make connections to existing paths whenever possible. Open spaces should be landscaped with native plants that require little care and support a variety of habitats.

- **Connectivity** should be that of a neighborhood character, with narrow street widths and streetscapes that include trees, lighting, green stormwater infrastructure, etc.

Height	1-2 stories
Front Setback	15-25 ft
Parking	--
Recommended Development Intensity	Conservation of 25% of site or overall development
Recommended Uses	• Attached Single Family • Detached Single Family • Public • Semi Public

Village Neighborhood
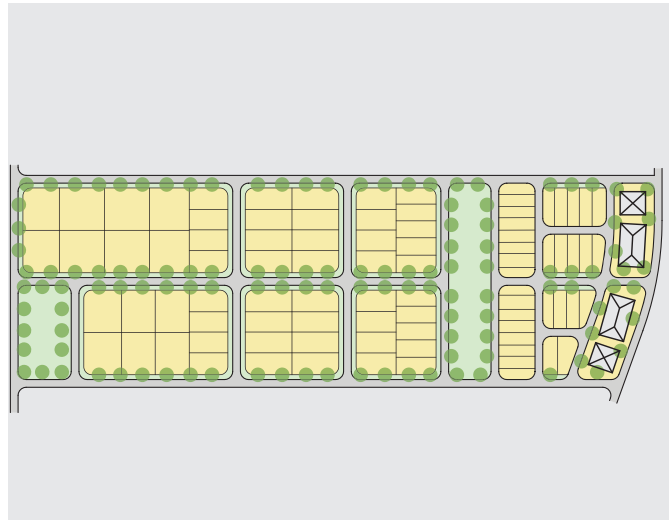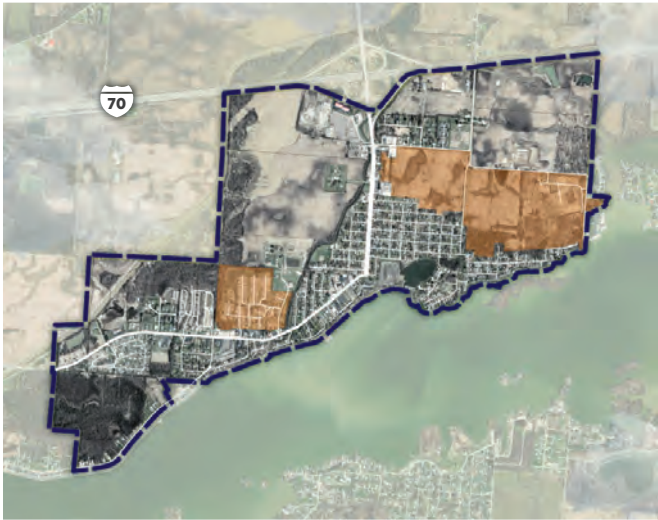
DESCRIPTION

Village Neighborhood is characterized by a vertical and/or horizontal mix of uses, with high public and private realm features that promote walkability and social interaction.

- **Development Character** should be mixed use development that blends complementary uses including retail, office, and residential in urban or semi-urban development styles. These uses can be integrated vertically in the same building, or horizontally in the same development, and create a live-work-play environment. Public amenities such as outdoor cafes, plazas, and green space provide both residents and visitors areas to relax and socialize.

- **Development Intensity** may range from 10 to 15 units per acre for residential and 10,000 to 30,000 square feet per acre for non-residential uses. Preferred use mix should be 80% residential and 20% office/retail.

- **Open Space** should be highly connected and create small and large places for people to gather including plazas, green lawns, and natural areas.

- **Connectivity** should be narrow and incorporate "complete streets" that promote all modes of travel.

Height	1-3 stories
Front Setback	0-25 ft
Parking	Rear or side of building, screen from street/neighboring uses (multi-family/commercial only)
Recommended Development Intensity	• Development intensity 10,000 - 30,000 sf/acre or 10-15 u/a, • Preferred use mix 80% residential and 20% office/retail
Recommended Uses	• Detached and Attached Single Family • Multifamily • Mobile Home/Manufactured Housing • Retail • Office • Public & Semi Public • Mixed-use

Lakefront Neighborhood
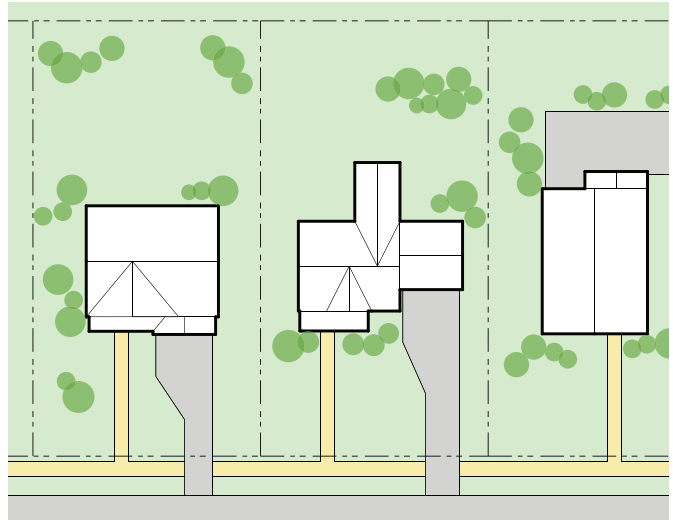
DESCRIPTION

Lakefront Neighborhood is characterized by a clustering of single-family homes with moderate quantities of conservation/open space areas.

- **Development Character** should be single family residential and community facilities that consume smaller percentages of the total site, with the remaining land being conserved for natural or communal purposes.

- **Development Intensity** should be five to 10 dwelling units per acre. Higher net densities may be achieved through open space dedication, as long as the overall density does not generally exceed four units per acre, unless density bonuses allow.

- **Open Space**. Recreational paths should be included within open space and make connections to existing paths whenever possible. Open spaces should be landscaped with native plants that require little care and support a variety of habitats.

- **Connectivity** should be that of a neighborhood character, with narrow street widths and streetscapes that include trees, lighting, green stormwater infrastructure, etc.

Height	1-2 stories
Front Setback	5-25 ft
Parking	--
Recommended Development Intensity	--
Recommended Uses	• Attached Single Family • Detached Single Family • Public • Semi Public • Mixed-use

Corridor
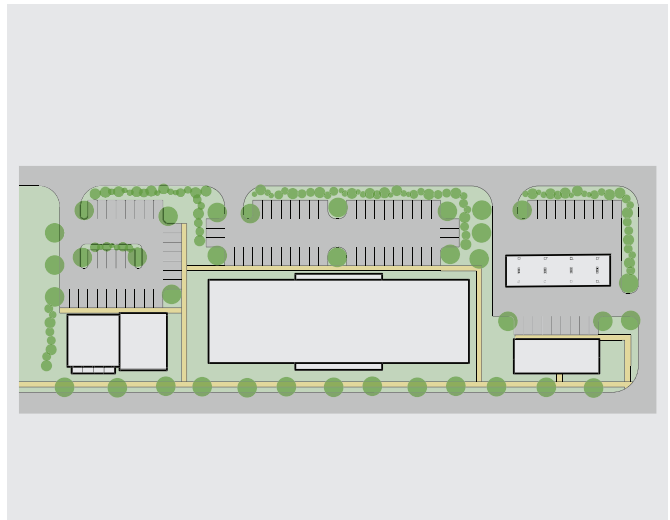
DESCRIPTION

Corridor is intended to allow a mix of uses with controlled access and consistent design standards. Focus within this district is the preservation of the adjacent neighborhood and a consolidation of vehicular points of access.

- **Development Character** should be developed or redeveloped incrementally with a mix of uses and an orientation toward the main thoroughfare.

- **Development Intensity** may range from 10 to 15 units per acre for residential and 10,000 to 30,000 square feet per acre for nonresidential uses. Preferred use mix should be 60% residential and 40% office/retail

- **Open Space** should be used to define and add character to a development. Ornamental landscaping within the setback, within parking lots, and along buildings is encouraged.

- **Connectivity** should promote walkability to nearby neighborhoods with short blocks and a multi-modal streetscape, including street trees and lighting.

Height	1-3 stories
Front Setback	0-25 ft
Parking	--
Recommended Development Intensity	• Development intensity 10,000-30,000 sf/acre or 10-15 u/a • Preferred use mix 50% residential and 50% office/retail
Recommended Uses	• Current Development Pattern and Uses • Attached Single Family • Public • Semi Public • Retail • Office

Village Center
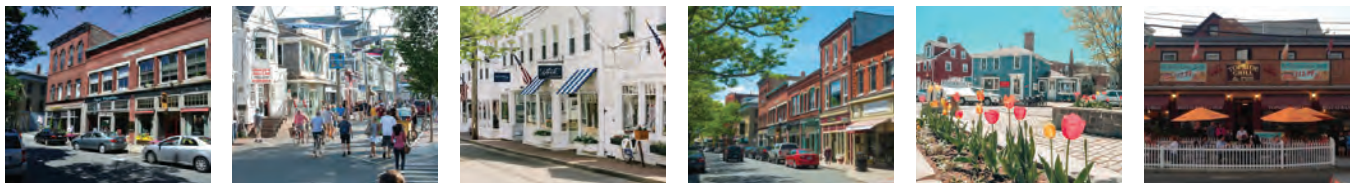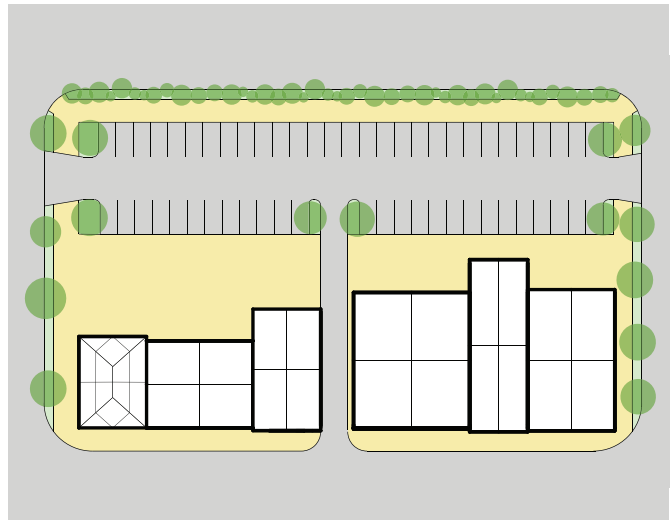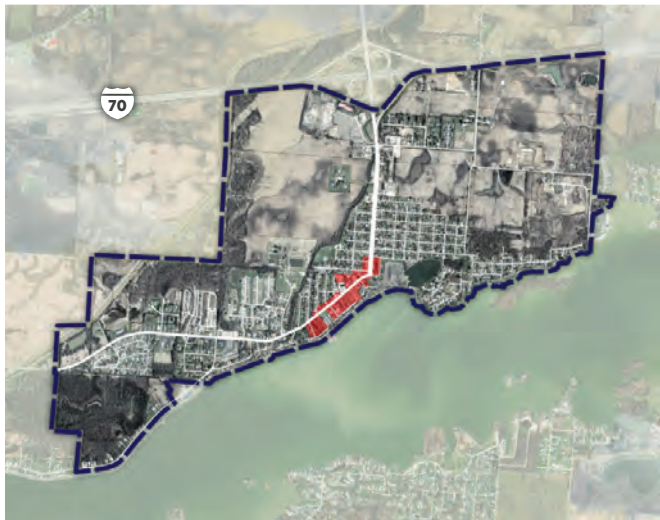
DESCRIPTION

Village Center is intended for a mix of uses that serve the regional community, as well as the option to provide multifamily residential. The focus in this district is primarily (60%) commercial.

- **Development Character** should be mixed use development that blends complementary uses including retail, office, and residential in urban or semi-urban development styles. These uses can be integrated vertically in the same building, or horizontally in the same development, and create a live-work-play environment. Public amenities such as outdoor cafes, plazas, and green space provide both residents and visitors areas to relax and socialize.

- **Development Intensity** may range from 10 to 20 units per acre for residential and 10,000 to 30,000 square feet per acre for non-residential uses.

- **Open Space** should be highly connected and create both small and large places for people to gather including plazas, green lawns, and natural areas.

- **Connectivity** should be narrow and incorporate "complete streets" that promote all modes of travel.

Height	1-4 stories
Front Setback	0-10 ft
Parking	Rear or side of building, screen from street/ neighboring uses
Recommended Development Intensity	• Development intensity 20,000 - 30,000 sf/acre or 10-20 u/a, • Preferred use mix 30% residential and 70% office/ retail
Recommended Uses	• Multifamily • Restaurants • Retail / Services • Office • Public • Semi Public

Employment
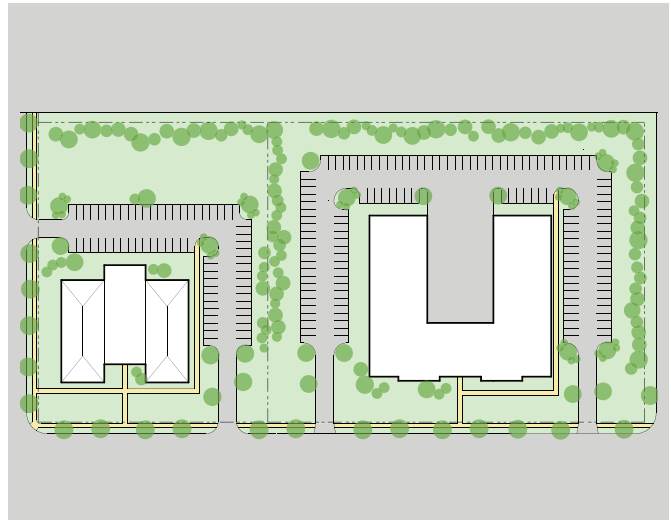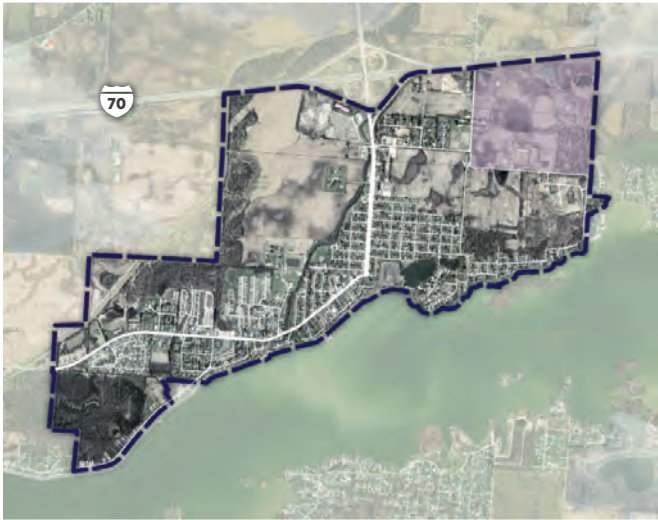
DESCRIPTION

Employment is characterized by large-scale industrial, research, and office uses that demand proximity to local, regional, and national transportation networks and create synergy between adjoining uses and businesses.

- **Development Character** should be a variety of industrial, research and development, laboratory, design, and technology uses. Retail may be considered as a secondary use to accommodate workers. High interconnectivity through public plazas, green spaces, and pathways within and around the site should create a campus of cross-collaboration. Parks, public amenities, and pedestrian and bicycle access should be included.

- **Development Intensity** may range from 10,000 to 20,000 square feet per acre and allow for large format users.

- **Open Space** should be incorporated into site design as appropriate.

- **Connectivity** should allow safe travel for cars, trucks, and freight with consideration for roundabouts where appropriate. Branding signage may also be considered in this area.

Height	1-5 stories
Front Setback	5-25 ft
Parking	Screen from street/ neighboring uses
Recommended Development Intensity	10,000 - 20,000 sf/ acre
Recommended Uses	• Industrial • Light Industrial • Office • Retail • Public • Semi Public

Interchange Commercial
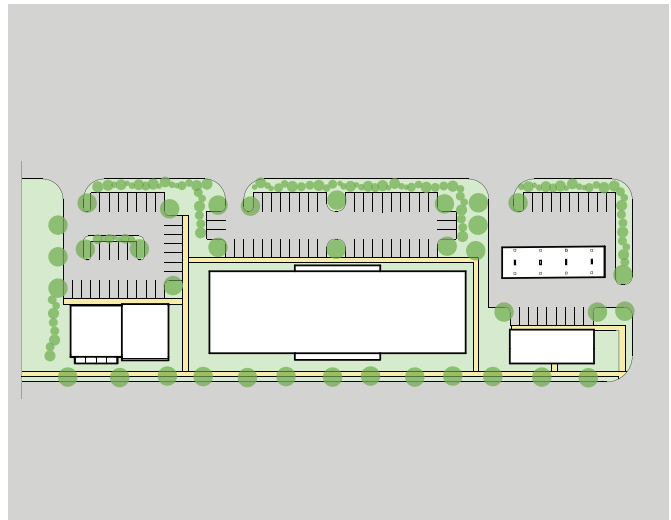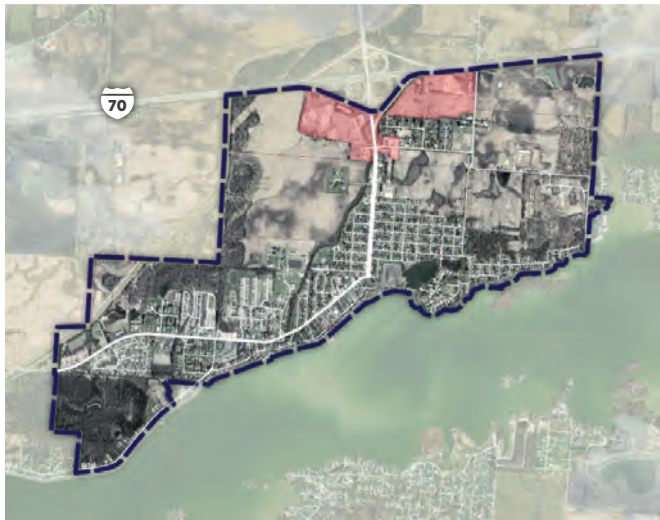
DESCRIPTION

Interchange Commercial is intended for small to medium-scale commercial uses that serve the local and regional community, as well as the option to provide multifamily residential. The focus in this district is primarily (60%) commercial.

- **Development Character** should be mixed-use development that blends complementary uses including retail, office, and residential in an integrated development style. These uses can be integrated vertically in the same building, or horizontally in the same development, and create a live-work-play environment. Public amenities, such as outdoor cafes, plazas, and green space, provide both residents and visitors areas to relax and socialize.

- **Development Intensity** may range from 10 to 20 units per acre for residential and 10,000 to 30,000 square feet per acre for non-residential uses.

- **Open Space** should be highly connected and create both small and large places for people to gather, including plazas, green lawns, and natural areas.

- **Connectivity** should be narrow and incorporate "complete streets" that promote all modes of travel.

