

THE OHIO PLANNER'S NEWS



American Planning Association
Ohio Chapter

Making Great Communities Happen

The First Statewide Association of Citizens & Planners

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

Winter 2015
Volume 65 Number 1

Ohio calendar

April 5-7, 2015

SRTS National Conference, Columbus OH

April 10, 2015

OCASLA Annual Meeting + Expo, Columbus OH

April 18-21, 2015

APA National Planning Conference, Seattle WA

April 20, 2015

OKI Reception at National Conference, Seattle WA

May 4-18, 2015

Spring 2015 AICP Exam Testing Window

June 5, 2015

NEO P&Z Workshop, Youngstown OH

June 9-10, 2015

Restoring Neighborhoods Summit, Columbus OH

June 19, 2015

Central Ohio P&Z Workshop, Columbus OH

September 23-25, 2015

2015 Ohio Planning Conference, Toledo OH

November 13, 2015

Cleveland P&Z Workshop, Westlake OH

December 4, 2015

Miami Valley P&Z Workshop, Dayton OH

For a full list of events, visit
www.ohioplanning.org/events.

Upcycling St. Clair

By Gregory SJ Soltis

Historic structures such as the old East Ohio Gas research facility (left) in the St. Clair neighborhood of Cleveland can be the catalyst for the resurgence of Ohio's urban neighborhoods. This facility was identified as a potential structure for redevelopment as a multi-family residence appealing to artists, millennials, and boomers. It was a conceptual project presented to over 600 national developers and other real estate professionals at the *Multi-Family Executive* conference in Las Vegas this past year.



Every year, *Multi-Family Executive* magazine sponsors a project called "Concept Community," which features a theme related to the type of development they are highlighting at the conference. At the most recent conference, the theme was "Renovation Nation". In keeping with the topic the panel of presenters focused on the renovation of historic structures into multi-family living, a trend that cities and towns across the state have benefited from thanks to Ohio's Historic Preservation Tax Credit Program. Every year the panel consists of an assortment of developers that specialize in the chosen concept, a marketing firm, and one or two architecture firms. Every year up until this past year the process has been completely conceptual with no real site. RDL Architects of Shaker Heights was selected as the design firm to envision the "Renovation Nation" Concept Community for 2014. Seeing that the exercise focused on the renovation of an historic structure, RDL suggested using a real building in a Cleveland neighborhood to give the project believability, and also to focus national developers on second tier markets they may not have considered before and that exist in abundance in states like Ohio.

As part of the exercise, RDL conducted a planning and design process that included a neighborhood analysis, stakeholder meetings, joint work with the local St. Clair Superior Development Corporation (SCSDC), and analysis of the existing structure and surrounding parcels in order to envision it as a multi-family

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Ohio

first word

In 2012 when I was elected as the Vice President of the Chapter, I was a bit nervous because I knew that it meant I would likely become the President two years later. My concern was partly due to the potential time commitment but was more about the responsibility of guiding an organization of over 1,500 professional and citizen planners and being able to represent its multi-faceted interests and varying viewpoints. Now that it is 2015 and I have been officially elected as the President of the Chapter, I am not nervous at all. APA Ohio is a financially stable organization with great leadership and a Board of Trustees that has a solid vision for the future.

The work that Ann Klavora, AICP has done as Chapter President over the last two years has been nothing short of excellent. Under her leadership, the Board of Trustees began work on a number of efforts to strengthen and enhance the work of the Chapter while promoting the planning profession. I can't thank her enough for her hard work, diligence and leadership. Plus, as the Immediate Past-President, she will continue as a Board member and help us implement many of these new initiatives.

Beyond Ann's leadership, APA Ohio has a stellar Board of Trustees who truly wants to promote and enhance planning. I am so inspired by their dedication and willingness to do whatever is necessary to achieve the goals of the Chapter. The Chapter Officers for 2015 are:

President Elect: Kim Wenger, AICP - City of North Olmsted
Treasurer: Rachel Ray, AICP - City of Dublin
Secretary: Nancy Reger, AICP - MORPC
Professional Dev't Officer (PDO): Kristin Hopkins, AICP - CT Consultants

This organization is very lucky to have an excellent Executive Director, Christine Dersi Davis. She always looks out for the best interest of this organization and has proven to be invaluable as we have worked to improve and enhance the Chapter.

Lastly, I invite you to join us at the annual OKI Reception at the National Conference this year in Seattle, WA. It will be held on Monday, April 20 from 5:30 - 8:00 PM at Pike Brewing Company.

I look forward to working with the leaders of the Chapter and all of you over the next two years to support and promote planning in Ohio. Please feel free to contact me with questions or ideas. ■

Todd Kinskey, AICP is the Director of the Hamilton County Planning + Development Department and APA Ohio President. He can be reached at todd.kinskey@hamilton-co.org.



2015 APA National Planning Conference: Seattle Ohio-Kentucky-Indiana Reception

Monday, April 20 / 5:30-8:00 PM

Pike Brewing Company
1415 First Avenue, near Pike Place Market

Light refreshments will be provided
brewery tours available 7-8 PM on a first-served basis



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a publication of the Ohio Chapter of the
American Planning Association
America's First Statewide Organization
of Citizens & Planners
PO Box 4085 Copley OH 44321

Volume 64, Number 4
Winter 2015

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residence. Neighborhood planning principles were implemented to identify the best ways to leverage the structure and its surrounding area for redevelopment. The result was a combination of historic reuse, new construction, and a plan for the adjacent area that repositioned Grdina Park as a centerpiece of the neighborhood and a memorial the 130 people killed in the East Ohio Gas Explosion of 1944 (rendering below of East Ohio Gas Research Facility Renovation).



