

2023 Update



The BIG Picture Project: Building Infrastructure for Growth



THE MISSION

To promote and support health and wellness for our residents, economic prosperity for our businesses, educational opportunities for our students, social justice and equality for all people, and a safe environment free of hazards and threats in which to live, work, and play.

THE VISION

We believe it is our duty to govern in the best interest of the citizens who live in the Village of Piketon. We will serve the community to the best of our abilities by providing outstanding water and waste water treatment services, transportation infrastructure, parks and recreational facilities, community events, safe neighborhoods, and fair and equitable law enforcement.



THE BRAND

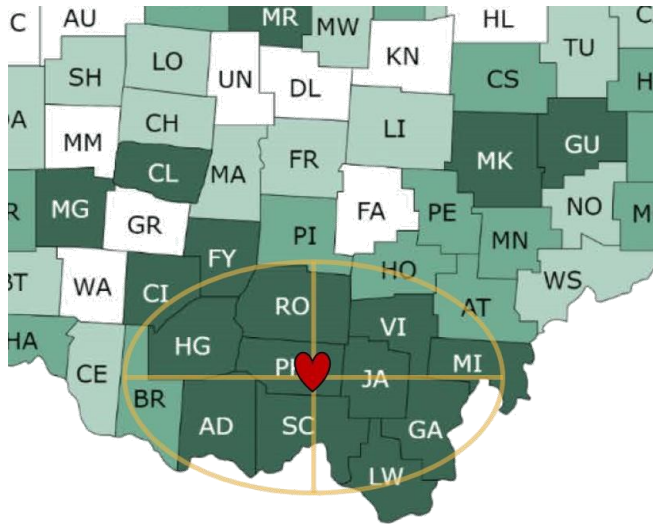


The Village of Piketon is a community on the rise! Our small town of about 2,500 people borders the Scioto River in beautiful southern Appalachia Ohio. We are growing, and we are investing in our infrastructure and adding new amenities to provide the highest quality of life possible for our residents.

Executive Summary

Our BIG Picture Project influences economic and social well-being, instigates an increase in economic activity, and provides benefits that **reach beyond the corporation limits of the Village of Piketon.**

Our small town is in the center of beautiful southern Appalachia Ohio at the intersection of the two heavily-traveled, four-lane major highways (US 23 and State Route 32) that connect our region with the rest of Ohio and the nation. The arterial roadways lead people from the north, south, east, and west through Piketon.



A healthy and economically viable core is extremely important to the growth of the community around it. Downtowns serve as activity centers, employment hubs, public gathering places, and representations of civic identity. Therefore, the Village of Piketon is revitalizing the downtown to improve the quality of life, assist workforce recruitment, support broader regional economic development, enable the provision of housing choice, and create a focus of civic pride.

We are actively improving our infrastructure and adding new amenities to provide the highest quality of life possible for our residents, businesses, and visitors. We intentionally invest in improvements that remove barriers, reduce risk, and attract private investment to create jobs and opportunities for people living in our region. We are developing our natural assets and upgrading our public spaces to increase usership and provide enjoyable experiences for all people.

The Village of Piketon is a community on the rise, in The Heart of Ohio's Appalachian Country!

Introducing The BIG Picture Project

The BIG Picture Project aims to build a community where individuals of all ages, cultures, backgrounds, and abilities can find a great place to live, become successful, and enjoy life- in The Heart of Ohio's Appalachian Country!

- ✓ The BIG Picture Project is a dynamic, living document that guides development and facilitates smart growth. The Village of Piketon responds to shifts in market and changes in development patterns by frequently updating its strategy. We focus on near-term, achievable projects that will have a real impact on how the community evolves. We leverage public investments and efforts into large private-sector projects that can have a transformative effect on the region.
- ✓ The BIG Picture Project is meant to clearly articulate the community's priorities and practices and provide insight to citizens, investors, developers, businesses, and organizations about policies adopted by the Village and projects undertaken by private or public interests in the Village. Clearly articulating the community's expectations helps everyone- including those new to the region who want to invest in a growing and vibrant community- to be more successful.
- ✓ The BIG Picture Project builds a sustainable and resilient economy for the region by growing local talent to work for hallmark industries in Piketon-which include metal-working and fabrication, nuclear fuel production activities, clean hydrogen energy production, environmental remediation, waste management and disposal, and distribution of finished goods and raw materials.
- ✓ The BIG Picture Project develops healthy and active neighborhoods, beautifies the downtown, attracts people to the community, and makes the region more vibrant. We are making investments in public spaces and providing access to our natural assets, such as the Scioto River and Sunset Ridge Trail. Quality outdoor recreation opportunities provide something fun to do, and an active population can reduce the cost of healthcare for its citizens and have a positive economic impact on the community's overall well being.

