

Reveille – City of Ontario Comprehensive Plan Presentation

5/18/23



Agenda

- * Project Team
- * Our Relevant Experience
- * Community Understanding
- * Why Plan; Our Approach and Planning Process
- * Open Discussion & Questions



Reveille Team



- * Established in 1998; Specialize in comprehensive community development solutions
- * Extensive economic development applied experience
- * Specialize in comprehensive plans for municipalities and townships similar to Ontario and adjacent to large urban areas.
- * Plan Implementation Experts; Over \$100M+ in grants
- * Certified Veteran's Owned Business



- * ENR Top 500 Firm
- * A leader in transportation and environmental planning
- * \$300MM+ in transportation grants and brownfield redevelopment

EDGE

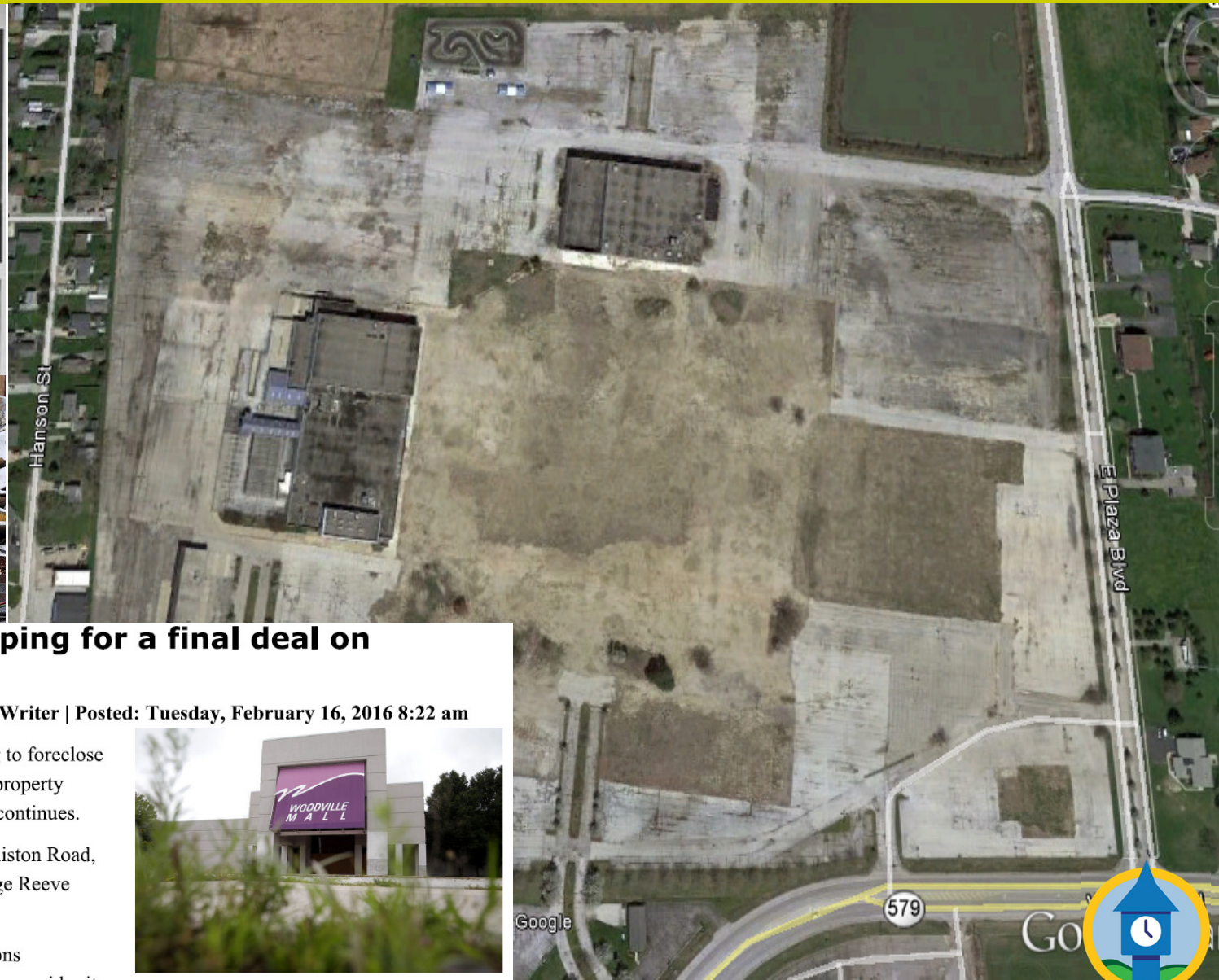
- * LA firm specializing in Reimagining Public Spaces
- * Currently working in Mansfield; assisted Shelby



