



A SUMMARY OF  
**GOING  
PLACES**

AN INTEGRATED  
LAND USE VISION FOR  
THE MIAMI VALLEY REGION

MAY 2015



**MIAMI VALLEY**  
Regional Planning Commission

## SHAPING OUR REGION'S FUTURE TOGETHER

Established in 1964, the Miami Valley Regional Planning Commission promotes collaboration among communities, stakeholders, and residents to advance regional priorities. MVRPC is a forum and resource where the Board of Directors identifies priorities and develops public policy and collaborative strategies to improve the quality of life throughout the Miami Valley Region. MVRPC performs various regional planning activities, including air quality, water quality, transportation, land use, research, and GIS. As the designated Metropolitan Planning Organization (MPO), MVRPC is responsible for transportation planning in Greene, Miami, and Montgomery Counties and parts of northern Warren County. MVRPC's areawide water quality planning designation encompasses five (5) counties: Darke, Preble, plus the three MPO counties.



## GOING PLACES

AN INTEGRATED LAND USE VISION  
FOR THE MIAMI VALLEY REGION

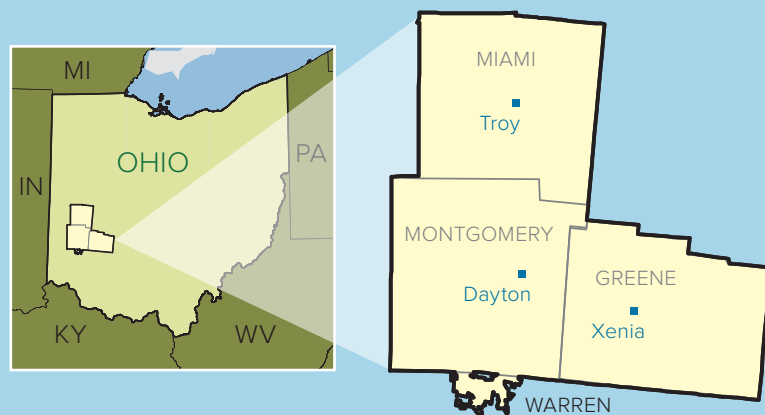
The Miami Valley Regional Planning Commission would like to express our sincere appreciation to our citizens, community leaders, and committee members for their participation and support during the Going Places initiative.





## AT A GLANCE

WE LIVE, WORK, AND PLAY  
REGIONALLY, AND NOW IT IS  
TIME TO PLAN REGIONALLY.



The Miami Valley Region is located in southwest Ohio.

### WHAT IS GOING PLACES?

We know the Miami Valley Region is a great place to live, with unique communities and excellent amenities. We also know the Region has its challenges. To stay competitive in a fast changing global economy, it is important for the Region to address these challenges and coordinate efforts for future growth and prosperity.

In 2007, the Miami Valley Regional Planning Commission's (MVRPC) Board of Directors recognized the need for developing a regional plan. **This led to GOING PLACES — An Integrated Land Use Vision for the Miami Valley Region.**

Going Places provides forums for people living and working in the Region to participate in planning. It also provides resources for local communities to make decisions with a regional perspective.

### HOW WE DID IT

It was essential for the regional plan to be built on a shared vision supported by a strong foundation of data and analysis.

Two committees were formed that provided leadership, strategic direction, and technical consultation throughout the initiative. MVRPC collected extensive data and performed multiple studies to assess our Region's existing conditions, develop projections for year 2040, and explore future land use options. Through many types of forums, we asked community members, businesses, local governments, and organizations across the Region what they want the Region to look like and what was needed to make it a reality.

## THE RESULTS

### A SHARED REGIONAL VISION: THE CONCENTRATED DEVELOPMENT VISION

People, no matter where they live or work, expressed important values that are shared all across the Region. These became the guiding principles of the Concentrated Development Vision.

- Build on the Region's many assets
- Maximize the use of existing infrastructure
- Preserve agricultural land and open space
- Encourage community connection and cooperation

### IMPLEMENTATION TOOLS

Going Places committees identified a set of eleven implementation tools to address what has been missing and what is needed in the future to plan with a regional perspective and support the Concentrated Development Vision. The tools address the following major needs:

- Provide better information for strong decision making
- Strengthen regional collaboration
- Build the Region's capacity for solutions

This booklet  
shares the story of  
**GOING PLACES.**



## OUR REGION

PUBLIC AND PRIVATE  
PARTNERS ARE WORKING  
TOGETHER TO ENHANCE THE  
REGION'S QUALITY OF LIFE  
AND ECONOMIC VITALITY FOR  
FUTURE GENERATIONS.





# GOALS

FINDING A DIRECTION  
FOR OUR REGION



Founded upon the principles of regional collaboration, cooperation, and consensus building, the Miami Valley Regional Planning Commission serves as the common ground where residents, area partners, leaders, and partnering organizations came together to work towards a shared regional plan.

Going Places was designed to elevate the types of forums we use and provide needed resources to better facilitate innovative solutions to support the Region.

## THE GOAL OF GOING PLACES WAS TO ANSWER THREE MAJOR QUESTIONS:

- 1 Where are we now and where are we headed?  
**(OUR REGIONAL TRENDS)**
- 2 What do we want our Region to look like in the future?  
**(OUR SHARED VISION)**
- 3 How do we get there?  
**(OUR IMPLEMENTATION TOOLS)**

It is important to note the investment of Going Places' Steering Committee and Planning Advisory Committee. These committees included stakeholder representatives from local jurisdictions and regional organizations. They provided leadership, strategic direction, and technical consultation for this initiative. For a list of our contributors see page 46.





## ABOUT OUR REGION

THE MIAMI VALLEY REGION  
IS A GREAT PLACE TO LIVE,  
WORK, AND PLAY.

