

Our Boone County



OUR COMMUNITY. OUR FUTURE. BOONE COUNTY MASTER PLAN

Advisory Committee and Technical Committee Meeting #1 - June 14, 2023

 **CED-SOLUTIONS**
community and economic development





AGENDA

- A. Introductions**
- B. Background and Schedule**
- C. Overview of Planning Process**
- D. Committee Discussion and Questions**
- E. Upcoming Schedule**
- F. Other Items**

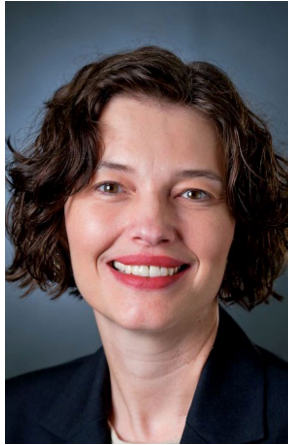


PLANNING TEAM



**Stephen
Ibendahl**

Project Manager



**Beth
Noonan**

Economic
Development



**Jackie
Wellington**

Economic
Development



**Kevin
Neil**

Transportation
Planning



**Jessica
Norris**

Natural
Resources and
Watershed
Planning



**Bob
Lewis**

Demographic
and Market
Analysis



PLANNING TEAM



**Katie
McLaughlin**

Plan,
Engagement,
and GIS Support



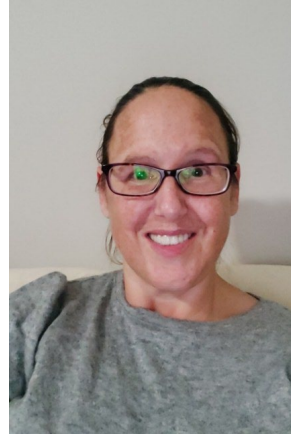
**Laura
Linn**

Community
Planning and
Renderings



**Cheryl
Sharp**

Transportation
Planning



**Cecile
Denny**

Demographic
and Market
Analysis



Planning Process – Role of Committees

ADVISORY COMMITTEE



- Meeting 5-8 times | Size 13-19 Members
- Representatives from across the County
- “Ad-Hoc” Committee (sounding board for the planning team)
- Representation
 - Planning and Zoning
 - Communities (Ashland, Centralia, Columbia)
 - Organizations and Institutions (Farm Bureau, Realtors, University of Missouri, REDI, etc.)
 - Major Employers
 - Non-Profits
 - Watersheds
 - At-Large

TECHNICAL COMMITTEE



- Meeting 5-8 times | Size as needed
- Utilities, agencies
- Representation
 - MoDOT
 - Fire Protection Districts
 - Sewer Districts
 - Water Districts
 - Electric, Gas
 - Soil and Water Conservation District
 - Boone County Departments (Road and Bridges, Community Services, Health, Emergency Management, Design and Construction)



Introductions

Introduce Your Neighbor!



Why update the Master Plan?

Logical Land Use Decision Making

- Current Plan is over 25 years old.
- Guide for rezoning requests, conditional use permits, and other land use decisions. Policy document to guide changes to zoning, development regulations, etc.

Strategic Guide for Future Growth and Change

- Examining trends in demographics, jobs, housing, mobility, etc.
- Coordination with communities, agencies, utilities, and organizations on future growth.

Shared Community Vision

- Develop consensus on a community vision and countywide priorities.



Missouri Statutes

Chapter 64.815 of the Revised Statutes of Missouri States

- “The county planning commission shall prepare an official master plan of the county for the purpose of bringing about coordinated physical development in accordance with the present and future needs.”