One of the primary goals of the exercise was to convey to developers how analysis and planning of the neighborhood around their project site can produce a better final project and increase the value of their development. The St. Clair neighborhood has rebranded itself in recent years as Cleveland's "Upcycle Neighborhood," a perfect fit for the Renovation Nation Concept Community theme. The idea of renovating not only a building, but an entire neighborhood was an opportunity to feature planning as a critical part of the development process. Existing neighborhoods contain a much more complex set of assets and liabilities than do greenfield sites. This can seem like more than a developer might want to take on. However, when properly analyzed and understood, the assets of a neighborhood can be leveraged to the benefit of a project and become amenities a development claims, but does not pay extra for.

As part of Upcycle St. Clair, assets were divided into two overall categories – commercial/cultural assets and greenspace assets. Within each they were then divided once again to identify examples of "fixed and historic" assets and "upcycle" assets. These distinctions were important to recognize and utilize the assets of the old economy and St. Clair's cultural history, and those assets that relate more directly to new and emerging engines of economic growth. A few examples of commercial and cultural fixed and historic assets included St. Vitus Catholic Church, the neighborhood's Slovenian parish which still serves the Slovenian community; Sterle's Slovenian Country House, a staple for decades that offers a taste of Slovenian food and polka music; and the Cleveland Cultural Gardens in Rockefeller Park which flanks the eastern edge of the neighborhood. Commercial Upcycle Assets included innovative places and projects such as: the Upcycle Parts Shop, a place whose mission is "to provoke creativity and promote community through re-use"; The Cleveland Flea, a curated urban flea market, and Rustbelt Reclamation in the Tyler Village Complex, a place where the materials from demolished structures get new life as hand-crafted furniture. The assets analysis identified St. Clair Avenue as a redeveloping core of commercial activity grounded in its ethnic heritage and new upcycling commercial ventures; and made possible due to the presence of mixed use type historic structures that line the street forming a walkable core. This core sits directly to the south of the development site that was the focus of the study.

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Upcycling St. Clair

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On the edges of the neighborhood, especially along Superior Avenue to the south, these same analyses showed that these areas have suffered from neglect and as a result the percentage of vacant land due to demolitions was much greater. However, this has opened up opportunities for the upcycle assets that relate to greenspace and are the locations of the Edible History Project, an initiative of the SCSDC that “turns a pre-civil war home into a model for creative reuse that will engage the public in healthy eating and lifestyles,” and the Stanard Farm where Cleveland Crops operates an urban farm whose aim is “to create innovative work opportunities and career choices for adults with developmental disabilities by providing agricultural and food processing training and employment”.

The final plan (below) leverages the assets of the neighborhood and recommends the creation of an historic district (a multimodal pathway to connect the core of the neighborhood to Lake Erie), the Cleveland Lakefront Bikeway, various upcycling greenspace assets and Rockefeller Park, a RTA rail extension and additional light rail transit stops, and the transformation of a parking lot in front of St. Vitus into a piazza.

At the core of the plan is Grdina Park. The park was identified in the plan as



an important but underperforming greenspace asset that could better serve the neighborhood as a memorial park and a link between the commercial core of the neighborhood to its south, and a potential RTA rapid transit rail extension on existing rail lines and the parks and Cleveland Lakefront Bikeway along Lake Erie to the north. Using the park as an accessible gathering space and a connector became a critical recommendation for the park’s plan. A final recommendation for the park was to rename it Grdina Memorial Park in honor of those who perished in the East Ohio blast. A series of 130 gateways, one with each victim’s names would line the connection path as a remembrance and a connection to the neighborhood’s past.

While the entire exercise was conceptual in nature, the hope is that that will not always be so. RDL continues to work with the St. Clair Superior Community Development Corporation in developing the plan further and both will be presenting the plan at Design Columbus 2015. ■

Gregory SJ Soltis is a Planner with RDL Architects, Inc. He can be reached at gregory.sj.soltis@gmail.com.

Restoring Neighborhoods, Strengthening Economies

By Marianne Eppig



The Greater Ohio Policy Center invites you to attend Restoring Neighborhoods, Strengthening Economies: A Summit on Innovation & Sustainable Growth in Ohio's Cities & Regions, which will be held at The Westin Columbus on June 9th and 10th, 2015. This Summit will bring together national experts, state policymakers and local leaders from all sectors to discuss new strategies for transforming Ohio's cities and regions and making Ohio economically competitive in the 21st century.

Visit the Summit website to learn more and to register: <http://greaterohio.wix.com/2015-summit>.

As part of the Summit, Greater Ohio Policy Center is currently accepting award nominations for the first Greater Ohio Sustainable Development Awards. The Awards recognize public, private, and non-profit sector leaders who are working to create vibrant and sustainable communities and regions in Ohio. The deadline for nominations is 5pm on March 13th. For more information, visit <http://greaterohio.wix.com/2015-summit#!awards/c14yp>. ■

Marianne Eppig is the Manager of Research and Communications with the Greater Ohio Policy Center and APA Ohio At-Large Board Member. She can be reached at mepig@greaterohio.org.

