



Introduction to the Going Places Preferred Future Land Use Scenario: The Concentrated Development Vision



Background

In early 2007, the MVRPC Board of Directors launched a regional land use planning initiative titled Going Places – An Integrated Land Use Vision for the Miami Valley Region. The mission for this initiative has been to develop a regional land use plan for the area consisting of Greene, Miami, and Montgomery counties and the cities of Carlisle, Franklin, and Springboro in northern Warren County.

The Board recognized that having a regional land use plan would enhance the Region's ability to better coordinate future transportation investments. The Board also saw the need to address the continued outmigration of population and jobs in the Region and the resultant disconnect between population growth and the increase in developed land. Between 1970 and 2000, while population in the Region remained stagnant, the amount of total developed land increased by over 45%. This has placed significant burdens on many communities in the Region, as they try to maintain the new infrastructure necessary for this kind of development and continue to provide the same high quality public services our Region has been known for.

The Going Places initiative has followed a 3-phase planning process, working with local officials, planning professionals, and the general public to envision a desirable land use pattern for the future of the Miami Valley Region.

The Going Places initiative is currently in its third, and final, phase. There are two goals for this phase. First, building upon the results of the previous two phases, the goal is to develop a regional land use vision for the year 2040. The second goal is to use that vision in developing a conceptual regional land use plan that local jurisdictions in our Region could use as a resource and guide while developing their own land use plans.

The Concentrated Development Vision represents the accomplishment of that first goal.

What is the Concentrated Development Vision?

The Concentrated Development Vision is the preferred and collective vision for the future of land use in our Region from our leaders and residents and, as such, represents the core values, principles, and characteristics of the Miami Valley. It was developed through an extensive regional stakeholder engagement process conducted in an effort to identify the common goals we share as a Region related to the future use of our land. It is a conceptual vision, meaning that the broad ideas represented by the vision are the most important, not the individual data points on which these ideas are based.

The Concentrated Development Vision consists of a set of guiding principles and characteristics and a map illustrating the desired future land use pattern for the year 2040. The principles emphasize a broad commitment to infill development while preserving agricultural land and other open spaces and calling for more cooperation between jurisdictions on land use issues. The map shows more dense and diverse development occurring within the Region's existing communities, where there is infrastructure already in place to support it, and around many of the Region's assets.

What Does it Mean to Have a Vision?

Just as, when beginning any journey, it is important to have an idea of the destination, when developing a plan for the future, it is essential to know how people would like that future to look.

Having a shared vision provides all communities and people in the Region with a foundation from which we can work together to support our common strengths, better position the Region in the global marketplace, and play a meaningful role in creating a vibrant Region that enriches everyone's lives.

Local leaders in the Region know best the unique assets and challenges present in their own communities. The Going Places initiative is in no way an attempt to replace that expertise. Instead, it is an effort to enhance it, providing local leaders with a regional perspective on land use issues to complement their own more local point of view.

The Concentrated Development Vision, however, is not a plan and is not intended to be legally-binding set of ideas or recommendations. It is the crucial penultimate step in the building of a regional land use plan designed to enhance the local planning and development initiatives conducted by the Region's jurisdictions.

How Was the Concentrated Development Vision Created?

The Concentrated Development Vision was developed based on data gathered through technical studies and a collaborative stakeholder engagement process involving regional leaders and residents.

The technical studies conducted during Phase I of Going Places assessed the way land is currently used in the Region, what amount of land may be needed to accommodate population and employment in the Region in 2040, and what areas in the Region are more or less suitable for future development. These studies are available on the Going Places website at www.mvrpc.org/land-use/assessment.

Phase II of Going Places was designed to involve as many people as possible in the process of constructing alternative land use visions for the Region. Thirty-three scenario-building workshops were held in 2009 and 2010 throughout the Region in order to engage the general public and to ensure that certain groups of people – such as elected officials, business and economic development leaders, planning professionals, and students – were included in the process.

During the workshops, participants were asked to complete three exercises which were designed to gather opinions about where and in what ways the Region should develop through the year 2040. First, they were asked to fill out a “think card,” which prompted participants to think individually about what they value in terms of future land use. In groups, participants were then asked to complete a dot-map exercise and a mind-map exercise. For the dot-map exercise, participants placed stickers on a large map of the Region to indicate where they would like new people and new jobs to be located in the year 2040. For the mind-map exercise, the groups were asked to brainstorm ideas for achieving the vision they had mapped. Through this process, over 600 people worked to build seven different potential future land use scenarios.

The seven scenarios were presented to the public in the fall of 2010 along with the results of an evaluation conducted by MVRPC staff to examine how each of the scenarios performed given a set of twelve indicators. Detailed information about these scenarios and how they were created is available on the Going Places website at www.mvrpc.org/land-use/future.

