

# THE OHIO PLANNER'S NEWS



American Planning Association  
Ohio Chapter

Making Great Communities Happen

A Publication of the Ohio Chapter of the American Planning Association  
America's First Statewide Association of Citizens & Planners

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## Ohio calendar

### May 13, 2011

Akron Section Planning and Zoning Workshop. For more information/registration: [www.regonline.com/akronapaohioplanningandzoningworkshop](http://www.regonline.com/akronapaohioplanningandzoningworkshop).

### June 3, 2011

6th Annual APA Cleveland Happy Hour Boat Cruise. For more information/registration: see page 17 or email Michelle Johnson [mjohnson@mpa.noaca.org](mailto:mjohnson@mpa.noaca.org).

### June 8, 2011

Sustainability Planning for Officials, APA Audio/Web Conference Training Series. For more information/registration: [www.ohioplanning.org](http://www.ohioplanning.org) or email Manjula Boyina [manjulaboyina@yahoo.com](mailto:manjulaboyina@yahoo.com).

### June 24, 2011

6th Annual Northeast Ohio Planning and Zoning Workshop. For more information: email David Radachy [david.radachy@lakecountyohio.org](mailto:david.radachy@lakecountyohio.org).

### June 29, 2011

2011 Planning Law Review, APA Audio/Web Conference Training Series. For more information/registration: [www.ohioplanning.org](http://www.ohioplanning.org) or email Manjula Boyina [manjulaboyina@yahoo.com](mailto:manjulaboyina@yahoo.com).

### October 19-21, 2011

2011 APA Ohio State Conference. Mark your calendars; for more information email Erika Vogel [evogel@vandaliaohio.org](mailto:evogel@vandaliaohio.org) or Patrick Sage [psage@jbinc.com](mailto:psage@jbinc.com).

### November 18, 2011

2011 Cleveland Planning and Zoning Workshop. Mark your calendars; for more information email Kim Wenger [wengerk@north-ohmsted.com](mailto:wengerk@north-ohmsted.com) or Mary Cierebiej [mcierbiej@teamloraincounty.com](mailto:mcierbiej@teamloraincounty.com).

## Richland County: Moving Forward

by Matthew C. Huffman, AICP

Richland County was once home to several large manufacturers and much like other communities, we have seen a decline in the number of manufacturing jobs for our residents. Along with the loss of businesses and jobs comes a loss of believing in ones community. Recently several community leaders formed the Richland County Development Group (RCDG), with the mission of 'A group of local citizens dedicated to the enhancement, development and future of our community's Quality of Life'. This effort is encouraging more public involvement of the entire community with the hope of bringing new optimism for the area.

By improving our optimism we can focus on how to improve the quality of life for our residents. There has been a recent push to provide additional public park land for our residents while improving the appearance of gateways into our communities.

The City of Shelby, in northern Richland County, is working on ways to reduce flooding issues while improving the quality of life for their residents by providing green space offering recreational development opportunities.

The 'River City Initiative' will create a vibrant new downtown park and nature trail. Mayor Marilyn John explained "Our new Black Fork Park is an idea conceived to reconnect the river to our citizens in a positive light. The new park will allow for a truly transformative approach to downtown development along a floodplain corridor. Where currently there is nothing, we envision biking, outdoor drama, music, festivals and more."

Black Forest Park is currently in the design development phase and the City has contracted MSI Design of Columbus to create a vision plan for the green space. For more information on Shelby's River City Initiative, visit their website at [www.shelbyohio.org](http://www.shelbyohio.org).

**Richland County**  
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I have just returned from a fantastic trip to Boston for the APA Leadership Meetings and the APA National Planning Conference, where planners from across our nation came together to discuss the future of planning. I was pleased to hear from fellow planners about the strong representation from our state in attendance and in speaking positions. I would like to extend a note of recognition to our Ohio planners who presented at this year's conference including Jennifer Evans-Cowley, AICP; Greg Dale, FAICP; Jamie Greene, AICP; Jack Nasar, FAICP; Bob Brown, AICP; and Maribeth Feke, AICP. I also want to further congratulate Jennifer Evans-Cowley who has worked endless hours as our APA-Ohio's Professional Development Officer but who was also officially recognized by APA for all her work on pulling together various divisions and chapters to produce high quality, free distance education and certification maintenance offerings. Clearly Ohio is helping lead the way in planning education.

During the leadership meetings, the presidents of the 48 chapters of APA were given an opportunity to interact with other leadership including division chairs and APA board members to discuss emerging issues in planning and ideas for furthering our profession. One of the main items of discussion was the update to APA's Development Plan. I wanted to use this article to highlight the main themes and goals of the current draft for the development plan update because I believe that many of these are relevant to our chapter (which is working on a strategic plan update) and to many of our day-to-day jobs.

The five "big themes" APA wants to address through its various strategies include:

1. Preparing for emerging trends;
2. Emphasizing the value of planners and planning;
3. Developing new strategies to attract a broader audience;
4. Ensuring continuity of planning knowledge; and
5. Developing strategies and resources to address or adapt to the new political environment.

Using these five themes as a foundation, APA has put together five major goals to drive the development plan update. These goals include:

- **Goal 1. Lead the nation and collaborate globally in addressing planning issues through innovation, creativity and problem solving. Emphasize the value of planners and planning through effective advocacy.**
- **Goal 2. Lead America's communities toward a more just and sustainable future.**
- **Goal 3. Cultivate and inspire the next generation of planning leaders to ensure the continuing growth of planning knowledge.**
- **Goal 4. Enhance the excitement and enthusiasm for planning by developing new strategies to attract a broader audience.**
- **Goal 5. One APA: We are one organization with one mission. We succeed by working together to plan and advance the goals and strategies of the Association.**

If any of our members have thoughts on these preliminary ideas, please feel free to contact me so that I may pass along your ideas and guidance to APA. ■

Wendy E. Moeller, AICP, is a principal and owner of Compass Point Planning in Cincinnati, Ohio. She can be reached at (513) 543-8651 or at [wmoeller@compasspointplanning.com](mailto:wmoeller@compasspointplanning.com).