Height	1-5 stories
Front Setback	0-25 ft
Parking	Screen from street/ neighboring uses
Recommended Development Intensity	• Development intensity 10,000 - 30,000 sf/acre or 10-20 u/a, • Preferred use mix 60% commercial and 40% office/ residential
Recommended Uses	• Multifamily • Retail • Office • Restaurants • Public • Semi Public

Civic
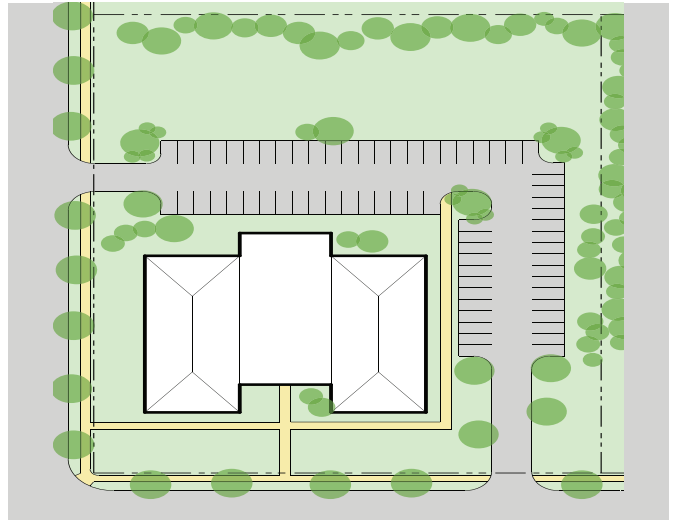
DESCRIPTION

Civic is intended to accommodate public and semi-public uses. Buildings and land owned by the government, libraries, City emergency and service departments, religious uses, privately owned schools and universities, and the public school system share this development character. Such facilities should be well designed and integrated into their surroundings.

Pedestrian access is key on these sites and must be ADA accessible. Structures should be connected to pedestrian and bicycle facilities in the area, and enhanced crossings should be provided to ensure pedestrian safety. In larger institutional settings such as a university campus. Parking that serves a greater area may be located at a further distance to preserve the pedestrian experience within the site. Attractive landscaping, streetscape elements, and signage should be used to integrate larger sites into the existing street network.

Height	--
Front Setback	--
Parking	--
Recommended Development Intensity	--
Recommended Uses	• Public • Semi Public

Parks & Open Space
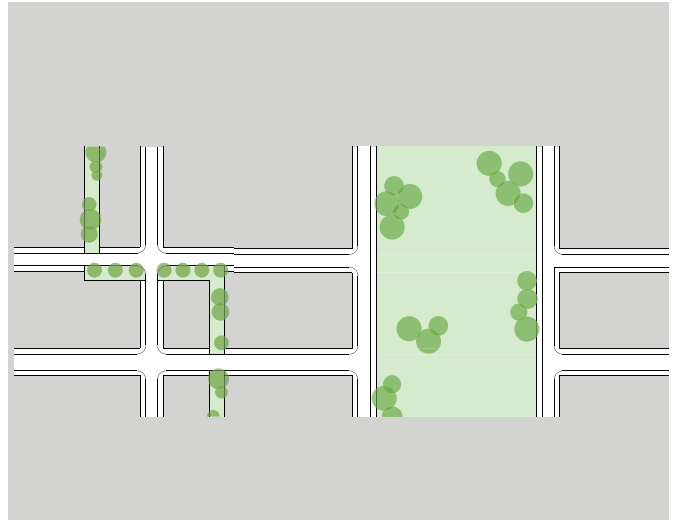
DESCRIPTION

Parks and Open Space is intended to accommodate public and semi-public uses. Buildings and land owned by the government, libraries, city emergency and service departments, privately and publicly owned schools, as well as private and public parks and open spaces share this development character. Such facilities should be well designed and integrated into the surrounding context. Pedestrian access is key on these sites and must be ADA accessible. Structures should be connected to pedestrian and bicycle facilities in the area, and enhanced crossings should be provided to ensure pedestrian safety.

When considering the development of large expanses of greenfield land, it is important to recognize the value of open space and recreational areas and land remaining in its natural state. Residential neighborhoods and mixed-use developments often gain an even greater value when located in proximity to parks and open space. Park facilities should include a range of active and passive uses or activities, and be designed to reduce maintenance expenses. The existing park network should be expanded into new areas of development.

Height	--
Front Setback	--
Parking	--
Recommended Development Intensity	--
Recommended Uses	• Public • Semi Public

EXISTING PLACE CONNECTIONS

Places are connected in two ways: by road and by street. Roads connect settlements or communities and are typically described as highway, arterial, or collector roads. Streets, on the other hand, connect places *within* communities and access local land uses while serving as the community's economic engines. Place types can also be connected by trials and multi-use paths.

Road Example: Walnut Rd

Street Example: Myers Ave

Legend

— Road
— Street

FUTURE PLACE CONNECTIONS

Changing the function of roadways to allow non-motorized travel necessitates sufficient public right-of-way and where that is not viable, it may require that travel lanes, where capacity is sufficient, be reduced in size or eliminated.

As the Future Place Connections map shows, roads and streets in red and green respectively are located in areas where a more compact, walkable land use pattern is expected. The orange streets are secondary connections that reduce driveway access and left hand turns by providing an alternative means of egress and ingress while improving roadway capacity.

Boulevard

Section Cut Looking North

LAWN | SIDE-WALK | TREE LAWN | PARKING | SB | SWALE | NB | PARKING | TREE LAWN | MULTI-USE PATH | LAWN
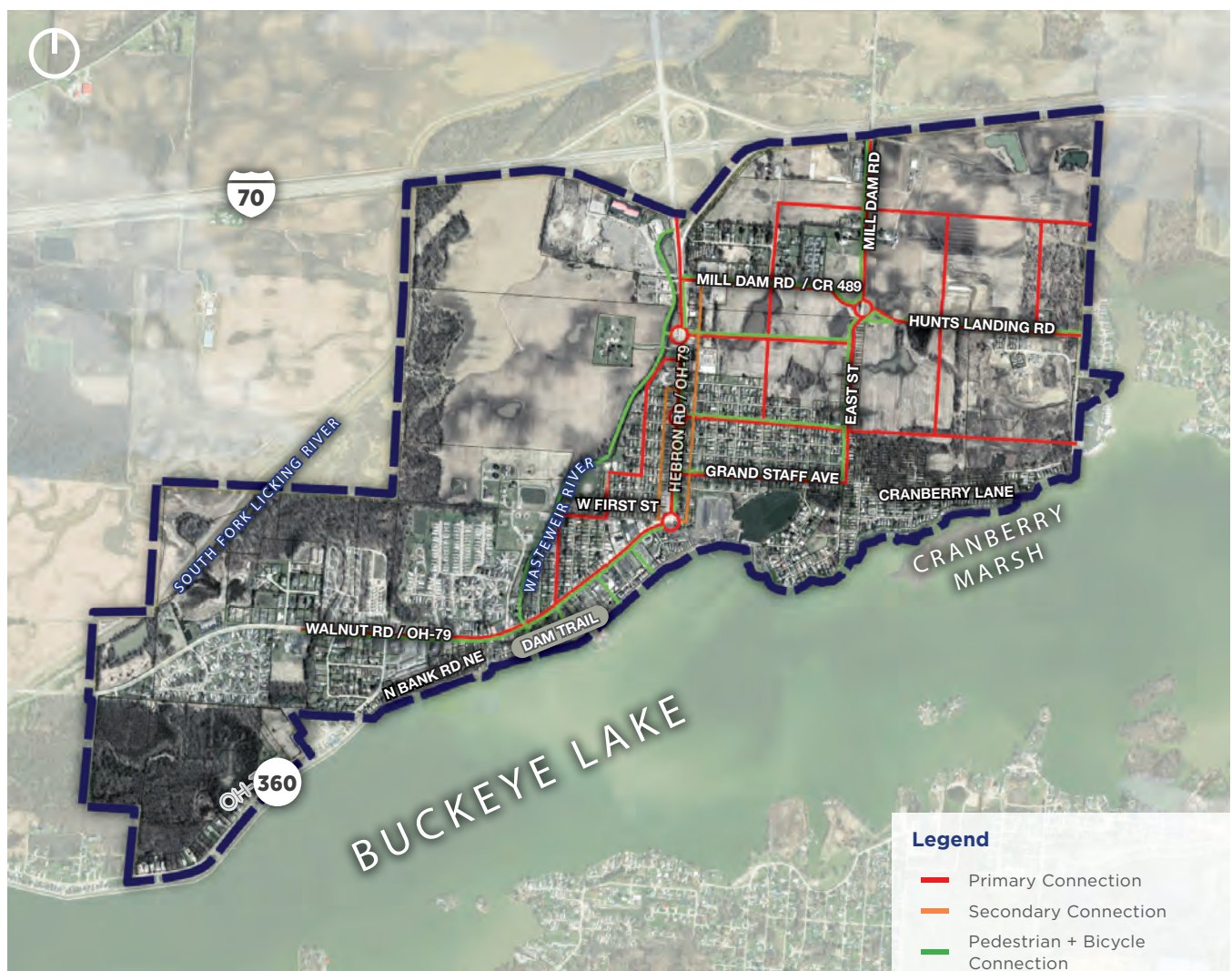
DESCRIPTION

A boulevard serves as a two-lane neighborhood connector that consists of a mix of residential and commercial street frontage. Boulevards have a formal streetscape pattern with a planted median in the center and planting strips to buffer the street edge. They also have on-street parking and pedestrian and bicycle connections.

In Buckeye Lake, the primary boulevard connection is OH-79, linking residential areas with the Village Center and regional transportation network.

Right-of-Way	95'
Travel Lane(s)	(2) 13' travel lanes
Parking	(2) 8' parallel parking lanes on both sides
Sidewalk	(1) 5' sidewalk on west side
Multi-Use Path	(1) 10' path on east side
Green Infrastructure	(1) 10' swale in median
Target Speed	25-35 MPH
Tree Lawn	(2) 6' tree lanes on both sides

Rural

Section Cut Looking South

MULTI-USE PATH   SWALE   NB   SB
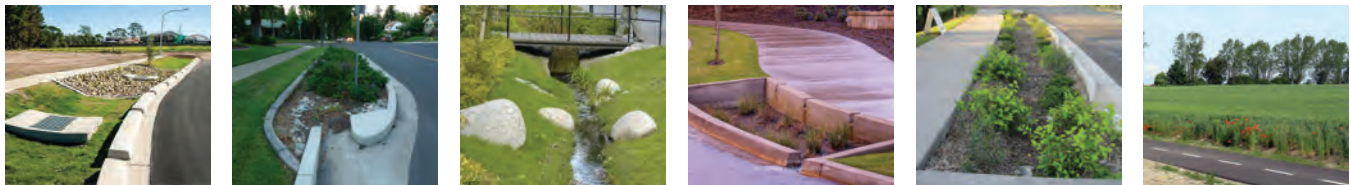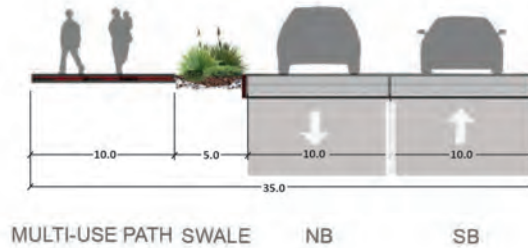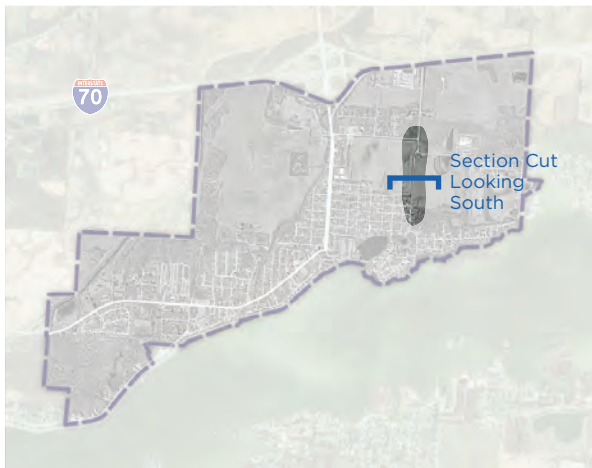
DESCRIPTION

In rural areas where stormwater and wastewater do not collect in sewers, other forms of drainage must be provided, such as swales. With the addition of a multi-use path, rural streets provide essential connectivity for all modes of travel with minimal impact on the rural landscape.

In Buckeye Lake, one street that acts as rural is East Street, but other streets in the northeast quadrant can also function as rural until new development occurs.

Right-of-Way	35'
Travel Lane(s)	(2) 10' travel lanes
Parking	N/A
Sidewalk	N/A
Multi-Use Path	(1) 10' path on east side
Green Infrastructure	(1) 5' swale as buffer
Target Speed	20-25 MPH
Tree Lawn	N/A

Local

Section Cut
Looking East

SIDE-WALK SWALE EB SWALE
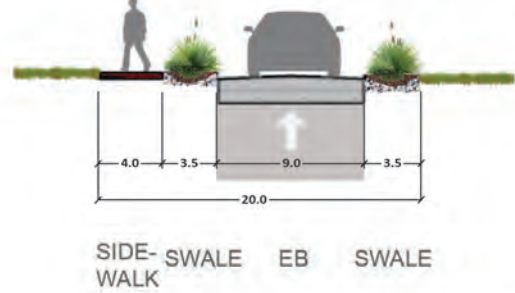
DESCRIPTION

Local streets provide access to individual lots and serve as low-speed vehicle routes. They are relatively short in distance compared to the other street types and are the primary connector within neighborhoods. On one side, sidewalks accommodate pedestrians and swales on both sides account for stormwater runoff.

In Buckeye Lake, one-way residential streets serve as local streets, which are primarily located east of Hebron Road.

Right-of-Way	20'
Travel Lane(s)	(1) 9' travel lane
Parking	N/A
Sidewalk	(1) 4' sidewalk on north side
Multi-Use Path	N/A
Green Infrastructure	(2) 3.5' swales on both sides
Target Speed	10-20 MPH
Tree Lawn	N/A

Industrial

Section Cut
Looking East

MULTI-USE PATH   SWALE   WB   TURN LANE   EB   SWALE
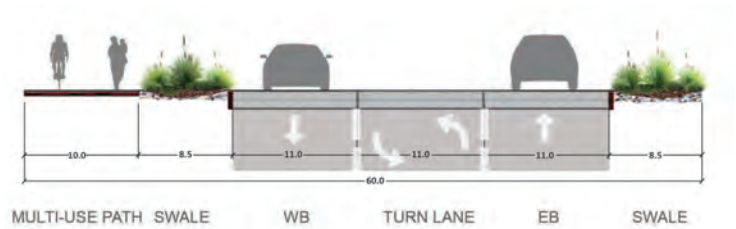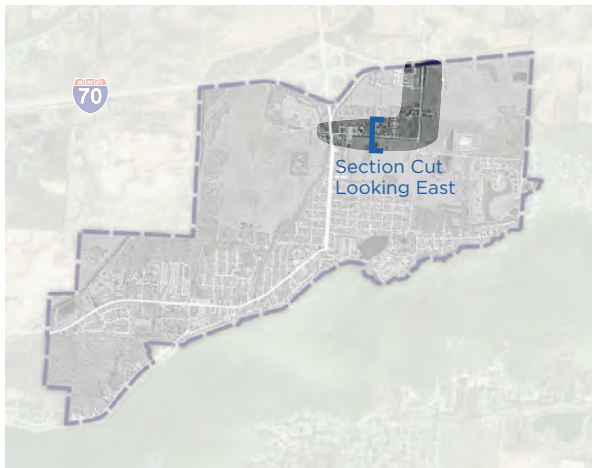
DESCRIPTION

Industrial streets are designed to support multiple travel modes, including large trucks, which require a larger turn radius and curb cuts. A middle turn lane provides the space required for trucks and a multi-use path buffered by swales ensures pedestrian safety on the busy roadway.

In Buckeye Lake, the primary industrial street is Mill Dam Road, which has self-storage and connects areas north of the Village to OH-79.

Right-of-Way	60'
Travel Lane(s)	(2) 11' travel lanes, (1) 11' turn lane
Parking	N/A
Sidewalk	N/A
Multi-Use Path	(1) 10' path
Green Infrastructure	(2) 8.5' swales on both sides
Target Speed	20-25 MPH
Tree Lawn	N/A

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6 Plan Elements

OVERVIEW

.The Comprehensive Plan is a complete public policy document that directs future growth and priorities in terms of land use, transportation, housing, services, development and redevelopment, and other important aspects of the community; hence, acting as a toolbox for decision makers.

The plan in grounded in five elements that guided the development of potential projects and overall goals: Place, Connectivity, Commerce, Environment, and Engagement. These themes repeatedly emerged while speaking with the community and steering committee members about the desired direction of Buckeye Lake. Although the elements are organized as separate categories, they are intended to work together to form a holistic vision for Buckeye Lake.

The following chapter contains each of the five plan elements, with a corresponding outcome, objectives, actions, and potential project(s). Community goals are achieved through attainment of community level outcomes and local actions. Outcomes are measurable, condition-level indicators that depict the community's progress. Actions describe a range of projects, programs, or initiatives that the community can invest in that are important to achieving desired outcomes.

The implementation strategy is an essential section that summarizes all goals, outcomes, and actions; identifies timing and responsibilities for managing the action items; as well as a link to key quantitative indicator outcomes that will systematically guide the community towards achieving the desired outcomes.

Goals, Objectives, Actions, and Outcomes

The plan consists of eight goals organized by the Place, Connectivity, Commerce, Environment, and Engagement elements that help support the community vision. Goals describe the future condition of the Village. Objectives and actions provide more detail and are supported by measurable outcomes.

These key indicators allow the community to measure progress toward achieving intended goals and objectives. The goals, objectives, actions, and outcomes are followed by a set of potential projects that the Village could implement in pursuit of its overall vision for the future.

Place

Outcome: *Demonstrate that future neighborhoods and centers have 90% of roadway length designed with sidewalks on both sides or connection pathways.*

- ■ Goal #1 — Vibrant civic spaces
- ■ Goal #2 — Compact, walkable, mixed-use environment
- ■ Goal #3 — Diverse, accessible housing

Potential Projects
1. *Pocket Park: Active*
2. *Pocket Park: Passive*
3. *Ryan-Braden Park Improvements*
4. *Pier Project*

Connectivity

Outcome: *Increase Walkscore from a somewhat walkable level of 51 to over 70 (very walkable) and Bikescore from minimal bike infrastructure of 35 to over 50 (bikeable).*

- ■ Goal #4 — Connected places
- ■ Goal #5 — Available, high-quality infrastructure

Potential Projects
1. *East Street / Mill Dam Road Roundabout*
2. *Trail Connection*
3. *Hebron Road Improvements*

Commerce

Outcome: *Demonstrate an increased number of business establishments in the village over 10 years to reduce percentage of residents that work outside the community (currently 41%) by 50%.*

- ■ Goal #6 — Connected places

Potential Projects
1. *Interchange Commercial*
2. *Village Center*

Environment

Outcome: *Achieve no net loss of wetlands, streams, and shoreline buffers.*

- ■ Goal #7 — Sustainable and resilient

Potential Projects
1. *Naturalized Park*

Engagement

Outcome: *Increase broadband accessibility of 78% to meet or exceed the 2011 median neighborhood rate of 94%.*

- ■ Goal #8 — Involved community partners and empowered city residents

Potential Projects
1. *Consistent Signage + Wayfinding*

GOAL #1

Vibrant Civic Spaces

The Village contains several well-utilized open space assets, particularly those that relate to large-scale assets like Buckeye Lake. The core idea behind Vibrant Civic Spaces seeks to establish how the Village can and should leverage existing parks, open space, vacant and underutilized lands that may not be suitable for infill, increasing access to civic and open space for all Buckeye Lake residents through coordinated planning, improving existing spaces, and investing in projects with multiple community benefits.