A Road Map for Success

The Village of Piketon has committed to planning, assessing needs, setting goals, establishing priorities, engaging partners, budgeting, designing, and submitting successful grant applications to build our BIG Picture Project, one piece at a time.

The Village of Piketon addressed our basic services first: The Water Treatment Plant and the Wastewater Treatment Plant. Both facilities are nearing the end of their useful lives, so the Village engaged an engineering firm and began working with the Ohio EPA's Division of Environmental & Financial Assistance. Both plants are approved for construction. The new wastewater treatment plant, "The Scioto Valley Regional Water Reclamation Facility" is designed and sized to serve the region. The new water treatment plant will include water softening technology, a tremendous benefit for our water users.

Next, the Village started looking at ways to make our community more attractive for future private investment and development, increase real estate inventory and appraisal value, and increase the job creation potential for the southern Ohio Appalachian Region.

The Piketon Community Improvement Corporation (CIC) is the economic development arm of the Village. Our five-member board identified several blighted properties to transform into revenue generating assets and began working with private investors, business owners, and the school district to improve property values and function.

Notable developments facilitated by the CIC since its inception include the complete renovation of a dilapidated former nursing home on Main Street into mid-level apartments, the demolition and remediation of an abandoned gas station on Market Street, the redevelopment of the former Piketon Elementary school building and property on Second Street into The Square at Piketon, and the demolition of the former Piketon High School building on West Street to make room for our higher education partner.

Through the CIC, the Village applies creativity and innovation and uses valuable partnerships and relationships with private developers, business owners, community service providers, and other government entities. At times, the CIC is directly involved in a deal and at other times the CIC facilitates a deal between two or more independent parties. The flexibility of the CIC allows groups to work together for the common good and accelerates the benefits to the community.

Upon experiencing the efficient practices of the private sector during the development The Square at Piketon, **a formal public private partnership was established between the Village of Piketon and developer WAI Properties.**

The PPP completed \$4.5M in property investment on The Square at Piketon:

- ✓ **15,000SF Schoolhouse, a former elementary school fully restored into a mixed-use/downtown office building.**
- ✓ **5,000SF Partnership Advocacy Center .**
- ✓ **5,000SF Advancing Abilities Adult Daycare and Training facility.**

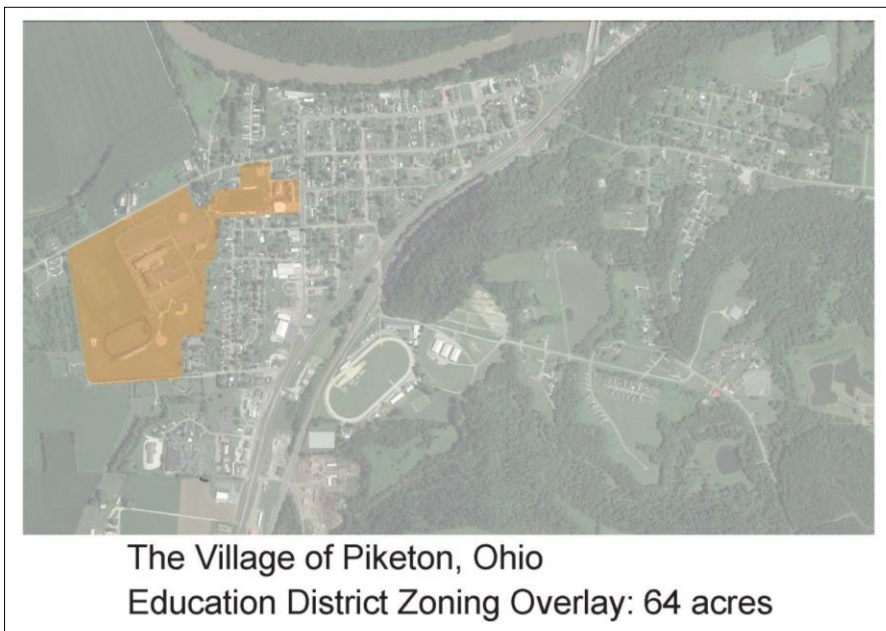
The PPP is on track to deliver more than \$15M in projects to the region in 2023:

- ✓ Proposed new build at The Square at Piketon.
- ✓ Proposed higher education/technical college, co-working space, and childcare center on the former site of Piketon High School in the Education District.