### REGIONAL PROFILE

#### POPULATION

839,012

#### EMPLOYMENT

441,393

#### HOUSEHOLDS

340,159

#### AVERAGE HOUSEHOLD INCOME

\$62,900

#### AVERAGE TRAVEL TIME TO WORK

20.6 minutes

#### LARGEST EMPLOYER

Wright-  
Patterson Air  
Force Base

#### AREA (SQUARE MILES)

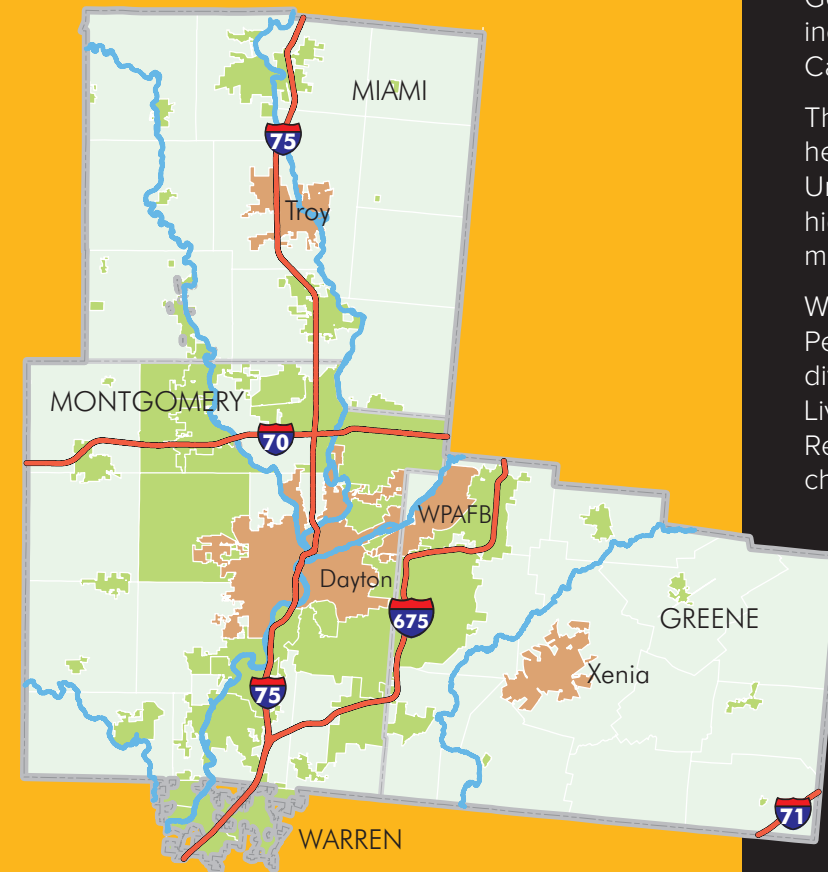
1,313

#### MILES OF FREEWAY

140

#### MILES OF BIKEPATHS

250



### THE MIAMI VALLEY

Going Places looks at MVRPC's Metropolitan Planning Organization area, which includes Greene, Miami, and Montgomery counties along with the cities of Carlisle, Franklin, and Springboro in Warren County.

The Miami Valley Region is home to over 800,000 people. We are in the heartland of America. The Miami Valley is within 600 miles of 53% of the United States population. The intersection of I-70 and I-75 is one of the most highly-travelled intersections in the country. Our location is an asset for manufacturing and logistics companies.

We have many vibrant communities, with the City of Dayton as the largest city. People enjoy a lower cost of living with easy access to amenities. We have a diverse economy ranging from agricultural to manufacturing to service industries. Living here provides a small-town feel with the bonus of big city amenities. Our Region has attracted many cultures which can be experienced through our choices in local music, art, food, and entertainment.

We are best known as the birthplace of aviation. This legacy still stands today. Wright-Patterson Air Force Base is the largest single-site employer in the state of Ohio. This Region is about innovation. Our patents number in the thousands. There has been significant research and development in industry, aeronautics, and engineering that have led to many technological advances. We are home to major corporate headquarters and have seen the emergence of a top-notch health care system.

Natural resources support our strong agricultural economy. Of note is the Great Miami buried aquifer that is the Region's primary source of drinking water, and one of the largest and most productive aquifer systems in the country. The network of open space, rivers, parks, and bikeways offers extensive recreational opportunities.

**THE MIAMI VALLEY** has a lot to offer,  
but the Region also has had its challenges  
as described in the following pages.





# REGIONAL TRENDS

## SOCIOECONOMIC TRENDS

### 1950s – 1970s GROWTH ERA

The post-World War II economic boom brought rapid growth to the Miami Valley Region with a 59% increase in population over two decades. The area had become home to many Fortune 500 companies and had a robust manufacturing industry. This boom, in conjunction with a new regional interstate system, afforded more lifestyle choices and mobility. This was the start of a trend to move away from older communities to newer ones.

### 1970 CHANGE IN ECONOMIC AND GROWTH TRENDS

As seen throughout the Midwest, the manufacturing sector experienced a steep decline in the 1970s. As the largest employment sector, this was a major hit to the economy. People lost jobs and health care benefits, and wages fell. The Region began to have difficulty retaining and attracting residents and jobs.

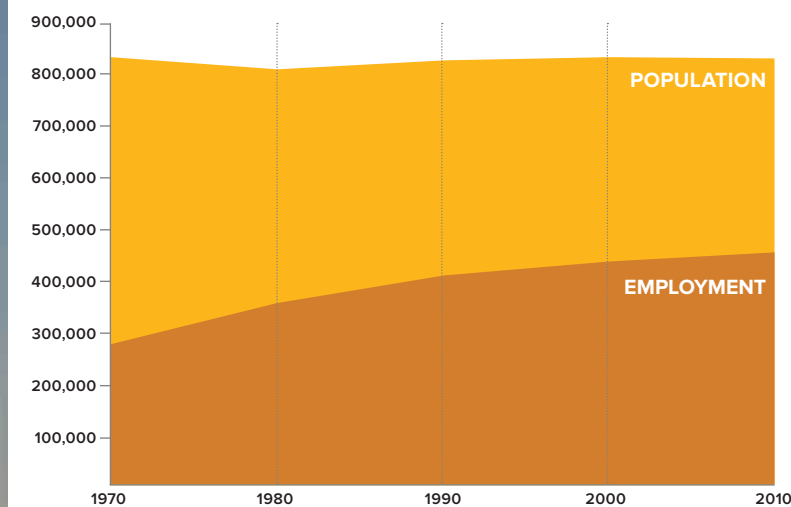
### 1970s – 2010 ENDURING TRENDS

Between 1970 and 2010, the Region has struggled to reinvent its economy and spur population growth. During this time, our Region shifted towards a different path. How and where people live and work has changed.

- Younger people have been moving away, leaving an aging population.
- Average household size has decreased as young adults and retirees have sought more independent living arrangements.
- There are fewer children in households. There are more single parent and nontraditional households.
- The Region shifted from a production-based economy to a service-based economy with lower-paying jobs.
- In 1970, we were ahead of the nation with per capita income. Over the past 40 years, we have fallen behind the nation.

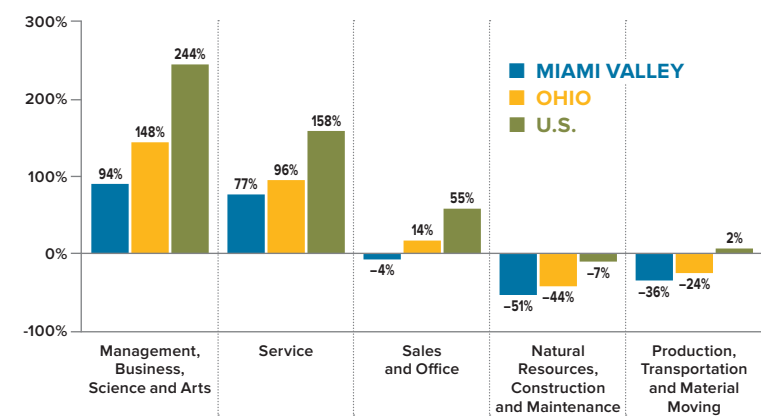
The 2008 recession was another indicator that the local economy was more susceptible to downturns. The Region experienced losses of major corporations and manufacturing companies that had been cornerstones of the economy. While still recovering, we are learning to do more with less.

## POPULATION AND EMPLOYMENT TRENDS (1970 – 2010)



Population peaked in 1970. After several decades of decline we are just returning to 1970 levels.