Objectives

1.1 Develop plans for parks and public facilities

1.2 Improve access and use of existing parks, green space, and open space

1.3 Invest in civic space improvements that provide multiple community and environmental benefits

1.4 Create productive community assets from underutilized land

Potential Project #1A
Pocket Park: Passive

One of the best ways to combat blight and disinvestment and encourage outdoor recreation is to take vacant, underutilized land and convert it into a place where families of all types and ages can informally gather. This space includes and educational walk to learn the names of native plant species, grill and eat, and swing on a trellis.

SEYMOUR AVE

RENNER ST

NORTH ST

HIGHLAND AVE

Educational Walk

Screening

Bioswale

Trellis Swing

Picnic Table and Grills

Potential Project #1B
Pocket Park: Active

As the opposite of the previous passive pocket park, this option encourages more active use by including space for gardening and open play.

Screening

Community Garden

Bocce / Cornhole

Open Lawn

Playground

SEYMOUR AVE

HIGHLAND AVE

RENNER ST

NORTH ST

Potential Project #2
Ryan-Braden Park Improvements

Serving the west side of the community, Ryan-Branden park is expanded to the south of the site and tied into a multi-use path that links the Village's northern boundary with the lake. The expanded area contains both active and passive recreation facilities that serve the entire community.

Place

Outcome: *Demonstrate that future neighborhoods and centers have 90% of roadway length designed with sidewalks on both sides or connection pathways.*

Goal #1	Vibrant civic spaces

1.1 Develop plans for parks and public facilities

1.1.1 Prioritize green infrastructure within new facilities and civic space design
SHORT TERM (Begin within 2-5 years)

1.1.2 Seek opportunities to create interconnected open space networks
MID TERM (Begin within 6-10 years)

1.1.3 Integrate public art and cultural resources into development, design, and landscapes across the Village
MID TERM (Begin within 6-10 years)

1.1.4 Connect cultural resources, historic sites, and communities through greenways and trails
LONG TERM (Beyond 10 years)

1.1.5 Strategically improve public right-of-way along SR 79 road and other streets as vibrant civic spaces
MID TERM (Begin within 6-10 years)

1.1.6 Partner with local community organizations to maintain and manage open space assets
LONG TERM (Beyond 10 years)

1.1.7 Transition passive park space to ecologically productive uses such as restoration of native vegetation
LONG TERM (Beyond 10 years)

1.2 Improve access and use of existing parks, green space, and open space

1.2.1 Prepare, update, and share plans for park improvements, maintenance, safety, and facility asset management
SHORT TERM (Begin within 2-5 years)

1.2.2 Collaborate with other organizations to fulfill park maintenance and beautification needs
MID TERM (Begin within 6-10 years)

1.2.3 Incorporate standards compliant with the Americans with Disabilities Act (ADA) into planning for parks, greenways, and other public open spaces
MID TERM (Begin within 6-10 years)

Vibrant civic spaces

1.3 **Invest in civic space improvements that provide multiple community and environmental benefits**

1.3.1 Seek opportunities to create interconnected open space networks by integrating pocket parks in high vacancy neighborhoods

SHORT TERM (Begin within 2-5 years)

1.3.2 Transition passive park space to ecologically productive uses such as reforestation or restoration of native vegetation

LONG TERM (Beyond 10 years)

1.3.3 Work to incorporate native plants into public parks and civic spaces to reduce maintenance costs and improve natural systems

MID TERM (Begin within 6-10 years)

1.3.4 Prioritize green infrastructure within new facilities and civic space design

SHORT TERM (Begin within 2-5 years)

1.4 **Create productive community assets from underutilized land**

1.4.1 Work to identify and convert underutilized properties into open space, green infrastructure, and public parks

MID TERM (Begin within 6-10 years)

1.4.2 Identify and convert underutilized parks into wildlife and habitat restoration areas and corridors

LONG TERM (Beyond 10 years)

GOAL #2

Compact, walkable, mixed-use environment

Mixed-use development places multiple uses within a site, such as street-level retail with residential units above (vertical mixed use), or co-locates uses within a designated area, such as neighborhoods that offer residential, commercial, and civic spaces within walking distance (horizontal mixed use). This development pattern varies from what conventional zoning has helped create, where incompatible land uses are separated into distinct zones. The mix of different uses makes it possible for people to live near everyday destinations, and thus, makes it more viable for them to engage in physical activity.

Mixed-use development provides a variety of environmental, economic, social, and health benefits that can align with existing community priorities. Zoning regulations can be used to mitigate land-use compatibility concerns within mixed-use development while accommodating multiple desirable destinations.

Objectives

2.1 Promote a high standard of design that builds on unique and historic community characteristics

2.2 Adopt development regulations that encourage uses in areas identified for compact, mixed-use development

2.3 Encourage the use of innovative land development regulations that may include provisions for mixed-use development techniques or form-based standards

2.4 Establish standards for development intensities of use for future land use categories

2.5 Adopt policies and zoning regulations that encourage development in currently undeveloped, vacant, or on infill sites

Potential Project #2
Pier Project

Once the location of the Buckeye Lake Amusement Park, the State of Ohio's boat launch and parking area provide an excellent location for a recreation area tied directly to the lake. This concept retains the parking lot and boat ramp for visitors and tourists while providing a host of well-connected, community-centered activity areas. Although potentially developed by others, this concept provides a way to access the lake that complements the Village Center (Potential Project #7) and addresses seasonal traffic flow issues. Currently functioning as a three-way intersection, (Walnut Road, OH-79, and the park entrance) vehicle access to the park is consolidated, resulting in an increase in lakefront property. Vehicles with trailers in-tow are then diverted to Grandstaff Avenue where they can safely enter the parking lot without interrupting traffic flow.

Pier Project Character Images
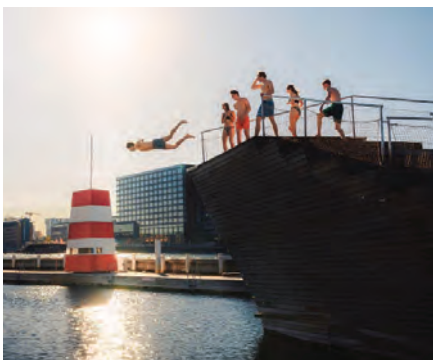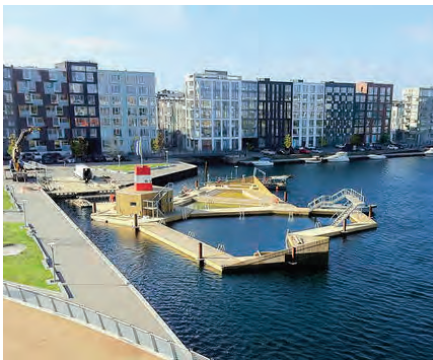
Compact, walkable, mixed-use development

2.1 Promote a high standard of design that builds on unique and historic community characteristics

2.1.1 Ensure application of street types is made in conformance with future Place Types

⏱ SHORT TERM (Begin within 2-5 years)

2.1.2 Expand utility infrastructure to support mixed use development

◑ MID TERM (Begin within 6-10 years)

2.1.3 Increase infill and redevelopment that locate residential, employment, and retail uses near each other to maximize active transportation

◔ LONG TERM (Beyond 10 years)

2.2 Adopt development regulations that encourage uses in areas identified for compact, mixed-use development

2.2.1 Adopt and follow the land use typologies to determine consistency with zoning and land use decisions

⏱ SHORT TERM (Begin within 2-5 years)

2.2.2 Explore the elimination of parking requirements or setting parking maximums within the Corridor, Interchange Commercial, Employment, and the Village Center

◑ MID TERM (Begin within 6-10 years)

2.3 Encourage the use of innovative land development regulations that may include provisions for historic preservation, mixed-use development techniques, or form-based standards

2.3.1 Review and update maximum setbacks in the frontage standards of the zoning code to promote more active streets

⏱ SHORT TERM (Begin within 2-5 years)

2.3.2 Consider the adoption of build-to standards within the zoning code requirements

⏱ SHORT TERM (Begin within 2-5 years)

2.3.3 Encourage the use of preservation tools to preserve historic building structures and sites that are significant to the history of Buckeye Lake

⏱ SHORT TERM (Begin within 2-5 years)

| Goal #2 | Compact, walkable, mixed-use development |

2.4   **Establish standards for development intensities of use for future land use categories**

2.4.1   Develop zoning standards for transitioning height, density, and massing between residential and mixed-use zones to ensure building forms promote more dense forms of infill in a manner that is compatible with existing development

SHORT TERM (Begin within 2-5 years)

2.5   **Adopt policies and zoning regulations that encourage development in currently undeveloped, vacant, or on infill sites**

2.5.1   Increase infill and redevelopment that locate residential, employment, and retail uses near each other to maximize transit and active transportation

MID TERM (Begin within 6-10 years)

2.5.2   Review zoning regulations to ensure they are consistent with and serve to implement the comprehensive plan

SHORT TERM (Begin within 2-5 years)

2.5.3   Ensure that zoning designations support, maintain, and encourage walkable, mixed-use infill development

SHORT TERM (Begin within 2-5 years)

GOAL #3

Diverse, Accessible Housing

Most of today's housing is made up of single-family residences that were created as result of zoning regulations that separated housing by overall density or units per acre into basically two housing types – single-family and multi-family. Historically, and mostly before zoning, neighborhoods contained a variety of housing types on a single block, from single-family dwelling units to two, three, four, and multi-unit structures all sitting side-by-side and fitting within the context and scale of a single-family neighborhood. These unit types are typically more economical than a single residence (on a single lot) but are found within buildings that are of similar size and scale to a single-family home.

The goal of Diverse, Accessible Housing is to provide housing in mixed forms, uses, and styles that result in walkable, mixed-use neighborhoods like the ones that formed organically before zoning was commonplace and to show how zoning today, with the right incentives, can deliver at attainable price points.

Objectives

3.1 Encourage the development of housing types that support a variety of incomes

3.2 Identify and fund housing improvement programs that assist older homeowners in repairing and modernizing their homes supporting their ability to age in place

3.3 Implement housing programs that emphasize cooperation between mortgage lenders and applicants for the improvement of housing conditions

3.4 Increase support and resources for community-based developers and businesses

3.5 Partner with prospective property owners, residents, and community organizations to encourage the preservation of historic homes and buildings in the Village

3.6 Work with private employers to provide live-near-your-work or employer-assisted housing financial incentives

Goal #3　　Diverse, accessible housing

3.1　Encourage the development of housing types that support a variety of incomes

3.1.1　Create accessory dwelling unit standards to allow smaller lots to add units by right in order to promote infill, income generation, and family support

🕐 SHORT TERM (Begin within 2-5 years)

3.1.2　Promote a diversity of housing types to expand choices that meet financial and lifestyle needs and demands of existing and new residents

🕐 SHORT TERM (Begin within 1-3 years)

3.1.3　Promote diverse types of housing in areas targeted for infill development by adjusting the zoning code and applying financial incentives

🕐 MID TERM (Begin within 6-10 years)

3.1.4　Address blight and vacancy by incentivizing redevelopment of blighted properties and encouraging active code enforcement

🕐 SHORT TERM (Begin within 1-3 years)

3.1.5　Amend and adopt current versions of the International Property Maintenance Code as applicable

🕐 MID TERM (Begin within 6-10 years)

3.2　Identify and fund housing improvement programs that assist older homeowners in repairing and modernizing their homes supporting their ability to age in place

3.2.1　Evaluate programs at the Federal level, including the U.S. Department of Agriculture's Section 504 Home Repair Program for seniors

🕐 SHORT TERM (Begin within 2-5 years)

3.2.2　Promote universal design to accommodate persons with disabilities and to facilitate the ability of residents to age in place in their homes and neighborhoods

🕐 MID TERM (Begin within 6-10 years)

3.3　Implement housing programs that emphasize cooperation between mortgage lenders and applicants for the improvement of housing conditions

3.3.1　Increase the awareness of available options for financial assistance with home improvements

🕐 SHORT TERM (Begin within 2-5 years)

3.3.2　Facilitate conversations between mortgage lenders and residents, such as scheduling informational sessions

🕐 MID TERM (Begin within 6-10 years)

3.4   **Increase support and resources for community-based developers and businesses**

     3.4.1   Create more affordable development and attract community-based developers by removing barriers to small-scale, incremental development

         ◑ MID TERM (Begin within 6-10 years)

3.5   **Partner with prospective property owners, residents, and community organizations to encourage the preservation of historic homes and buildings in the Village**

     3.5.1   Seek designation as an Ohio Certified Local Government to compete annually for grants to help carry out historic preservation activities

         ◗ SHORT TERM (Begin within 2-5 years)

     3.5.2   Identify the location of historic properties and secure assistance from the Ohio Historic Preservation Tax Credit Program and the Federal Historic Rehabilitation Tax Credit for adaptive re-use and preservation

         ◑ MID TERM (Begin within 6-10 years)

3.6   **Work with private employers to provide live-near-your-work housing**

     3.6.1   Utilizing employer matching funds, encourage prospective homebuyers to live within walking distance to their place of employment

         ◑ MID TERM (Begin within 6-10 years)

GOAL #4

Connected Places

A well-connected transportation network reduces the distances traveled to reach destinations, increases the options for routes of travel, and can facilitate walking and bicycling. Well-connected, multimodal networks are characterized by seamless bicycle and pedestrian infrastructure, direct routing, accessibility, few dead-ends, and few physical barriers.

Increased levels of connectivity are associated with higher levels of physical activity, especially from active forms of transportation like biking and walking. Connectivity via transportation networks can also improve health by increasing access to health care, goods and services, and other daily needs.

Objectives

4.1 Promote roadway and streetscape design based on surrounding context

4.2 Increase transportation and mobility options that are accessible to all

4.3 Focus on key corridors to connect neighborhoods and employment centers

4.4 Create greater access to a network of greenways, bikeways, sidewalks, and other modes of active transportation

4.5 Develop and adopt Complete Streets Policy

4.6 Adopt a bicycle and pedestrian plan that prioritizes future projects to improve safety and access to non-motorized transportation and connections

Potential Project #3
East Street / Mill Dam Road Roundabout

Created from realigning an offset intersection (Mill Dam Road with East Street) into a roundabout, these leftover pieces of land are transformed into parkland that serves the Village's northeast quadrant. Multi-use trails and sidewalks found along the two roadways continue through the parks planted with accent landscaping and street trees.


MILL DAM RD

Street Tree

MILL DAM RD / CR 489

Accent Landscape

Brick Border

Multi-Stem Ornamentals

Sidewalk

Benches

Multi-Use Trail

HUNTS LANDING RD

EAST ST

Roundabout Character Image

Potential Project #4
Trail Connection

In this potential project, land already owned by the Village is converted into a trail head for a multi-use path that extends south through Ryan-Braden Park and terminates at the lake shore. The site amenities play on the lake's nautical theme by including wharf bollards along the edge of the roundabout. The next page shows how a familiar nautical feature - a yardarm and gaf - serve as a both an entry feature and wayfinding device.
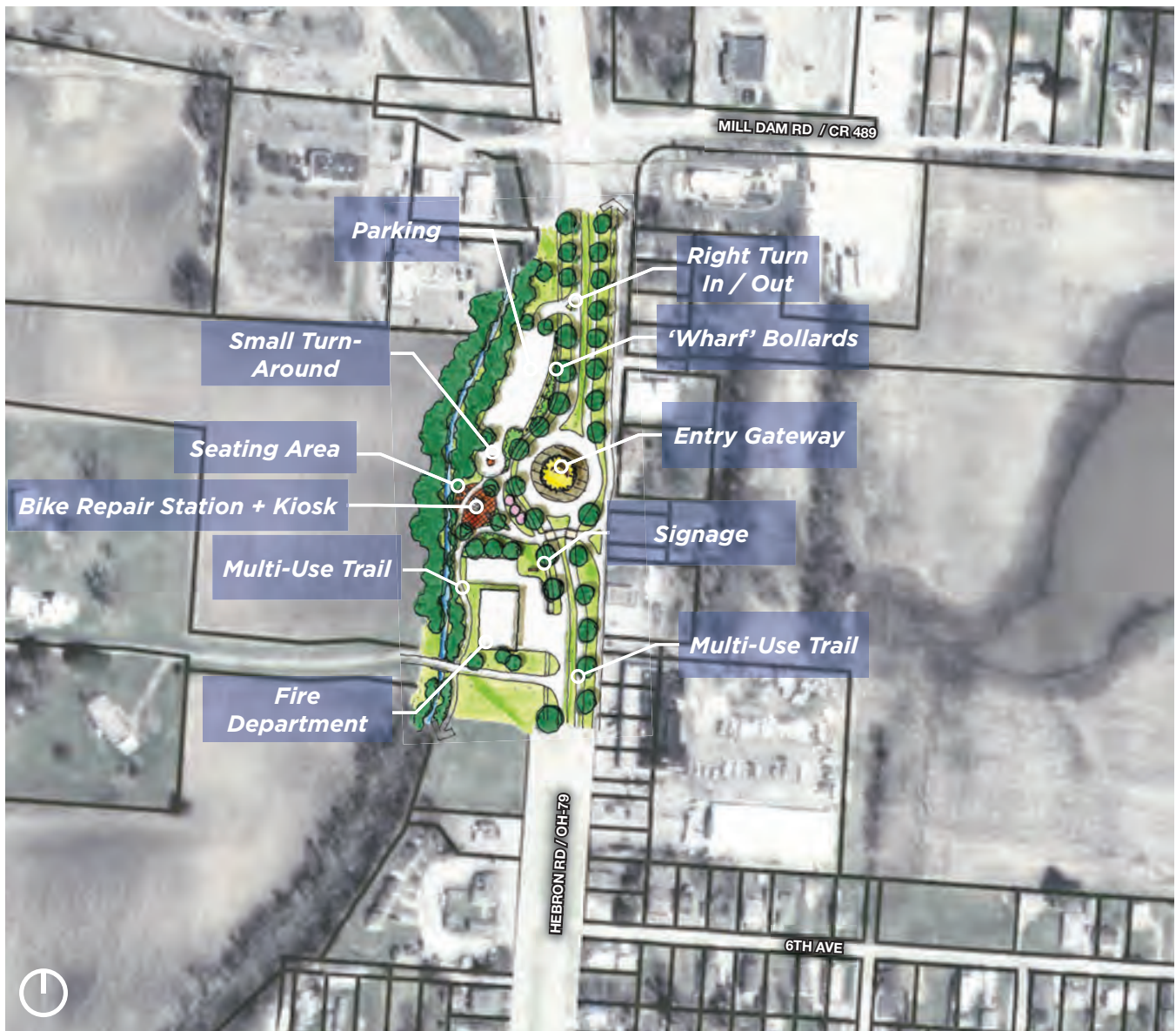
Rendering of entry signage at the roundabout

Trail Head Character Images

Potential Project #5
Hebron Road Improvements

As shown in the Future Place Connections, Hebron Road presents the unique opportunity to act as a boulevard for the community. Road improvements maintain efficient traffic flow while providing a more comfortable pedestrian experience with sidewalks, street trees, and a median to soften the streetscape. Three roundabouts slow traffic down approaching the Village Center.