Phase III, the final phase of the Going Places initiative, began in early 2011 with a process to identify a preferred scenario from the seven alternative future land use scenarios. More information about this process can be found on the Going Places website at www.mvrpc.org/land-use/vision.

The final preferred scenario was determined based on several outcomes:

- The distribution of participants amongst the scenarios during the Phase II workshops;
- The scenario voting results from the Going Places Steering and Planning Advisory committees;
- The scenario voting results from the five Phase II public open houses held during October and November, 2010;
- The scenario voting results from a mail survey conducted in the spring of 2011;
- The scenario voting results from an internet survey in the spring of 2011; and
- The results of a phone survey conducted in the spring of 2011 using a representative sample of the Region's residents in order to determine regional values as they relate to the future of land development in the Region.

Over 1,200 people participated in the voting process. Three scenarios – the Asset-Based, Infill/Conservation, and Mixed Themes development scenarios – received roughly the same number of votes which, put together, accounted for 82% of the total votes. Concepts related to these three scenarios were highly supported in the phone survey and these scenarios were the most popular with workshop participants. As a result, they were combined to create the Concentrated Development Vision.

The Vision map was developed based on the information gathered through the dot-map exercise conducted at the workshops. This information was used to determine the highest-priority areas for new population and employment. The projected increases in population and employment for the year 2040 were then distributed throughout the Region accordingly, taking into account an analysis of existing land development density and intensity and an assessment of the capacity of different areas to absorb future development.

The Vision's principles and characteristics were drawn from the thousands of comments made on the mind maps and think cards from the workshops and from the voting responses for the three scenarios that were combined to create the Vision.

Next Steps

Once the MVRPC Board of Directors endorses the Concentrated Development Vision, MVRPC staff will begin working with the Going Places Steering and Planning Advisory committees to develop and finalize a regional land use plan.

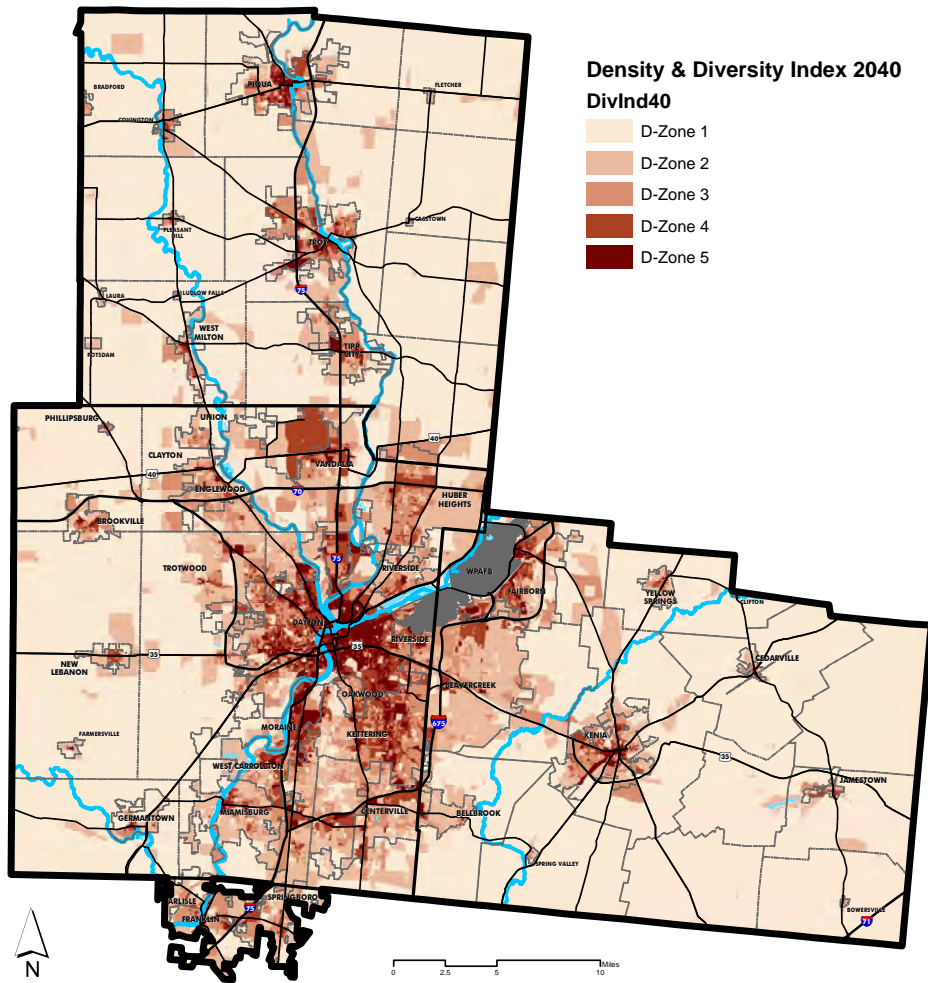
Rather than being a prescriptive plan, requiring certain community actions, the regional land use plan will consist of a set of tools for communities to use as a guide and reference as they see fit.

