

## Chapter 8—Planning and Development Goals

### Introduction

The following goals are general in nature and provide general visions to strive for. The implementation strategy outlines steps to achieve these goals.

### Transportation

- Create streets that provide for a balance between vehicles and pedestrians where appropriate.
- Update the Thoroughfare Plan as needed to provide efficient access, connectivity and capacity to all areas of the city.
- Improve connections to Interstate 75 from eastern Union and capitalize on easy access to Interstate 70.
- Enhance the transit network as Union continues to grow.
- Improve dangerous intersections and street alignments.
- Increase the options for pedestrians and bicycles through establishment of greenways and or balanced street designs.
- Enhance roadway aesthetics for people driving and walking.
- Minimize the negative impact of industrial truck traffic on residential areas.

### Economic Development

- Invest in the infrastructure to support economic development in undeveloped areas of Union,
- Develop and update a Utility Master Plan to efficiently allocate investment resources in new water and sewer facilities.
- Diversify the city's tax base through commercial and industrial development.
- Develop a strategy for economic development.
- Update the Thoroughfare Plan as needed.
- Maintain quality educational infrastructure to serve employers and residents.

### Environmental

- Preserve environmentally sensitive areas such as floodplains, wetlands and wildlife habitat.
- Connect parks and open spaces via Greenways.
- Minimize the negative impacts of industrial and mining activities.

### Land Use

- Create a balanced network of neighborhoods, recreational opportunities, employment areas and shopping areas within the city.
- Provide appropriate transitions between incompatible land uses through landscaping, open space or transitional land uses.
- Maintain and preserve existing residential neighborhoods.
- Maintain and enhance historic areas of downtown or other historic features.
- Provide residents unique environments to live, work and shop in.
- Preserve existing parks, and plan for more parks while connecting them via Greenways.
- Allow for mixed use development opportunities with residential, office, retail and civic uses mixed horizontally and vertically.
- Minimize the negative impacts of the airport expansion.

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## Housing

- Provide a variety of housing options and affordability levels for residents.
- Ensure a high quality of construction and long term maintenance of residences.
- Minimize conflicts between residential areas and potential incompatible land uses.
- Provide for flexibility in housing re-development to meet changing lifestyles.

## Downtown / Commercial / Mixed Use

- Promote re-investment in downtown.
- Provide incentives for local community service retailers to develop in the downtown.
- Preserve the character and identity of the historic downtown.
- Establish areas in newly developing areas for mixed-use commercial development, with buildings and streets designed at the pedestrian scale.

## Community Services and Utilities

- Provide adequate utilities to areas identified for future development.
- Develop a master plan for the utility network.
- Strategically plan locations for potential civic and community service sites in growth areas.

## Community Image/Character

- Enhance the image of Union through aesthetic improvements such as gateway features, attractive design of buildings and streetscapes.
- Capitalize on opportunities to implement open space/parks such as Sheets Rifle Overlook Park and Union Square.

## Quality of Life

- Establish aesthetic design guidelines for buildings, roads and the landscape.
- Preserve existing schools while planning for new schools as the city grows.
- Preserve existing parks and provide for new parks in growing areas.
- Capitalize on greenways to help develop the character of Union.

## Growth Management

- Adopt land use and development strategies that allow for controlled growth that will diversify and strengthen the tax-base of Union.
- Capitalize on the geographic location of lands adjacent to the Dayton International Airport and Interstate 70 for Industrial/Business Park development.