In the Public Interest: The Life and Work of Regional Planning Pioneer Ladislav Segoe

By Jennifer Latessa

The University of Cincinnati's Philip M. Meyers, Jr. Memorial Gallery presents "In the Public Interest: The Life and Work of Regional Planning Pioneer Ladislav Segoe" from February 19, 2015 through April 5, 2015. The exhibit is based around Ladislav Segoe, an Austro-Hungarian immigrant who left Europe during the onset of WWII and became frequently instrumental in the development and perfection of American planning practice.

Segoe defined planning as the art of the science of interrelationships and the capability of integration. He considered proper planning multi-functional, long range, and used the implementation of land use for the promotion of harmonious social and economic improvement. He alleged that without this third notion of using the medium of the environment for the common purpose of health, safety, and general welfare, land use planning meant nothing.

He believed that of all national resources, natural and man-made, the most important and what we all will be judged for is human life. Therefore he advocated the protection, well-being and happiness of men, women, and

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children, who composed the American people, constituted the only justification for government in all its aspects. He believed by encouraging the general welfare, in so far as the improvement of the physical environment, it was possible to contribute to the advancement of the public good.

Ladislav Segoe's success was due to the strength of his personality, the coherence of his vision of planning as an encompassing process, his conscientious follow-through, and his insistence that planners be responsible, reasonable and honest professionals.



This traveling exhibition will be displayed at Cornell University in the fall of 2015 and at the Technion – Israel Institute of Technology in the spring of 2016. ■

Jennifer Latessa is a PhD student at the University of Cincinnati. She can be reached at jmlatessa@gmail.com.

2015 OCASLA Annual Meeting + Expo

By Emily Donovan



The Ohio Chapter of APA is cordially invited to the 2015 OCASLA (Ohio Chapter of the American Society of Landscape Architects) Annual Meeting + EXPO on Friday, April 10th,

2015 at the Greater Columbus Convention Center.

This year's meeting features 4 educational sessions with speakers who come from diverse backgrounds in the landscape architecture profession. The Annual Meeting is also a great opportunity for networking and meeting with EXPO vendors.

Members of the Ohio Chapter of APA are able to register at OCASLA Member rates by purchasing an Allied ASLA Member Ticket at www.ohioasla.org. Ticket prices are \$175 for the full day and \$100 for the half day.

Read more for the list of speakers and registration details at the event page at www.ohioasla.org. ■

Emily Donovan is the VP of Communications for OCASLA and is a Landscape Designer at Cawrse & Associates, Inc. She can be reached at edonovan@cawrse.com.

MORPC To Host National SRTS Conference

By SRTS Press Release

SafeRoutes National Center for Safe Routes to School



The Mid-Ohio Regional Planning Commission (MORPC), the Safe Routes to School National Partnership and the National Center for Safe Routes to School are pleased to announce that the fifth Safe Routes to School National Conference will be held in Columbus, Ohio. The event, sponsored by these two national organizations and hosted by MORPC will take place April 5-7, 2016 at the Hilton Columbus Downtown.

Safe Routes to School is a national and international movement to create safe, convenient and fun opportunities for children to bicycle and walk to and from schools, and it can also play a critical role in providing more physical activity and enhancing traffic safety.

"MORPC is excited to host the 2016 National Safe Routes to School Conference. We are proud to partner with the Safe Routes to School National Partnership, the National Center for Safe Routes to School, the Ohio Department of Transportation and the City of Columbus on this conference," states William Murdock, MORPC Executive Director. "We have promoted Safe Routes to School since 2009 and are proud of the progress that has been made in Central Ohio to provide a safe environment for children to walk and bike to school safely."

"The Safe Routes to School National Conference is an essential opportunity to join hundreds of advocates and supporters from around the country for networking and sharing best practices. We are excited to leverage the leadership and expertise of MORPC and community partners in Central Ohio in hosting what is sure to be a fantastic event," said Margo Pedroso, deputy director of the Safe Routes to School National Partnership. "We look forward to bringing together advocates, policy makers, school officials, and everyone interested in the health and safety of our children to experience all Columbus has to offer for

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2015 Ohio Statewide Planning Conference Spotlight | Edition 3, The Toledo Zoo

By Eric Wagner

The 2015 Ohio Planning Conference will be held in Toledo this Fall. We've developed a series of articles highlighting the area. Look for this series from now until conference time. See you in Toledo! Interested in back editions of the Spotlight? Visit www.ohioplanning.org/conference.



The Toledo Zoo began in 1900 as the Toledo Zoological Gardens and was operated by the City of Toledo's Parks Board. Many of the zoo's original buildings were built during the Great Depression by the Works Progress Administration. In 1982 ownership was transferred from the city to the Toledo Zoological Society, a private non-profit organization. The Toledo Zoo is a member of the World Association of Zoos and Aquariums (WAZA) and the Association of Zoos and Aquariums (AZA). In 2014, the Toledo Zoo won USA TODAY's #1 Zoo in America!