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### Express yourself . . .

*The Ohio Planner's News* is published bimonthly. Contributions that are timely, newsworthy and of statewide interest are welcome. Dated material should be submitted well in advance according to our deadlines below. Submitted articles of 500 words or less in length should be sent by e-mail to [info@ohioplanning.org](mailto:info@ohioplanning.org). Articles that include artwork, illustrations or photographs will receive first consideration. Images must be scanned at 300 dpi with a print size at least 2-1/2 inches wide. The author's name, position, and employer's name and city must also be included to ensure proper credit. Shorter articles and announcements of 100-150 words are also welcome.

### Upcoming Submission Deadlines

May/June - May 20, 2011  
July/Aug - July 11, 2011

# Healthy Communities Active Transportation Conference

By Heather Bowden

The Ohio Department of Transportation (ODOT) is once again joining federal, state and local partners in sponsoring Ohio's second statewide conference on how to build healthy communities and encourage active transportation, such as biking, walking and transit. The FREE two-day event will take place May 9-10, 2011 at the Cleveland Playhouse.

The Healthy Communities Active Transportation (HCAT) Conference will feature two nationally recognized keynote speakers who will discuss how changes in the built environment have a positive effect on community health. The conference was created with professionals from transportation, health, environmental policy, land use and economic development in mind. Speakers will share information on the most current standards, policies and programs used across the country. It's also a forum for participants to learn how to create specific action plans for their community. "The ultimate goal of the conference is to change behaviors and move public and private projects toward sustainable investments that make Ohio more competitive in the 21st Century," said Heather Bowden, ODOT's Bike and Pedestrian planner. The conference will feature two morning keynote addresses from Dr. Michael Roizen and Charlie Gandy.

Wellness lifestyle choices have an amazing effect on our standard of living and the stability of our economy. Tobacco, stress, physical inactivity and poor food choices account for over 50% of our entire health care budget. Dr. Michael Roizen will discuss how simple and inexpensive activities such as walking and access to healthy food can dramatically change a person's health profile. Michael Roizen, MD, is the Chief Wellness Officer at Cleveland Clinic. His first general-audience book, *RealAge: Are You as Young as You Can Be?* became a #1 New York Times bestseller and was awarded the Best Wellness Book of 1999. He has appeared on the Oprah Winfrey Show, the Today Show, and 20/20.

Mr. Gandy is a nationally recognized expert in community design, trail planning and design, and bicycle and pedestrian advocacy. He is a popular consultant, speaker and lecturer on the leading edge of both the active living and livability conversations. He will discuss the physical and cultural changes that are needed to encourage more and safer walking, bicycling, and transit use across Ohio. In addition, he will explain how these changes support local businesses, attract healthy hi-tech employees and stimulate tourism dollars. He will also share information on programs around the country that educate people and encourage change, projects to improve physical infrastructure, and policies to make healthier community designs and rules the norm, not the exception. As the Mobility Coordinator for Long Beach California's 'Bike Long Beach' program, Gandy is leading the city's award winning 'sharrow experiment', and the 3rd and Broadway national 'protected bike lane' pilot program. He also serves on the board of the California Bike Coalition. Break-out sessions in the afternoon will feature speakers from a variety of organizations, including: Project for Public Spaces, Complete Street Coalition, Center for Neighborhood Technology, Alta Planning and Design, and Ped Net Coalition.

Day two will feature a half-day technical training geared toward planners and engineers. Presenters will provide information on the types of technical analyses that can be used to incorporate biking, walking and transit into planning documents. The information will also help communities prioritize capital improvements based on need. Running concurrently with the technical training are mobile workshops such as walking audits, bike education training, and on-site visits to active transportation/community projects in the Cleveland area.

To register for the conference and specific workshops visit the website at: [www.dot.state.oh.us/hcat](http://www.dot.state.oh.us/hcat). Attendance is limited, so register early to ensure a spot. ■

Heather Bowden is a Bike and Transportation Planner for the Ohio Department of Transportation. She can be reached at [heather.bowden@dot.state.oh.us](mailto:heather.bowden@dot.state.oh.us)



# Richland County

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*Conceptual view of Black Forest Park - part of the City of Shelby's 'River City Initiative'*

Unlike Shelby, the City of Mansfield has a downtown park; however, it was divided in the 1950's by a roadway thus reducing the size of the park, the ability to be the central gathering place for the community and the loss of central green space. This has led to a push by local citizens to create a reconnected park to its former size and glory.

"A restored Central Park would allow for a public space large enough to accommodate concerts and festivals", explains John Siegenthaler, President of Lind Outdoor Advertising Company and driver of this project. The uninterrupted green space could be an incentive for downtown residential and commercial development as well as a major boost to civic self esteem while providing a wonderful community asset that could serve as the renaissance of Mansfield.

This proposal is being managed by consultants Bird Houk and a local full service civil engineering and surveying firm K.E. McCartney & Associates.



*Current View of Central Park with cut-through*



*Conceptual view of Central Park after the removal of the cut-through*

Another project established by public input is the North Main Street beautification plan. Since this area is prone to flooding and includes a large area of floodplain, the City of Shelby has collaborated with the City of Mansfield to share what they learned through their River City Initiative project.

The North Main Street beautification plan would provide an improved entrance into Mansfield for residents and visitors entering from the north. The project would focus on the section of North Main Street from U.S. 30 to Fourth Street. Much of that section is bordered by vacant land and buildings. ■

Matthew C. Huffman, AICP is the Executive Director of the Richland County Regional Planning Commission. He can be reached at [mhuffman@rcrpc.org](mailto:mhuffman@rcrpc.org).

