



**INITIAL ASSESSMENTS PACKAGE  
TOWN CENTER PLAN  
April 7, 2008**

The attached materials consist of the following documents.

1. Assessment of the Physical Limitations for Redevelopment of the Town Center Planning Area.
2. Assessment of Existing Regulatory (zoning) Issues.
3. Trends Affecting Community Development in Grove City.
4. Town Center Demographic Trends.
5. Assets and Planning Issues of the Town Center Planning Area.
6. National Register of Historic Places Evaluation for Grove City. This is a report of an initial survey of Town Center historic properties and of the potential for achieving Historic District Certification for the A.G. Grants Beulah Subdivision.
7. Four Case Studies: that illustrate the type of redevelopment we expect for the Town Center Planning, how Great Streets & Parks can help to cause redevelopment, why developers need higher densities for their projects, and how Incubators work.

These materials record the result of much of our initial work, and we want the City Council and the Administration to have opportunity to see what we are finding and to become involved in discussion about what the information means. These reports are consistent with our method of work for the project.

Lincoln Street's work method in preparing a New Town Center Plan is summarized as follows.

1. Depict Present Context- including Assessment of existing conditions of property and business. Assess existing zoning ordinances. Define issues applicable to and within the planning area. Define assets that we have to work with.
2. Define trends that are affecting America and Grove City. Hone down to those with relevance to the town center. Define development trends.
3. Synthesize issues, assets and trends to define opportunities. Consider development trends. Define alternative visions based upon what seems possible from the synthesis.
4. Consider implementation potential, and define roadblocks, incentives and actions necessary to allow implementation.
5. Select preferred vision.
6. Prepare recommended urban design plan.