Reveille Experience

- * **Municipal Planning:** Northwood, Waterville, Louisville, Berea, Brook Park, Oregon, Napoleon, Defiance, Archbold, Bryan, Sidney
 - Common Denominator of Many Communities: Adjacent to large urban centers (Cleveland, Toledo, Warren, etc.)
- * **Township Planning/ Zoning:** Sylvania Twp, Springfield Twp, Monclova Twp, Howland Township, Congress Twp, Freedom Twp.
- * **County Planning:** Fairfield County, Lucas County, Wood County, Sandusky County, Henry County, Putnam County
- * **Economic Planning:** Ottawa County (OCIC), Perrysburg, Northwood, Fulton County, Henry County, Putnam County, Paulding County, numerous CEDS and economic development plans.
- * **Redevelopment Projects:** Former Woodville Mall site in Northwood, various brownfields, abandoned gas stations, etc.

Reveille Experience



Northwood still shopping for a final deal on Woodville Mall

By PETER KUEBECK, Sentinel Staff Writer | Posted: Tuesday, February 16, 2016 8:22 am

NORTHWOOD - The city is still waiting to foreclose on the now-demolished Woodville Mall property while the legal saga surrounding the site continues.

A hearing concerning the land, 3725 Williston Road, is set for today before Wood County Judge Reeve Kelsey.

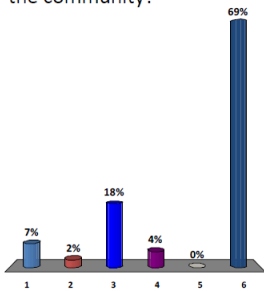


Reveille Experience



Certain land uses provide more economic return to the community. What land use do you feel provides the most benefit/return for the community?

1. Agricultural
2. Residential
3. Retail/Services
4. Industrial
5. Professional Offices
6. A mix of planned residential, commercial and office uses.



Reveille Experience



DESIGN PROVIDED BY
EMHT

ma design

Reveille
COMMUNITY DEVELOPMENT

GROUND BREAKING MAY 2021

NORTHWOOD

A DEVELOPMENT BY REVEILLE

- Northwest Ohio's first "Age-in-Place" Sustainable Mixed Use Neighborhood. Planned uses include residential, neighborhood commercial and office uses, and senior living opportunities.
- Future home to Northwood's Civic and Recreation Center and 1.5 miles of walking trails well-linked to the new K-12 school campus.
- Over 100 acres fully incentivized with either 100%-15 year Community Reinvestment Area (CRA), 100%-30 year Tax Increment Financing (TIF), and 10 year Jobs Grant.
- Flexible zoning guided by developer-driven Architectural Review Committees.

Reveille Experience



Reveille Experience



Reveille Experience



Reveille Team Experience



EDGE

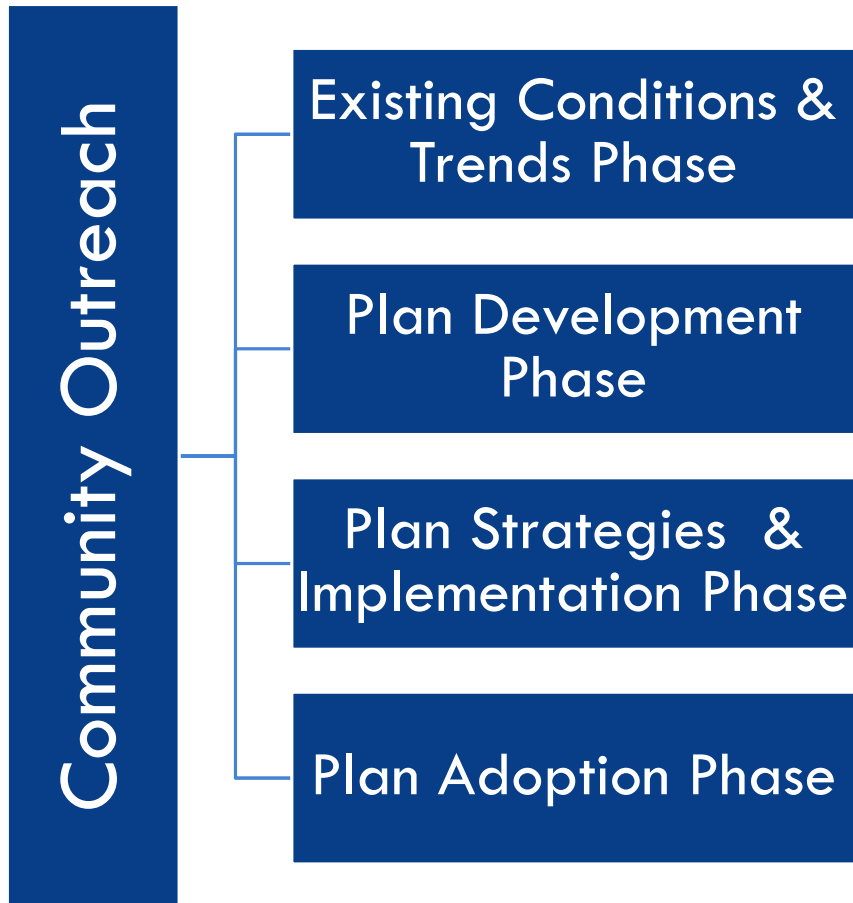
Understanding of Community Setting and Issues