The Zoo is 51 acres and has many interesting exhibits. Some of the many exhibits include "Africa" which was constructed in 2004 and is 12 acres in size. The main exhibit, the African plains, is 5 acres. It has artificial termite mounds for the free-roaming African animals, such as the East African crowned cranes, Grant's zebra, greater kudu, helmeted guinea fowl, impala, Masai giraffe, Nile lechwe, ostrich, and wildebeest. There is also a 0.6-acre section for Cape hunting dogs. This is all viewed by visitors on an observation deck or the Safari Railway, which circles "Africa." Children can ride the only African animal carousel in existence. Tembo Trail: Elephants of the Savanna is another exhibit which features a large enclosure for African Elephants. The aquarium is home to 2800 individuals of 253 species. It has one of the most diverse collections of any zoo-aquarium in the United States.

The aquarium has a "Living Reef" exhibit, with many types of corals, and a rainforest exhibit covering 2,500 square feet that features the two-toed sloth. The Arctic Encounter includes Wolves, seals, both gray and harbor, polar bears, both of which can be viewed both above and under water. Two waterfalls and 7 saltwater streams are featured in this exhibit. There is also a gray wolf exhibit that is part of the Arctic Encounter. The aviary is one of the zoo's oldest buildings, built by the Works Progress Administration in 1937 it was renovated in 1998. The Museum of Science includes two sub-exhibits, The Crawlspace and Amazing Amphibians. The Crawlspace: A World of Bugs contains over 20 species such as beetles, centipedes, cockroaches, orb-weaver spiders, scorpions, tarantulas, and stick insects. The Amazing Amphibians exhibit features over two dozen species of frogs, salamanders and caecilians, including the Kihansi spray toad, the Wyoming toad and the Japanese giant salamander.

The Reptile House, which holds many turtles, lizards, and snakes, was built in 1934 and is one of seven "reptile houses" in the world. The Zoo has many additional exhibits and also has various seasonal activities such as the "Lights Before Christmas". The Toledo Zoo is located 4 miles south of downtown Toledo on OH 25 (Anthony Wayne Trail) between South Avenue and Woodsdale Ave / Harvard Blvd. For information on parking, admission and directions please see the Toledo Zoos website at www.toledo zoo.org. ■

Eric Wagner is the Zoning Administrator for Monclova Township and a 2015 State Conference Executive Committee Member. He can be reached at ewagner@monclovatwp.org.

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walking, bicycling, Safe Routes to School and healthy community design.”

“MORPC’s commitment to safe, more walkable communities is great fit for the goals of Safe Routes to School and the National Conference,” said Lauren Marchetti, director of the National Center for Safe Routes to School. “We are happy to see the diversity of organizations represented at this event and are excited for an innovative conference program and speakers.”

The conference brings together program representatives, state departments of transportation, planners, elected officials, and community members to provide an opportunity for individuals, agencies, and organizations involved with Safe Routes to School to network, engage in educational opportunities, become inspired, and form partnerships to enhance their Safe Routes to School work.

Obtaining the conference was very competitive as MORPC and its partners competed against several cities across the country known for their support of bicycling and walking. The last Safe Routes to School National Conference, held in Sacramento, California, had more than 600 participants in attendance, and was a resounding success. To learn more about the 2013 conference, visit www.saferoutesconference.org.

The Mid-Ohio Regional Planning Commission (MORPC) is a voluntary association of local governments and regional organizations which envisions and embraces innovative directions in economic prosperity, energy, the environment, housing, land use, and transportation. Our transformative programming, services and innovative public policy are designed to promote and support the vitality and growth in the region.

The Safe Routes to School National Partnership is a nonprofit organization that improves the quality of life for kids and communities by promoting active, healthy lifestyles and safe infrastructure that supports bicycling and walking. We advance policy change; catalyze support for safe, active and healthy communities with a network of more than 700 partner organizations; and we share our deep expertise at national, state and local levels with those who are helping propel our mission forward. Founded in 2005, the Safe Routes to School National Partnership’s mission is to advance safe walking and bicycling to and from schools, and in daily life, to improve the health and well-being of America’s children and to foster the creation of livable, sustainable communities. For more information, please visit www.saferoutespartnership.org.

The National Center for Safe Routes to School, which serves as the clearinghouse for the federal Safe Routes to School program, assists communities in enabling and encouraging children to safely walk and bicycle to school. Established in May 2006, the National Center strives to equip Safe Routes to School programs with the knowledge and technical information to implement safe and successful strategies. The National Center is maintained by the University of North Carolina Highway Safety Research Center with funding from the U.S. Department of Transportation Federal Highway Administration. For more information, please visit www.saferoutesinfo.org. ■

MKSK

OSU Planning Students Move Transit Forward

By Chad Gibson, AICP



A high-level undergraduate studio course in Ohio State's City & Regional Planning (CRP) program has created a plan for fixed-rail transit in Columbus, Ohio. The idea for the studio course originated from members of the local advocacy group Transit Columbus, who approached OSU following Mayor Michael Coleman's 2014 State of the City address.

Columbus is the largest city in the U.S. without a fixed-rail transit system, and recent projections indicate that the Columbus metro area will add another 500,000 residents by 2050. Enhancements to the city's transit system

must be proactively considered in order for the region to continue to thrive into the future. OSU's CRP program includes studio courses as a key means to allow the students to apply their knowledge and skills for the benefit of cities and clients throughout the world. These specialized courses bridge the gap between the academic and professional realms, often generating professional-grade plans for a wide variety of areas and subjects. In this case, these 11 students created a website, ColumbusRail (*columbusrail.today*) which includes a brief survey on transit and a sneaky educational feature for visitors to design and even name their own train.

