

What is a Comprehensive Plan?

A Comprehensive Plan is a long-range plan intended to guide growth and development of a community or region. It includes analysis and recommendations for the community in many categories like population, housing, infrastructure such as roads and utilities, community facilities, economic development and downtown revitalization, and land use. It is based on public input, surveys, planning initiatives, existing development, physical characteristics, and social and economic conditions. The last time your community prepared a plan of this nature was in 2008, and the community leaders believed the time was right to update it.

What is the purpose of a Comprehensive Plan & why is it important?

The purpose of the plan is to create a shared vision for the community to preserve and build on its heritage while giving direction for desirable growth and development. This Plan presents an opportunity to demonstrate that residents, businesses and elected officials are committed to working together for the best possible future for our community.

Reveille, a firm that specializes in planning, economic development and community design solutions, will assist a steering committee comprised of community representatives in developing the plan.

The benefits for having a plan include:

1. Decision-making consistency - The Comprehensive Plan will provide decision makers with a steady point of reference for taking future action.
2. More informed decisions - The Plan will be framed around well-researched information and facts on existing conditions and trends, enabling decision makers to better understand the impact of their decisions.
3. Promoting predictability - The Plan describes where and what type of development activities the community desires. This information allows for the zoning, purchase and use of land consistent with community goals.
4. Targeting of resources - The Comprehensive Plan will include information from different departments and sources. This information can be used in deciding and prioritizing which projects to undertake (such as neighborhood improvements, infrastructure projects, parks development, or applying for grants, etc.) It also can be used to direct the location of utility extensions and road improvements.
5. Promoting community character - The Comprehensive Plan will outline the community's vision for the future and establish its existing and intended growth. It permits the community to identify what is important and how it should be protected.
6. Encouraging economic development and neighborhood renewal - Planning for a community helps existing residents and businesses to better predict the future development of an area. This prediction creates a comfort zone of knowing what to expect on neighboring properties. It also encourages new businesses and residential developments because they will also know what to expect. In addition, the planning process allows a

community to consider workforce, education, and local infrastructure capacity, among other factors, so that appropriate economic development strategies can be developed.

What will the components of the Plan be?

The Comprehensive Plan will provide the residents and decision makers with guidance in the following areas:

- Community Services and Facilities (schools, library, etc.)
- Neighborhoods and Housing
- Economic Development and Downtown Revitalization
- Future Land Use
- Infrastructure (water/sewer capacity, and other utilities)
- Parks and Recreation and the Riverfront
- Transportation and Connectivity (streets, parking, bicycle and pedestrian mobility)
- Plan Implementation (making sure things get done!)

How does the process work? Does it give everybody the chance to participate?

The planning process will be very public-oriented, as public participation plays an important role in the process. An interactive public process has been developed to help the community frame goals, objectives and strategies of the Comprehensive Plan. The entire community is encouraged to participate in decisions about the areas the plan will focus on, such as land use, downtown revitalization, pedestrian connectivity, parks and recreation, housing, infrastructure and preservation.

Community forums and focus group sessions may be held throughout the process. These public forums will incorporate planning exercises, such as round-table discussions, mapping and visioning exercises, surveys, and poll-based data collection.

You can start doing your part to Plan Wapakoneta by taking a community survey that can be found by clicking here:

<https://www.surveymonkey.com/r/PlanWapak>

How long will the process take?

The entire process will take roughly one year and be ready for adoption in Spring 2025 or thereabouts.

How will the Comprehensive Plan be finalized? Can it be changed after it's approved?

Once completed, the Planning Commission and Council will hold a public hearing to accept the Comprehensive Plan as the community's primary reference guide to promote growth, development and preservation.

Wapakoneta Comprehensive Plan Update

To remain viable, the Plan should be flexible and dynamic, not static. It must be able to respond to change as well as guide it. It should be updated periodically to be the most effective.

How can I participate?

There are several ways you can participate.

1. Attend a meeting: Make your voice heard by attending one of our public planning sessions! Check back soon for the dates of these meetings.
2. Send an email: Email the point of contact for the Planning Team by sending an email to Tyler Price, Director of Public Service and Safety at tprice@wapakoneta.net. He can also be reached at (419) 738-3011.
3. Comments may also be mailed or dropped off at City Hall at the address below:

Comprehensive Plan Committee
ATTN: Tyler Price, Director of Public Service and Safety
City of Wapakoneta
701 Parlette Court
Wapakoneta, Ohio 45895
(419) 738-3011
tprice@wapakoneta.net