# Smartphone Technology for Local Governments

By Shawn Leininger, AICP

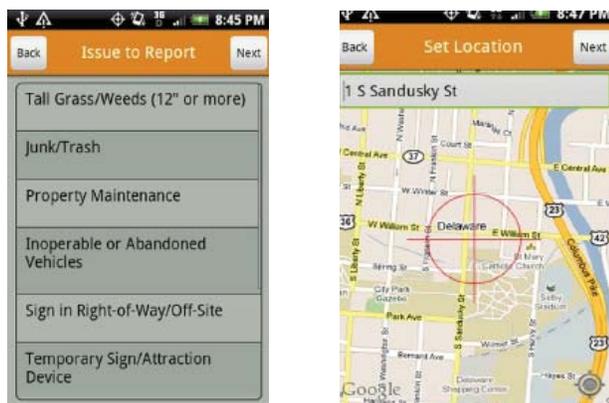
The City of Delaware recently launched *MyDelaware*, a free, out-of-the-box smartphone application that gives residents and community members yet another and more efficient way to be in contact with the City. In just a few months there have been nearly 300 downloads and over 50 items submitted, tracked, and resolved.

The rise of smartphone technology has created an opportunity for local governments to develop mobile applications and take communication with the public to an entirely new and mobile level. Smartphone applications put to use the technology that many people carry with them most of the day. Local governments like the City of Delaware and elsewhere are taking advantage of smartphone applications, allowing communication with the public, and providing an ever-expanding list of mobile services and management resources that includes:

- Community news, general information, contact information, GPS maps to public facilities and parks, meeting information, agendas, and minutes;
- Live and archived videos and images;
- Event calendars;
- Connection to social media accounts;
- Providing a text alert system for emergencies, closings, and delays;
- Reporting and monitoring features such as code enforcement, property maintenance, potholes and road repair, street light outages, and police and fire tip lines;
- Mobile management of government operations, such as work orders and building inspection management allowing staff to administer operations directly from the field and providing real-time data and updates for management and customers; and,
- Facility/shelter rental, roadwork updates, emergency and disaster preparedness, and more.

For the City of Delaware, the initial list of reportable items is limited to the top code enforcement complaints. Once installed, users open the application, follow the prompts to document and take a picture of the issue, and then tap 'submit'. Using GPS technology installed on the smartphone, the application will attach a location to the report and send it to the City where a staff member routes it to the appropriate department. At the request of the user, City staff can provide status updates with either a text message, email, or both through a web interface.

*Sample screen captures from the MyDelaware app showing the issue list and map service*



By providing a written or audio description, a picture, and a GPS based Google map of the issue, City staff are better able to prioritize issues and respond accordingly. Despite self imposed reporting limitations and only being able available on the Android Market at this time (approval by Apple is pending for the iPhone), there has been a solid response to the *MyDelaware* app.

**MyDelaware**  
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# MyDelaware

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The notification and management efficiencies created by *MyDelaware* were apparent with the first issue reported. A resident submitted a report regarding vegetation blocking the site distance at an intersection with a major thoroughfare. Typically, such a report would be sent to Code Enforcement for inspection with appropriate action then being taken against the property owner or a work order submitted to the Public Works Department, a process that could potentially take several days to complete. With *MyDelaware*, City staff was provided with a real-time description (in this case an audio description), a photograph of the issue, and a GPS based map precisely identifying the location. This allowed City staff the ability to make an immediate determination and without delay dispatch a work crew to cut the vegetation. The resident that submitted the report later stated that he has driven past the issue for some time but until the release of the app was unsure of which Department to contact and how best to reach them.



*Photo submitted through MyDelaware showing vegetation blocking sight distance as well as an illegal sign*

As local governments tap into this technology, more and more software solutions are becoming available at a range of price points and fee structures. The *MyDelaware* application was created by [www.app-order.com](http://www.app-order.com) with no initial or on-going maintenance cost to the City and is free for anyone to download. ■

Shawn Leininger, AICP is the Planning and Zoning Administrator for the City of Delaware. He can be reached at [sleininger@delawareohio.net](mailto:sleininger@delawareohio.net).

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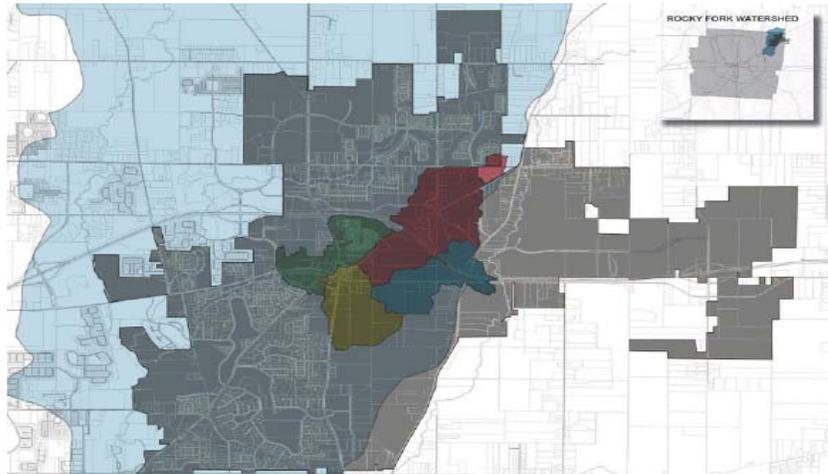
# New Albany Village Center Stormwater Mitigation Strategy

By Kathryn Meyer, AICP

New Albany, Ohio (pop. 7,332) recently adopted a plan to comprehensively and proactively address stormwater management in the village center - the community's urban core. The Village Center Stormwater Mitigation Strategy builds upon a solid planning foundation and provides implementation strategies and projects that help balance preservation, protection and enhancement of the Rose Run stream corridor with the need for economic development.

Traditionally, stormwater has been addressed on an individual site by site basis treating stormwater for quality prior to releasing it back into the system. This approach often limits site improvements to defined development parcels and does not allow for a broader, natural systems based approach to stormwater management. New Albany's comprehensive planning efforts have looked broadly at development patterns and called for multiple ways to promote redevelopment in the village center. All of these planning efforts have made a commitment to restoring native habitat and protecting existing natural features. To meet this commitment, the Village Center Stormwater Mitigation Strategy was developed to look at natural drainage and hydrologic patterns on a larger scale and to couple a foundation of watershed-based planning with a practical understanding of emerging development patterns.