The students have received over 1,800 survey responses so far, and have analyzed the data which is included in their plan. Overwhelmingly, the results indicate that there is support for such a system in Columbus, with the two most desired routes being High Street (between 17th Avenue and German Village) and Broad Street (from downtown to Port Columbus Airport). The survey results correlated nicely with the Central Ohio Transit Authority (COTA) ridership data for those two corridors.

Funding is an essential component of the plan, and a wide array of funding sources were identified and vetted. The students performed detailed analyses of 11 fixed-rail transit systems throughout the country and identified positive attributes to incorporate into a new system in Columbus as well as mistakes to avoid. Estimates showed that these first two phases would cost \$800 million, which is certainly an attention-grabbing figure. However, when put in the context of the ongoing I-70/I-71 interchange improvements which cost \$1.69 billion, the system's price tag doesn't seem so high.

The students presented their semester's work to the Transportation Working Group of the Jobs, Expansion and Transportation (JET) Task Force on December 2nd 2014 at MORPC, which was well-attended. The students' work has received significant media attention, with articles published in the Dispatch, Columbus Business First, and Columbus Underground. Both WBNS 10TV and WOSU Radio 89.7 FM also ran stories.

Please follow the students' work on Twitter (*@ColumbusRail*) for updates. [Once the semester ends, the plan is to have Transit Columbus take over the account, which has over 200 followers.] If you have questions or wish to receive a copy of the document, please visit the website or contact Chad D. Gibson, AICP at *gibson.207@osu.edu*. ■

Chad Gibson, AICP is a Lecturer in the City and Regional Planning Program at The Ohio State University. He can be reached at *gibson.207@osu.edu*.

Zoning for Mixed Use Development

By Robert Brown, FAICP



Pedestrian-oriented, mixed-use development – with housing or offices above streetside retail stores – was the norm in most communities during the first half of the 20th century. People walked or biked or took the trolley for most local trips. During the second half of the 20th century, however, automobile-oriented shopping centers and shopping malls became the norm for commercial development, particularly in suburban communities.

In recent years, these auto-oriented shopping centers and malls have lost much of their luster with customers as well as with community residents. Despite the fact that these retail centers remain economically viable in many cases, it has become increasingly clear that they fail to enhance

the surrounding residential community.

Strengthening Neighborhoods. Traditional streetside, mixed-use retail buildings were an integral part of the surrounding neighborhood, adding vibrancy and vitality and convenience. In contrast, the contemporary shopping center and mall stand apart from the community, as an island of parking and large-scale buildings, cut off from the surrounding homes.

While the advent and continued popularity of big-box retail stores guarantees a role for the mega shopping centers and malls, many communities are now seeking to encourage smaller-scale, mixed-use streetside development as a way to strengthen neighborhoods and to facilitate alternatives to automobile travel. These smaller-scale mixed-use districts can also function as neighborhood centers – places where local residents can gather and interact.

Zoning. Unfortunately, when communities look to their zoning codes for help in encouraging this mixed-use streetside development, most find that the current zoning code is simply not up to the task. In some cases, the current zoning does not even permit retail and residential uses to be mixed or, more typically, it permits this type of development but fails to mandate it, allowing developers to build one-story retail buildings with parking in the front.

One solution is to replace a community's current zoning code with what is known as a "form-based" zoning code. Form-based codes focus more on the physical form and layout of development than on the uses of land and buildings. Although this can be an effective approach to achieving streetside development, many communities are not prepared to take on the challenge of creating and administering a wholly different type of zoning code that is unfamiliar to administrators and users and that some find to be unnecessarily complex.

Fortunately, many of the urban design goals of a form-based code can be accomplished within the context of a traditional ("Euclidian") zoning code, which is familiar to local administrators and developers. This is the case with the goal of creating and enhancing pedestrian-friendly, mixed-used development on a community's historically commercial streets.

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Where it Works. Zoning for pedestrian-oriented, mixed-use streetside development can work on traditional commercial streets in large cities, particularly where the mixed-use streetside character of district remains largely intact. This zoning can also work well on similar commercial/ mixed-use streets in the business districts of older suburbs and even in contemporary “new urban” development districts.

In the City of Cleveland, this type of form-based zoning has been added onto the City’s otherwise conventional (“Euclidian”) code in two different ways. One is as an overlay district that has been mapped in several older urban-style mixed-use districts, where the underlying zoning is retail and also permits housing. The other approach was taken on Euclid Avenue (Cleveland’s “main street”) through the city’s Midtown Districts, where the former zoning was replaced by a new underlying zoning district that accomplishes most of the same development goals supported by the overlay district.

Other cities in Ohio have also adopted form-based zoning regulations without a complete re-do of the local zoning code. One example is the Traditional Neighborhood Development District regulations established by the City of Columbus, where the focus is on facilitating relatively large-scale new developments in a traditional urban form. More recently, the City of Hamilton adopted form-based regulations that could be applied to particular geographic districts, while the City of Newark has worked on form-based zoning approach for its downtown area. ■

Robert Brown, FAICP, is a city planning consultant. He can be reached at citybobbrown@gmail.com.