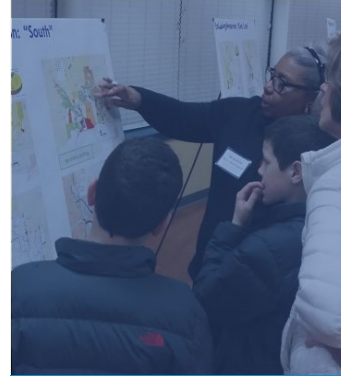
Planning Process



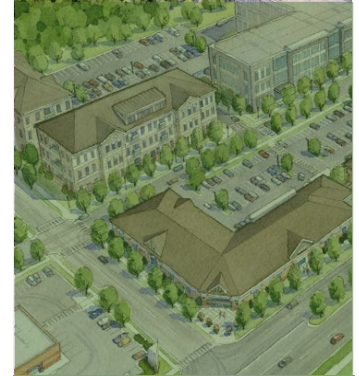
Existing
Conditions
& Discovery



Growth
Analysis and
Scenario
Planning



Draft
Master
Plan



Plan
Refinement &
Adoption



Planning Process

Open House #1



Existing Conditions & Discovery

Spring - Fall 2023



Open House #2

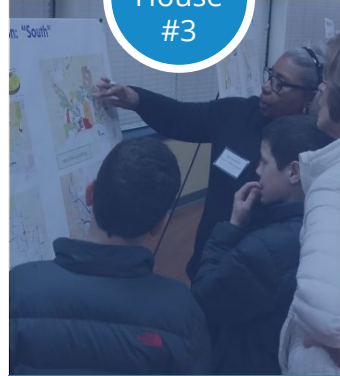


Growth Analysis and Scenario Planning

Fall - Spring 2023 - 2024



Open House #3

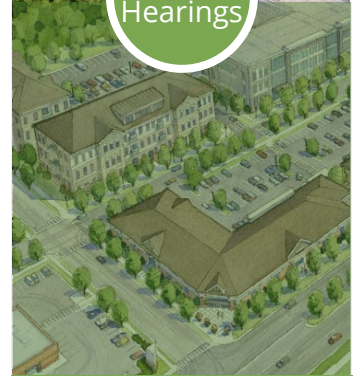


Draft Master Plan

Spring - Summer 2024



Public Hearings



Plan Refinement & Adoption

Fall 2024



Planning Process

Two Concurrent Tasks

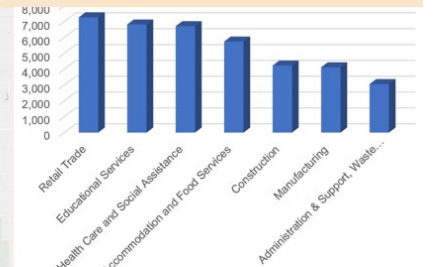
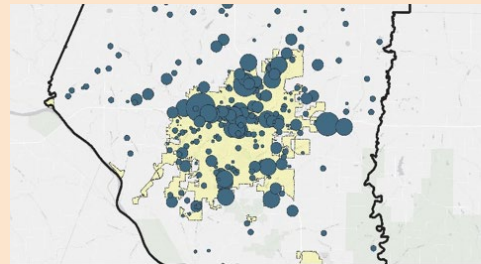


Community
Engagement
(Listening)



Existing
Conditions
& Discovery

Existing
Conditions and
Analysis





Stakeholder Meetings

Small Group Meetings (sometimes one-on-one)

- Identify community values, vision, goals, and potential issues (small groups allow for more “robust dialogue”)
- Identify “project champions”
- Establish lines of communication (help market the survey, open houses, etc)

Initial groups of meetings:

- Week of July 10th: Round 1
- Mid/late August: Round 2.
- Additional meetings as plan progresses.