## CHANGE IN EMPLOYMENT BY OCCUPATION (1970 – 2010)



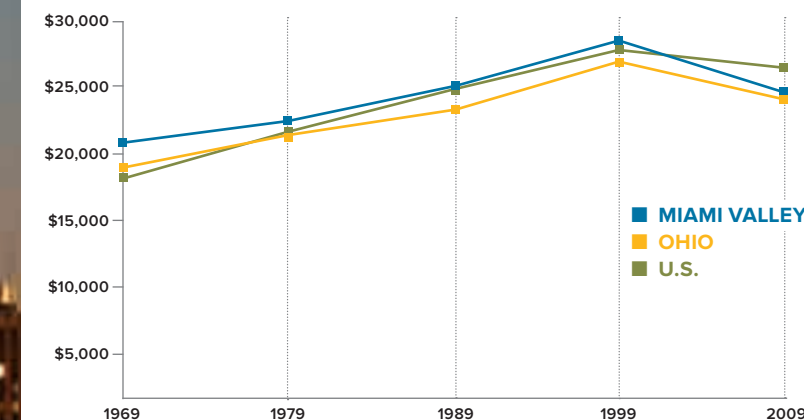
When compared to the U.S. and Ohio, the Region experienced smaller gains and deeper losses.

## HOUSEHOLD AND AGE TRENDS (1970 – 2010)

Year	1970	1980	1990	2000	2010
Total Households	261,416	286,903	309,102	322,978	327,630
Persons per Household	3.05	2.70	2.54	2.42	2.36
Median Age	26.78	30.08	33.29	36.40	38.94

The median age has increased by 12 years since 1970. We have added 25% more households for the same number of people.

## PER CAPITA INCOME TRENDS (1969 – 2009)



From 1999 to 2009, compared to the U.S. and Ohio, the Miami Valley experienced a steeper decline in per capita income from which it still has not recovered.

NOTE: All figures are shown in 2009 inflation-adjusted dollars.

Source: U.S. Bureau of Census





# REGIONAL TRENDS

## LAND USE TRENDS

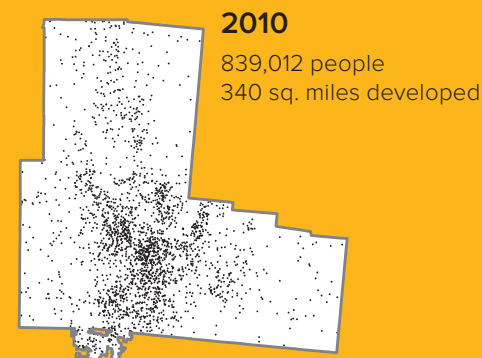
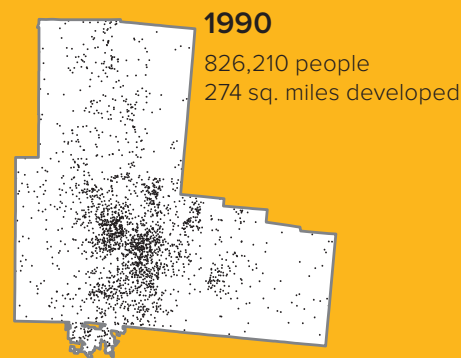
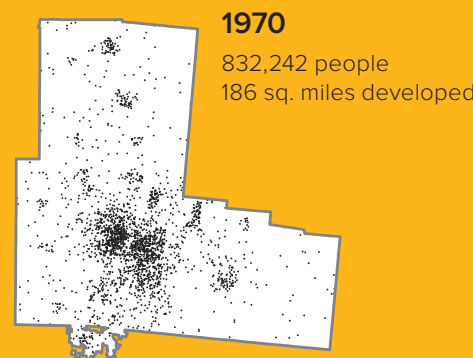
Despite the socioeconomic changes, we kept developing outward like we were growing. In reality, people and jobs were simply relocating around the Region. This trend had the following results:

- An increase in vacant properties
- People occupying more land
- More extensions of infrastructure
- Auto-oriented development around major highway interchanges
- A corresponding loss of farmland

Many new schools, roads, and water and sewer lines have been built and need to be maintained. At the same time, vacant houses, closed businesses, and abandoned industrial sites have become costly and expensive to repurpose.

**Our financial resources are being spread too thin. The same number of people are paying for services across a larger geographical area.**

## LESS THAN 1% IN POPULATION GROWTH, 83% INCREASE IN DEVELOPED LAND



## BASED ON OUR REGIONAL DEVELOPMENT TRENDS, WE EXPECT MODEST GROWTH BY 2040

- 3% increase in population
- 5% increase in jobs

With current building trends, the Region could **expect a 5% increase in newly developed land** to accommodate new people and jobs.

When we collected and analyzed all local plans across the Region, we saw that **we are planning for a 30% increase in newly developed land.**

## CAN WE STAY ON THE SAME COURSE? DO WE WANT TO?

The best predictor of our future is our past. If nothing changes, our current issues will continue into our future. These include:

- Difficulty attracting new people and jobs
- Oversaturation of residential, commercial, and retail development
- Increasing number of vacancies while property values decline
- Shrinking tax base and revenue stream
- Significant burden on many communities to maintain new and existing infrastructure
- Communities having difficulty providing basic services
- Without a new approach, our communities will be competing with each other for the same piece of the pie.





“The current path cities are on is not financially stable... the future for most cities is not going to resemble the recent past...We literally have to start having a conversation about how we build more productive places.”

— Chuck Marohn, President of Strong Towns  
Guest Speaker  
Strong Towns: Miami Valley Edition Symposium  
Piqua, Ohio  
November 19, 2013



## A PLAN FOR THE FUTURE

Over the years, MVRPC has responded to many regional issues and challenges by developing public policies and collaborative strategies to address them.

Recognizing the Region has issues to address, MVRPC's Board of Directors called for a regional plan. This was a call to bring our communities together and set a direction to become more competitive as a Region, and promote growth and revitalization.

MVRPC approached this plan by adopting three main key elements:

- Incorporate sound technical data and analyses
- Seek extensive public engagement so the plan reflects a collective vision of our residents
- Foster strong partnerships and support from our local communities.

## DEVELOPING THE PLAN WAS A JOURNEY OF DISCOVERY

People living and working in the Region are the decision makers. They decide how they are going to invest in our communities. We needed to hear what they wanted for the future.

**VISION:** Through many types of forums, residents, workers, businesses, local governments, and other organizations from across the Region came together to create a vision for the Miami Valley Region.

**IMPLEMENTATION TOOLS:** Going Places' committees worked together to identify needed resources and forums to make the vision a reality.



## DISCOVERING A SHARED REGIONAL VISION

THE REGION SHARES COMMON VALUES  
THAT TRANSCEND POLITICAL AND  
GEOGRAPHICAL BOUNDARIES.





## COMMUNITY ENGAGEMENT

THE VISION WAS DEVELOPED THROUGH A CONSENSUS-BUILDING PROCESS. WE SHARED THE RESULTS OF OUR REGIONAL STUDIES. WE THEN ASKED PEOPLE ACROSS THE MIAMI VALLEY TO SHOW US WHERE AND HOW THEY WANTED THE REGION TO GROW.