Map of watershed in project area



The two primary goals of the project were to 1.) establish a strategic approach to improving stormwater runoff throughout the village center; and 2.) facilitate redevelopment in the village center by establishing a comprehensive approach to stormwater management that does not solely rely on individual site improvements. The focus of the strategy is the Rose Run stream corridor which flows through the village center. The Rose Run stream lies within four sub-areas of the larger Rocky-Fork and Rose Run Watershed and the initial steps in developing the stormwater strategy required evaluation and consideration of areas beyond the project boundaries. Through a series of engineering analyses and land planning exercises, it was determined that the strategy could potentially support over 340,000 square feet of commercial development and 800 multi-family and 700 single-family residential units within the 674 acres of the village center, while preserving and enhancing the natural systems associated with the Rose Run corridor.

The approach is to create and implement catalytic projects. These projects all generate interest and provide incentives for development to occur, in addition to defining the best possible stormwater management practices that should be implemented in conjunction with private development. The resulting strategy is a 'toolbox' of best management practices and identification of five improvement areas and projects that address both stormwater quality and quantity concerns, which in turn, improve Rose Run's biology and ecology.

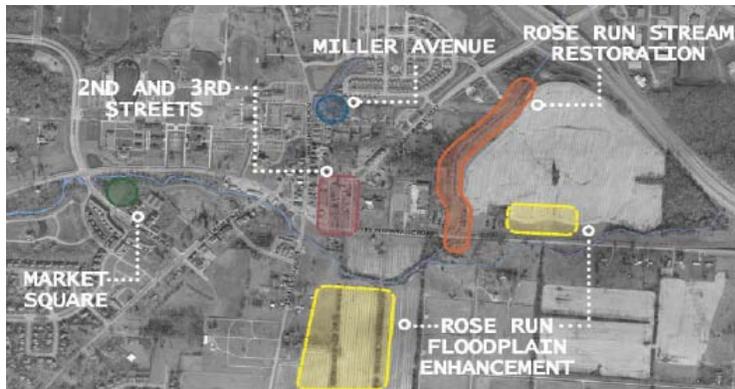
**Stormwater Mitigation**

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# Stormwater Mitigation

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Several of the tools include wetland basins, stream corridor/floodplain protection and enhancements, street planters, tree lawn swales, and downspout disconnections. While this project was underway, an opportunity for a pilot project came to life in a reconstruction project for a historic village center street. Third Street became a 'green street' with the implementation of several of the green infrastructure solutions identified in the strategy. Once Third Street is complete, it will look like a beautiful historic brick street, but the hidden beauty is in the fact that the majority of the stormwater on the adjacent private sites is addressed through the permeable street pavement system that filters and stores the stormwater prior to release into the Rose Run.



Site map of stormwater mitigation project areas

Reflecting on what was learned about why and how a planning project is successful is important to ensuring the implementation of the plan. New Albany's Village Center Stormwater Mitigation Strategy will be a success by:

- Aligning goals, objectives and programs interdepartmentally and with regulatory agencies, stakeholders and the community leadership.
- Providing a creative solution-based environment where 'impossible' ideas can be explored.
- Facilitating effective and efficient engagement and education opportunities.

Village Council recently adopted the strategy to direct development and project priorities in New Albany. At a minimum, it is anticipated that with each village infrastructure project, green solutions will be evaluated and likely implemented. The community will continue to add to the toolbox and expand upon the opportunities to implement components of the strategy with each public and private project.

This project could not have been successful without the extraordinary "out of the box" thinking of project consultants MSI Design and EMH&T. Even though some BMPs have already been implemented in New Albany and all over Ohio, it seemed that many stormwater management best management practices and unique solutions were unachievable when this project began, particularly considering the challenges of a holistic strategy for a large area with over 500 property owners. At the beginning of this project it would have seemed incredible that a pilot project would be implemented even before the strategy was finished. Perhaps green solutions are more easily accomplished than previously thought. ■

Kathryn Meyer, AICP is the Deputy Director of Community Development for the Village of New Albany. She can be reached at [kmeyer@villageofnewalbany.org](mailto:kmeyer@villageofnewalbany.org).

## COMMUNITY PLANNING

- › comprehensive plans, corridor studies, zoning codes, plan review and analysis, expert witness testimony, public involvement workshops

## TRANSPORTATION PLANNING

- › regional studies, safety studies, NEPA compliance, public involvement

## MUNICIPAL SUPPORT

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# Central Ohio Freight Trends Study

by Daniel Haake, AICP

For over a century, central Ohio has served as a national crossroads for freight transportation. Over the past two decades, the region has gained greater prominence in the industry. As the region emerged, the Mid-Ohio Regional Planning Commission (MORPC) worked with local leaders to establish a public/private partnership to capture this unique opportunity and use it as a catalyst for regional development. Today, over 14 percent of private-sector jobs in central Ohio can be attributed to the logistics industry. Even as central Ohio's success continues, the region must ensure its continued success by planning and investing for the future.

MORPC recently announced plans to create a Central Ohio Freight Trends Study. The project team, which includes a consultant, the City of Dublin, the Ohio Department of Transportation, the Columbus Regional Airport Authority, the Columbus Region Logistics Council, and MORPC, will create a long-term vision for freight transportation to retain and enhance central Ohio's significance as a logistical center. Building this vision requires the team to look at market trends and explore individual transportation solutions that facilitate continued industry growth. The study will explore each solution for its potential benefits and costs. The project team will work with regional stakeholders to prioritize these solutions over the short, medium, and long-term.

*Recently, the Norfolk Southern's Rick-enbacker Intermodal (Mega) Facility opened outside of Columbus - major freight investments have moved MORPC to update the region's freight transportation vision*



While the results of the study will be presented in a report, a major focus of the deliverables will be creating usable materials for public and private sector stakeholders. These materials will create a common language and message for the public and private sector as they pursue funding opportunities for central Ohio's freight infrastructure. ■

Daniel Haake, AICP is a senior freight planner for the Mid-Ohio Regional Planning Commission (MORPC). He can be reached at [dhaake@morpc.org](mailto:dhaake@morpc.org).