Insight 2050:

Central Ohio Prepares for Demographic Shift

By Amelia Costanzo & Kerstin Carr



Central Ohio is expected to grow by more than 500,000 people by 2050. An unprecedented 81 percent of the region’s future household growth will be households without children. While this includes Millennials, this growth will be driven substantially by the increasing numbers of “empty nesters” (one and

two person households) as Baby Boomers reach later stages of life in numbers greater than any previous generation.

Additionally, it is estimated that the region’s growth over the next 30+ years will result in the addition of more than 300,000 new residences, 300,000 new jobs, and over 1 billion square feet of new or redeveloped non-residential building space. This growth raises several questions: - How does that growth differ from the regional growth of the last 30 years? - How will our communities be able to accommodate that growth? - Will how we grow impact the cost of providing infrastructure and other services to our residents and businesses?

The Mid-Ohio Regional Planning Commission (MORPC), Columbus 2020 (the region’s economic development organization), and the Columbus District Council of the Urban Land Institute (ULI Columbus) (representing the entire

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spectrum of land use and real estate development disciplines) came together to address these questions through a collaborative public-private initiative called insight2050. Its key goal was to provide objective data that would enable decision makers to better understand the impact of future land use policies on specific factors that influence the region's quality of life.

The region's past 30 years of growth was dominated by an extraordinary demand for single family detached homes on larger lots. Looking ahead to the next 30 years, projections and other emerging trends suggest that the market demand will be very different. People will want more walkable, mixed use and diverse neighborhoods with smaller residences and more transportation options.

Recognizing that the housing market demand will be very different from the previous decades, the insight2050 partners hired Calthorpe Associates, a nationally renowned planning firm, to perform a technical analysis that compares the impact of four different regional growth scenarios on a variety of metrics. These scenarios ranged from continuing the land consumptive development policies of the last 30 years to focusing on infill and redevelopment and assessed their impact across the following eight metrics: transportation, land consumption, local fiscal impacts, public health, household costs, building energy use, building water use, and greenhouse gas emissions.

Substantially more beneficial outcomes are expected when the region focuses on infill and redevelopment, which also responds better to market demand from rising numbers of smaller households. In contrast, the data shows that the region already has a sufficient supply of large-lot single family homes to accommodate future demand.

The results of this first phase of insight2050 are available at www.getinsight2050.org. MORPC, Columbus 2020, and ULI Columbus are currently sharing the study results with local decision-makers, business leaders, developers, real estate professionals, and other interested parties. MORPC will be incorporating the results into its long-range transportation plan, and several Central Ohio communities are utilizing the information as part of their local planning efforts.

As a next step, the insight2050 partners are developing tools and other products, with input from MORPC's member communities, to provide assistance with their future planning processes. ■

Amelia Costanzo is a Principal Planner with the Mid Ohio Regional Planning Commission. She can be reached at acostanzo@morpc.org.

Kerstin Carr is the Director of Planning & Environment with the Mid Ohio Regional Planning Commission. She can be reached at kcarr@morpc.org.



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CSU Recipient of 2015 AICP Student Project Award



Congratulations to Cleveland State University's Department of Urban Studies, winner of the American Planning Association's 2015 AICP Outstanding Student Project Awards. "Irishtown Greenway: A Strategic Plan for the Flats West Bank" was recognized in the "Contribution of Planning to Contemporary Issues" category. Students will be honored at the 2015 National Planning Conference in Seattle, WA in April.

The AICP Student Project Awards recognize outstanding class projects or papers by a student or group of students in Planning Accreditation Board-accredited planning programs that contribute to advances in the field of planning.

The CSU team consisted of MUPDD Capstone Class students Juleian Curtis, Nikki Glazer, Dion Harris, Dean Ibsen, Kyle Krewson, Andrew Lang, Shiqi Lu, Darrick Matthews, Michael Mears, Matthew Moss, Caylen Payne, Scott Schirg, Steve Sump, Ann Thompson and faculty advisors Jim Kastelic and Wendy Kellogg.

To read the project report, visit www.planning.org/awards/2015/pdf/irishtownnarrative.pdf.

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PREPARE

CPC AICP Exam Study Manual

APA's Chapter Presidents Council is pleased to offer the CPC Study Manual for those who are preparing to take the American Institute of Certified Planners written examination. The purpose of this self-study manual is to help review basic planning concepts and to practice skills that are necessary for taking a multiple-choice test.

Email info@ohioplanning.org to purchase a copy today. Cost is \$10.00 + \$2.50 shipping.

Midwest Urban Design Charrette Looking for Communities in Need



Kent State University's Cleveland Urban Design Collaborative (CUDC), the home of the KSU College of Architecture and Environmental Design's graduate program in urban design and architecture, issues a CALL FOR PROPOSALS to communities throughout Northeast Ohio in need of urban design assistance.

The CUDC is seeking a community partner from an Ohio city, suburb, town, or neighborhood facing a unique urban design or planning challenge and in need of fresh ideas and perspectives to host our 2015 Urban Design

Charrette. The CUDC and our two partner urban design schools – Lawrence Technological University's College of Architecture and Design in Detroit, MI; and Ball State University's Urban Design Center in Indianapolis, IN – will bring graduate students in urban design & architecture to the selected partner community for a 3-4 day intensive workshop charrette.