“ It is helping [me] see what everyone wants. I think it's great you take our opinions seriously. Thank you.”

— Miami Valley CTC Workshop, May 21, 2010

“ Thanks. I feel like I have some ‘ownership’ in the process.”

— Beavercreek Workshop, January 19, 2010

“ Thank you for offering the opportunity for not only the general public, but the stakeholders to provide their input on the future of Dayton. Something good needs to happen in this region — thanks for spear-heading that effort.”

— Planners Focus Group, March 17, 2010

## GOING PLACES BY THE NUMBERS

- 9 technical studies to evaluate the Region's physical landscape and to identify land use and socioeconomic trends
- 119 community and leadership briefings
- 210+ stakeholder presentations to over 4,600 people
- 609 participants in the scenario building process at 32 workshops, which resulted in 7 alternative scenarios
- 1,226 participants in the preferred scenario selection process
- 401 citizens participated in the phone survey
- 14 public open houses to share and gather feedback

## 1 REGIONAL VISION







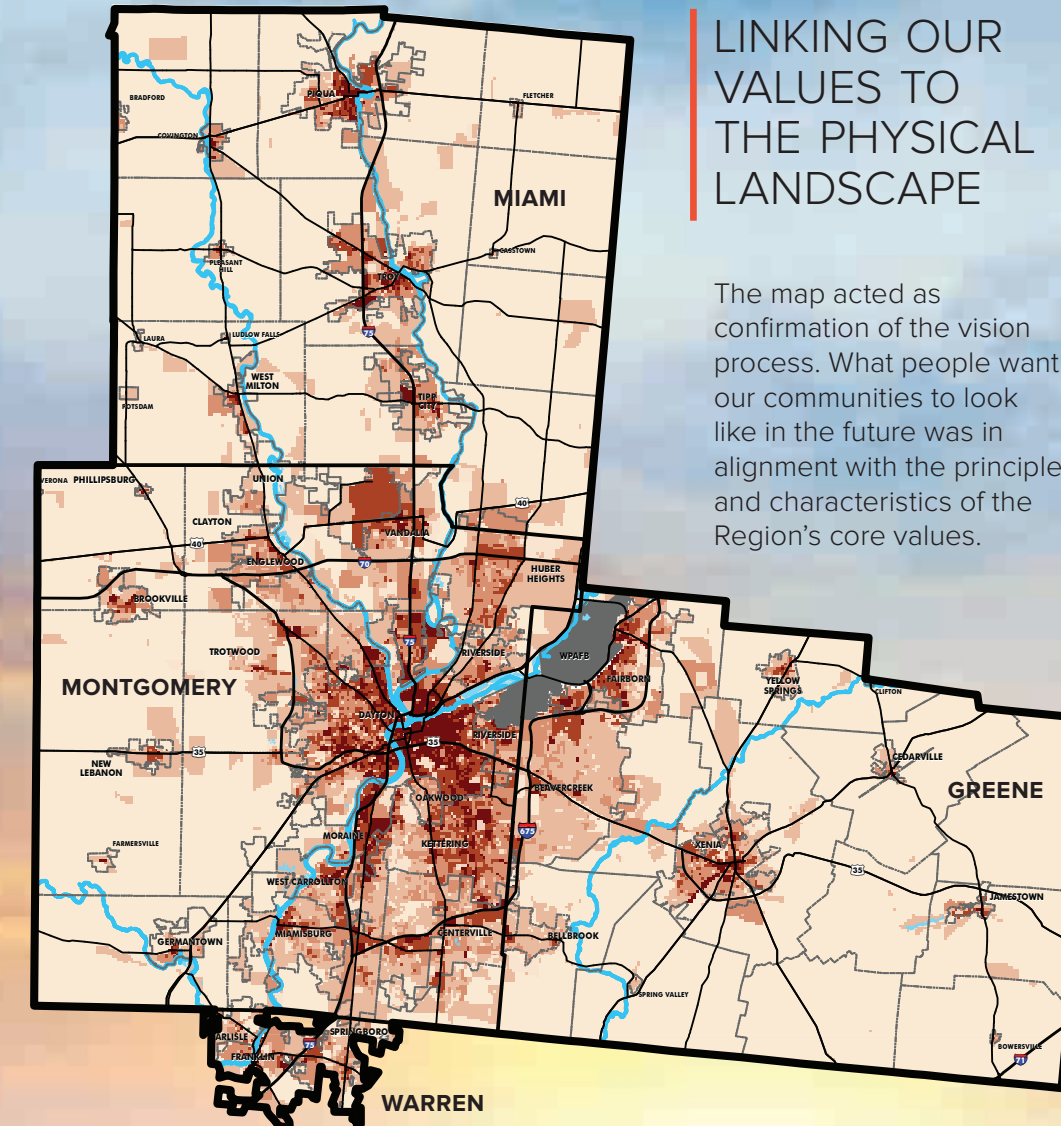
# THE CONCENTRATED DEVELOPMENT VISION

THE CONCENTRATED DEVELOPMENT VISION IS OUR UNIFIED, LONG-TERM VISION, REPRESENTING WHAT PEOPLE WANT THE REGION TO LOOK LIKE IN THE FUTURE. IT CONSISTS OF A SET OF GUIDING PRINCIPLES AND A MAP ILLUSTRATING THE DESIRED FUTURE LAND USE PATTERN FOR THE YEAR 2040.

## FOUR GUIDING PRINCIPLES

The guiding principles emerged from our extensive community engagement process and represent the Region's common goals as related to how we use our land and resources in the future.

1. Build on the Region's many **ASSETS**
2. Maximize the use of existing **INFRASTRUCTURE**
3. **PRESERVE** agricultural land and open space
4. Encourage community connection and **COOPERATION**



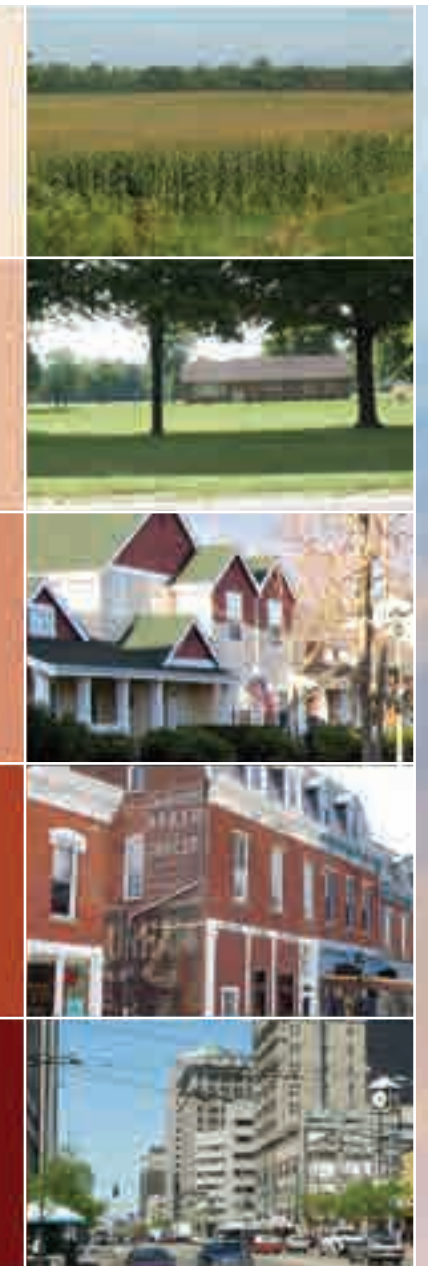
## LINKING OUR VALUES TO THE PHYSICAL LANDSCAPE

The map acted as confirmation of the vision process. What people want our communities to look like in the future was in alignment with the principles and characteristics of the Region's core values.