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# Excess Housing Capacity in Ohio

by Bill Leonard

Events leading to the “housing bubble” of the last decade caused unnecessarily high housing costs, lost revenues to families and businesses, and stress on governments trying to provide services at an acceptable level. Avoiding a repeat occurrence begins with analyzing and publicizing data from the American Community Survey. A benchmark (such as the example provided herein) focuses attention on local housing supply and demand; the disregarded relationship contributing to the continuing housing problems.

While “housing starts” traditionally support economic recovery; they currently cannot. Residential construction during the past decade proceeded without consideration for demand. Though plans were approved, units built, and many sold; the numbers far exceeded need. A growing supply of vacant housing delayed any boost in the demand for additional housing for several years. Economic recovery will be longer, more gradual, and largely without the injection of cash resulting from new residential construction and associated expenditures.

Though overbuilding was commonly associated with growth states (Florida, Arizona, and Nevada); Ohio was not immune. During the 1990’s Ohio’s housing supply increased by 411,106 units while households (occupied housing units) increased by 358,227 (87% of unit growth.) From the 3-Yr. American Community Survey for 2007–2009, Ohio’s increase of 302,867 units since 2000 was accompanied by only 74,722 additional households (25% of unit growth.) 2010 Census results are less bleak with housing units increasing by 344,457 and households by 157,702. Still, excesses of 200,000 units will be a drag on the economy.

Unit and household growth mismatches are unevenly distributed among Ohio’s counties, as demonstrated in the provided table. Establishing the Census 2000 non-seasonal vacancy rate (calculated by removing seasonally-occupied units from the unit and vacant totals) as the standard and translating it into the Excess Vacancy Index, supports inter-county and inter-temporal comparisons.

Counties accumulating excessive vacancies did so through two different scenarios. Some counties (Franklin being the most notable) experienced household increases; but unit growth exceeded demand. The current slowdown in construction activity may allow households to increase more rapidly than units causing the excess inventory to shrink. Counties displaying household losses (such as Cuyahoga County) present different issues. While excesses will be distributed throughout the County; there may be individual neighborhoods experiencing more abandonment. Planning issues for these counties require a different approach than for those counties where households are beginning to absorb excesses.

Analyzing American Community Survey data is only a necessary beginning, as it is solely a historical reference without regard to the future. Local population/economic forecasts based on demographic relationships, not on extrapolation or shift-share analysis should provide guidance to the local housing economy. By publicizing a thoroughly-vetted continuum of historic and projected household population for counties and metropolitan areas, local planners can establish the foundation for a more stable housing market.

**Excess Housing**  
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# Excess Housing

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Table demonstrating Excess Housing Unit Growth in Ohio's 20 most populous Counties

Excess Housing Unit Growth from 2000 to 2007 - 2009 Ohio's 20 most populous Counties (in 2000)								
County	2000				2007 - 2009			
	Total Units	Total Households	Excess Units	Excess Vacancy Index*	Unit Growth from 2000	HHD Growth from 2000	Excess Units	Excess Vacancy Index*
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Cuyahoga	616,903	571,457	1869	105	4,057	-35,874	42,151	201
Franklin	471,016	438,778	591	102	53,529	15,522	35,121	206
Hamilton	373,393	346,790	870	104	11,254	-14,813	26,196	204
Montgomery	248,443	229,229	1065	106	6,453	-6,983	14,433	182
Summit	230,880	217,788	-620	95	12,634	3,869	7,604	156
Lucas	196,259	182,847	288	102	7,992	-2,792	10,682	182
Stark	157,024	148,316	-454	95	7,905	2,198	4,877	154
Butler	129,793	123,082	-526	92	14,343	8,278	4,680	162
Mahoning	111,762	102,587	591	107	2,326	-2,746	5,503	168
Lorain	111,368	105,836	-545	90	12,257	6,137	4,826	177
Trumbull	95,117	89,020	-25	100	2,071	-1,454	3,238	155
Lake	93,487	89,700	-1386	70	5,632	3,724	348	107
Clermont	69,226	66,013	-541	84	8,834	5,504	2,337	160
Clark	61,056	56,648	156	104	1,294	-1,758	3,209	178
Portage	60,096	56,449	-221	93	5,475	4,225	581	117
Licking	58,760	55,609	-276	91	7,455	4,582	2,366	170
Warren	58,692	55,966	-378	87	18,118	16,695	65	102
Greene	58,224	55,312	-299	90	9,861	6,992	2,238	165
Medina	56,793	54,542	-873	69	10,191	8,576	49	101
Richland	53,062	49,534	-10	100	1,940	-938	2,920	188

Notes:

a. Columns (1) and (2) from Census 2000, SF1

b. Columns (5) and (6) calculated by subtracting Columns (1) and (2) from 2007 - 2009 ACS 3-Year Estimates

c. Columns (3), (4), (7), and (8) calculated by author.

\* Index: (Number of vacant units ÷ county-specific, target number of vacant units) \* 100  
Seasonal and occasional-use units are excluded from the calculation

Bill Leonard is a member of APA Ohio and can be reached at [bleonar2@bellsouth.net](mailto:bleonar2@bellsouth.net).

## Mark Your Calendars!

### 2011 APA Ohio State Conference

Mark your calendar for the 2011 APA State Conference in Dayton, Ohio, October 19-21, 2011. The event will be held at Sinclair Community College with lodging available at the Doubletree Hotel. There are two confirmed plenary speakers for the event, The Honorable Mick Cornett, Mayor, City of Oklahoma City and Ana Gelabert-Sanchez, Harvard Loeb Fellow, Former Planning Director, City of Miami.

The Miami Valley Section of APA Ohio is excited to host this event to showcase planning best practices from the region and across the state.