To ensure sustainability, the Village created the first Tax Increment Financing District in Pike County around The Square at Piketon to capture the real estate tax revenue over the next ten years to pay for infrastructure improvements needed around the new development. The Square is now a vibrant center of commerce that serves hundreds of people each day who drive into Piketon to enjoy the amenities and services offered there.

Development in the Village is closely monitored for zoning compliance to protect private investments. A development tool recently enacted to guide development in specific areas is the zoning overlay. The Scioto Valley-Piketon Area Education District Zoning Overlay is a 64-acre footprint that is home to the Scioto Valley Local School District and the future site of higher education/technical college, a childcare center, and coworking space. By ordinance 2022-04, the Education District is zoned for facilities, improvements, and activities with a clear purpose to maintain a network of exceptional education.



The Village continuously explores the resources available for planning and funding projects to create a feasible, sequential development strategy. Ohio Valley Regional Development Commission (OVRDC) selected Piketon's Access Management project to complete traffic counts and crash data and make recommendations for improving US 23 access points and optimizing traffic patterns within the Village. OVRDC also added the Market-Shyville Pedestrian Loop to the 2045 Comprehensive Transportation Plan, and requested Market Street and Shyville Road be designated as federal aid highways. The Village also participates in OVRDC's Electric Vehicle Readiness Plan Steering Committee and provided input to install charging stations at Sunset Ridge Trail next to the Pike County Fairgrounds, Riverfront Park & Boat Ramp, The Square at Piketon, and the Rio Grande Community College Scioto Valley Campus- not just for local electric vehicle owners but also for the benefit of economic development and tourism.

The Village recognizes the potential of our natural resources to provide outdoor recreation for healthy, active lifestyles and create adventure tourism opportunities. The community development committee held several public meetings that led to making plans for boat ramp improvements, Piketon's first nature trails and bicycle/pedestrian paths, sports court improvements, a splash pad, and new playground equipment. The Village took initiative by making significant improvements and adding amenities to its boat ramp on the Scioto River, with the help of the Ohio Department of Natural Resources Nature Works and Paddling Enhancement Grant programs. The Piketon Boat Ramp is a drop site for kayakers and canoers who navigate the waters south to access the Ohio River Water Trail System and fun events like The 250 mile Ohio River Challenge from Portsmouth to Louisville, Kentucky.



The trail system in Ohio does not connect to Piketon and only clips the northwestern corner of Pike County. According to ODNR's report Trails for Ohioans, recreational trail development outside of traditional parks and forests is somewhat limited in southeast Ohio. Piketon took the first step by purchasing Sunset Ridge and completing preliminary engineering and cost estimates for our first nature trail with vista points overlooking the Scioto River Valley. An application for Sunset Ridge Trail was submitted by the Village this year to ODNR's Recreational Trails Program.

As recommended by the OVRDC 2045 Comprehensive Transportation Plan, the Village completed preliminary engineering and certified cost estimates to build our first Pedestrian/Bicycle Path on Market Street and Shyville Road. The Village received a grant award from the Ohio Department of Transportation this year to build Phase 1 of the project. Also, as recommended by OVRDC's CTP, we incorporated shared use roads in all of our street resurfacing and improvement plans. Because our community is divided in half by US 23 and the Norfolk Southern Railroad, we included plans for a grade separated crossing over this physical barrier between people and vital services.

Eventually, we expect our nature trails and bike paths will connect to the statewide trail system as Pike County begins to plan for new trail systems using Technical Assistance funds from the Appalachian Community Grant Program. The Village of Piketon plans for success. We are ready!