Context

Renderings of proposed streetscape

Connectivity

Outcome: *Increase Walkscore from a somewhat walkable level of 51 to over 70 (very walkable) and Bikescore from minimal bike infrastructure of 35 to over 50 (bikeable).*

Goal #4	Connected places

4.1 Promote roadway and streetscape design based on surrounding context

4.1.1 Ensure roadway and streetscape design is made in conformance with future Street Types

SHORT TERM (Begin within 2-5 years)

4.2 Increase transportation and mobility options that are accessible to all

4.2.1 Improve sidewalks and other pedestrian facilities to create continuous paths that promote better walkability

SHORT TERM (Begin within 2-5 years)

4.2.2 Increase on-street parking and sidewalk buffers to improve pedestrian safety

SHORT TERM (Begin within 2-5 years)

4.2.3 Improve visibility for crosswalks and increase protected crossings to improve pedestrian safety

SHORT TERM (Begin within 2-5 years)

4.2.4 Develop connectivity standards that eliminate dead end streets, create street links and create an evenly distributed network of streets.

MID TERM (Begin within 6-10 years)

4.2.5 Minimize curb cuts along major streets to increase pedestrian safety, improve transit capability and roadway capacity

MID TERM (Begin within 6-10 years)

4.3 Focus on key corridors to connect neighborhoods and employment centers

4.3.1 Increase infill and redevelopment that locates residential, employment, and retail uses near each other to maximize active transportation use

MID TERM (Begin within 6-10 years)

4.3.2 Increase pedestrian and bicycle facilities, such as bike racks and storage, through zoning requirements

SHORT TERM (Begin within 2-5 years)

Goal #4   Connected places

4.4 Create greater access to a network of greenways, bikeways, sidewalks, and other modes of active transportation

4.4.1 Prioritize transportation investments that connect neighborhoods to greenways and trails

SHORT TERM (Begin within 2-5 years)

4.4.2 Reduce block sizes or distances between blocks and increase crossings to enhance walkability and pedestrian safety

MID TERM (Begin within 6-10 years)

4.4.3 Create dedicated funding sources for public infrastructure such as accessible sidewalks, crosswalks, traffic calming measures, and bike lane improvements

LONG TERM (Beyond 10 years)

4.4.4 Adopt urban design standards that ensure safety and accessibility of streets for all users

MID TERM (Begin within 6-10 years)

4.5 Develop and adopt Complete Streets Policy

4.5.1 Prepare a Complete Street policy for planning, designing and building streets following the National Complete Streets Coalition process here:

smartgrowthamerica.org/program/national-complete-streets-coalition/policy-atlas/policy-development/

SHORT TERM (Begin within 2-5 years)

4.6 Adopt a bicycle and pedestrian plan that prioritizes future projects to improve safety and access to non-motorized transportation and connections

4.6.1 Consult both the Federal Highway Administration and Federal Transit Administration for guidance in preparing a bicycle and pedestrian plan

SHORT TERM (Begin within 2-5 years)

4.6.2 Secure funds to match federal assistance available through the Intermodal Surface Transportation Efficiency Act (ISTEA)

MID TERM (Begin within 6-10 years)

GOAL #5

Available, High-Quality Infrastructure

The Village's future growth is dependent largely on the quality and availability of infrastructure. Focusing new growth, development, and density toward the northeastern quadrant of the community depends on the backbone of infrastructure to not only serve growth, but allow growth to be designed in a manner consistent with desired community character.

The goal of Available, High-Quality Infrastructure seeks to direct provision of infrastructure through actions that not only ensure capacity and safety but are respectful of surrounding land use and development character to promote mixed-use, dense, and walkable places.

Objectives

5.1 Encourage development in underutilized areas already accessible to public utilities

5.2 Promote and support existing infrastructure capacity to service new development and density

5.3 Invest in smart city infrastructure, including wireless connectivity, broadband, and connected infrastructure

5.4 Dedicate a percentage of funding to be invested in green infrastructure

5.5 Adopt local design criteria and associated codes that require initiative-taking green infrastructure practices for new developments

Goal #5	Available, high-quality infrastructure

5.1 Encourage development in underutilized areas already accessible to public utilities

5.1.1 Prioritize development along existing storm, water, and sewer infrastructure

◐ MID TERM (Begin within 6-10 years)

5.2 Promote and support existing infrastructure capacity to service new development and density

5.2.1 Prioritize and direct resources for the repair and maintenance of infrastructure where new development and redevelopment are anticipated

◔ SHORT TERM (Begin within 2-5 years)

5.2.2 Ensure adequate annual funding for infrastructure maintenance

◐ MID TERM (Begin within 6-10 years)

5.2.3 Where economically feasible, bury overhead utilities to support roadway alterations and vertical growth

◕ LONG TERM (Beyond 10 years)

5.2.4 Integrate green stormwater infrastructure in street design to reduce need for onsite stormwater detention

◐ MID TERM (Begin within 6-10 years)

5.3 Invest in smart city infrastructure, including wireless connectivity, broadband, and connected infrastructure

5.3.1 Expand free Wi-Fi to public spaces, such as parks, community centers, and libraries throughout the Village

◔ SHORT TERM (Begin within 2-5 years)

5.3.2 Integrate electric vehicle charging and shared mobility options into future street design

◐ MID TERM (Begin within 6-10 years)

5.3.3 Create and expand technology applications to allow employees and citizens to better access and improve Village services

◐ MID TERM (Begin within 6-10 years)

5.4   **Dedicate a percentage of funding to be invested in green infrastructure**

5.4.1   Ensure adequate annual funding for infrastructure maintenance

SHORT TERM (Begin within 2-5 years)

5.5   **Adopt local design criteria and associated codes that require initiative-taking green infrastructure practices for new developments**

5.5.1   Consider updating the zoning code to require a certain percentage of sustainable design elements in adaptive reuse projects or new developments

SHORT TERM (Begin within 2-5 years)

5.5.2   Incentivize developers to integrate green infrastructure in new construction

MID TERM (Begin within 6-10 years)

GOAL #6

Equitable Economic Growth

Consistent and equitable economic growth is key to the Village's future as a thriving community. The presence of both small, local businesses and larger employment hubs contribute to the quality of life in the Village. Businesses affect access to goods and services, create new job opportunities, and attract new development.

The Village of Buckeye Lake is uniquely positioned to take advantage of the ecological and natural features associated with Buckeye Lake. Public parks are often the "engine" that drives tourism in many communities. In a simplified tourism model, visitors use some mode of transportation to leave their homes and travel to attractions, which are supported by various kinds of services, such as hotels/motels, restaurants, and retailing. In addition to generating jobs and tax revenues by attracting visitors, the activities of dedicated destination promotion drive broader economic growth by creating familiarity of a community, attracting decision makers, and improving the quality of life for residents.

A Business Retention and Expansion (BR&E) program can be used to sustain economic growth. The program is a team effort that expresses interest and concern for the issues faced by local businesses in the community.

The goal of Equitable Economic Growth seeks to support existing businesses while attracting new economic hubs that support sustainable, healthy growth in Buckeye Lake.

For more detailed economic goals, refer to Appendix A: Economic Data.

Objectives

6.1 Provide incentives to local and small businesses in the form of direct financial assistance or tax incentives

6.2 Support economic competitiveness by improving quality of life in the community

6.3 Enhance retention and expansion efforts and focus business attraction activities to maximize local job creation and household earnings

6.4 Support growth and expansion of local and minority-owned businesses

6.5 Coordinate with other governmental, public, private, and non-governmental entities to attract and retain businesses in the region

6.6 In addition to attracting tourists and recreational boaters, provide housing and third-place venues for remote workers

Potential Project #6
Interchange Commercial

Any future redevelopment of this underutilized interchange site will require compliance with restrictions imposed by its location within the 100 year floodplain. In this layout, access is provided off the new Mill Road/OH-79 intersection with the primary circulation drive remaining in place. An existing outdoor storage area is replaced by a hotel and mixed-use development built upon a single level parking deck, raising the building enough to create habitable space. Space for a retention pond and compensatory fill is left at the western end of the site.
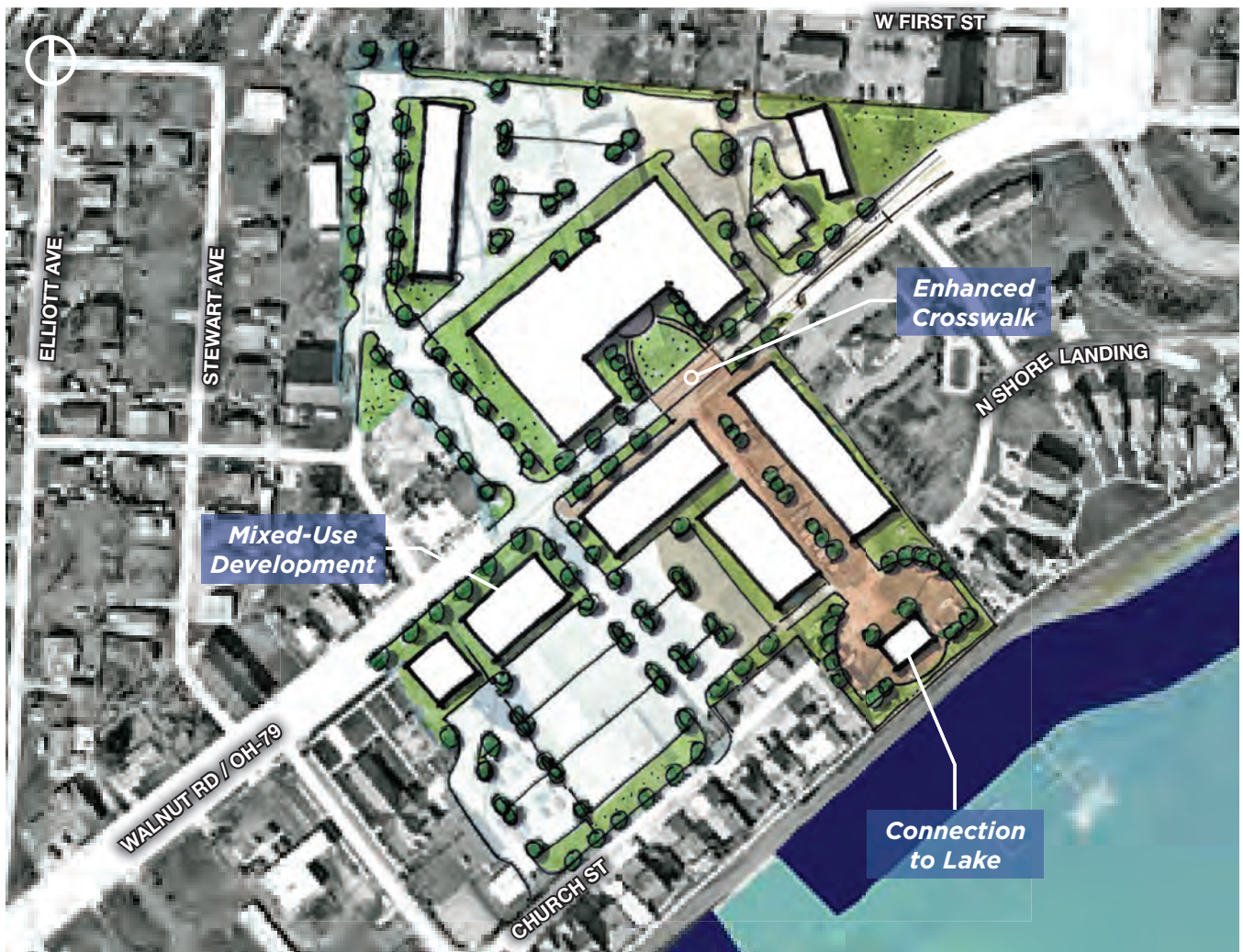

Stormwater Retention

Mixed-Use Development

Retail

INTERSTATE 70

WORTH DR

MILL DAM RD / CR 489

HEBRON RD / OH-79

Interchange Commercial Character Images

Potential Project #7
Village Center

Civic uses are a critical components of any community center. They serve as an anchor of activity and help contribute to the area's vitality, especially if has a predominant location. Here, the Village Hall is expanded at a location where it terminates a vista that begins at the lake shore. Mixed-use buildings frame Walnut Road and a pedestrian connection to the lake.

W FIRST ST

ELLIOTT AVE

STEWART AVE

Enhanced Crosswalk

N SHORE LANDING

Mixed-Use Development

WALNUT RD / OH-79

CHURCH ST

Connection to Lake

Village Center Character Images

🛒 Commerce

Outcome: *Demonstrate an increased number of business establishments in the village over 10 years to reduce percentage of residents that work outside the community (currently 41%) by 50%.*

Goal #6 — Equitable economic growth

6.1 **Provide incentives to local and small businesses in the form of direct financial assistance or tax incentives**

6.1.1 Offer fee waivers for permits or utility connections to potential businesses
🕐 SHORT TERM (Begin within 2-5 years)

6.1.3 Create a marketing and advertising support program for existing and new businesses
🕐 MID TERM (Begin within 6-10 years)

6.1.2 Pilot a pop-up merchants program during events and festivals
🕐 SHORT TERM (Begin within 2-5 years)

6.1.4 Partner with local businesses and community organizations to organize events and support the local economy
🕐 SHORT TERM (Begin within 2-5 years)

6.2 **Support economic competitiveness by improving quality of life in the community**

6.2.1 Activate tourism using Buckeye Lake's natural features, such as multi-use trails, preserved land, and wildlife corridors, as the main attraction
🕐 MID TERM (Begin within 6-10 years)

6.2.3 Market the parks system in local and regional communication networks as an ecotourism destination
🕐 LONG TERM (Beyond 10 years)

6.2.2 Create a system of signage and user-friendly map to help visitors navigate the Village's main attractions
🕐 SHORT TERM (Begin within 2-5 years)

6.2.4 Coordinate regular programming for visitors to learn about nature and culture, such as performances, concerts, and trail walks
🕐 MID TERM (Begin within 6-10 years)

6.3 **Enhance retention and expansion efforts and focus business attraction activities to maximize local job creation and household earnings**

6.3.1 Stabilize the economy by ensuring competition remains healthy with a diverse mix of business types, especially as new businesses are established
🕐 MID TERM (Begin within 6-10 years)

6.3.3 Identify anchor businesses that spur growth in the district
🕐 MID TERM (Begin within 6-10 years)

6.3.4 Interview current leaseholders and create a retention plan based on market/lease conditions
🕐 SHORT TERM (Begin within 2-5 years)

6.3.2 Identify gaps in current business mix through quantitative and qualitative research
🕐 MID TERM (Begin within 6-10 years)

6.4   **Support growth and expansion of local and minority-owned businesses**

6.4.1   Create a private capital fund to support microbusiness development

    MID TERM (Begin within 6-10 years)

6.4.2   Ecourage eco-tourism as a responsible method of traveling and learning about the region

    LONG TERM (Beyond 10 years)

6.4.3   Utilize vacant storefronts to create business staging with the goal of attracting new businesses to the space

    SHORT TERM (Begin within 2-5 years)

6.4.4   Provide high quality jobs and diverse employment opportunities

    MID TERM (Begin within 6-10 years)

6.4.5   Create a Rental Assistance Program to help business owners with the cost of rent and other payments

    MID TERM (Begin within 6-10 years)

6.5   **Coordinate with other governmental, public, private and non-governmental entities to attract and retain businesses in the region**

6.5.1   Create a Business Retention and Expansion (BRE) team to proactively connect with existing businesses to understand and respond to local business needs and expansion opportunities

    SHORT TERM (Begin within 2-5 years)

6.5.2   Work with regional educational institutions to identify entrepreneurship and educational growth opportunities

    MID TERM (Begin within 6-10 years)

6.5.3   Collaborate with public and private partners who currently have a stake in ecotourism infrastructure and a vested interest in promoting ecotourism activities

    LONG TERM (Beyond 10 years)

6.5.4   Coordinate activities with Bike Buckeye Lake, Buckeye Lake Regional Corporation, Ohio Department of Natural Resources and similar organizations to prepare the Village for economic growth

    MID TERM (Begin within 6-10 years)

6.6   **In addition to attracting tourists and recreational boaters, provide housing and third-place venues for remote workers**

6.6.1   Work with existing businesses to establish uniform hours of operation

    SHORT TERM (Begin within 2-5 years)

6.6.2   Promote the creation of high-quality housing that is connected to nearby amenities

    MID TERM (Begin within 6-10 years)

6.6.3   Encourage mixed-use development so activities are offered at different times of the day

    MID TERM (Begin within 6-10 years)

6.6.4   Partner with local organizations and non-profit groups to collaborate on new uses

    MID TERM (Begin within 6-10 years)

Environment

GOAL #7

Sustainable and Resilient

Growth and development have a substantial impact on the environmental systems that sustain a healthy, viable community. In Buckeye Lake, a history of low-density growth has resulted in development of sensitive land and habitat which in turn impacts lake and other water resources, air quality, and public health and safety. Improving the health of environmental systems is an important piece of fulfilling the vision around valuing land as an asset, connecting places, and providing opportunity and equitable outcomes for all residents.

The rationale behind Sustainable and Resilient seeks to reduce climate impact by addressing the health of environmental systems, energy efficiency and renewable energy, green stormwater approaches, and improving the Village's ability to protect communities and people from impact of future natural disasters made worse by climate change.