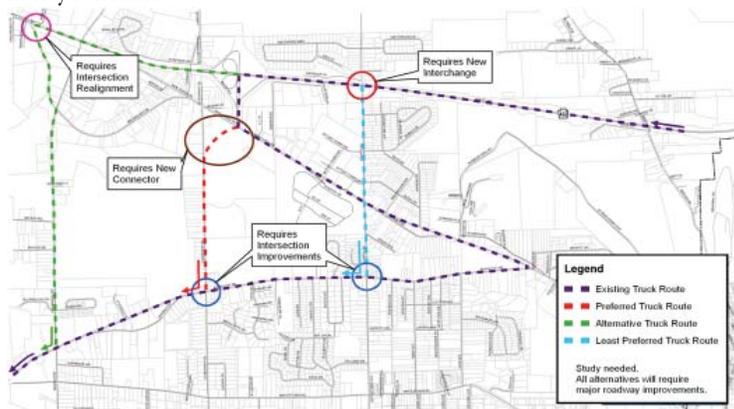
A Request for Session Proposals has been released. If you are interested in presenting contact Erika Vogel at [evogel@vandaliaohio.org](mailto:evogel@vandaliaohio.org), or Patrick Sage at [psage@LJBinc.com](mailto:psage@LJBinc.com).

# The Bamm Plan

## Butler PA Area Multi-Municipal Comprehensive Plan and Parks & Recreation Plan

by Charlene M. Kerr, AICP

Five communities in Butler County—the City of Butler, the Borough of East Butler, and the Townships of Butler, Summit and Penn—completed a strategic and innovative planning process that identified critical areas of concern—Land Use, Economic Development, Transportation & Infrastructure, Butler Downtown, Parks & Recreation, and Intergovernmental Cooperation. Butler County Planning Director also participated in this planning process, as did the County Economic Development Director and the County Housing and Redevelopment Authority Director.



Site map of project areas

Extensive stakeholder and resident input was acquired through a community survey, key person interviews, community tours and visioning sessions, public presentations, Steering Committee meetings, Working Group strategizing sessions, an implementation retreat with elected officials and Steering Committee/Working Group members, and significant media coverage and web site updates. The baseball theme was inspired by the opening of their new baseball stadium, and carried throughout the process and the final product.

The Department of Community & Economic Development, the Department of Conservation and Natural Resources, the Local Government Academy, and the five municipalities contributed to the overall cost of the plan. Herbert, Rowland & Grubic (HRG) assisted PDG with the preparation of the Recreation and Parks Plan.

All five municipalities approved The Bamm Plan shortly after its completion. As a result of this planning process, an Intergovernmental Cooperative Agreement (ICA) was executed by all five municipalities. In addition, each of the municipalities appointed three representatives to a “Dream Team,” which is being designated as the entity responsible for monitoring the implementation of the Plan, and for coordinating efforts under the ICA.

This exciting and productive process successfully brought together elected and appointed officials from the five municipalities, many of whom didn’t even know each other before this process. They are now extremely interested in pursuing the recommendations of the plan, even those that are not within their own municipality, as they now understand the importance and significance of the planning process and the resulting recommendations on the area as a whole. Critical issue areas included:

- Land Use and Zoning
- Transportation and Infrastructure
- Economic Development
- Downtown Butler
- Recreation, Parks and Open Space
- Intergovernmental Coordination and Cooperation ■

Charlene M. Kerr, AICP is the Principal Owner of Poggemeyer Design Group, Inc. She can be reached at [kerrc@poggemeyer.com](mailto:kerrc@poggemeyer.com).

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# Connecting Communities A Guide to Integrating Land Use and Transportation

By Krista Beniston

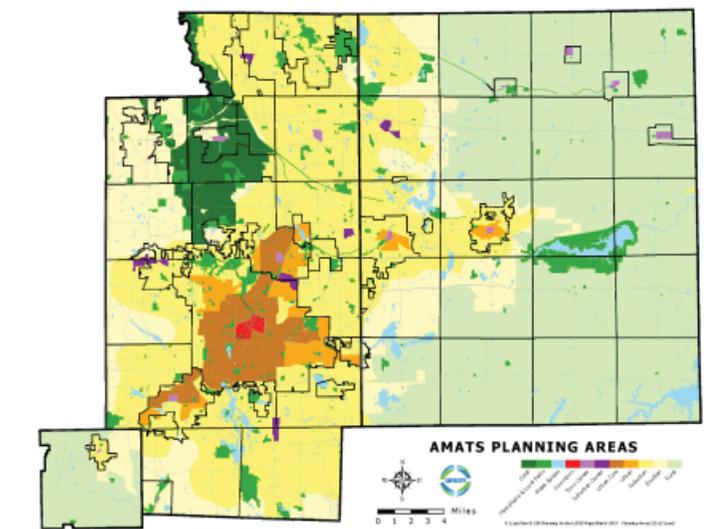
As planners we are all too familiar with the impacts of suburbanization on infrastructure and development. Since the 1950's, transportation investments have encouraged low-density residential and commercial development outside the urban core. This suburban development pattern virtually guarantees that cars have to be used for every trip, discourages transit riders, cyclists and pedestrians and is very land intensive. It puts pressure on communities to expand the transportation system that is already in dire need of preservation.

From 2000 to 2005, 25 square miles of vacant land were developed for residential use in Summit and Portage counties, while the region gained only 6,000 new residents. The majority of this growth was low-density residential development in suburban and exurban communities. The 2010 Census data continues to show this trend, as major cities and suburbs continue losing population to the exurbs and rural areas.

These trends demand changes in the way we plan, fund and implement projects. With this in mind, the greater Akron metropolitan planning organization, AMATS, recently completed their Connecting Communities – A Guide to Integrating Land Use and Transportation initiative which utilized a regional approach to create a framework for AMATS and the region to promote transportation choices and complementing land use patterns.

The Connecting Communities initiative analyzed the existing transportation system and land use patterns to identify missing links and target investments to improve land use and transportation coordination in the region. Through the initiative, a number of inventories were developed to identify gaps in intermodal connectivity including a sidewalk, bikeway and public transportation inventory. Land use, zoning and density were also analyzed to create planning areas, which show the general urban form of the region.