Stakeholder Meetings: Week of July 10th

Locations in the County

Monday, July 10th (Starting at 1:00 pm):
Harrisburg School District Community Room

Tuesday, July 11th (Starting at 9:00 am):
Ashland City Hall

Wednesday, July 12th (Starting at 8:30 am):
Boone County Government Center

Thursday, July 13th (Starting at 9:00 am):
Centralia City Hall

Monday, July 10, 2023 IN 5 WEEKS

1:00pm
45 minutes

Sign up

Boone County Stakeholder Meeting (1:00pm - Harrisburg Location)
i5Group - Harrisburg

2:00pm
45 minutes

Sign up

Boone County Stakeholder Meeting (2:00pm - Harrisburg Location)
i5Group - Harrisburg

3:00pm
45 minutes

Sign up

Boone County Stakeholder Meeting (3:00pm - Harrisburg Location)
i5Group - Harrisburg

4:00pm
45 minutes

Sign up

Boone County Stakeholder Meeting (4:00pm - Harrisburg Location)
i5Group - Harrisburg

Meetings on the hour. Each meeting takes about 45 minutes. Small groups of 3-5 attendees.



Open Houses

Open House #1 (In-Person and Online)

- Mid/Late September
- Existing conditions

Open House #2 (Online)

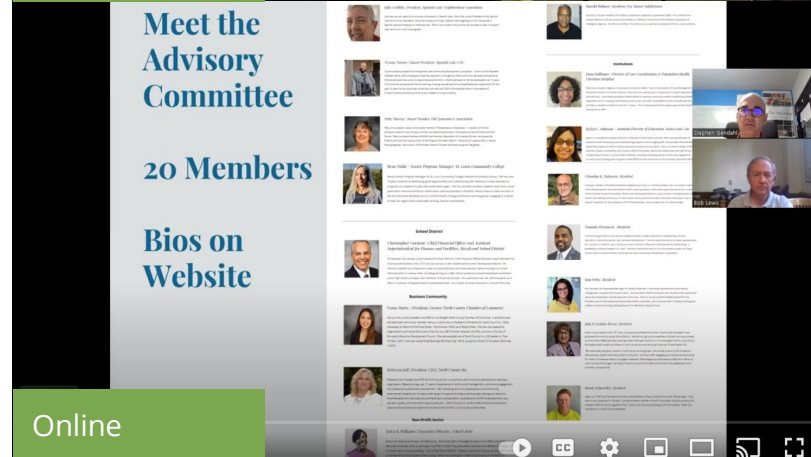
- Growth Scenarios and Best Practices

Open House #3 (In-Person and Online)

- Draft Recommendations and Plan



In-Person



Online



Website

Hub of Communications!



www.OurBoone.com



Countywide Survey

Start in Early August thru end of Sept

- We want to wait until after the stakeholder meetings so we can customize the survey.
- Overlap with Open House #1

Mapping Tool

Mailed Survey

- 2,000 Households in Unincorporated Areas

Marketing





Countywide Survey

Late Summer / Early Fall

- We want to wait until after the stakeholder meetings so we can customize the survey.
- Overlap with Open House #1

Mapping Tool



Mailed Survey

- 2,000 Households in Unincorporated Areas

Marketing

BOONE COUNTY MASTER PLAN: COMMENT MAP HOME

EXAMPLE FOR INTERVIEW ONLY

Categories below are just example categories. We can customize the categories and questions.

Click on the map below to access the mapping tool.

Draw a route that you would like to bicycle (to work/school, recreation, etc.). Tell us more about why it's currently inaccessible for you.

New Bicycle Route or Trail 🚲

Stormwater / Flooding Issues

Are there areas where it floods when it rains? Drainage problems? 💧

Transportation Safety Concern

Are there unsafe intersections, curves, or stretches of road? 🚗

Community Assets

Are there parks, historic sites, natural areas, etc. that are countywide assets? ⭐

Done!



Countywide Survey

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Mapping Tool

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Marketing

Boosted Facebook Posts:
(Example from Madison County: →

- 50,000 Impressions
- 1,000 Interactions (Clicks)

Posts

MADISON COUNTY **Madison County Resource Management** Published by Breana Lamb [?] · August 25 · 🌐

Help Shape the Future of Madison County!

Madison County is updating its comprehensive plan! The plan will help guide the physical development of the County for the next 15 - 20 years. There are multiple ways to be involved and provide your input toward the plan.