- ➔ Good highway accessibility (US 30, I-71) makes Ontario a regional retail-dining hub, drawing from 7-9 counties
- ➔ Retail sales per capita is \$100,990. US per capita is \$15,244.
- ➔ Emerging health care sector growth with Avita, OhioHealth
- ➔ Potential to accentuate recreational attractions and opportunities
- ➔ Commercial/Industrial spaces in need of adaptive reuse
- ➔ Lack of “Downtown” and identifiable “Core” area
- ➔ Vehicle dominate and poor walkability and pedestrian connectivity; Connect to Richland B&O Trail

Why Plan?

- ➔ Establishing guidelines and locations for various land uses
- ➔ Prioritizing the timing and location community improvements.
- ➔ Planning for the improved synergy, investment and functionality.
- ➔ Providing residents with community services they most desire.
- ➔ Improving areas hampered by limited investment challenges.
- ➔ Providing for the expansion of public spaces, walking and biking facilities, and additional quality of life amenities.
- ➔ Improving the well-being of multiple generations of citizens.
- ➔ Supporting commercial and economic development that complements Ontario's unique sense of place.
- ➔ Linking strategies to resources and IMPLEMENTING THE PLAN

Comprehensive Plan Process



- ➔ Project Stakeholders Meeting: Refine Project Approach
- ➔ Planning Inventory Worksheets
- ➔ Community / Student Surveys
- ➔ Community Preferences Survey
- ➔ Existing Plan Review: Continued Relevance Exercises
- ➔ Stakeholder Interviews
- ➔ Committee Meetings
- ➔ PC Review / Approval
- ➔ Follow on activities: Plan Implementation

Community Outreach

17 COMMUNITY-BASED ASSESSMENT QUESTIONS

837 RESIDENTS RESPONDED

Top 4 highest priority activities



Development strategies that minimize sprawl and help to preserve agricultural land



Improved recreational opportunities

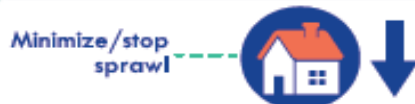


Street maintenance and improvements



Updated planning and zoning tools to better guide and plan for growth and revitalization

If you could make one improvement to the community, what would it be?



What is your biggest concern about the future of this community?

- 1 Too much growth
- 2 Housing sprawl
- 3 Preserving the community feel

Top 3 land uses residents wish were expanded

- 1 Single-family residential
- 2 Parks and Recreation
- 3 Community Public Spaces

Residents would like to see more of the following:



Gas station



Grocery store

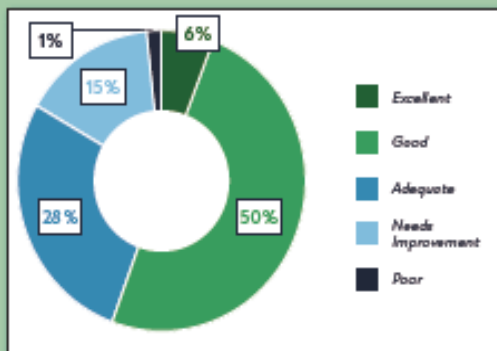


Coffee shop/
eateries

Community Outreach

STUDENT SURVEY

RATE YOUR "QUALITY OF LIFE" IN DEFIANCE

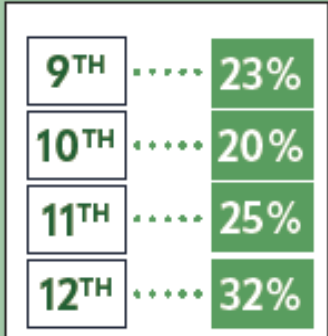


DO YOU PLAN ON MOVING AWAY FROM THE COMMUNITY AFTER HIGH SCHOOL?