The Midwest Urban Design Charrette, as our three schools call the partnership, has been conducted for four consecutive years, traveling to Detroit, MI in 2014, Indianapolis, IN in 2012 and 2013, and Cleveland, OH in 2011. The ideal community partner will be a municipality or other vested stakeholder with the ability to engage local community stakeholders and potentially realize some of the final design recommendations. The partner will also be responsible for basic food and lodging for approximately 30 students and staff over the 3-4 day Charrette period. The CUDC, LTU, & BSU team will bring staff, supplies, and expertise.

The Midwest Urban Design Charrette is a unique and rewarding experience for students, who get an opportunity to face real-life design challenges and propose solutions, and for cities, who receive a wide range of design and planning ideas in a short and intense period of time. We welcome the chance to bring our partner schools to Northeastern Ohio in the fall of 2015 and hope to hear from cities, towns, suburbs, and neighborhoods equally excited about this opportunity.

SUBMISSION: If you'd like your community to be considered for this year's charrette, please send a proposal of no more than two pages, including: -Brief overview of your city, town, or neighborhood; -Design challenges, opportunities, and issues you'd like the charrette team to address; -Description of charrette site or neighborhood, including any unique information or specific characteristics; and -Map of site, or written description of site boundaries.

TIMELINE: The 2015 Charrette will be held in October; the specific dates will be coordinated with the host community. Please submit your proposal to the CUDC by April 15, 2015 in order for us to review and select by the end of April. This will allow time to plan curriculum and coordinate logistics. Proposals can either be submitted electronically to kzeiber@kent.edu with "2015 Charrette" in the subject line, or mailed to 1309 Euclid Ave Suite #200, Cleveland, OH 44115.

DELIVERABLES: Students and staff will produce a series of analytical drawings, diagrams, renderings, design guidelines, and other relevant planning & urban design graphics, to be presented to the community partner at the end of the Charrette period. Following the Charrette, CUDC staff will assemble the design proposals into a final report and presentation to be delivered to the community partner no later than the end of 2015. Examples of previous year's deliverables can be found here: www.scribd.com/collections/13114661/Charrette-Reports. ■

2015 APA Ohio Statewide Planning Conference

September 23-25, 2015

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2015 APA OHIO STATEWIDE PLANNING CONFERENCE

The NW Ohio Section of APA Ohio is proud and excited to be the host section for the Statewide Planning Conference in 2015. There are very exciting transformations occurring in the urban core of Toledo as well in the neighboring major City of Detroit, Michigan to the north.

The urban areas that have for so many years been focused on commuting to and from via motorized transportation are undergoing generational changes and becoming more people focused as planners and community leaders are “Reclaiming Spaces – For People’s Sake”, which is the theme for our 2015 Conference. The conference sessions, mobile workshops, and professional development opportunities will focus on this key theme. The conference will provide a venue where the latest strategies and proven successes can be shared with others around the State of Ohio, as well with attendees that will likely come from SE Michigan and NE Indiana.

We look forward to having you at the conference this coming September!

CONFERENCE DATES & EVENTS:

- Professional Development Workshop: (Wednesday) September 23, 2015
- Full Conference: (Thursday-Friday) September 24 - September 25, 2015
- Wednesday Evening Reception: Tony Packo’s Cafe
- Thursday Evening Reception: Fifth Third Field

CONFERENCE KEYNOTE & GUEST SPEAKERS:

- Thursday Opening Keynote Speaker: American Planning Association’s newly appointed Executive Director, **James M. Drinan**
- Friday Luncheon Keynote Speaker: ULI Senior Resident Fellow (and previous Pittsburgh, PA Mayor), **Tom Murphy**
- Special Guest Introduction (date TBD): Ohio 9th District Representative **Marcy Kaptur**

Planning NEXT named “Best-in-Class”

Columbus-based planning NEXT has been named a “best-in-class” planning firm in a new directory commissioned by the Indiana Economic Development Corporation (IEDC). Created by Fourth Economy Consulting as part of a regional transformation toolkit for IEDC, the directory is a one-stop shop resource of leading firms. According to the directory, it is estimated that there are over 10,000 firms in the US offering urban, regional, and economic development services to public sector clients. The directory captures 81 of the “most active, top performing, and most demanded” firms within this class. The directory can be found on the Indiana Regional Cities website at <http://indianaregionalcities.com>. ■

MKSK Celebrates Promotions

MKSK is pleased to announce the promotions of five Principals and one Associate; Justin Goodwin, AICP, Associate; Chris Hostettler, CFO, Principal; Andrew Overbeck, AICP, Principal; Jane Jordan, Director of Business Development, Principal; Andrew Knight, PLA, Principal; Thomas Porto, CPA, Principal. These professionals have exhibited unequalled dedication to our clients through thoughtful leadership and design excellence. Click through our blog to read the bios of our new leaders. ■

Robert Brown, FAICP, Retires

After retiring as Cleveland’s City Planning Director in 2014, Robert Brown, FAICP has begun providing planning and zoning consulting services to local communities in Ohio. Please visit www.citybobbrown.com or contact him at citybobbrown@gmail.com. ■

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Central Ohio Section

The Central Ohio Section is in the process of organizing the 2015 Planning and Zoning Workshop which will be held on Friday, June 19 at the Crowne Plaza Columbus Downtown. Anyone interested in participating on the Planning Committee should contact Kelly Scocco at kbscocco@columbus.gov. ■

Kelly Brooker-Scocco is Assistant Director of Building and Zoning Services for the City of Columbus and Central Ohio Section Director. She can be reached at kbscocco@columbus.gov.