The Miami Valley Region is home to a variety of diverse and unique communities. With increased coordination and cooperation on land use issues within the Region, local leaders can work together to build economic vitality and resilience while maintaining and enhancing their communities' quality of life and property values.

For More Information

All of the reports, summaries, posters, and many of the presentations that have been produced as part of the Going Places initiative are available on the MVRPC website at www.mvrpc.org/rлу. Staff is also available to answer any questions, please contact us at goingplaces@mvrpc.org or by phone at (937) 223-6323. You can also receive updates through our Facebook page at www.facebook.com/GoingPlacesMV. If you support the Concentrated Development Vision, please consider adding your name to the list of supporters at www.mvrpc.org/land-use/going-places/concentrated-development-vision.

Going Places Preferred Future Land Use Scenario: The Concentrated Development VISION



Principles: Development in this scenario will be concentrated around regional assets and in areas that already have the infrastructure to support it. The rehabilitation and/or repurposing of vacant and underused structures would be encouraged, along with a more broad commitment to infill development – whether it makes use of existing structures or vacant lots. The preservation of agricultural land and other open space would be a priority, upon agreement by the property owner, as well as encouraging more connection and cooperation between the Region’s communities.

Characteristics:

- Encourage the rehabilitation and/or repurposing of existing structures.
- Focus on the maintenance of existing infrastructure (roads, water, sewer, etc.).
- Locate any new development in areas with existing infrastructure (roads, water, sewer, etc.).
- Revive the Region’s older communities.
- Preserve prime farmland and support agricultural enterprise.
- Improve the quality of educational opportunities throughout the Region.
- Foster a sense of connection and cooperation between the Region’s communities.
- Increase the number and quality of transportation options.
- Encourage development around the Region’s assets.
- Encourage the rehabilitation and/or reuse of vacant industrial sites.
- Encourage energy-efficient building practices and the retrofitting of older structures for energy efficiency.
- Use land in a way that builds a sense of community.
- Maintain and expand the Region’s parks, natural areas, and recreation amenities (recreation centers, bikeways, rivers, etc.).
- Encourage the development of quality, realistic affordable housing throughout the Region.
- Revive the Region’s core city – the City of Dayton.

D-Zone 1

Areas with the least dense development and the least amount of development diversity.



D-Zone 2

Areas with a moderate density level and small-to-moderate levels of development diversity.



D-Zone 3

Areas that may be either less dense with a higher diversity or more dense with a lower development diversity.



D-Zone 4














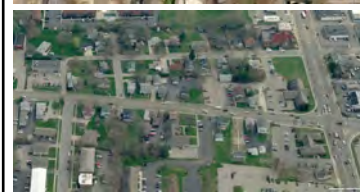

Areas with higher density levels and higher levels of development diversity.



D-Zone 5

Areas that are both dense and diverse, containing at least two types of development.



Zone 1	Zone 2	Zone 3	Zone 4	Zone 5
  	  	  	  	  
<p>Areas in the Region with the least dense development, containing only one or maybe two different types of land uses, and with little impervious surface area.</p>	<p>Areas in the Region with moderately dense development, with low-to-moderate levels of development diversity, and a small-to-moderate amount of impervious surface area.</p>	<p>Areas in the Region that may be either less dense with more different types of land uses or more dense with fewer different types of land uses and that have a moderate amount of impervious surface area.</p>	<p>Areas in the Region with higher density levels, containing several different types of land uses, and with a higher amount of impervious surface area.</p>	<p>Areas in the Region with the highest levels of density and diversity, containing at least two types of development and a high percentage of impervious surface area.</p>
<ul style="list-style-type: none"> • Average housing unit density: 0.1 units/ac. • Average commercial FAR*: 0 • Average industrial FAR: 0 • Average impervious surface score**: 2.6 	<ul style="list-style-type: none"> • Average housing unit density: 1.6 units/ac. • Average commercial FAR: 0.01 • Average industrial FAR: 0.001 • Average impervious surface score: 4.5 	<ul style="list-style-type: none"> • Average housing unit density: 4.3 units/ac. • Average commercial FAR: 0.02 • Average industrial FAR: 0.004 • Average impervious surface score: 6.2 	<ul style="list-style-type: none"> • Average housing unit density: 7.5 units/ac. • Average commercial FAR: 0.07 • Average industrial FAR: 0.007 • Average impervious surface score: 7.7 	<ul style="list-style-type: none"> • Average housing unit density: 14.3 units/ac. • Average commercial FAR: 0.5 • Average industrial FAR: 0.03 • Average impervious surface score: 9.3

* FAR: Floor Area Ratio. Measured by dividing the total floor area of building space by the lot size in square feet.

** Measured on a scale of 1 to 10, 10 being the highest level of coverage.