RURAL

SUBURBAN

URBAN



VISION

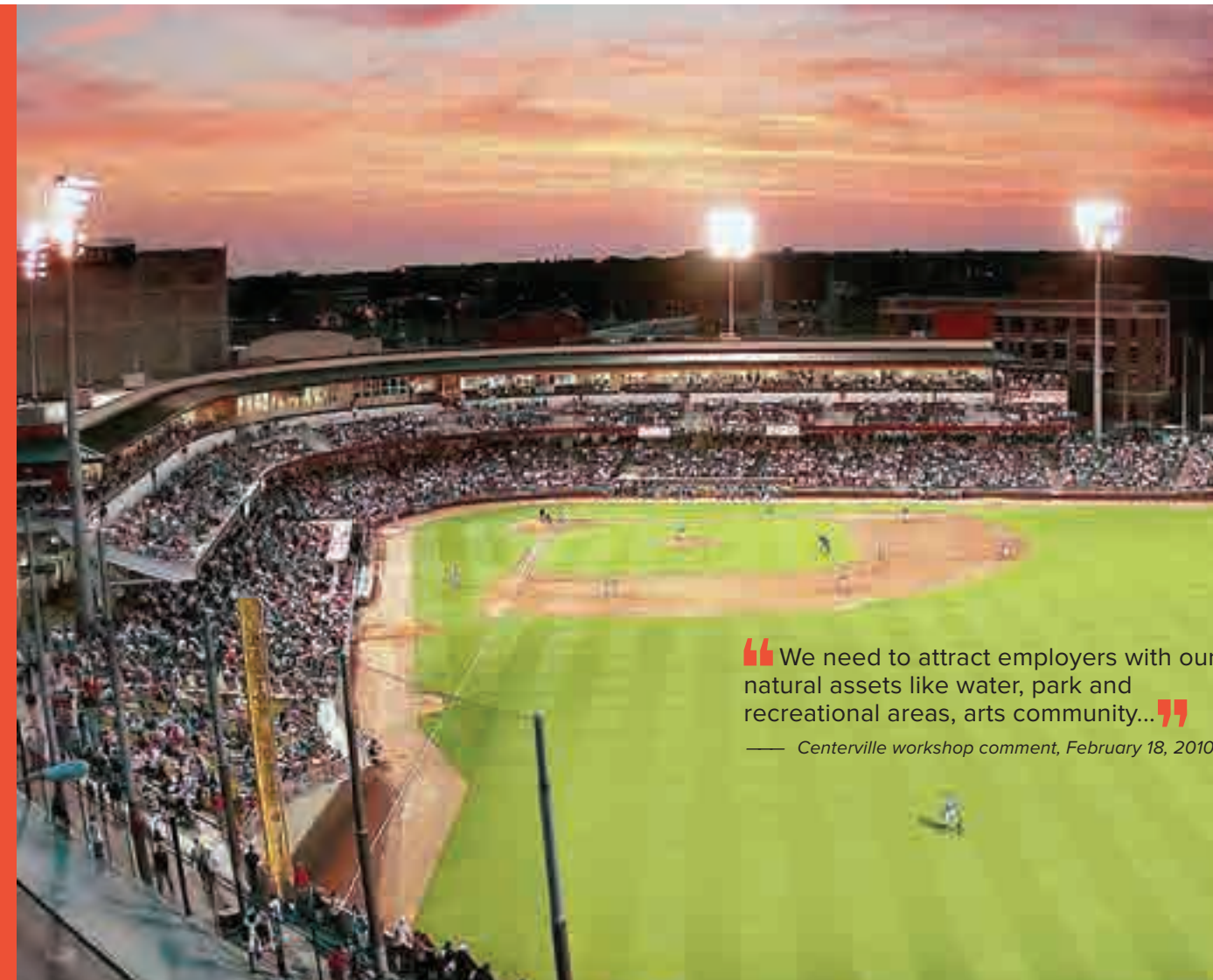
The following pages describe the **FOUR GUIDING PRINCIPLES**.





# 1. BUILD ON THE REGION'S MANY ASSETS

THE REGION IS FULL OF MANY ASSETS THAT MAKE US UNIQUE AND ATTRACT PEOPLE TO LIVE HERE. THIS PRINCIPLE LOOKS AT MAKING THE MOST OF WHAT COMMUNITIES HAVE TO OFFER.



“We need to attract employers with our natural assets like water, park and recreational areas, arts community...”

— Centerville workshop comment, February 18, 2010

88% of people feel that development should be located around existing regional assets. Communities can lead future development by identifying and mobilizing existing assets to create economic opportunities and viable growth. Assets can be defined as the talents of a community and its organizations, special places, and natural resources.

“I like this...because it builds upon all the good things that are already present right in the Miami Valley.”

— Web comment, March 28, 2011







## 2. MAXIMIZE THE USE OF EXISTING INFRASTRUCTURE

THE MIAMI VALLEY HAS A SOLID NETWORK OF EXISTING INFRASTRUCTURE THAT PROVIDES ESSENTIAL COMMODITIES AND SERVICES TO OUR REGION. THIS PRINCIPLE FOCUSES ON GROWTH IN COMMUNITIES WITH ESTABLISHED INFRASTRUCTURE AND IMPROVING THE RETURNS ON INVESTMENTS.

“ I think there is a lot of development in the county, but the focus needs to be on empty buildings and reusing them in the urban areas.”

— Phone survey comment

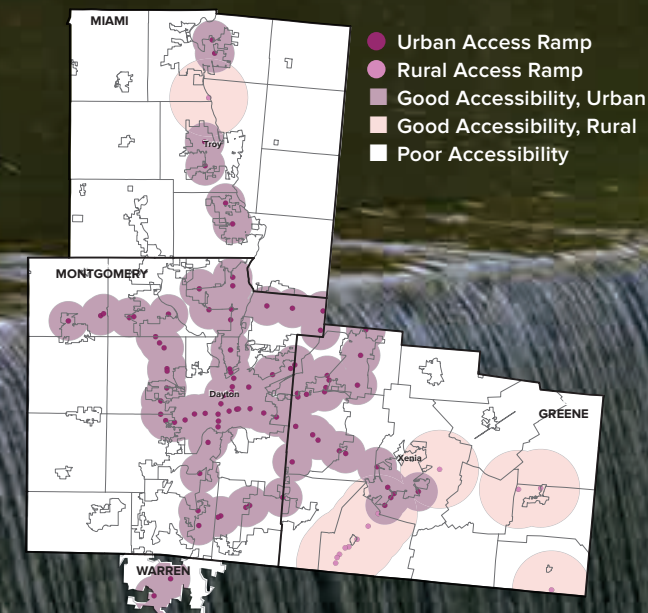
“ Infill Development will help to not only take advantage of the existing infrastructure in place to support commercial, industrial, and residential development, but it will also encourage more people to live closer to where they work, which will create more bike and walk friendly communities.”