Objectives

7.1 Improve health of environmental systems

7.2 Prioritize energy efficiency and clean, renewable energy resources

7.3 Expand use and protection of natural landscapes and green infrastructure, with an emphasis on new connections

**7.4** Protect life, property, infrastructure, and environment from disaster events

7.5 Adopt land use regulations that establish appropriate wetland, stream, and shoreline buffer widths and adjacent land uses

Potential Project #8
Naturalized Park

This portion of the community that is part of the 100-year floodplain is well positioned to become a passive recreation area and nature preserve where visitors can stroll along a boardwalk or path and learn about the area's native plants and wildlife.
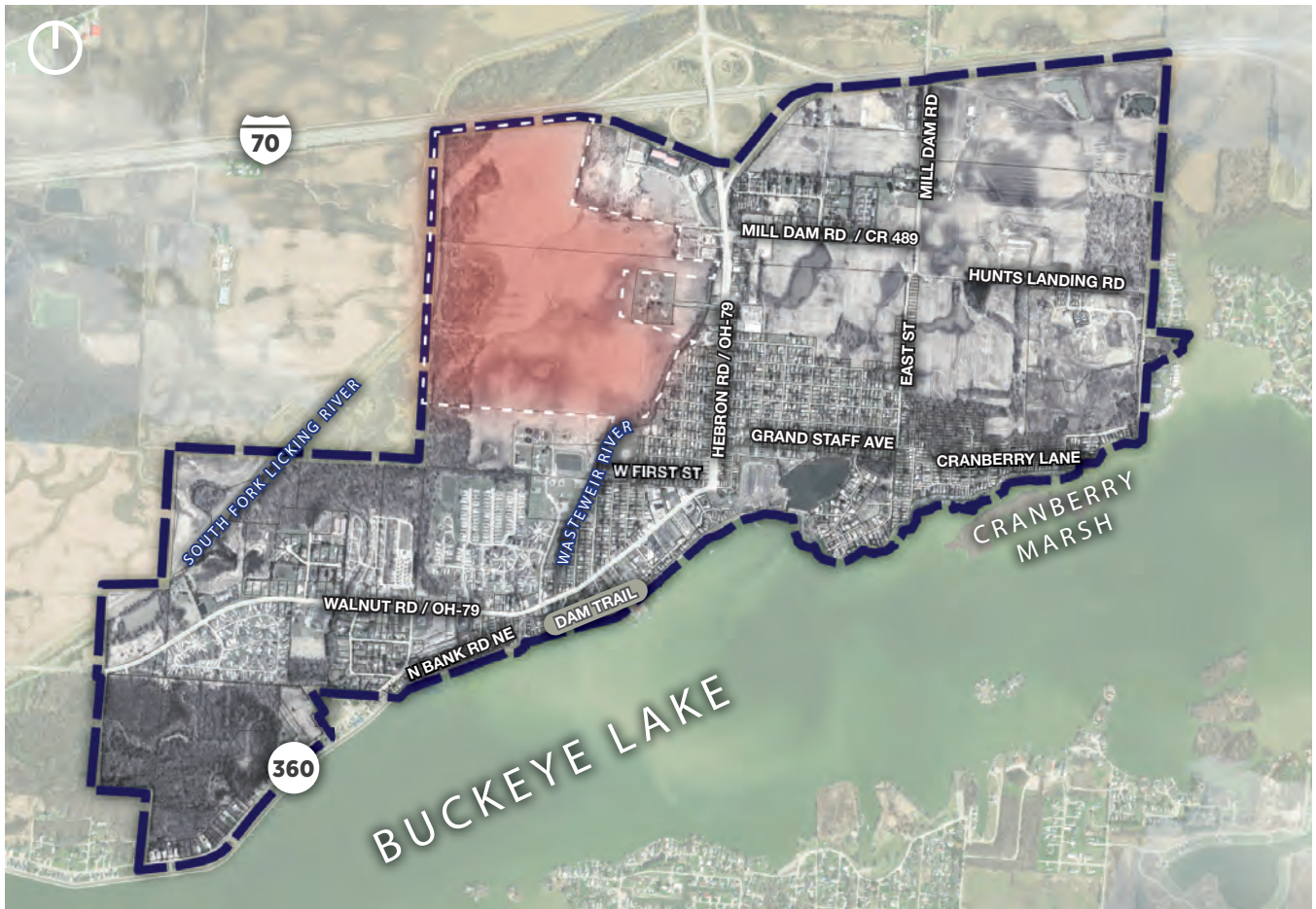
Park Character Images

🌱 Environment

Outcome: *Achieve no net loss of wetlands, streams, and shoreline buffers.*

| Goal #7 | Sustainable and Resilient |

7.1 Improve health of environmental systems

7.1.1 Encourage compact and infill development to reduce sprawl, limit the expansion of impervious cover, lower vehicle miles traveled, and increase the viability of active transportation, such as walking and biking, and improve air quality

🕑 SHORT TERM (Begin within 2-5 years)

7.1.2 Direct new development away from the floodplain and discourage expansion of existing development in the floodplain in order to reduce flooding impacts and protect riparian ecosystems

🕑 SHORT TERM (Begin within 2-5 years)

7.1.3 Protect, preserve, and enhance precious surface water and groundwater resources, with special focus on Buckeye Lake

🕑 MID TERM (Begin within 6-10 years)

7.1.4 Protect critical watershed assets with specific emphasis on the Millersport Water Treatment Facility aquifer recharge areas and wetlands

🕑 MID TERM (Begin within 6-10 years)

7.2 Prioritize energy efficiency and clean, renewable energy resources

7.2.1 Plan for and encourage the adoption of cleaner, more fuel efficient alternative fuel vehicles, such as electric vehicles, to reduce emissions and improve air quality

🕑 SHORT TERM (Begin within 2-5 years)

7.2.2 Integrate energy efficiency and renewable energy standards into economic development incentives

🕑 SHORT TERM (Begin within 2-5 years)

7.3 Expand use and protection of natural landscapes and green infrastructure, with an emphasis on new connections

7.3.1 Implement Low Impact Development (LID) measures in order to manage stormwater without sacrificing density

🕑 SHORT TERM (Begin within 2-5 years)

Goal #7	Sustainable and Resilient

7.4 Protect life, property, infrastructure, and environment from disaster events

7.4.1 Create development standards that address extreme weather events and climate hazards, heat island effect, and stormwater runoff quality and quantity

⏱ SHORT TERM (Begin within 2-5 years)

7.5 Adopt land use regulations that establish appropriate wetland, stream, and shoreline buffer widths and adjacent land uses

7.5.1 Require zoning permits for any development within a certain distance of a wetland, stream, and shoreline.

⏱ SHORT TERM (Begin within 2-5 years)

GOAL #8

Involved Community Partners and Empowered Residents

The success of the Comprehensive Plan depends not only on the actions of Village government, but the involvement of community partners and empowerment of the Village's residents. One way to take advantage of the momentum built up by the plan is to create a task force of Village officials, local residents, and business owners and charge them with being responsible for implementation. Tasks could include everything from securing potential project financing to initiating a zoning code revision.

Regularly sharing information and having a feedback loop for residents is critical in building trust and ensuring people have the opportunity to be involved in their community. The plan seeks to further the goal of engaged communities through objectives of promoting greater inclusion in decision-making, building a culture of effective citizen planning, and continuing efforts to share public data and information.
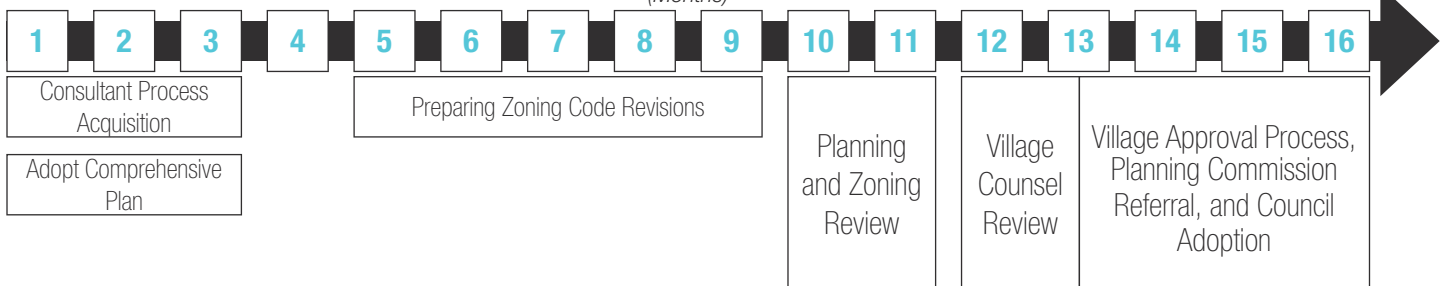
Objectives

8.1 Improve public information sharing and communications for a responsive government and informed citizen base

8.2 Promote collaboration between community organizations, local businesses, and government departments

8.3 Utilize a variety of methods of sharing information to reach a broad audience

Timeline for Planning and Zoning Code Process
(Months)

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

Consultant Process Acquisition	Preparing Zoning Code Revisions	
Adopt Comprehensive Plan		

Planning and Zoning Review

Village Counsel Review

Village Approval Process, Planning Commission Referral, and Council Adoption

Potential Project #9
Consistent Signage + Wayfinding

A consistent system of signage and wayfnding helps visitors navigate the community and builds a unique brand. Signage should be placed at main entrances to the Village to announce visitors' arrival to Buckeye Lake, and along main roads to help people find their destination. The system of signage should expand on the nautical brand of the Village through its use of colors and design elements.
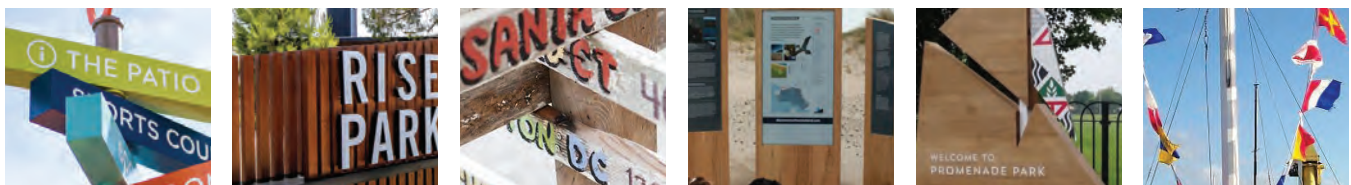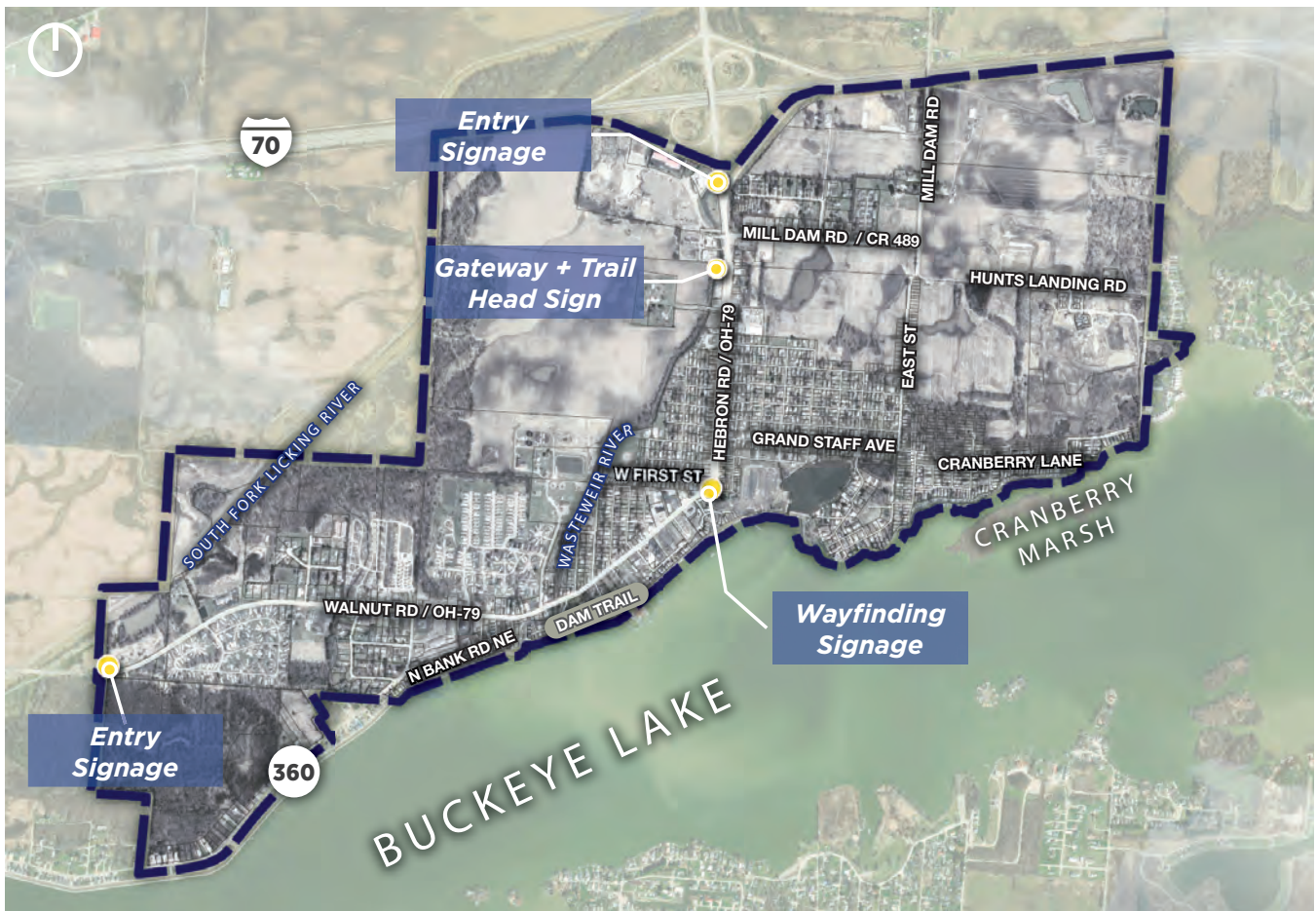
Signage Character Images

⟨⟩ Engagement

Outcome: *Increase broadband accessibility of 78% to meet or exceed the 2011 median neighborhood rate of 94%.*

| Goal #8 | Involved community partners and empowered residents |

8.1 Improve public information sharing and communications for a responsive government and informed citizen base

8.1.1 Create an engagement review process to ensure effective engagement processes for the community

⏱ SHORT TERM (Begin within 2-5 years)

8.1.2 Ensure the Village's website is the central digital hub of information, events, and community engagement activities

⏱ SHORT TERM (Begin within 2-5 years)

8.1.3 Organize and promote the attendance of meetings and information sharing for the community when new development is proposed in the neighborhood

⏱ SHORT TERM (Begin within 2-5 years)

8.2 Promote collaboration between community organizations, local businesses, and government departments

8.2.1 Improve the timing of information sharing to citizens for all Village departments

⏱ SHORT TERM (Begin within 2-5 years)

8.2.2 Work with other public agencies to share and disseminate information related to improvements and changes in the community

⏱ MID TERM (Begin within 6-10 years)

8.3 Utilize a variety of methods of sharing information to reach a broad audience

8.3.1 Assess available communication channels such as faith-based organizations, community groups, community centers, and libraries for disseminating information to individuals regarding planning initiatives

⏱ SHORT TERM (Begin within 2-5 years)

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Buckeye Lake

COMPREHENSIVE PLAN

2023

Appendix

Appendix A:
Economic Data

Report Parameters

1 ZIP

43008	Buckeye Lake, OH (in Licking county)

Class of Worker

QCEW Employees, Non-QCEW Employees, and Self-Employed

The information in this report pertains to the chosen geographical area.

| **3,024**	**610**	**$35.5K**
Population (2021)	Total Regional Employment	Avg. Earnings Per Job (2021)
Population **grew by 239** over the last 5 years and is projected to **grow by 390** over the next 5 years.	Jobs **grew by 148** over the last 5 years and are projected to **grow by 89** over the next 5 years.	Regional average earnings per job are **$40.1K below** the national average earnings of $75.5K per job.

Takeaways

- As of 2021 the region's population **increased by 8.6%** since 2016, growing by 239. Population is expected to **increase by 12.9%** between 2021 and 2026, adding 390.
- From 2016 to 2021, jobs **increased by 32.0%** in Buckeye Lake, OH (in Licking county) (ZIP 43008) from 462 to **610**. This change **outpaced the national growth rate of 0.4% by 32.4%.** Labor force data is not available for Buckeye Lake, OH (in Licking county) (ZIP 43008).
- There is no education attainment data for Buckeye Lake, OH (in Licking county) (ZIP 43008).
- The top three industries in 2021 are Restaurants and Other Eating Places, Warehousing and Storage, and Local Government, Excluding Education and Hospitals.

	Population (2021)	Labor Force (2021)	Jobs (2021)	Cost of Living	GRP	Imports	Exports
Region	3,024	N/A	610	92.9	$47.81M	$166.80M	$58.85M
State	11,729,862	5,679,534	5,746,960	92.4	$694.43B	$576.53B	$694.79B

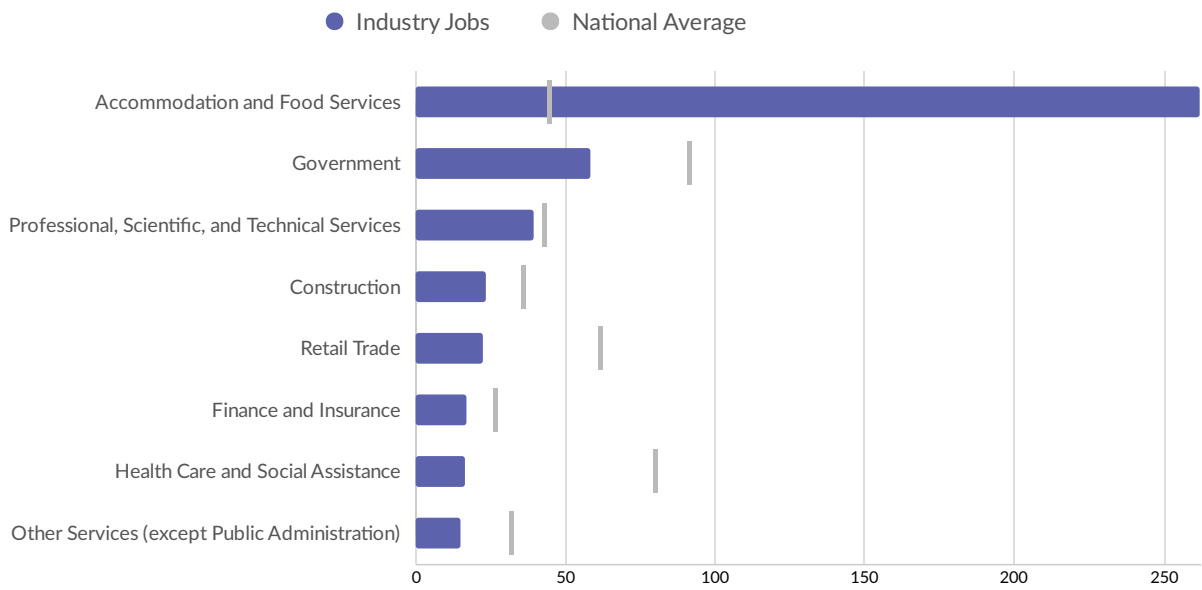.ıl **Emsi**   Economy Overview

Job Trends

From 2016 to 2021, jobs **increased by 32.0%** in Buckeye Lake, OH (in Licking county) (ZIP 43008) from 462 to **610**. This change **outpaced the national growth rate of 0.4% by 32.4%**.
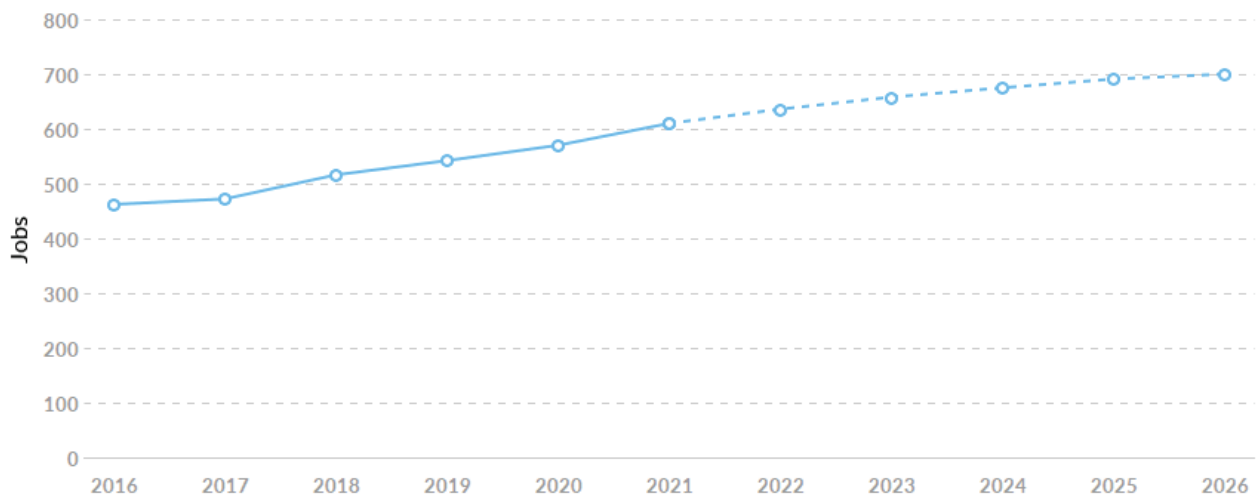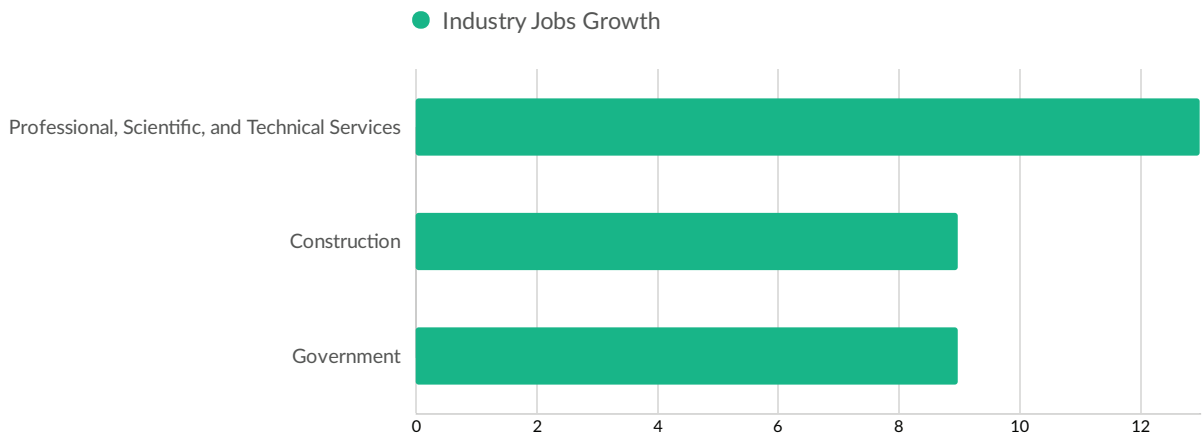