- 60%** DEFIANCE CITY SCHOOLS
- 20%** AYERSVILLE SCHOOLS
- 18%** TINORA SCHOOLS
- 1%** FOUR COUNTY CAREER CENTER
- 1%** OTHER

GRADE



205 total responses

73%

of students report that one or more of their parents/guardians are originally from Defiance

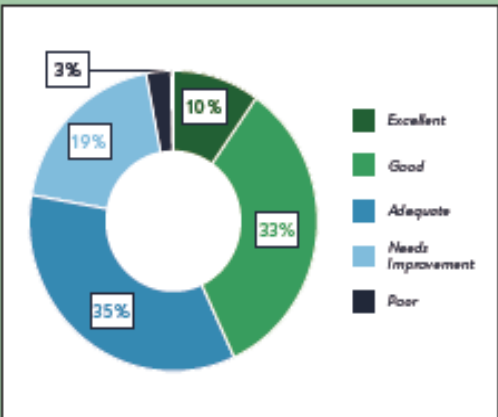
IF YOU PLAN ON MOVING AWAY, WHY?



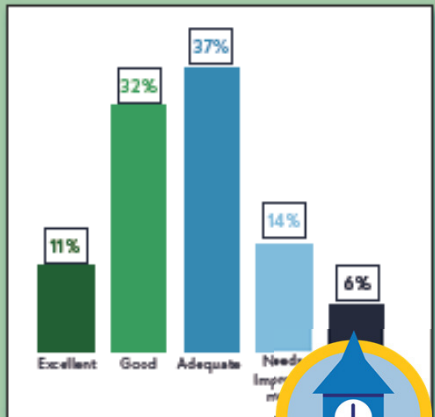
IF YOU WERE IN CHARGE OF THIS COMMUNITY, WHAT ONE IMPROVEMENT WOULD YOU MAKE?

- Improved Retail & Dining
- Make Visual Upgrades in the Community
- Encourage Community Events & Involvement
- Increase Entertainment Options
- Foster an Inclusive Environment

HOW WOULD YOU RATE DEFIANCE WHEN COMPARED TO OTHER COMMUNITIES YOU LIVED IN OR VISITED?



HOW FRIENDLY AND ACCEPTING DO YOU FEEL THIS COMMUNITY IS?



Planning Process- “Continued Relevance”



Key Issues	Strategies/Areas	2000 Plan Update	2007 Plan Update	Completed?	Continued Relevance?	
					Yes	No
Overlay zone	Extend the Central Avenue overlay zone east to Reynolds Road.	✓				
	Work with City of Sylvania to develop overlay zones for Alexis Road, Monroe Street, and Holland-Sylvania Road.	✓				
	Depth of non-residential uses along Central Avenue.		✓			
	Create overlay district along McCord Road		✓			
Rezoning	Continue Rezoning Publicly-held and environmentally sensitive recreation land to S-1.	✓				
	Consider rezoning certain areas where existing land uses conflict with the plan. These areas include on: Silica Road, the east side of King Road south of Sylvania Avenue, and the Port Sylvania office area.	✓				
	A new traditional mixed-use district		✓			
	A business park district		✓			
	A zoning classification should be developed to implement environmentally-sensitive residential subdivision design		✓			
Overall storm water management plan	Porous paving, which allows water to pass through into the soil, while reducing runoff.	✓				
	Dual purpose water quality detention basins	✓				
Upgrade designated redevelopment zones	The Salvage yard north of Central Avenue between Herr Road and Centennial Road, south of the Ten Mile Creek.	✓	✓			
	The three salvage operation areas west of King Road, and north and south of Sylvania Avenue.	✓				
	The McCord Road corridor between Sylvania and Central		✓			
	The salvage operation and construction yard east of Holland-Sylvania Road directly west of Camp Miakonda.	✓				
	The salvage operation west of Silica Road.	✓				

Which recommendations have been completed?

If not, why not?

- ➔ Funding?
- ➔ Lack of direction?
- ➔ Not realistic?

Is the strategy still relevant?