— Web comment  
December 8, 2010

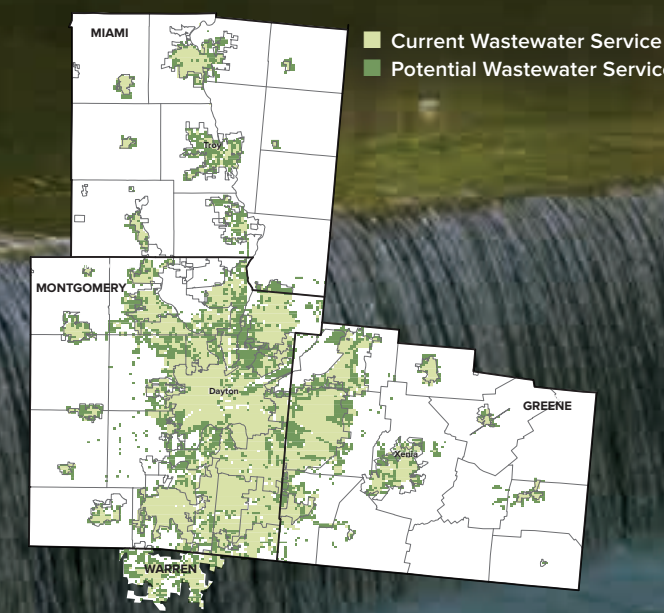


People feel it is important to realize the full value and potential of the systems we already have in place. 94% of people expressed a preference for focusing on the revitalization of vacant and underutilized places to improve existing neighborhoods and communities.

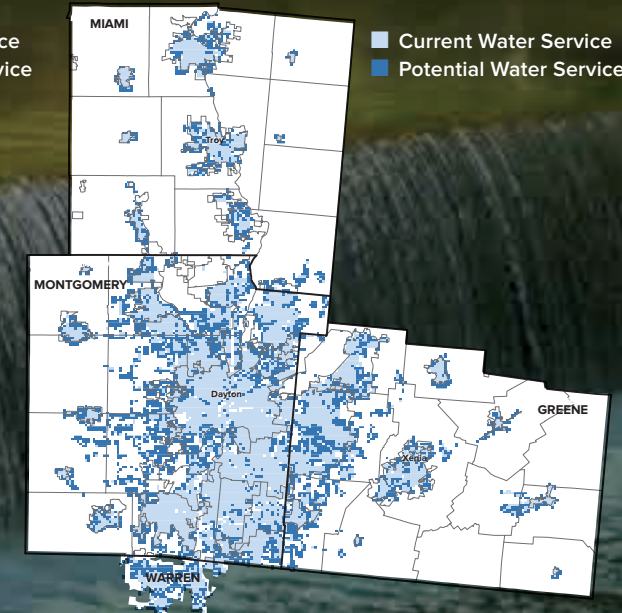
MAJOR THOROUGHFARE ACCESS



WASTEWATER SERVICE



WATER SERVICE







### 3. PRESERVE AGRICULTURAL LAND & OPEN SPACE

TWO-THIRDS OF OUR LAND IS AGRICULTURAL OR OPEN SPACE. THIS PRINCIPLE FOCUSES ON MAINTAINING AND SUPPORTING A VIABLE AGRICULTURAL ECONOMY, NATURAL RESOURCES, RECREATIONAL OPEN SPACES, AND A HEALTHY BALANCE BETWEEN RURAL AND URBAN AMENITIES.



“Farmland and open space preservation is critical. Once it’s gone, it’s gone.”

— Web comment,  
April 5, 2011

“As a farmer who still operates a farm in the middle of a small city, I enjoy preservation of green space and opportunities for people to get outside and enjoy their surroundings.”

— Web comment,  
April 26, 2011



Over 85% of people surveyed view maintaining farmland and living near parks and natural areas as important. Agricultural land and open space are considered major assets in our Region. It is important to preserve the quality of these important features.





## 4. ENCOURAGE COMMUNITY CONNECTION AND COOPERATION

PARTNERSHIPS ARE VITAL FOR GROWTH AND PROSPERITY. THIS PRINCIPLE FOCUSES ON FINDING WAYS TO OVERCOME ISSUES, DISCOVER OPPORTUNITIES, AND ACHIEVE GOALS IN MORE EFFICIENT WAYS.

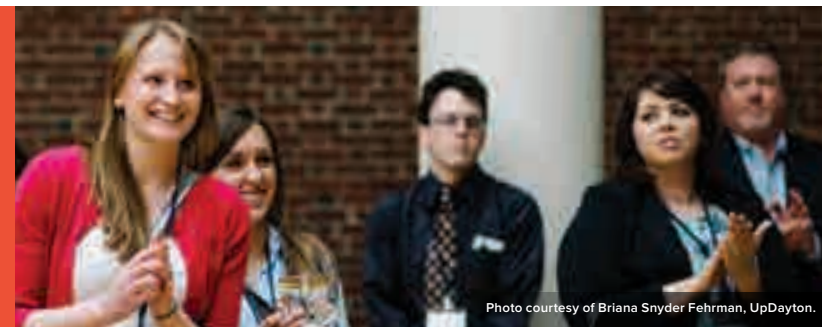


Photo courtesy of Briana Snyder Fehrman, UpDayton.



Photo courtesy of UpDayton.

“I believe we must think regionally. It is imperative for the future of the Miami Valley.”

— Bellbrook workshop, March 24, 2010

“If we are going to succeed in sound land use planning, it is essential that we encourage intergovernmental cooperation and discourage competition.”

— Dayton workshop, March 31, 2010



People value cooperation. 94% of people surveyed want local communities to communicate more with each other. Developing partnerships which connect our communities and organizations is vital for growth. This will lead to more innovative and enduring solutions.