Take the online county-wide survey by Sept. 30th at ... [See More](#)



Planning for growth / preserving our past

Our Future Madison County



Attend an Open House!

Holiday Shores
Wednesday, September 6
5:30-8:00 pm
Holiday Shores Ballroom
1 Holiday Point Pkwy
Edwardsville, IL
62025

Maryville
Tuesday, September 12
5:30-8:00 pm
Maryville Village Hall
2520 N. Center St.
Maryville, IL
62062

Highland
Wednesday, September 13
5:30-8:00 pm
Weinheimer Community Center
1100 Main

Help Shape the Future of Madison County
Madison County is updating its comprehensive plan. The plan will help guide physical development of the County for the next 15-20 years. The first two rounds of open houses will be an opportunity to review existing conditions, talk with the



Like Our Boone on Facebook





Planning Process

Two Concurrent Tasks

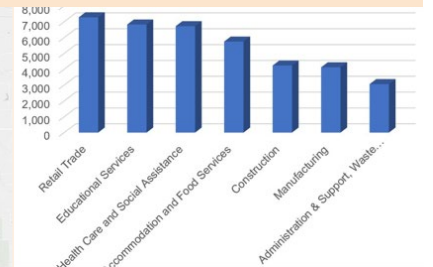
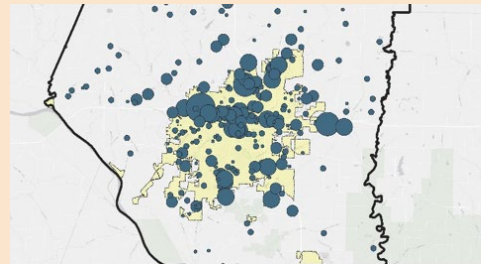


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Existing
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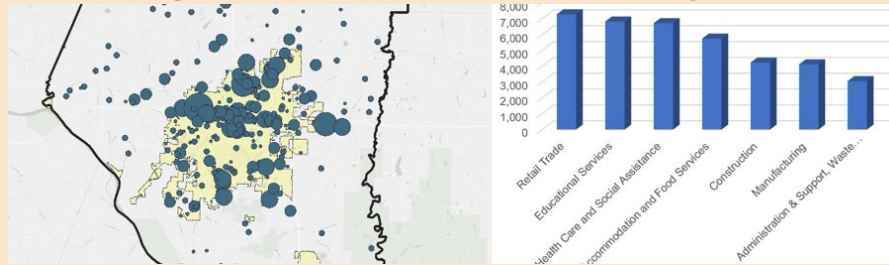


Existing Conditions and Analysis



Existing Conditions & Discovery

Existing Conditions and Analysis



- Market and Economic Analysis
- Demographic Analysis
- Land Use, Housing, and Development Analysis
- Transportation and Mobility
- Natural Resources
- Parks and Recreation
- Community Facilities and Services