Land use map of AMATS planning area



From the analysis, recommendations were created to encourage active transportation options and complete streets principles, improve community cohesion, reduce urban sprawl and improve inter-agency coordination. In order to implement Connecting Communities, a pilot grant program was created to fund planning studies that encourage livable communities and leverage additional investment. Connecting Communities can be downloaded from [amatsplanning.org](http://amatsplanning.org). ■

Krista Beniston is a Transportation Planner for the Akron Metropolitan Area Transportation Study. She can be reached at [kbeniston@akronohio.gov](mailto:kbeniston@akronohio.gov).

### Cleveland Section

The Cleveland Section held a free Membership Open House on March 10 at Chinato, a downtown Cleveland restaurant. Attended by approximately 35 members and guests, the event featured a delicious Italian food and drink menu. APA Ohio Executive Directors David Hartt and Christine Dersi mingled with section members amongst much networking and socializing. Attendees generated a good list of topics for future continuing education events.

Also in March, the Cleveland Section awarded scholarships to seven Cleveland State University students. The \$100 scholarships will defray registration and travel costs associated with attending the APA National Conference in Boston. Each student will write a short article about their experience. Our congratulations to: Andrew Gottlieb, Babette Oestreicher, Bryce Sylvester, Hasani Wheat, Steven Love, Amelia Caldwell, and Sean Rooney.

Save the Date! The 2011 APA Cleveland Planning & Zoning Workshop will be held at LaCentre in Westlake on Friday, November 18. If you are interested in speaking, have a session idea, or would like to be involved on the organizational committee, please contact Workshop Chairs Kim Wenger ([wengerk@north-ohmsted.com](mailto:wengerk@north-ohmsted.com)) or Mary Cierebiej ([mcierbiej@teamloraincounty.com](mailto:mcierbiej@teamloraincounty.com)). A formal request for session proposals will be distributed soon. Presentations from the 2010 Workshop are available for download at [www.ohioplanning.org](http://www.ohioplanning.org).

*Ann Klavora, AICP, Cleveland Section Director*

### Akron Section

Registration is now open at [www.regonline.com/akronapaohioplanningandzoningworkshop](http://www.regonline.com/akronapaohioplanningandzoningworkshop) for the Akron Section's Planning and Zoning Workshop to be held at the Tangier, 532 West Market Street, Akron. Continental Breakfast begins at 8 am and the program at 8:30 am, Friday May 13. The program includes workshop sessions on future demographic and economic trends of northeast Ohio communities, alternative code solutions to lessen site impact of parking, alternative energy zoning regulations, regulating internet sweepstakes café businesses, board and commission member responsibilities, and local examples of green building and sustainable site design. New perspectives for community plans will highlight trends in healthy communities and active living, as well as fair housing plan components. Registration is only \$60 prior to May 6th. 5 hours AICP CM credits have been applied for including one hour Legal and approval is expected. Contact Rich Wehrenberg at [wehrenberg@auroraoh.com](mailto:wehrenberg@auroraoh.com) with questions and register online today! ■

*Tom King, AICP, Akron Section Director*



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# 2nd Quarter Webcasts

## Registration Now Open!

The APA Chapters and Divisions webcast series has a great set of FREE webcasts scheduled for the 2nd quarter of 2011. To register, visit [www.utah-apa.org/webcasts](http://www.utah-apa.org/webcasts).

Below is a list of webcasts planned for the 2nd quarter. All events have been submitted for CM credit - if credit has already been approved it is noted as such. All sessions are from 1-2:30p EST, unless otherwise noted.

- **April 1** - Technology Division - New Tools for Public Participation  
*Advanced* - CM APPROVED
- **April 8** - Pennsylvania Chapter - Ethics: A Framework for Decision-Making  
*Advanced* - CM APPROVED
- **April 15** - Ohio State University - Campus Planning for Pedestrians and Bicyclists  
*Advanced* - CM APPROVED
- **May 6** - Wisconsin Chapter - Using GIS to Improve Planning Decisions  
*Advanced* - CM APPROVED
- **May 13** - Private Practice Division - Secrets to Improve Consultant-Client Relations  
*Introductory* - CM APPROVED
- **May 19** - Indiana Chapter - New Ideas for Bike-Friendly Communities  
*Introductory* - CM APPROVED
- **June 3** - Virginia Chapter - Livable Communities, Sustainable Regions: How Transportation Investments Shape Our Development Patterns  
*Introductory*
- **June 10** - Economic Development Division - Real Estate Finance from Simple to Complex  
CM APPROVED
- **June 24** - Technology Division - Introduction to the H+T Affordability Index and Applications in Planning  
*Introductory* - CM APPROVED ■

### eConference: Planning Healthy and Child-Friendly Communities

This eConference brings together outstanding leaders, expert professionals and scholars renowned for their breadth of vision and depth of experience. Audio presentations, transcripts of keynote speeches, slides, and papers presented at the 48th IMCL Conference are now available online. This is an invaluable resource for your city, firm or university - insightful strategies, knowledge, and tools to guide healthy and child-friendly planning policies. *View at: <http://www.livablecities.org/conferences/econference>*

Register for the eConference and listen to, review or download all the presentations. To register, please create a user account at <http://www.livablecities.org/user/register>. You will be emailed a temporary password that you will need to change the first time you login. Then, visit the eConference page in the Conferences menu and register for the Conference. Registration is \$495. Access is available until May 31st.

## Stuart Meck, FAICP/PP, Author

Stuart Meck, FAICP/PP, Associate Research Professor at the Edward J. Bloustein School of Planning and Public Policy, Rutgers University in New Jersey and an Ohio APA chapter member, is the coauthor of a new textbook, Planning and Control of Land Development: Cases and Materials, 8th Edition (LexisNexis, 2011) and the accompanying teacher's manual. His coauthors are law professors Daniel R. Mandelker, Carol Necole Brown, and Peter W. Salsich, Jr. and attorneys Dwight H. Merriam, Nancy E. Stroud, and Julie A. Tappendorf. The 913-page case book is one of the most widely used land use texts in the U.S. It may be ordered from Lexis/Nexis at: <http://www.lexisnexis.com/>. List price is \$136.00. Meck is also coauthor, with Professor Kenneth Pearlman, FAICP, of the Ohio State University planning program, of Ohio Planning and Zoning Law, 16th Edition (West, forthcoming in 2011).