## IMPLEMENTATION TOOLS

---

**GOOD:**

HAVING A SHARED VISION

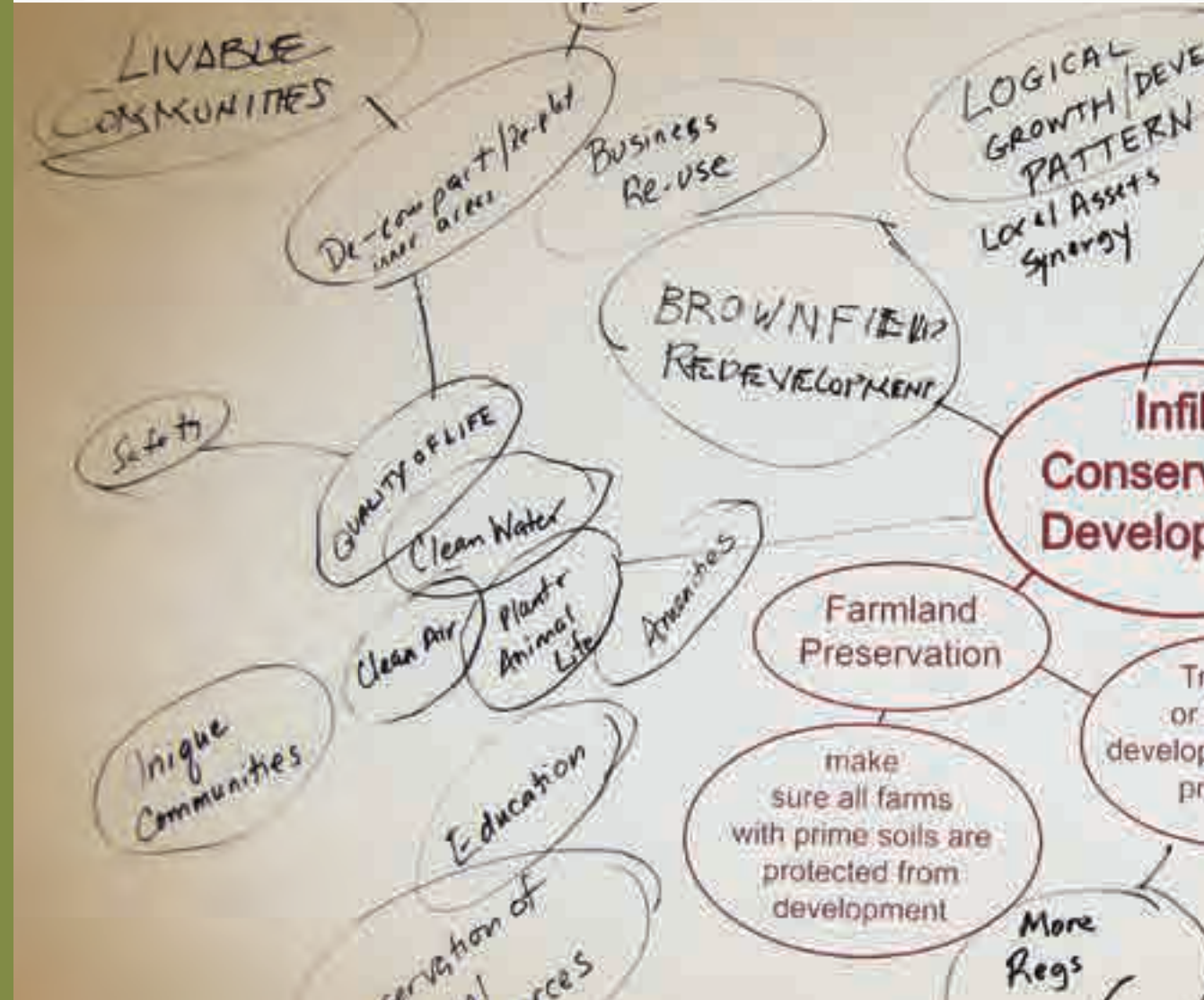
**BETTER:**

HAVING THE TOOLS NEEDED  
TO MAKE THE VISION A REALITY



# IMPLEMENTATION TOOLS

WE DIDN'T WANT TO STOP WITH JUST A VISION. WE ALSO DIDN'T WANT A STATIC PLAN. WE WANTED MORE RESOURCES IN THE FORM OF TOOLS THAT WERE DYNAMIC AND COULD BE USED ACROSS MANY SITUATIONS.



## VISION + NEEDS = IMPLEMENTATION TOOLS

With a shared regional vision, we know where we want to be in the future. Now we need to develop the tools that are needed to get us there.

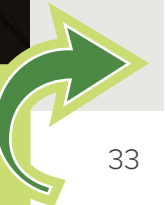
Our local communities are challenged to do more with less. Since the recent recession, there has been a significant loss of revenue for local jurisdictions. Financial assistance from the federal government has become increasingly competitive and hard to come by. The revenue reductions from Ohio's Local Government Fund and the elimination of the estate tax caused sudden budget problems locally.

In this current environment, how do we collaborate regionally to implement the Concentrated Development Vision while at the same time providing our communities with valuable resources? The committee members' in-depth understanding of our Region was instrumental in identifying what has been missing and what is needed to accomplish this. Three needs emerged:

1. Provide better information for strong decision making
2. Strengthen regional collaboration
3. Build the Region's capacity for solutions

Following the recommendation by the Going Places committees, a set of eleven implementation tools was approved by MVRPC's Board of Directors. The implementation tools were designed to address these critical needs with MVRPC's mission, expertise, and capacity in mind. Each tool is for communities to use as a resource and guide as they see fit.

The following pages outline the **ELEVEN IMPLEMENTATION TOOLS**.







## TOOL A

### Shared Regional Geographic Information System (GIS)

Shared regional GIS is a web-based, publicly-accessible data system. It allows for a better understanding and visualization of data revealing relationships and trends through maps, reports, and charts. This tool will be built from MVRPC's existing data sources, including data for transportation, land use, demographics, zoning, natural and built environment factors, infrastructure, and other regional assets. New data will be created and maintained by MVRPC, or provided by local governments and organizations as needed.

**With its technical capacity and expertise, MVRPC will lead this initiative in partnership with various organizations. MVRPC will perform analyses upon request, and train local government staff how to use the data.**



Photo courtesy of Briana Snyder Fehrman, UpDayton.

## TOOL B

### Data Support for the Economic Development Site Selection Database

Businesses looking to locate in the Miami Valley have access to a powerful state-built site selection database to help them quickly identify locations that meet their needs. This is provided by JobsOhio and is served regionally through the Dayton Development Coalition. The value of this database depends entirely on the quantity and quality of information, and that information is currently provided by local designated officials on a voluntary basis.

Upon request, MVRPC will assist local jurisdictions and regional economic development agencies with data support to compile needed information related to a specific site, providing enhanced data for JobsOhio's site selection database.

**MVRPC will support local communities by supplying data and information that enhances the JobsOhio site selection database, while partnering and supporting the Dayton Development Coalition in promoting awareness of the site.**

## TOOL C

### Return on Investment/ Impact Analysis Tool

This tool will help communities seek high return on investments and explore alternatives when planning or managing projects such as development, redevelopment, preservation, and brownfield remediation. It will allow them to evaluate a wide variety of factors — such as potential tax revenues, infrastructure cost, short and long term maintenance costs, local and regional economic impact and environmental impact, and more — to predict the potential impacts, costs, and benefits of a proposed project both before and during the project development process. This analysis tool will be web-based for easy access by local government staff, allowing them to enter their own data for their own analysis.

**MVRPC will partner with local jurisdictions, development agencies, and other organizations to identify the tool parameters and facilitate beta testing, coordinating the actual production of the tool through a consultant.**







#### TOOL D

### Series of Regional Assets and Economic Analyses

This tool will identify, document, and analyze important regional assets and economic indicators to benchmark — such as the built environment, natural environment, transportation, infrastructure, employment, education, public and private institutions, and other regional features — and then monitor trends and progress. Interactive mapping of related assets will help identify opportunities to improve, strengthen, and connect assets. This information will provide insight on where the Region stands, and serve as a foundation for future planning, coordination, service delivery, and project development efforts.