The Village will build upon the existing momentum gained in recent years with the International Bluegrass Music Association's award winning SamJam Bluegrass Festival, a five-day event in the days leading up to Labor Day in Piketon. The festival features the most recognizable names in bluegrass music, and includes a youth music camp, the Pinecastle Records National Band Competition, and a cornhole tournament. The festival is at the Pike County Fairgrounds and attracts people from all over the United States. Every year more than 300 campers roll into town and the rest stay in the area hotels. The success of SamJam led to another public private partnership between the Village and SamJam to start a new summer music event at Riverfront Park in downtown Piketon, called Wings and Strings. Our first two-day concert May 15 & 16, 2022, was a hit! 2023 will be even better!



Finally, the Village of Piketon's BIG Picture Project is transitioning to implementation. With active public private partnerships, committed community partners, and forward-thinking leadership, The BIG Picture Project is changing the trajectory of the local and regional economy by:

- ✓ Increasing our capacity to attract private investments and provide economic development opportunities, **anchored in place but regional in scope.**
- ✓ Bringing the highest quality pediatric health care into the region on the SVLSD campus, **eliminating the transportation barriers affecting Appalachian children.**
- ✓ Offering a higher education/technical college option that is central to the region and focused on **qualifying workers for new nuclear and clean energy projects** with large regional employers on and adjacent to the US Department of Energy Site in Piketon.
- ✓ Developing adventure tourism and outdoor recreation opportunities on the Scioto River, the Pike Hill Area, and the Pike County Fairgrounds, **connecting people to healthy activities, natural assets, native culture, art and music festivals, community events, entertainment, and each other.**

The Implementation Strategy

The implementation strategy for the BIG Picture Project consists of multiple scopes of work with independent utility so that we can build out the improvements over time as funding opportunities became available.

The desired outcomes are to-

- ✓ Create unique, safe, and vibrant neighborhoods that are interconnected.
- ✓ Expand a strong, diverse and innovative economy that offers opportunity for businesses and ventures of all types and sizes to create, grow and succeed in Pikeston.
- ✓ Serve people of all ages, abilities, and income levels with a multi-modal transportation network of roadways, bike/pedestrian lanes, grade separated crossings over highway and railroad, and greenways throughout the community that are safe and easy to navigate.
- ✓ Maintain a deep and forward-thinking tradition of learning from Pre-K to Post-Doc by supporting public and private options that develop a highly-skilled workforce- which will attract new residents from around the world.
- ✓ Support our own distinct Appalachian character, including a rich maker heritage, a thriving arts scene, a reputation as an outdoor recreation hub, and unique neighborhoods that contribute to an unprecedented quality of life.
- ✓ Develop a place that encourages daily activity and healthy lifestyles, and recognizes that an active population can reduce the cost of healthcare for its citizens and have a positive economic impact on the region's overall well-being.

Our BIG Picture Project is organized into five investment areas. Each investment area directs the future of economic growth, neighborhood redevelopment, parks and greenways, transportation, and quality of life for all of our citizens.



Five BIG Investment Areas

PIKETON HISTORIC DISTRICT

The Ohio History Connection established the National Register boundaries of West Street, Third Street, US 23 and the Scioto River. Within these boundaries exist the first Pike County Courthouse, an Underground Railroad site, and the first Pike County Jail on Main Street, Heritage Square, Riverfront Park & Piketon Boat Ramp, and The Square at Piketon. The Main Street area is host to festivals and events year-round and The Square at Piketon is a redevelopment project comprised of a mixed use/professional office building, community service facilities, and a proposed regional pediatric healthcare facility.

SCIOTO VALLEY-PIKETON AREA EDUCATION DISTRICT

The 64-acre site was created to promote a network of exceptional education opportunities from Pre-K to Post-Doc. The site includes the new location for higher education/technical college, co-working space, and childcare center, made shovel ready with a Brownfield Grant from the Ohio Department of Development to demolish the former Piketon High School building and remove an underground storage tank. A school-based healthcare facility for the students, staff, and residents of the Scioto Valley Local School District is proposed in a 5,500SF public-facing building with its own parking. The District currently serves 5th -12th graders at this location and will soon be adding a Pre-K – 6th Grade building to the site.