Stuart Meck, FAICP/PP can be reached at [stumeck@rci.rutgers.edu](mailto:stumeck@rci.rutgers.edu)

## Two Ohio Firms Win South Carolina Award

The South Carolina Chapter of APA Awards Committee selected the *Charleston County Comprehensive Plan Update: Guiding the Future for a Lasting Lowcountry* as the recipient of the 2010 South Carolina Outstanding Planning Project in a Large Jurisdiction. The Chapter selected the plan based on its innovation in approach, transferability to other jurisdictions in South Carolina, significance to the community, implementation potential, and sustainability over time. A core team of Ohio planning firms, McBride Dale Clarion (MDC) of Cincinnati and ACP Visioning + Planning of Columbus, spearheaded the process and plan. Greg Dale, Emily Crow, and Jamie Greene worked with the local planners to create a user-friendly comprehensive plan that was well coordinated and represents attainable strategies.

Charleston County is located in the South Carolina Lowcountry and faces recent growth pressures in a multi-jurisdictional environment. This has challenged the county to balance growth with the desire and need to preserve the unique natural and cultural resources integral to the quality of life. Some of the specific key issues addressed in the plan and process include involvement of people and constituencies that have historically not participated in the planning process, large-scale planned developments outside of the urban growth boundaries, intergovernmental coordination, utility provision, natural resource protection, and adequate public facilities. Throughout the process, the MDC/ACP Team helped the numerous jurisdictions and stakeholders in the county to work together to develop mutual goals and ideas to inform the plan.

The final plan takes shape around nine elements (population, economy, natural resources, cultural resources, housing, community facilities, land use, transportation and priority investment) and serves as an expression of the county's intent for how and where future growth and development should occur given the Lowcountry's unique character and natural conditions. The plan also served to reaffirm and strengthen the link between a designated urban growth boundary and adequate public facilities and other smart growth principles. The successful public and official buy-in, as well as the integrated recommendations of the plan made the *Charleston County Comprehensive Plan Update* truly feasible and implementable, setting it as an example for other communities looking for methods to preserve their unique resources and

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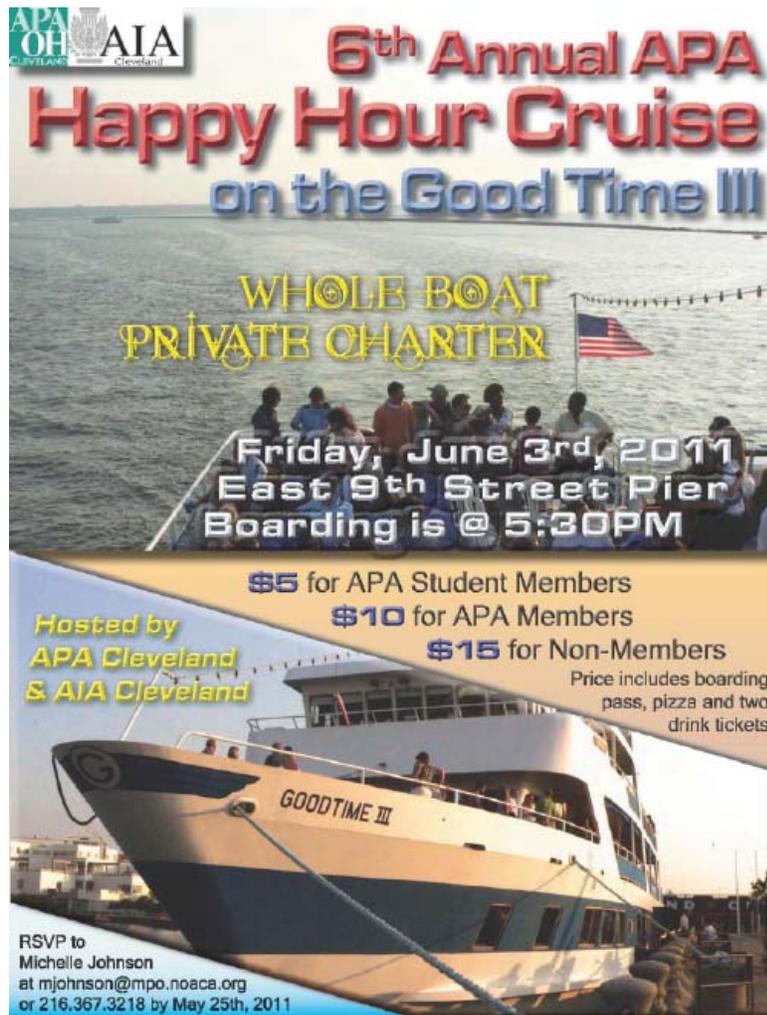
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culture, manage growth, and create a more sustainable community for the future. Ultimately, a strong future vision, a plan to attain that vision and coordination of land use, infrastructure, and service planning, can help communities prepare to get the most of public dollars while maintaining high-quality of life for residents and businesses. Ohio planners could look to this plan and translate it into applicable approaches for cities and regions in our state that are shrinking. Strong accountability for public spending should start in a community's comprehensive plan.

Emily Crow, AICP can be reached at [ecrow@mcbridedale.com](mailto:ecrow@mcbridedale.com). ■



**APA OH CLEVELAND** **AIA Cleveland**

## 6<sup>th</sup> Annual APA Happy Hour Cruise on the Good Time III

**WHOLE BOAT PRIVATE CHARTER**

Friday, June 3<sup>rd</sup>, 2011  
East 9<sup>th</sup> Street Pier  
Boarding is @ 5:30PM

**\$5** for APA Student Members  
**\$10** for APA Members  
**\$15** for Non-Members

Price includes boarding pass, pizza and two drink tickets

Hosted by  
**APA Cleveland & AIA Cleveland**

**GOODTIME III**

RSVP to  
Michelle Johnson  
at [mjohnson@mpo.noaca.org](mailto:mjohnson@mpo.noaca.org)  
or 216.367.3218 by May 25<sup>th</sup>, 2011