Planning Process- Review of Planning Conditions




- * Review of Existing Regulations, Plans and Initiatives & Community “Drama”
- * Understanding of Regional Setting
- * Population and Demographics
- * Community Services and Facilities
- * Housing
- * Economic Development
- * Infrastructure
- * Transportation and Connectivity
- * Land Use, Community Design, and Sustainability
- * Place Ontario into “Planning Areas” and Focus Areas

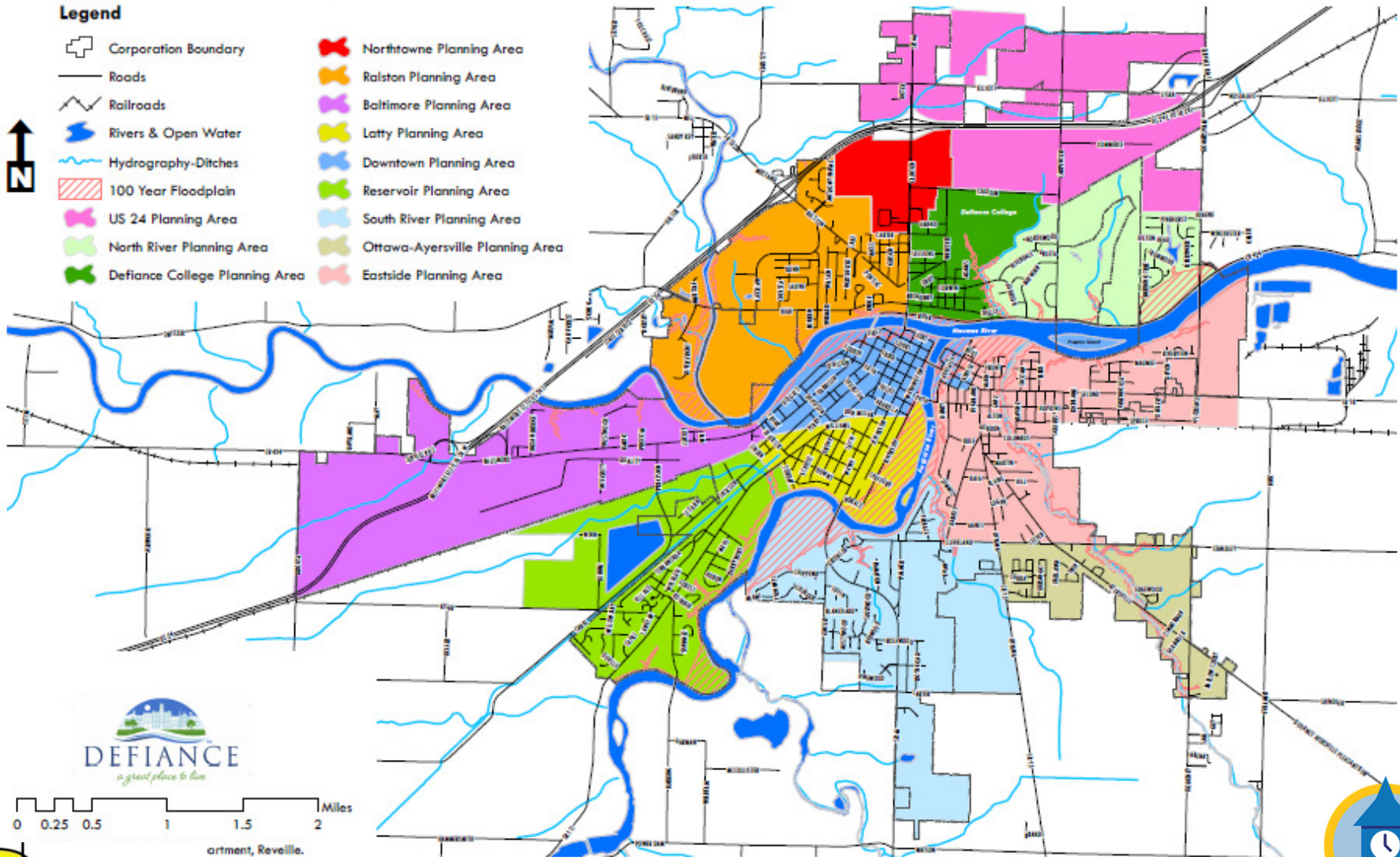
Planning Process- Plan Areas Development

Defiance Community Action Plan

Planning Areas

Legend

- | | | | |
|---|--------------------------------|---|---------------------------------|
|  | Corporation Boundary |  | Northtowne Planning Area |
|  | Roads |  | Ralston Planning Area |
|  | Railroads |  | Baltimore Planning Area |
|  | Rivers & Open Water |  | Latty Planning Area |
|  | Hydrography-Ditches |  | Downtown Planning Area |
|  | 100 Year Floodplain |  | Reservoir Planning Area |
|  | US 24 Planning Area |  | South River Planning Area |
|  | North River Planning Area |  | Ottawa-Ayersville Planning Area |
|  | Defiance College Planning Area |  | Eastside Planning Area |



Department, Reveille.