Timeframe	Jobs
2016	462
2017	472
2018	516
2019	542
2020	570
2021	610
2022	636
2023	658
2024	675

Industry Characteristics

Largest Industries

● Industry Jobs   ● National Average

Industry	
Accommodation and Food Services	
Government	
Professional, Scientific, and Technical Services	
Construction	
Retail Trade	
Finance and Insurance	
Health Care and Social Assistance	
Other Services (except Public Administration)	

0   50   100   150   200   250

Top Growing Industries

● Industry Jobs Growth

Industry	
Professional, Scientific, and Technical Services	
Construction	
Government	

0   2   4   6   8   10   12
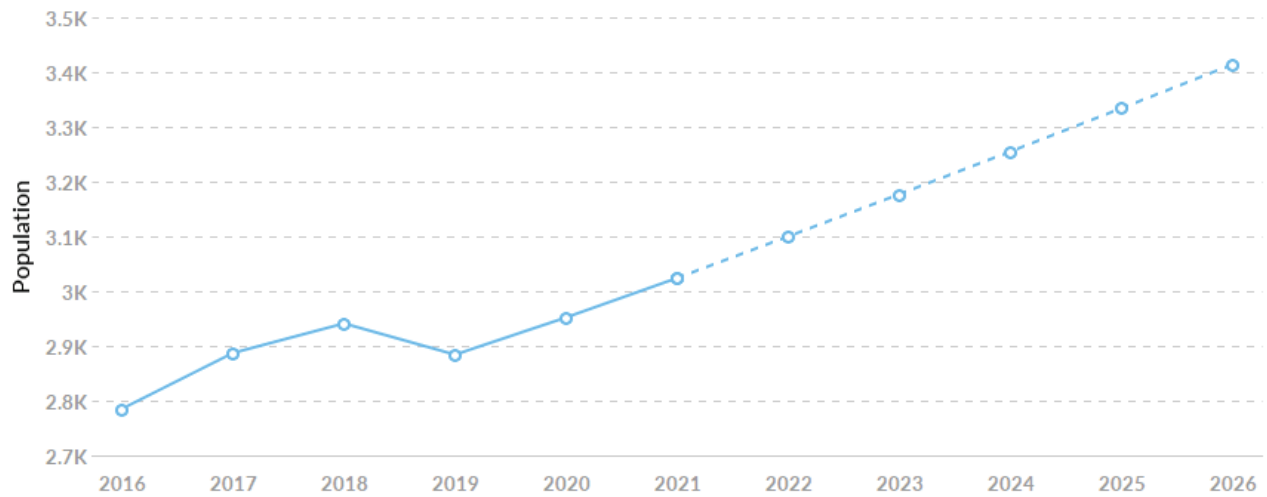
Historic & Projected Trends
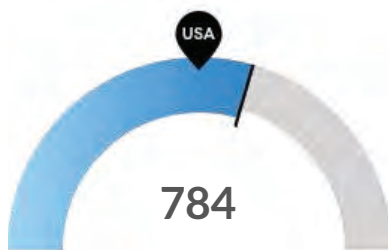
Population Trends

As of 2021 the region's population **increased by 8.6%** since 2016, growing by 239. Population is expected to **increase by 12.9%** between 2021 and 2026, adding 390.

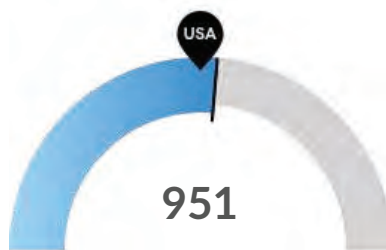| Timeframe	Population
2016	2,785
2017	2,887
2018	2,941
2019	2,884
2020	2,952
2021	3,024
2022	3,100
2023	3,177
2024	3,255
2025	3,334
2026	3,414

Population Characteristics

784

Millennials

Buckeye Lake, OH (in Licking county) (ZIP 43008) has 784 millennials (ages 25-39). The national average for an area this size is 608.

951

Retiring Soon

Retirement risk is about average in Buckeye Lake, OH (in Licking county) (ZIP 43008). The national average for an area this size is 878 people 55 or older, while there are 951 here.

590
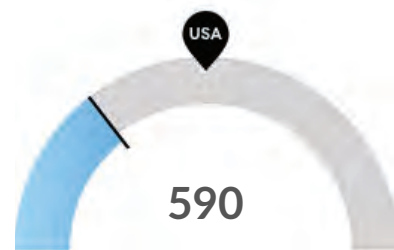
Racial Diversity

Racial diversity is low in Buckeye Lake, OH (in Licking county) (ZIP 43008). The national average for an area this size is 1,189 racially diverse people, while there are 590 here.

N/A

Veterans

Veterans data is not available at the ZIP level. Please choose a different region level to see this data.

N/A

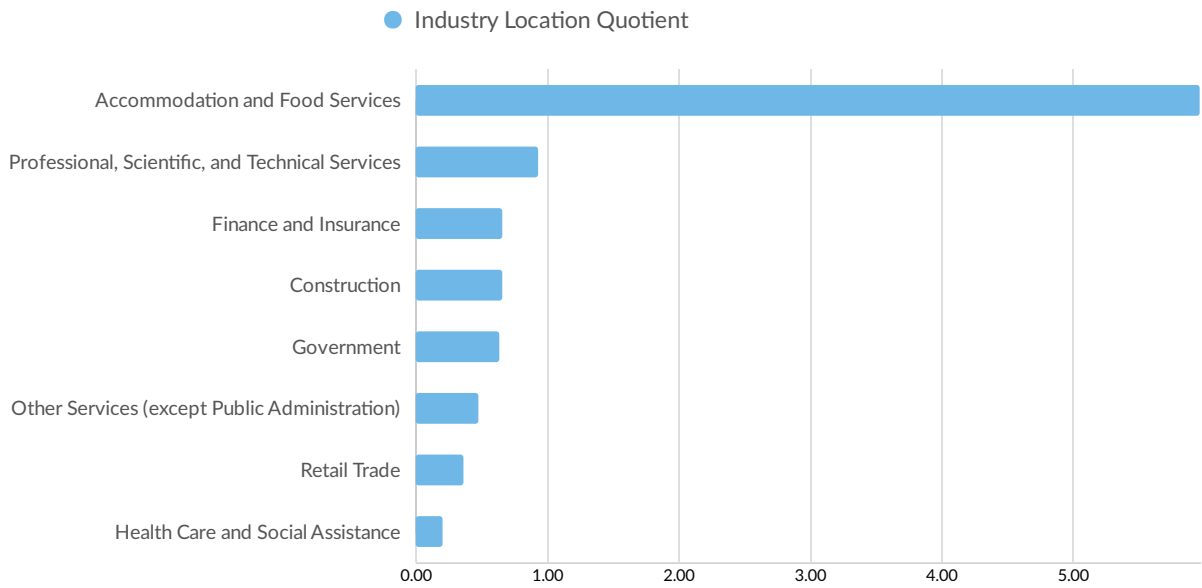**Violent Crime**

Crime data is not available at the ZIP level. Please choose a different region level to see this data.

N/A
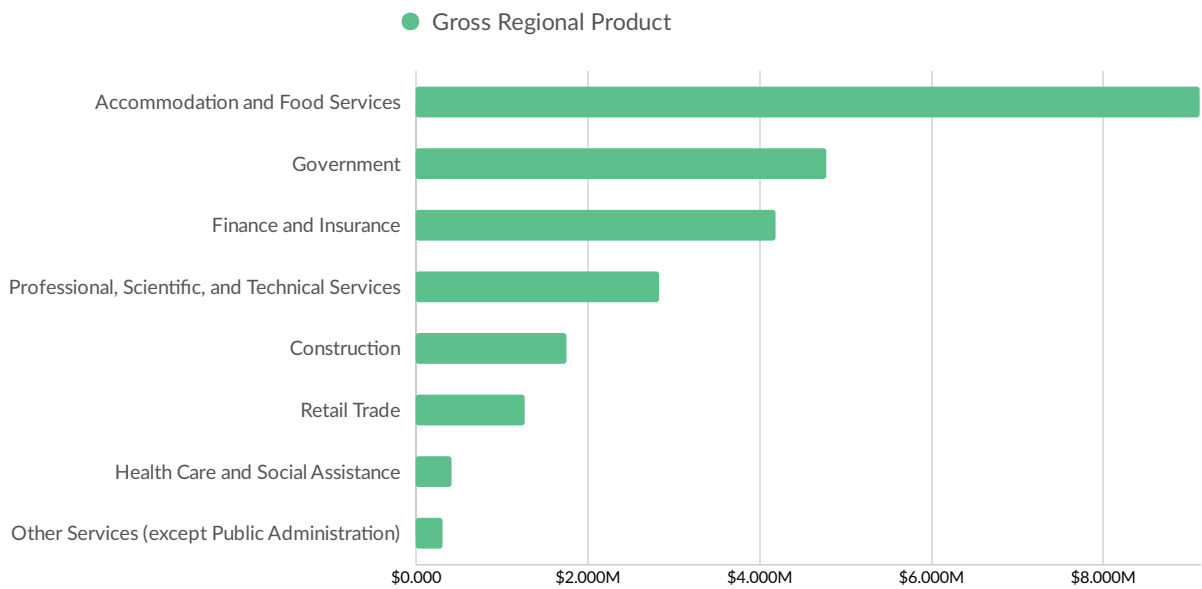
Property Crime

Crime data is not available at the ZIP level. Please choose a different region level to see this data.

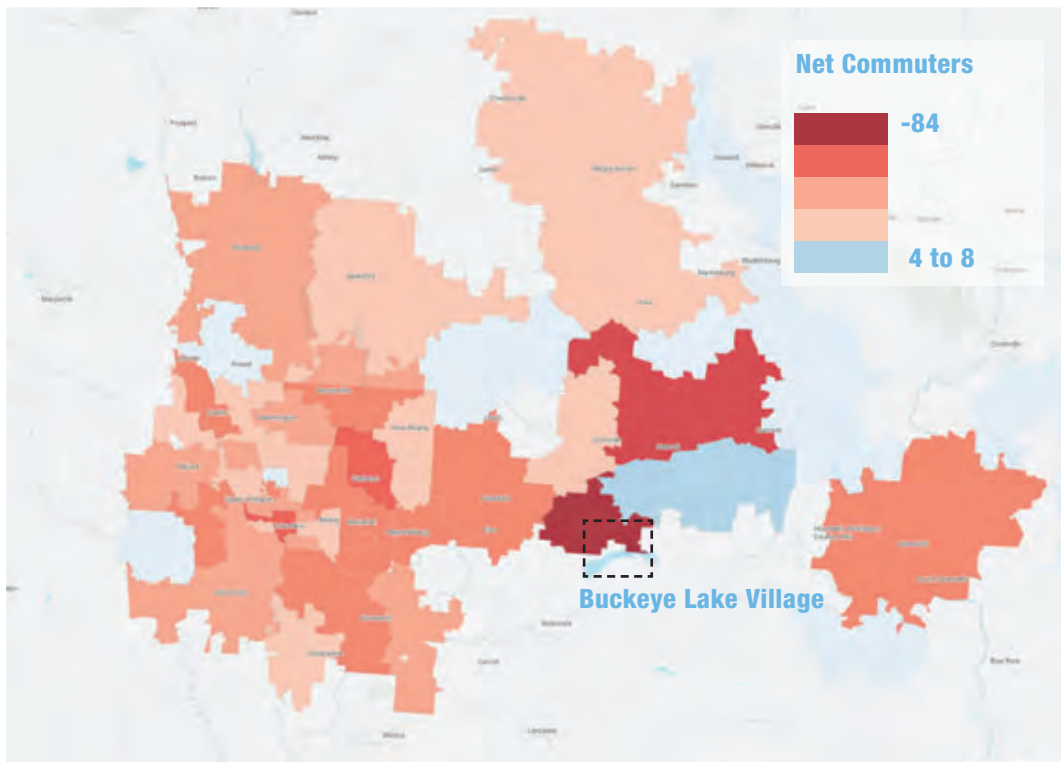.ıl⦁ **Emsi**   Economy Overview
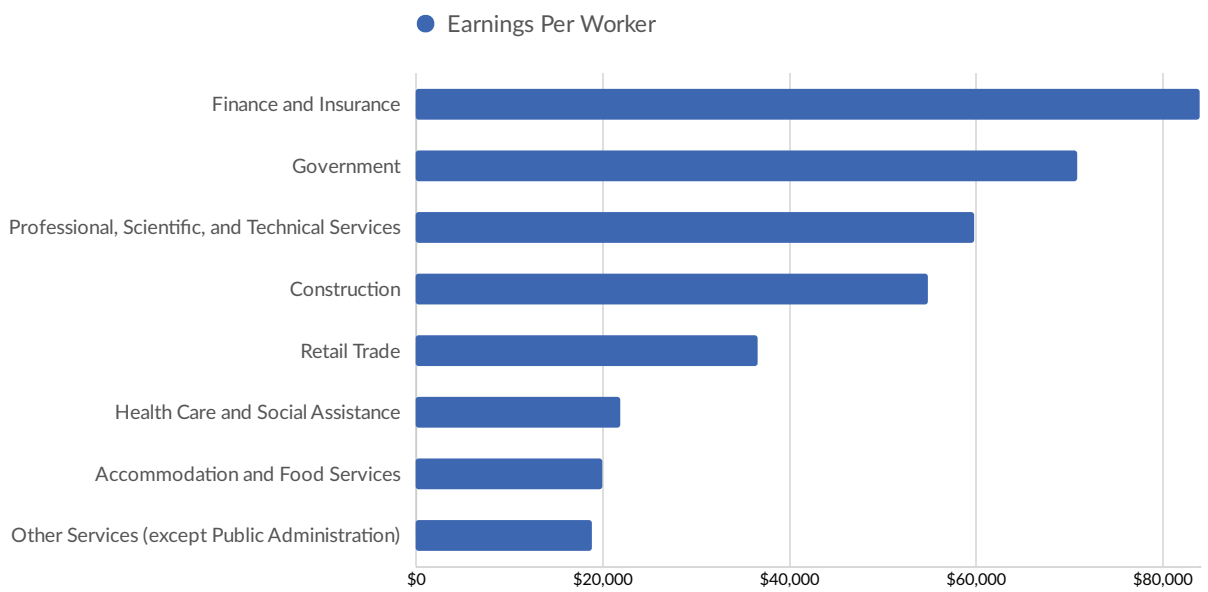
Top Industry Location Quotient

● Industry Location Quotient

Top Industry GRP

● Gross Regional Product

Net Migration

Top Industry Earnings

Earnings Per Worker

Industry	Earnings

Business Characteristics

Business Size
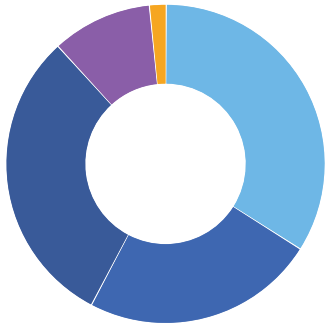
	Percentage	Business Count
● 1 to 4 employees	33.9%	20
● 5 to 9 employees	23.7%	14
● 10 to 19 employees	30.5%	18
● 20 to 49 employees	10.2%	6
● 50 to 99 employees	1.7%	1

Business Data by DatabaseUSA.com is third-party data provided by Emsi to its customers as a convenience, and Emsi does not endorse or warrant its accuracy or consistency with other published Emsi data. In most cases, the Business Count will not match total companies with profiles on the summary tab.

Place of Work vs Place of Residence

Understanding where talent in Buckeye Lake, OH (in Licking county) currently works compared to where talent lives can help you optimize site decisions.