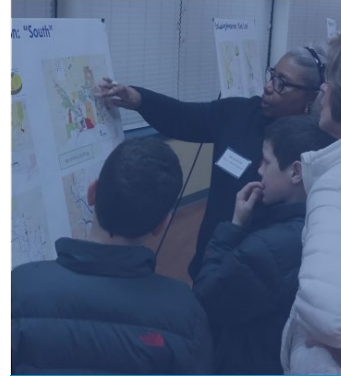
Planning Process



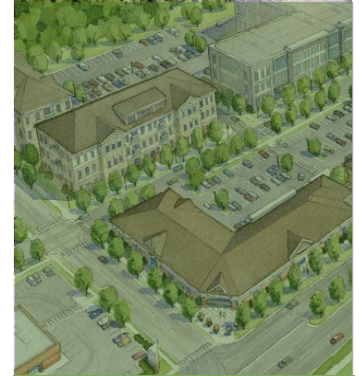
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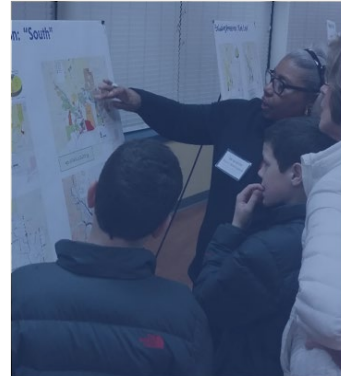
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Refinement &
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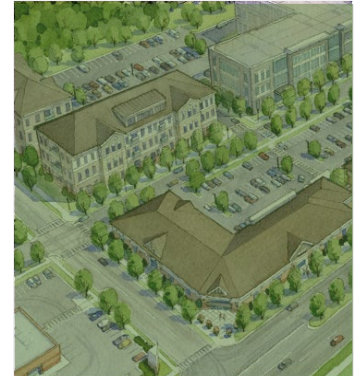
Planning Process

Expected Plan Components

- Community Vision and Goals
- Existing Conditions
- Growth Analysis
- Future Land Use
- Transportation and Mobility
- Economic Development
- Housing
- Natural Resources
- Utilities and Community Facilities



Draft
Master
Plan



Plan
Refinement &
Adoption



Discussion and Questions





Committee – To do!

Brief Bio and Photo

- 50 - 100 word bio



STEPHEN IBENDAHL, ASLA, AICP

Project Manager

Principal of The iGGroup, Stephen brings over 25 years of experience in community and urban planning, public affairs, landscape architecture, and project management. His management and project experience includes a wide range of projects including: comprehensive planning, land-use planning and urban design.

The iGGroup focuses on community planning throughout the St. Louis region. The iGGroup was honored to receive the 2019 Outstanding Plan Making Award by the St. Louis Section of the American Planning Association. Stephen brings 15+ years of public engagement and facilitation experience in working with community groups, whether it is a committee of 10 or a standing room only crowd of over 100.



BOB LEWIS, FAICP, CECD

Demographic and Market Analysis

Bob is presently an assistant professor of urban planning and development at Saint Louis University after almost 42 years as a practicing planner and economic development consultant. He was one of the founding employees of Development Strategies. In 1988, a consulting firm with a nationwide practice.

Bob served clients in 42 states until his retirement from Development Strategies at the end of 2017. In addition to his current teaching responsibilities, Bob continues to consult in the fields of urban planning, economic development and real estate development.



JACQUELINE DAVIS- WELLINGTON

Economic Development

Jacqueline Davis-Wellington serves as Managing Partner of CED Solutions, responsible for overall coordination of all projects and staff. She brings extensive project management experience in all aspects of major redevelopment/ construction and strategic planning activities.

She has successfully secured more than \$55 million in federal grants from HUD, DOJ, EPA, CBA, FTA and other federal agencies to support redevelopment activities, and more than \$65 million in Missouri Brownfield and Super-TIP tax credits.



BETH NOONAN

Economic Development

Elizabeth A. Noonan brings over fifteen years of experience in economic and community development with significant focus on real estate and community redevelopment and innovation and entrepreneurship initiatives. Ms. Noonan joined the St. Louis Economic Development Partnership in 1998 and



KEVIN NEIL, AICP

Transportation Planning

Kevin is a transportation planner with a passion for fostering healthy and active communities. From comprehensive plans and active transportation plans to regional trail plans to Complete Streets corridor studies, Kevin has worked with communities across the country to develop safe, accessible, and



JESSICA NORRIS, PHD

Natural Resources and Watershed Planning

Jessica moved to Columbia, MO in 2001 with 23 years of experience in strategic planning, program development, and project management for natural resources. She has been with Bonbrat for 9 years, with demonstrated success in process and report



Upcoming Schedule

Stakeholder Meetings: Week of July 10th

Next Committee Meeting: Wednesday, August 16th

- Technical Committee: 2:00 pm
- Advisory Committee: 4:30 pm

Survey: Early August

Open House #1: Mid/Late September

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Thank you!
www.OurBoone.com

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