Ontario Comprehensive Plan



Ontario OHIO

Planning Process- Plan Areas Development



Planning Process- Plan Areas Development

NORTHTOWNE PLANNING AREA

OVERVIEW The Northtowne Planning Area is a predominantly commercial area located on both sides of N. Clinton Street, south of the U.S. 24 interchange. This planning area includes a large portion of the city's commercial uses, including the Northtowne Mall, several big box retail uses, restaurants, auto-related uses and banks. The only residential uses are a manufactured home park and apartment complex located between the mall and Carter Avenue. The area is predominantly zoned commercial, with medium to high density residential and mobile home parks zoning for the area between the mall and Carter Avenue. The undeveloped acreage located to the west of the mall is zoned medium density and medium to high density residential. Several blocks of the N. Clinton Street frontage in this planning area closest to Defiance College are in the College Overlay District.



EXISTING LAND USES AND ZONING

Primarily commercial uses, with a section of agricultural use proposed to be developed as multi-family housing. There is also a manufactured home park near the mall.

Existing zoning classifications include B-3 (Highway and General Business) and B-4 (Community Shopping Center), as well as R-4 (Mobile Home Park) on the southwest corner of the planning area.



PREFERRED FUTURE LAND USES

- Commercial
- Multi-family Residential



Master planning area caption here



PLANNING ISSUES

- The corridor suffers from poor access management, aesthetics, and excessive signage.
- Properly buffering adjacent neighborhoods and residential uses from abutting commercial.
- Ensuring adequate infrastructure to ensure the Northtowne Mall can remain a thriving destination in the community.
- Opportunities to better utilize the excessive impervious surfaces for infill development, stormwater BMPs, greening solutions, or public spaces.
- Increased use of zoning and regulatory tools, incentives, and other tools will be required to revitalize the N. Clinton Street corridor.
- Accommodating future higher density residential land uses in a manner that does not adversely affect adjacent single family neighborhoods, existing traffic flows, levels of service (LOS) at key intersections, and pedestrian safety.



ENVIRONMENTAL CONSIDERATIONS

- Mature woodlands on the eastern edge of the planning area.

Planning Process- Plan Themes

V

Plan Themes & Strategies



... Downtown
Renewal



... Preservation &
Prosperity



... Utilities



... Connected
Community

Planning Process- Community Preferences Survey

COMMUNITY PREFERENCE SURVEY

543 total responses

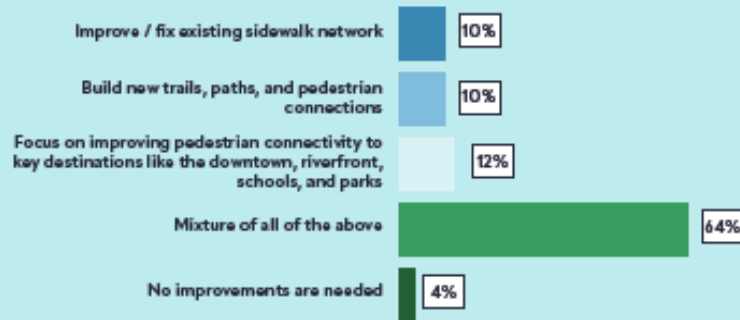
SHOULD MORE TOOLS BE DEVELOPED THAT PROTECT OUR NEIGHBORHOODS FROM PROPERTY BLIGHT AND NUISANCES?



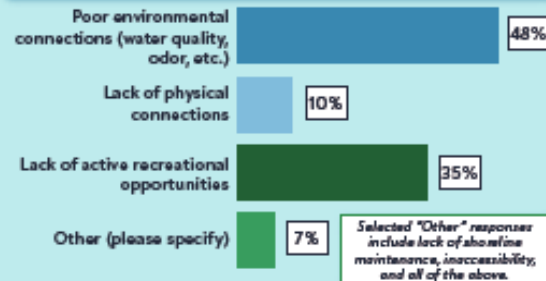
WOULD YOU BE IN FAVOR OF A VACANT PROPERTY REGISTRATION ORDINANCE TO ENSURE OWNERS MEET A MINIMUM STANDARD OF MAINTENANCE OF THEIR PROPERTIES WHILE VACANT?