THE BUSINESS DISTRICT

The strip along US 23 stays extremely busy with traffic entering and exiting the highway to access the businesses operating within this location, such as two gas stations, two pharmacies, a dental office, medical providers, a bank, a grocery store, several restaurants, dollar stores, a hardware store, a tire shop, and a food distribution facility. An Access Management Plan was completed for this area with funds from OVRDC and features of this plan are driving the decisions for transportation improvements.

ADVENTURE TOURISM AND OUTDOOR RECREATION

Natural resources should be enjoyed by the general public, and we are promoting ecotourism with boater access and paddling enhancements at the Piketon Boat Ramp on the Scioto River, a public nature trail across a ridge with magnificent views, several miles of bicycle/pedestrian path and a grade separated crossing over US 23 and Norfolk Southern Railroad to connect people to recreation opportunities throughout the community.

WATER AND SEWER IMPROVEMENTS

Construction of the new Scioto Valley Regional Water Reclamation Facility and the Water Treatment Plant with softening technology begins mid 2023. Piketon is prepared to serve the region's industrial developments and growing neighborhoods with wastewater treatment service and safe drinking water, as well as large volumes of water for operations and fire protection.

BIG Scopes of Work

The acronym “**B I G**” stands for *Building Infrastructure for Growth*.

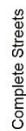
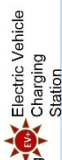
The major investments occurring in Piketon add up to \$75,508,261! This includes new water and wastewater treatment plants funded by the Ohio Environmental Protection Agency (OEPA), a new middle school for the Scioto Valley Local School District, private investments at The Square at Piketon, the demolition and remediation of the former Piketon High School and the abandoned Bi Lo gas station funded by the Ohio Department of Development and OEPA respectively, a technical assistance grant from the US Department of Energy, and improvements at Riverfront Park and Piketon Boat Ramp. The Village knows that improved community conditions lead to visible economic development and a vibrant community.

The BIG Picture Project supports the major investments in post-secondary education, workforce development, and regional pediatric healthcare being made in the Village of Piketon and will attract future private investments, entrepreneurs, developers, and visitors to the region! The proposed infrastructure serves multiple purposes by