Where Talent Works

ZIP	Name	2021 Employment
43008	Buckeye Lake, OH (in Li...	610

Where Talent Lives

ZIP	Name	2021 Workers
43008	Buckeye Lake, OH (in Li...	1,032

Workforce Characteristics

Largest Occupations

● Occupation Jobs   ● National Average
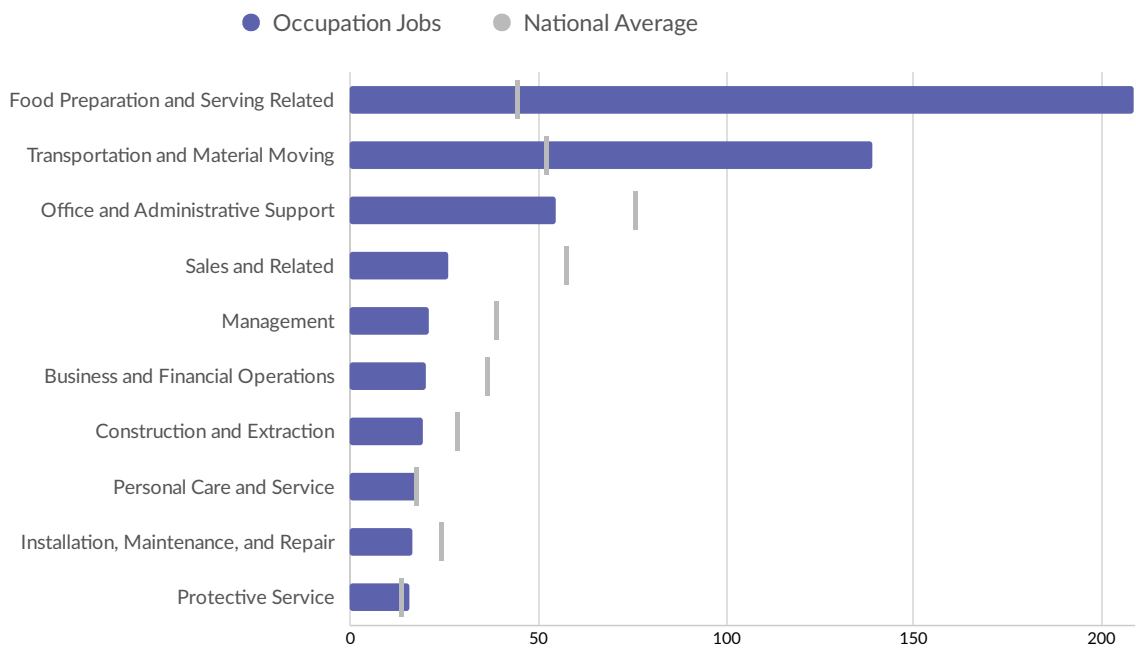
Top Growing Occupations

● Occupation Jobs Growth

.ıl' Emsi   Economy Overview

Top Occupation Location Quotient

● Occupation Location Quotient

Occupation	Location Quotient
Food Preparation and Serving Related	
Transportation and Material Moving	
Protective Service	
Personal Care and Service	
Office and Administrative Support	
Installation, Maintenance, and Repair	
Construction and Extraction	
Business and Financial Operations	
Management	
Sales and Related	

0.00   1.00   2.00   3.00   4.00

Top Occupation Earnings

● Median Hourly Earnings

Occupation	Median Hourly Earnings
Management	
Business and Financial Operations	
Protective Service	
Construction and Extraction	
Installation, Maintenance, and Repair	
Office and Administrative Support	
Transportation and Material Moving	
Sales and Related	
Personal Care and Service	
Food Preparation and Serving Related	

$0.00 $10.00 $20.00 $30.00

Business Retention & Expansion (BR&E) is an economic development strategy of proactively connecting with existing businesses to understand and respond to local business needs. Special attention is given to small businesses that employ between 10 to 99 employees, otherwise known as Stage 2 firms.

Thriving communities need to be economically successful. Communities with an active and sustained economic development strategy will plant seeds of success locally and regionally—and BR&E should be part of that equation. Over time, a quality and targeted BR&E program improves the business operating climate, ensures competition remains healthy, provides quality jobs and employment opportunities, and assists in stabilizing the economy.

A BR&E visitation program is a team effort that expresses interest in and concern for the issues faced by local businesses in the community. It consists of a survey activity that allows businesses to voice their concerns, an analysis activity that analyzes the surveys and identifies issues that need to be addressed, and strategic planning and implementation activities that mobilize educational, technical assistance and local policy resources that will address the issues faced by these communities.

A report by Oxford Economics (2014) finds that destination promotion fuels development across the entire economic spectrum. In addition to generating jobs and tax revenues by attracting visitors, the activities of dedicated destination promotion drive broader economic growth by creating familiarity of a community, attracting decision makers, and improving the quality of life for residents.

Destination promotion drives economic development through several channels:

1.   Building transportation networks and connecting to new markets

2.   Raising the destination profile

3.   Targeted economic development through conventions and trade shows

4.   Raising the quality of life

Ecotourism is now defined as "responsible travel to natural areas that conserves the environment, sustains the well-being of the local people, and involves interpretation and education" (International Ecotourism Society, 2022).

Ecotourism is about uniting conservation, communities, and sustainable travel. This means that those who implement, participate in and market ecotourism activities should adopt the following ecotourism principles:

1.   Minimize physical, social, behavioral, and psychological impacts.

2.   Build environmental and cultural awareness and respect.

3.   Provide positive experiences for both visitors and hosts.

4.   Provide direct financial benefits for conservation.

5.   Generate financial benefits for both local people and private industry.

6.   Deliver memorable interpretative experiences to visitors that help raise sensitivity to host countries' political, environmental, and social climates.

7.   Design, construct and operate low-impact facilities.

8.   Recognize the rights and spiritual beliefs of the Indigenous People in your community and work in partnership with them to create empowerment.

Appendix B:
Public Engagement Data
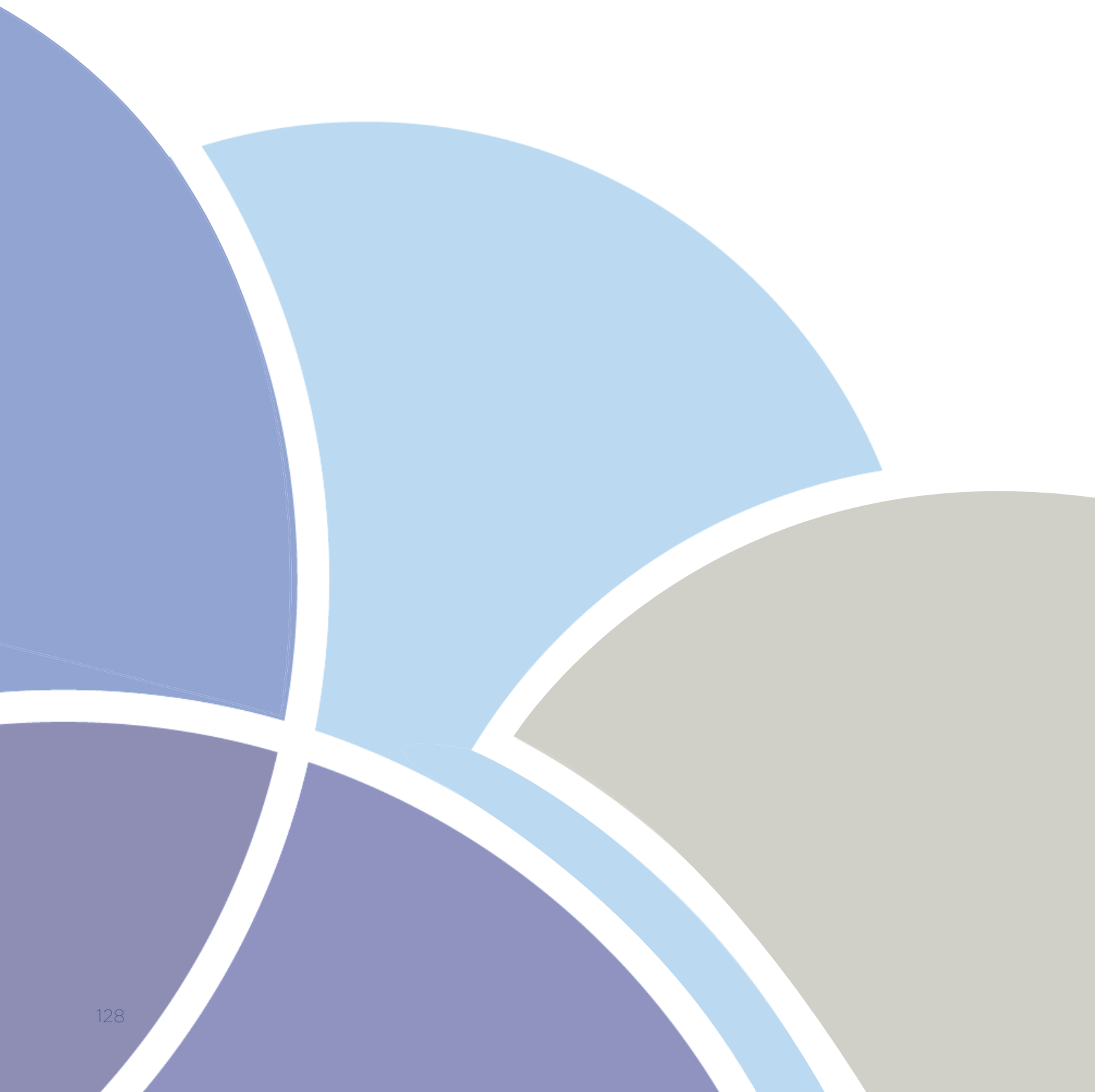
Issues

- Archway – Welcome to Buckeye Lake!
- Paint water town scarlet & gray
- Better signage- esp to restaurants
- Big pier / gathering place / party house to rent, snack bar?
- Ferris wheel
- Movies (drive in) seen by cars and boats
- Bike week… they spend $$
- Sidewalk all the way around (eventually)
- Drum circles (poss. Sundays) Google Siesta Key fl.
- Sunset fest Mallory Square – Google Key West (artists, food, music, etc)
- Christmas in July - Google Put in Bay – Boats lit up on water
- Raft up – Google Lake Cumberland
- Bar fish Tourney (Crossroads did, it was great)
- Big sign 1.2 m. at B.P. to coax Legend Valley guests – (some lol)
- B/L may become city
- Where to locate new village hall, if needed
- Eastport area, eyesore, better use
- Expansion of the pot plant
- Old, not well-kept properties along 79, rentals?
- Areas around the state park looks bad
- Intel effect
- Walkability
- Housing
- Image/brand
- Land use
- Infrastructure
- Parking
- Adult friendly, more for children family
- Business w/ housing above
- Multifamily housing
- Transportation- foot, bicycle, golf cart
- Streets – quality- traffic lights
- No central gathering spot
- Arts- focus on Legend Valley
- Route 79 needs deeper lots for med size business- maybe parking in rear
- Casino/hotel- boutique boardwalk restaurant
- Old Westerville – parking in rear

- Less rural
- Parking area larger north shore
- Most families in middle income/low income
- Lack of brand
- Strong building code FBC
- Trails to connect parks and regional trails
- Lack of central gathering space
- Tourism goes to park & trail
- How plans have been received
- "Up there" vs "Over here"
- Can't see the lake
- No theater, culture, jobs, entertainment
- Parking only at park and keeps them there
- Housing
- Zoning map
- The look of the village
- Parks
- Businesses / need well rounded community
- Mobility/parking
- Housing- limited to seems condo or waterfront, missing housing to develop families
- Aging public spaces
- Lack of vision for new
- Reversing tourism flow from shoreline to central area
- Lack of multi day tourism draw / accommodations

Summary of Issues:

- Lack of signage
- Not enough events
- Poor property maintenance
- Weak city branding
- Too oriented toward adults
- Limited housing options
- Too little parking
- Negative public perception of city and past planning efforts
- Lack of arts/entertainment culture
- Not taking full advantage of tourism
- Insufficient central public spaces

Opportunities

- Key on OSU games etc – Amphitheater
- Conference Center
- Big billboard with historical pics
- Dog friendly
- Kids activities
- Myrtle Beach
- Google - Yellow Springs
- Pier project
- Gateway bridge development past bridge
- Recreation development at park, kids' area, swings etc.
- Further development of bike paths, interconnect pavilion area
- 1 mile trail- interconnect thru Village tie in parks
- Affordable housing
- Lakeside / coastal design
- Develop areas close to Rt. 70- develop parking streetscape / coastal Village design
- Business District
- Fire & Police Facility
- Affordable housing
- Hotel boutique
- Farmers Markets
- Streetscape on Main thoroughfare
- Park & rec nature areas within the community
- Utilize the green space
- Signage
- More zoned housing (single family)
- Larger interchange commercial
- No trashy "motel"
- Maybe small industrial… jobs Microsoft and college theater cultural area
- Regional trail around all of lake
- Pocket parks
- Service dept building
- Make village a destination with state park
- Regional direction
- Infill on Hebron on street
- Tie the lake in community more
- Tech and job generators
- Nostalgia and history
- Mid-tier housing subdivisions
- Demand is here
- Traffic calming
- Allow changes to zoning to create houses, get rid of the "bad" areas

- Everything in zoning needs redone
- The arch. of the buildings, structures could be used to attract people. Lots of old right now. Ocean theme
- Places families can go, exercise or just experience
- Not just food, fun shops, we need a well-rounded community
- Community seems to have growing interest in infrastructure
- Land available for change in housing
- Building on historic draw to add on to that draw

Summary of Opportunities:

- Proximity to OSU
- Conference center
- Infill development
- Kids oriented activities
- Additional green space
- Updated zoning
- Strong nautical brand
- Build off history
- Pier project
- Expanded trail connections
- More housing options
- More lodging for tourists
- More events like Farmers Market
- Stronger connection to lake
- New tech/industrial jobs
- Improved traffic flow

Big Ideas

- Hazard markers (Kelly Collins B.L. Pirates)
- Rentals – Boats, Jet skis (My Cols ppl always ask)
- Air BnB's – Utilize Best Western (My Cols ppl always ask)
- More things like Winterfest
- Summer Free Trolly? – to restaurants within 5 m? or just sightseeing
- Jeep Jam expand from MDC (Mill Dam Corner)
- Google Quaker Steak & Lube corvette weekend truck jam utilize national trail raceway – Jason Mopars Cindy Disbennett 614-374-5078
- 3 building code to have a uniform look thru the Main corridor of the Village
- Coastal erosion- North Valley bank- nautical
- Pier Tom Wolfe
- Image and brand nautical theme, signage
- Coastal village design
- Kids, activities, family hotel, lodging
- Public spaces drive in
- Events- winter fest, legend valley venue
- Mixed use or multifamily
- The one thing I hear the most of would be how the lake used to be. If we had more of the history here, more things for families to do, more of the "Booming" Buckeye Lake. I think if the lake was attracted to families, fun, leisure, peace more would live or visit here.
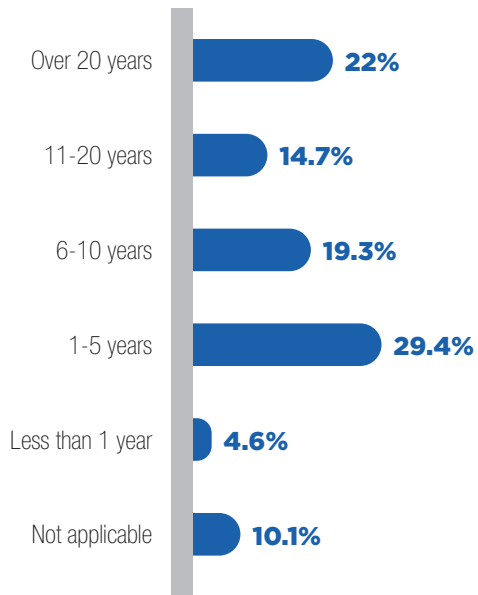
Summary of Big Ideas:

- Increase tourism through lake rentals, events, free transportation (trolly), and lodging
- Uniform branding and appearance (signage) – coastal, nautical, build on history
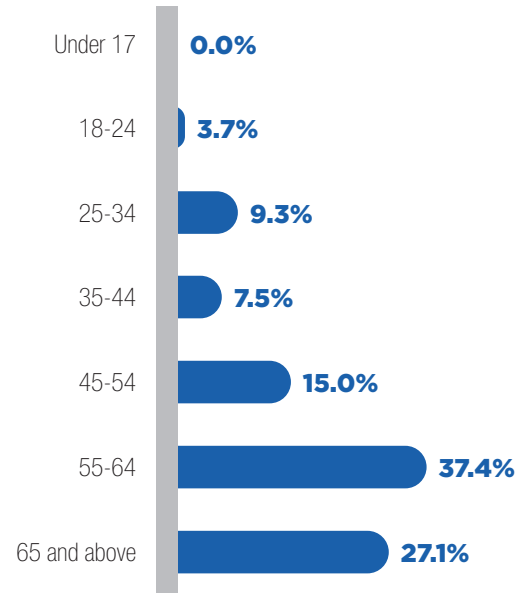- Kids and family oriented, emphasis on public spaces
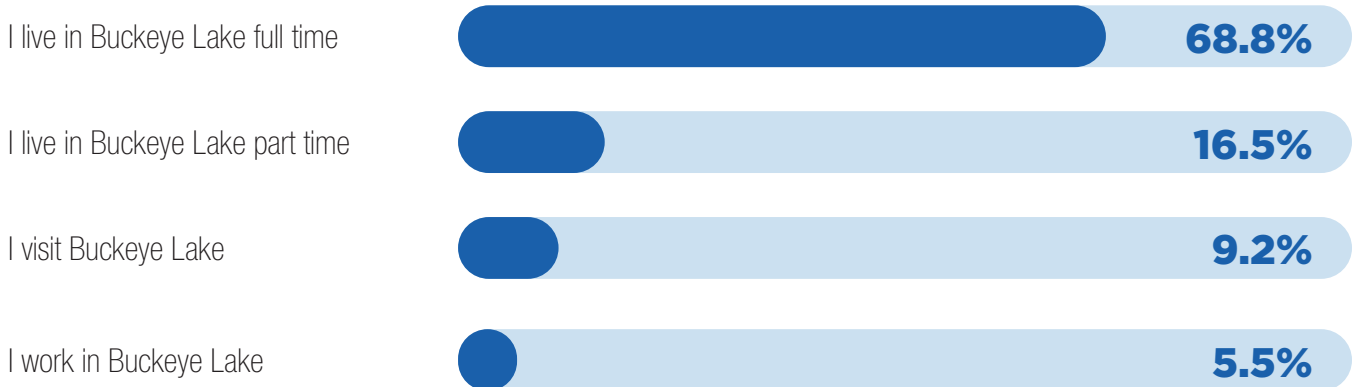
Appendix C:
# Public Survey Data

HOW LONG HAVE YOU LIVED IN BUCKEYE LAKE?

- Over 20 years — **22%**
- 11-20 years — **14.7%**
- 6-10 years — **19.3%**
- 1-5 years — **29.4%**
- Less than 1 year — **4.6%**
- Not applicable — **10.1%**

WHICH CATEGORY BEST DESCRIBES YOUR AGE?

- Under 17 — **0.0%**
- 18-24 — **3.7%**
- 25-34 — **9.3%**
- 35-44 — **7.5%**
- 45-54 — **15.0%**
- 55-64 — **37.4%**
- 65 and above — **27.1%**

WHAT BEST DESCRIBES YOU?

- I live in Buckeye Lake full time — **68.8%**
- I live in Buckeye Lake part time — **16.5%**
- I visit Buckeye Lake — **9.2%**
- I work in Buckeye Lake — **5.5%**

DO YOU SEE YOURSELF STILL LIVING IN BUCKEYE LAKE IN THE NEXT 5 YEARS?