RESIDENTS NOTED A DESIRE FOR IMPROVED PEDESTRIAN MOBILITY AND CONNECTIVITY CHOICES. HOW WOULD YOU LIKE TO SEE THIS HAPPEN?



I BELIEVE THE BIGGEST THREAT TO OUR RIVERFRONT IS...



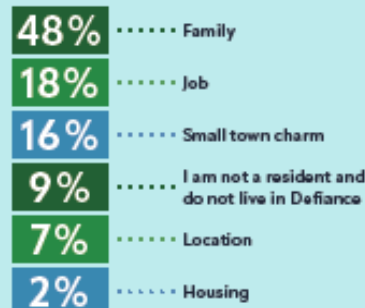
I AM FAMILIAR WITH PROGRAMS AND INCENTIVES THAT PROMOTE RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL DEVELOPMENT, AND HOUSING RENOVATION?



RESIDENTS NOTED A DESIRE FOR ENHANCED PARK AND RECREATIONAL OPPORTUNITIES. HOW WOULD YOU LIKE TO SEE THIS HAPPEN?



WHY DO YOU LIVE IN DEFIANCE?



RESIDENTS NOTED A NEED TO ADDRESS FAILING INFRASTRUCTURE, AND IMPROVE PUBLIC HEALTH AND WATER QUALITY. WHAT MECHANISMS WOULD YOU SUPPORT TO ENABLE THE CITY TO REPAIR LOCAL INFRASTRUCTURE?



Plan Strategies and Implementation

Basis of Plan Recommendations

- * Project Stakeholder Meetings
- * Plan Conditions Surveys (Steering Committee)
- * Community Survey
- * High School Student Survey
- * Stakeholder Interviews
- * Best Practices
- * Community Support, Resources and Staffing

Plan Strategies and Implementation

Plan Element	Element No.	Strategy	Collaborating Entity or Organization				Time Frame	Percent Complete
			Council	Plan Commission	Departments	Local/Other Organizations		
Community Growth and Revitalization 	C 1	Update the Community Reinvestment Area (CRA) Program	X		Administrator, Engineer	Housing Council	I	
	C 2	Formalize the jobs grant program	X		Administrator, Engineer, Income Tax Director	Chamber, Local and Prospective Business	I	
	C 3	Maximize the role of the Community Improvement Corporation and Revolving Loan Fund	X		Administrator	CIC, Chamber, Banks, Local and Prospective Businesses	O	
	C 4	Plan growth areas	X		Administrator, Engineer	German/Fulton Township Trustees, FCEDC, Property Owners, Stakeholders	M	
	C 5	Develop nuisance and property maintenance and inspection standards	X	X	Administrator, Engineer	Fulton County Building Department	I	
	C 6	Adopt and enforce a rental registration ordinance	X		Administrator, Engineer, Income Tax Director	Police/Fire Depts., Neighborhood Groups, Homeowner Associations, Property Owners	O	
	C 7	Adopt and enforce a vacant property maintenance ordinance (VPRO)	X		Administrator, Engineer	Police/Fire Depts., Neighborhood Groups, Homeowner Associations	I	
	C 8	Encourage housing opportunities supportive of a diversified workforce	X	X	Administrator, Engineer	Chamber, Developers, Realtors, Senior Living Providers	O	
	C 9	Leverage incentives and grassroots efforts to improve housing and public infrastructure in targeted neighborhoods	X		Administrator, Engineer	ODSA, FCPC, MVPO, Neighborhood Groups, Property Owners	O	
	C 10	Update the Zoning Ordinance	X	X	Administrator, Engineer	Interested Residents and Property Owners	I	
	C 11	Intensify the exposure of community assets	X		Administrator, Engineer	Local and regional chambers, FDEDC, Historic Sauder Village, Destination Toledo, Stakeholders, media	O	
	C 12	Increase accessibility to healthy and locally-sourced food			Administrator, Engineer, Parks	Chamber, Schools, Farmer's Markets, Farmland News, Local Farmers, Farm Bureau, Stakeholders	O	
	C 13	Create a parks and recreation master plan	X		Parks, Engineer	Fairlawn Retirement Community, Senior Center, Health Dept., Schools	M	
	C 14	Develop a School Travel Plan	X	X	Streets, Police, Engineer, Administrator	ODOT, Archbold Schools	M	
	C 15	Leverage grant resources	X		Administrator, Engineer, Parks	ODSA, ODNR, TMACOG, SWCS, FCPC, MVPO, Neighborhood Groups, Property Owners	O	