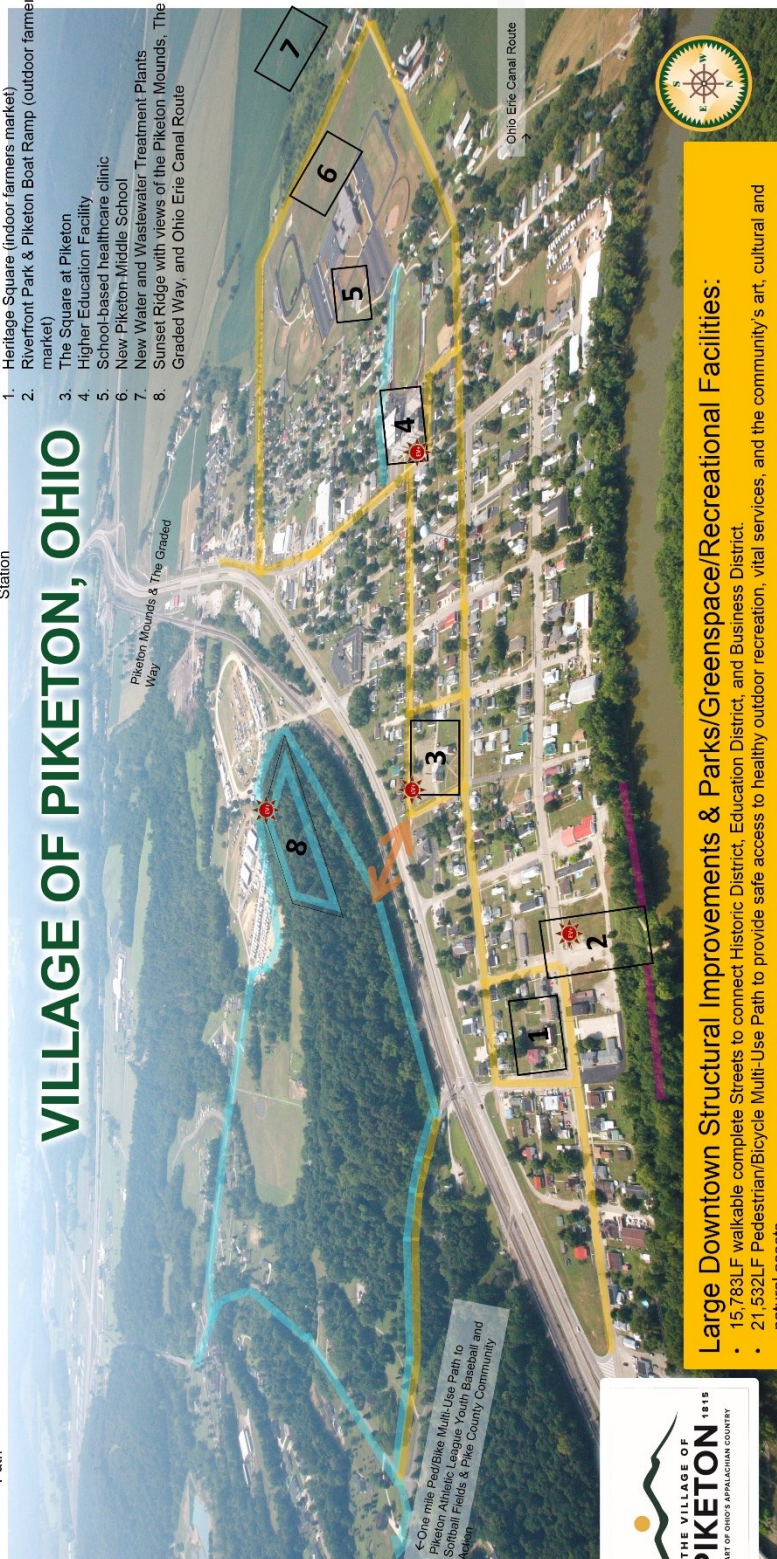
- ✓ connecting the Historic District, Education District, and Business District with 15,783LF of walkable complete streets,
- ✓ providing access to healthy outdoor recreation, vital services, and the community’s art, cultural, and natural assets with 21,532LF of bicycle/pedestrian multi-use paths and a bicycle/pedestrian bridge over US 23 and Norfolk Southern Railroad,
- ✓ converting a 5,500SF public-facing building into a school-based health clinic for students, staff and residents of the rural Scioto Valley Local School District,
- ✓ constructing 1,200LF of boardwalk and fishing pier along the Scioto River on Main St,
- ✓ renovating two adjacent historic buildings on the corner of Main and Market St into a 4,900SF indoor farmers market that incorporates local arts, culture, and history,
- ✓ upgrading public green space for an outdoor farmers market on Main St,
- ✓ erecting two lighted arches across Main Street and one lighted arch across Market Street and painting one mural on Main St, and
- ✓ installing four electric vehicle charging stations.

The map on the following page shows where the investments will occur, according to our 2023 vision. This plan will be updated regularly to reflect progress, modifications, and additions to The Village of Piketon’s BIG Picture Plan.

- Public Private Partnership Investments, Farmers Markets, Healthcare, Workforce, Water & Sewer, Cultural Assets:
1. Heritage Square (indoor farmers market)
 2. Riverfront Park & Piketon Boat Ramp (outdoor farmers market)
 3. The Square at Piketon
 4. Higher Education Facility
 5. School-based healthcare clinic
 6. New Piketon Middle School
 7. New Water and Wastewater Treatment Plants
 8. Sunset Ridge with views of the Piketon Mounds, The Graded Way, and Ohio Erie Canal Route



VILLAGE OF PIKETON, OHIO



Large Downtown Structural Improvements & Parks/Greenspace/Recreational Facilities:

- 15,783LF walkable complete Streets to connect Historic District, Education District, and Business District.
- 21,532LF Pedestrian/Bicycle Multi-Use Path to provide safe access to healthy outdoor recreation, vital services, and the community's art, cultural and natural assets
- Grade Separated Pedestrian/Bicycle Crossing over US 23 and Norfolk Southern Railroad to eliminate barriers to opportunities.
- 1,200LF Boardwalk and Fishing Pier on Scioto River at Riverfront Park & Boat Ramp.
- 2,450LF Nature Trail and Overlooks on Sunset Ridge (Ohio Department of Natural Resources Recreational Trails Program application submitted).