Cincinnati Section

2014 Holiday Party. On Friday, December 5, 2014, the Cincinnati Section partnered with the Northern Kentucky Section of KAPA by kicking off the holiday season and saying goodbye to 2014 with a Holiday Party at the Downtown Cincinnati Hyatt. About 80 attendees shared good times, new friendships, and Cincinnati-themed fare of Skyline Chili, Montgomery Inn ribs, and Graeter's Chip Wheelies. Our first collaboration with KAPA was viewed as a huge success by planners on both sides of the Ohio River, and we plan to join forces again for the 2015 Holidays.

David J. Allor Planning & Zoning Workshop. On Friday, January 30, 2015, the Cincinnati Section hosted the annual David J. Allor Planning & Zoning Workshop at the Anderson Center in Anderson Township. The day started with a rousing Keynote Address by OSU Professor of Planning and Practice (and APA Ohio Board Member) Kyle Ezell, AICP, who spoke about Designing Local and exhibited his true admiration for Cincinnati and the Cincinnati area planning community.

Throughout the day, approximately 190 local professional and citizen planners had their choice of 15 sessions that both educated and inspired. The educational portion of the day was followed by a happy hour on site, where many stayed to socialize and network.

2015 Program Calendar. In January, the Cincinnati Section's newly formed Program Committee met to discuss the calendar of events for 2015. There are events scheduled for each month of 2015, beginning with a Happy Hour at Keystone Bar (249 Calhoun Street in Clifton Heights) on Thursday, February 26 from 4:30 p.m. – 7:30 p.m.

Other activities planned include a Resume Workshop for students, a possible Reds game this summer, an Alley Party this fall, and a Holiday Party in collaboration with KAPA's Northern Kentucky planners.

If you are interested in helping to plan any Cincinnati Section events, please contact Cincinnati Section Program Director Chris Anderson at chrisa@forestpark.org.

For more specifics on these events, please go to the APA Cincinnati Facebook Page at www.facebook.com/groups/APACincinnati. ■

Katherine Keough-Jurs, AICP a Senior City Planner with the City of Cincinnati and the Cincinnati Section Director. She can be reached at katherine.keough-jurs@cincinnati-oh.gov.

Section News

Continued from page 18

Cleveland Section

The Cleveland Section welcomes three new at large Executive Committee members for the 2015-2016 term: Bob Brown FAICP, Arthur Schmidt, and Greg Soltis. The Committee held their kick off meeting in late January to set goals and identify new and creative ideas to pursue in the year ahead. The Section invites all members who would like to get involved in programs or projects to contact any board member to learn more about opportunities available. The Cleveland Section has various upcoming scholarship opportunities for students. APA Cleveland will be offering stipends to local students who plan to attend the APA National Conference in Seattle in April. Applications will be available online in early February and due in early March. Also, the application process for student scholarships for the 2015-2016 school year will begin in February. More information about both opportunities is available on the APA Ohio website. The Cleveland Section is partnering with Cleveland State University's APA student organization to hold a Planner Panel on March 31st to provide learning and networking opportunities for students with professional planners. Students will learn about various career paths in planning and will be matched up with professionals for shadowing experiences during the spring. Finally, 'like' the Cleveland Facebook page at www.facebook.com/groups/APACleveland. ■

Kim Wenger, AICP is Director of Planning and Development for the City of North Olmsted and the Cleveland Section Director. She can be reached at wengerk@north-olmsted.com.

Miami Valley Section

The Miami Valley Section hosted the 28th Annual Miami Valley Planning and Zoning Workshop on Friday, December 5, 2014. Joe Minicozzi was the featured guest of the workshop. In Spring, the committee will meet again to start planning the 29th Annual Miami Valley Planning and Zoning Workshop to be held on Friday, December 4, 2015 at the David H. Ponitz Center – Sinclair Community College. ■

Tim Davis is Planning and Zoning Manager for the City of Troy and the Miami Valley Section Director. He can be reached at tim.davis@troyohio.gov.

Northwest Ohio Section

The NW Ohio Section held a 2015 APA Ohio Statewide Conference Committee meeting on January 28th to begin in earnest on working on all of the details for the September 23-25 Statewide Conference that will be held in Downtown Toledo. The conference website page has been setup and is found at www.ohioplanning.org/conference for the latest details of the conference. More details on the conference will be posted over the next few weeks as they are being developed. Our local section is excited to be the host for the Statewide Planning Conference this year and hope to also attract attendees from SE Michigan and NE Indiana given the location of the conference is within a short drive from both regions. If you should have any questions on more details of the on-going planning for the conference, or if your organization or firm is interested in becoming a sponsor, please feel free to contact Pat Etchie at the information below. ■

Patrick Etchie, AICP is Chief Planner and Grant Specialist for the Mannik and Smith Group and Northwest Ohio Section Director. He can be reached at petchie@manniksmithgroup.com.