Plan Strategies and Implementation

		SCATS		ODOT			ODNR			OPWC			ODSA			Other							
		Surface Transportation Program (STP)	Transportation Alternatives (TA)	Highway Safety Program (HSP)	Congestion Mitigation and Air Quality (CMAQ)	Urban Paving Program	Safe Routes to Schools	Clean Ohio Trails	Recreational Trails Program (RTP)	Nature Works	Clean Ohio Brownfield Cleanup	State Capital Improvements Program	Local Transportation Improvement Program	Clean Ohio Green Space Conservation Program	Alternative Stormwater Infrastructure Loan	Energy Loan Fund	Roadway Development Account (629)	Stormwater Infrastructure Fund (SWIF)	Community Development Block Grant	USEPA Brownfield Program	Storefront Renovation Program	Private Donors / Foundations	Tax Increment Financing
Infrastructure	Roadway Pavement																						
	Public Utilities																						
	Sidewalks																						
	Bicycle Lanes																						
	Off-street Trails																						
	Green Infrastructure																						
	Streetscape Enhancements																						
	Traffic Signals																						
Parks	Land Acquisition																						
	Development/Rehabilitation																						
Revitalization	Economic Development																						
	Storefront Renovations																						
	Brownfield Remediation																						

Link Strategies to Outside Resources and Funding Opportunities

Plan Strategies and Implementation



Build the Momentum for Future
Action in Areas of Ontario



Open Discussion, Questions

Ben Kenny

Glenn Grisdale, AICP, GISP

Reveille

130 South Main Street,

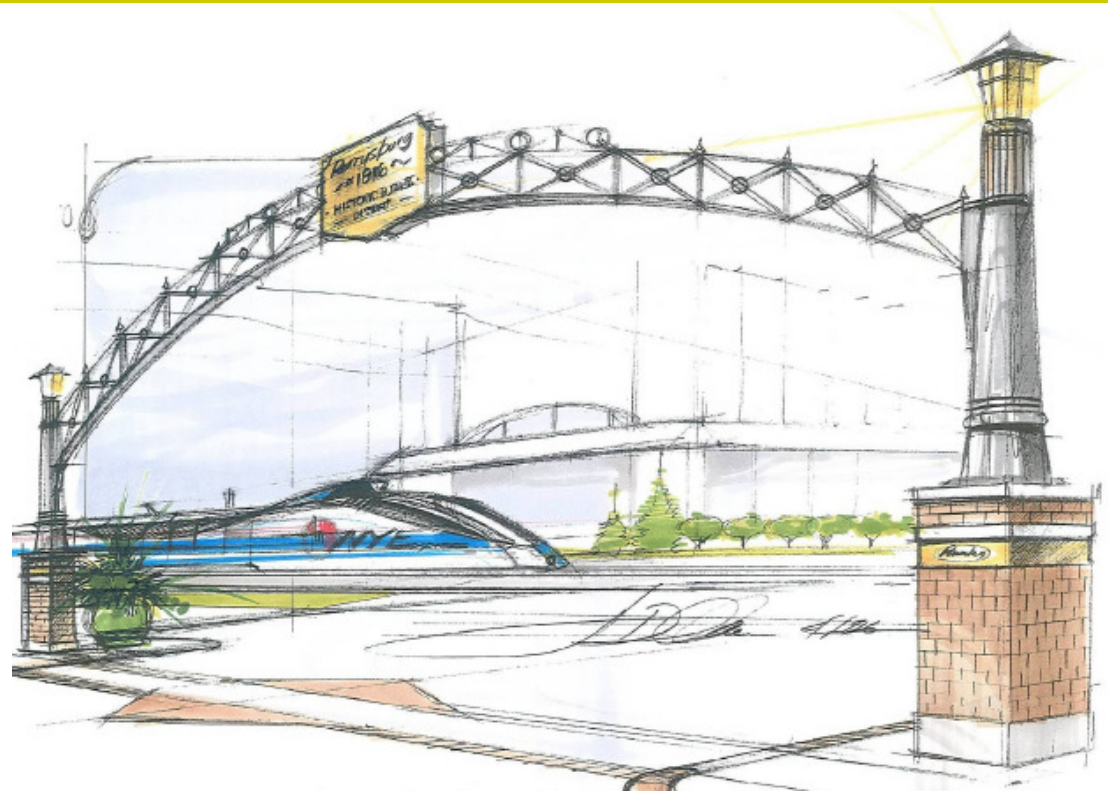
Suite 302

Bowling Green, Ohio 43402

(P) 419.353.7372

ben.kenny@reveille.me

glenn.grisdale@reveille.me



Ontario Comprehensive Plan