11.1%
No

88.9%
Yes
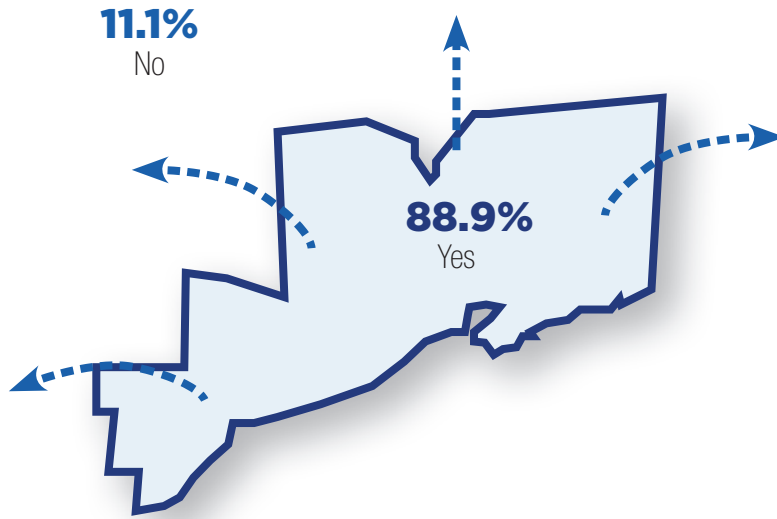
ON A SCALE FROM 0 TO 5, WHERE 0 IS "EXTREMELY LOW" AND 5 IS "EXTREMELY HIGH", HOW WOULD YOU RATE THE QUALITY OF LIFE IN BUCKEYE LAKE?
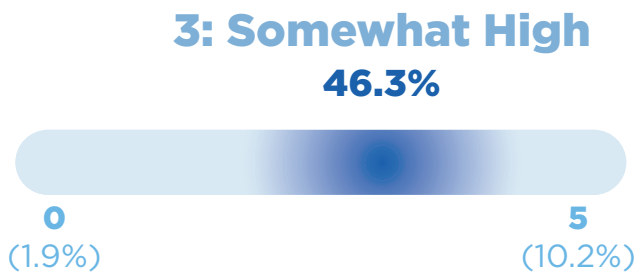
3: Somewhat High

46.3%

0
(1.9%)

5
(10.2%)

OTHER THAN THE LAKE, WHAT TWO ELEMENTS MOST SHAPE THE QUALITY OF LIFE IN THE VILLAGE?

TOP TWO ELEMENTS

PEOPLE
45.0%

LOCATION
36.7%

OTHER ELEMENTS

Special Events	**22.9%**
Housing	**18.3%**
Parks	**18.3%**
Businesses	**17.4%**
Safety	**17.4%**
Shopping	**12.8%**
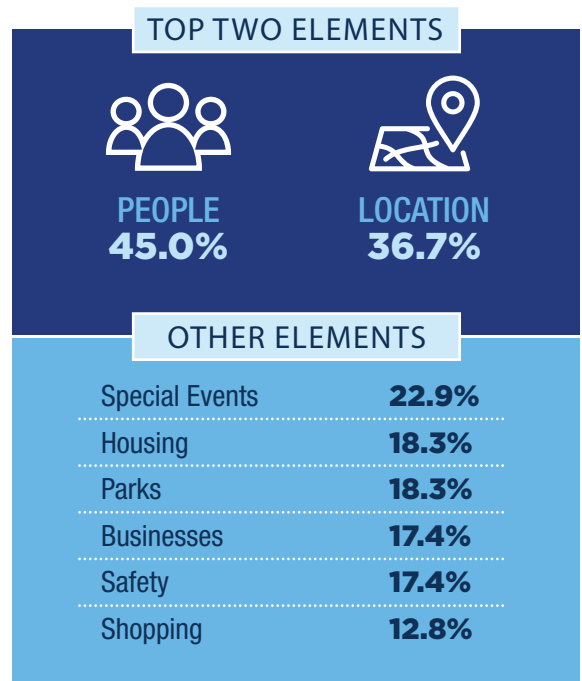
WHICH OF THE FOLLOWING GROUPS SHOULD BUCKEYE LAKE STRIVE TO ATTRACT?
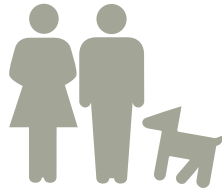
36.5%
Families with children

27.9%
Young professionals

25.0%
Empty nesters

5.8%
Families without children

4.8%
Senior citizens

76.9%
say things in Buckeye Lake
are improving

WHAT TYPE OF HOUSING DO YOU THINK BUCKEYE LAKE NEEDS MORE OF?

52.3%
SINGLE FAMILY HOME

39.3%
HOUSING WITHIN MIXED-USE DEVELOPMENT

24.3%
CONDO

2-BEDROOM APARTMENT
10.3%

1-BEDROOM APARTMENT
6.5%

STUDIO APARTMENT
2.8%

23.4%
AFFORDABLE HOUSING

23.4%
DUPLEX / TOWNHOMES

11.2%
SENIOR HOUSING
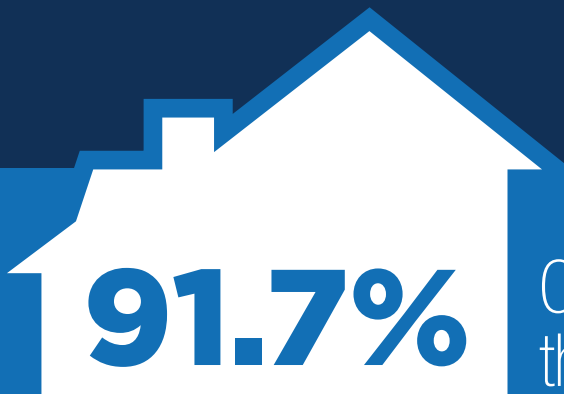
91.7% Currently own their home

THE LAKE IS THE PRIMARY REASON FOR PEOPLE VISITING THE VILLAGE. WHAT OTHER EVENTS OR ACTIVITIES DO YOU THINK SHOULD BE DEVELOPED TO ATTRACT AND RETAIN VISITORS?

HEALTHCARE SHOPPING DINING HOTEL MUSIC BOAT SHUTTLE BIKES GOLF WATER PARK EDUCATIONAL FARMERS MARKET SIGNAGE BEACH FESTIVALS BUSINESSES SPORTS KAYAKS

41.3% say it is

extremely important

to add more walking and biking paths in Buckeye Lake

ON A SCALE FROM 0 TO 5, WITH 0 BEING "NOT AT ALL SATISFIED" AND 5 BEING "EXTREMELY SATISFIED", HOW SATISFIED ARE YOU WITH THE FOLLOWING EXISTING CHARACTERISTICS?

	1 Not at all Satisfied		3 Somewhat Satisfied		5 Extremely Satisfied
Village communication efforts			3 (40%)		
Village events			3 (37%)		
Overall appearance of the Village		2 (35%)			
Code enforcement & private property maintenance	1 (36%)				
Public parks & gathering spaces			3 (33%)		
Road conditions			3 (35%)		
Traffic flow			3 (33%)		
Quality of commercial / retail areas		2 (31%)			
Access to health & medical facilities		2 (39%)			
Number of housing choices		2 (33%)			
Village services			3 (38%)		
Bike and pedestrian system			3 (29%)		

DO YOU FEEL THERE IS CURRENTLY ADEQUATE PUBLIC / GREEN SPACE IN BUCKEYE LAKE?

60.4%
NO

39.6%
YES

ASIDE FROM THE STATE PARK, DO YOU FEEL THERE IS ADEQUATE PUBLIC PARKING IN BUCKEYE LAKE?
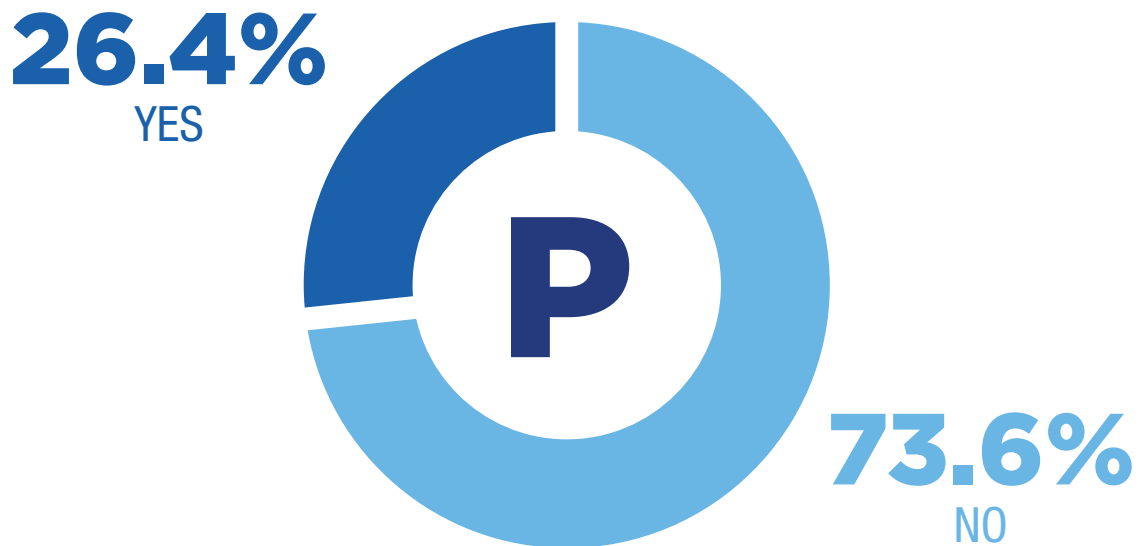
26.4%
YES

P

73.6%
NO

PLEASE RANK THE FOLLOWING INITIATIVES ON THEIR IMPORTANCE TO THE IMPROVEMENT OF BUCKEYE LAKE, 1 BEING "VERY IMPORTANT".

#1 Attracting commercial development

#2 Improving streetscapes & landscaping
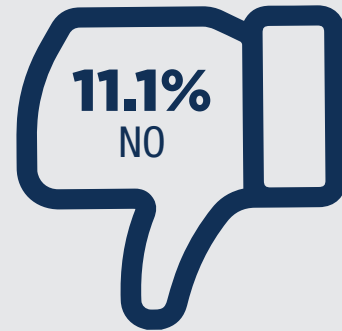
#3 Adding greenspace

#4 Expanding housing options
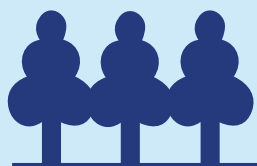
#5 Improving traffic

#6 Better Village branding

#7 Adding parking

#8 Expanding signage

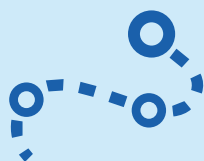DO YOU SUPPORT IMPLEMENTING ADDITIONAL CODE ENFORCEMENT TO AVOID NEIGHBORHOOD BLIGHT?

88.9%
YES

11.1%
NO

WHAT KIND OF ADDITIONAL GREENSPACE WOULD BE MOST BENEFICIAL?

37.7%
STREETSIDE LANDSCAPING & TREES

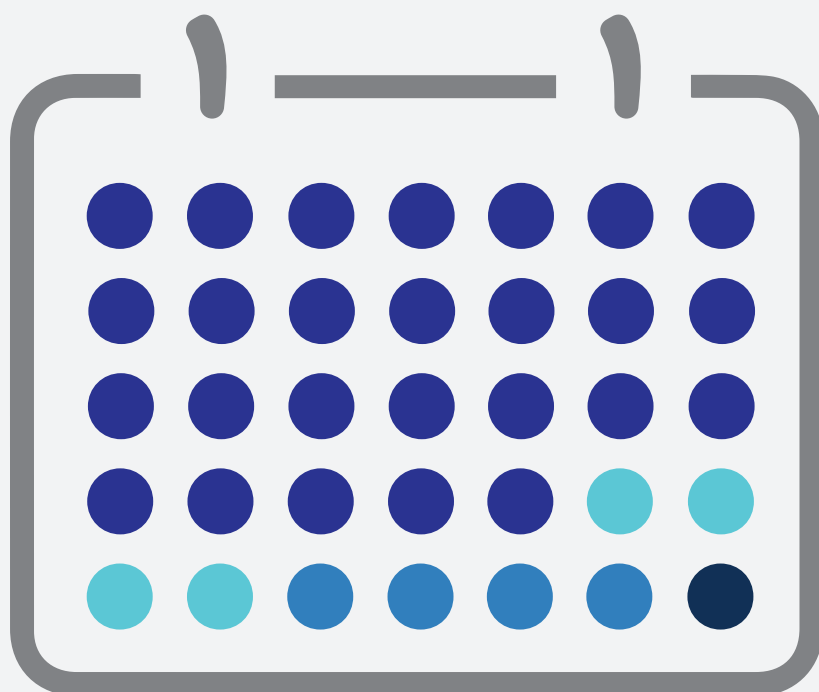**33.0%**
MORE BIKING / WALKING TRAILS

16.0%
ADDITIONAL PARKS

13.2%
NATURAL AREAS

HOW FREQUENTLY DO YOU VISIT THE LAKE DURING PRIME SEASON?
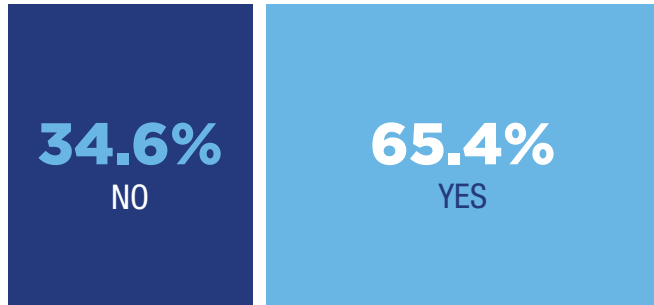
75.2%
ALL THE TIME

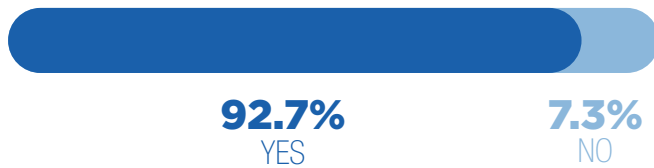**11.9%**
A COUPLE TIMES A MONTH

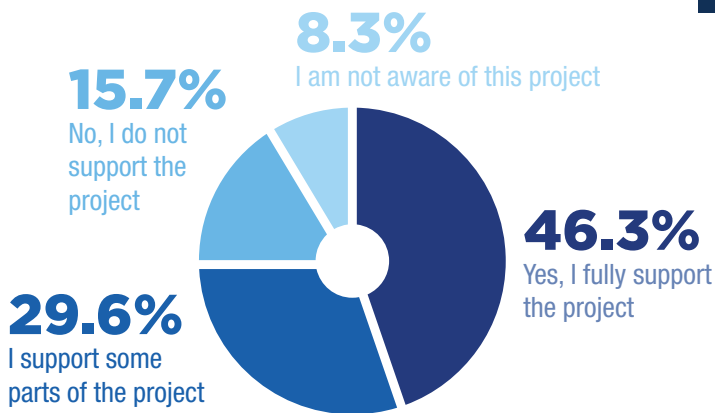**11.0%**
ONCE A WEEK

1.8%
NEVER

WOULD YOU SUPPORT THE VILLAGE USING PUBLIC TAX DOLLARS TO ACQUIRE PROPERTY TO CREATE NEW PUBLIC ACCESS ALONG THE LAKE?
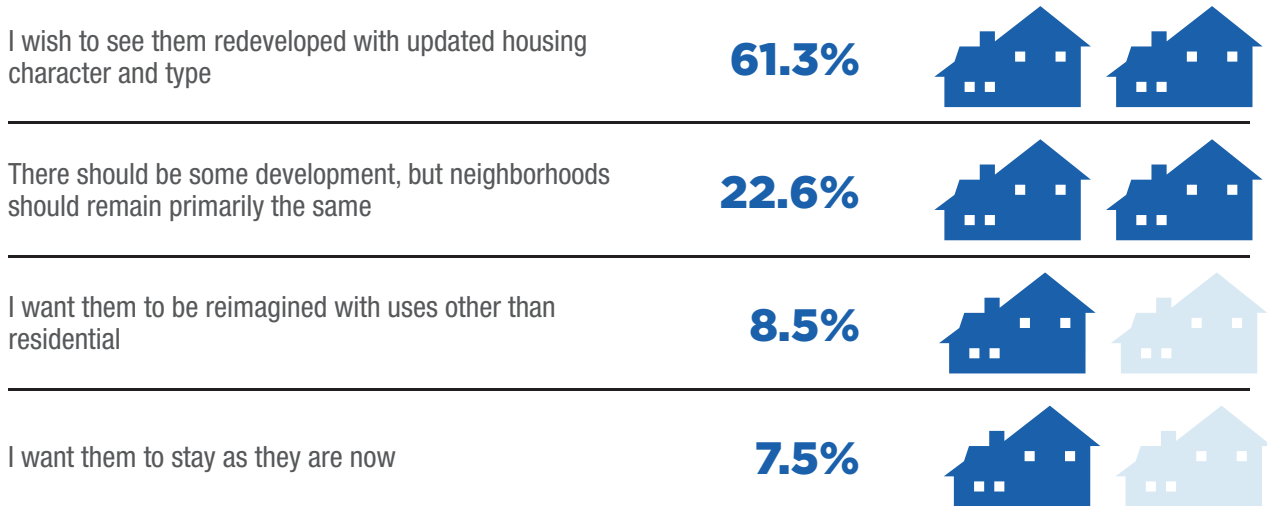
34.6%
NO

65.4%
YES

A PRELIMINARY LIST OF POTENTIAL PROJECTS WAS DEVELOPED DURING THE PLANNING PROCESS. PLEASE RANK THE FOLLOWING POTENTIAL PROJECTS, 1 BEING "HIGH PRIORITY".

#1 Improving the streetscape on OH-79 through the village core

#2 Enhancing and developing a strong mixed use village core

#3 Developing downtown park & pier

#4 Building additional pedestrian and bike pathways

#5 Creating naturalized park areas with wetlands and boardwalks

#6 Improving gateways into the community with signage, landscaping, and a cohesive brand

#7 Adding public parking in the Village core

ARE YOU FAMILIAR WITH THE INITIATIVE TO ADD A PIER AND A SERIES OF PUBLIC SPACES AT THE STATE PARK?

92.7%
YES

7.3%
NO

IF YOU ARE FAMILIAR WITH THE INITIATIVE, WHAT IS YOUR LEVEL OF SUPPORT?

8.3%
I am not aware of this project

15.7%
No, I do not support the project

46.3%
Yes, I fully support the project

29.6%
I support some parts of the project

WHAT DO YOU FEEL IS THE LONG-TERM VISION FOR BUCKEYE LAKE'S OLDER NEIGHBORHOODS OFF OH-79?

I wish to see them redeveloped with updated housing character and type

61.3%

There should be some development, but neighborhoods should remain primarily the same

22.6%

I want them to be reimagined with uses other than residential

8.5%

I want them to stay as they are now

7.5%

WHAT DO YOU WANT TO SEE CHANGED IN BUCKEYE LAKE?

- Affordable housing
- Cohesive branding (more family-oriented)
- Better code enforcement
- Parking near freeway
- More mixed-use and commercial development
- Infrastructure improvements
- Traffic calming
- More public water access
- Higher water quality
- Forward-thinking leaders

WHAT DO YOU CONSIDER YOUR PRIMARY SOURCE FOR GETTING INFORMATION ABOUT BUCKEYE LAKE?

53.7%
Social Media Sites

23.1%
Word of mouth

12.0%
Village Website

Buckeye Lake
COMPREHENSIVE PLAN

2023