**MVRPC will coordinate and partner with development organizations to identify assets, determine indicators for measurement, and assist with data collection. MVRPC will manage the data and mapping and lead the effort to prepare reports.**

#### TOOL E

### Project Funding Competitiveness Analysis

Given increasingly tough competition for state and federal funding, this tool will provide analysis to help identify additional funding opportunities beyond MVRPC's regionally-controlled federal transportation funding, and focus on opportunities to increase a project's competitiveness for funding awards. MVRPC will partner with and assist jurisdictions and organizations seeking funding upon request.

**MVRPC will analyze funding requirements and award trends, identify factors critical in winning competitive funding, connect organizations where collaboration would be beneficial, help refine project scopes to increase competitiveness, and identify positive regional impacts.**

#### TOOL F

### Forum for Regional Transportation and Development

A forum of a broad cross section of leaders and stakeholders from the Miami Valley Region will be held on a regular basis to share perspectives on regional challenges, opportunities, and coordination efforts. Occurring at least once per year, this forum will be designed and promoted to focus on the identification and prioritization of regional issues and initiatives.

**MVRPC will coordinate and host this forum and will act as a liaison during regional discussions hosted by other agencies. We will partner with business development groups and local governments on this task.**

#### TOOL G

### Targeted Subgroups to Address Specific Issues of Local Jurisdiction Coordination

The goal of this tool will be to facilitate coordination and cooperation while supporting the search for solutions to particular issues identified by local jurisdictions and agencies. Topics will be selected by the participants, and could include comprehensive and land use planning, zoning regulations, infrastructure, transportation, development, preservation, and natural resources. MVRPC will help connect and convene key participants to identify shared solutions for these local and regional challenges, organizing and facilitating meetings between groups upon request. MVRPC will also support existing coordination efforts from various associations or groups.

**MVRPC will serve as a host for jurisdictions and agencies that request this service, while providing staff support for best practices research, data, and mapping to support the group's decision-making process.**







## TOOL H

### Regional Collaboration Training Program

A regional collaboration training program will provide interested regional stakeholders wanting to enhance cross-discipline and organizational collaboration skills with an opportunity for learning specific, actionable skills and techniques to help them build consensus, manage conflict constructively, and establish a basis for shared action around common goals held by individuals and interest groups. This training program will be designed to enhance, not replace, training opportunities already available.

**MVRPC will help convene and provide support for the coordination of the training program, which will serve as a foundation for, and facilitate advancement of, the Regional Stewardship goal in MVRPC's Strategic Plan.**

## TOOL I

### Innovative Solutions for Sustainable Development and Redevelopment

This tool will offer support and provide resources for sustainable development and redevelopment efforts for local jurisdictions and regional partners, focusing on projects such as sustainable design, vacant properties, brownfields, water and air quality, transportation and existing infrastructure. MVRPC will manage data resources for mapping and analysis, research best practices for sustainability, and help with funding opportunities.

**MVRPC will support and collaborate with regional organizations and agencies to provide necessary data, analysis, and research.**

## TOOL J

### Innovative Solutions for Natural Resources Preservation and Enhancement

With this tool, MVRPC will help manage data resources for mapping and analysis while researching best practices for natural resources preservation. Given the issues identified to date, this effort will focus on strategies for low-impact development, managing stormwater runoff, and groundwater quality management. MVRPC will help raise awareness of established and innovative solutions for natural resource preservation and enhancement issues.

**MVRPC's environmental planning program, housed under the Department of Sustainable Solutions and Transportation Alternatives, is currently leading the effort to promote and advance natural resource preservation with various regional partners. This program will serve as a foundation and facilitate advancing the Sustainable Solutions and Environment Goal in MVRPC's Strategic Plan.**

## TOOL K

### Miami Valley Story Project for More Meaningful Regional Marketing and Increased Local Tourism

This tool will market the Miami Valley to residents and to outside interests as a Region. Since the Region has such a wide variety of communities and resources, this will reveal and articulate a series of authentic statements and images that could be woven into regional marketing efforts of all kinds, positively raising general public awareness of the Region as a whole. A key challenge of this initiative will be in promoting it. It will not be led by MVRPC, but led by regional marketing and economic development specialists, such as a regional tourism agency.

**MVRPC will assist the lead agency, to be determined.**







## WHAT'S NEXT

LEAD, PARTNER, AND SUPPORT



## WHAT'S NEXT

MVRPC WILL FOLLOW A THOROUGH DECISION-MAKING PROCESS TO BRING EACH TOOL INTO ACTION.

### STEP BY STEP TO SUCCESS

Like any planning process, the identification of the Implementation Tools is only the first step in developing them for successful use and availability. A decision will be made on how to proceed based upon a discussion with partners, staff, and stakeholders during the assessment process of how each tool would be implemented, by which agency, and on what schedule.

### MVRPC PROGRESS

**REGIONAL PLANNING STUDIES** – Implementing planning studies with partnering organizations to examine, identify, and recommend policies and action steps to address regional needs.

Current example:

- Regional Open Space Visioning

**REGIONAL GIS SERVICES** – Delivering enhanced GIS services to provide organizations direct access to MVRPC's mapping data and collaborating with partners on projects that address regional needs.

Current examples:

- Miami County Zoning Database Update assistance
- Miami Valley Wetland inventory web mapping application development

**COMMUNITY PLANNING SERVICES** – Assisting local jurisdictions and other organizations in the Region on their planning efforts. Examples of services include planning process consultation, data analysis and mapping, and group facilitation services.

Current examples:

- City of Trotwood Comprehensive Plan Update consultation
- Jefferson Township Future Land Use Strategic Planning consultation and technical assistance
- Dayton Inspires regional marketing campaign assistance

**PLANNING RESEARCH SERVICES** – Conducting best practices research activities and studies to provide regional information.

Current examples:

- Miami Valley Region demographic and employment profile





## SHAPING OUR REGION'S FUTURE TOGETHER

### A MESSAGE FROM THE EXECUTIVE DIRECTOR

Great plans should lead to great development plans and outstanding communities. As our budget allows, we will be looking for opportunities to create the implementation tools that our communities need to conduct better planning and increase their ability to grow and prosper. We have started working with communities and we are looking forward to partnering with more localities.

I thank the citizens of the Miami Valley for their participation because this initiative would not have been successful without their active involvement. I would like to express my sincere appreciation to our Board of Directors, Technical Advisory Committee, and Going Places Committee members and staff for their leadership, support, and dedication during this initiative.

Through this planning process and future opportunities, there is a foundation to work together to accomplish the regional vision. I look forward to partnering with you.

Sincerely,

Brian O. Martin, AICP  
Executive Director



### HOW CAN MVRPC HELP?

- Facilitate development of tools
- Provide forums to connect partners around the Region
- Planning consultation and facilitation services
- Best practices research, data analysis, and mapping services
- Grant seeking and proposal writing services



# CONTRIBUTORS

## PLANNING ADVISORY COMMITTEE MEMBERS

Ed Amrhein — *Beavercreek Township*  
Stephen Anderson — *Greene County Regional Planning Commission*  
Maika Arnold — *City of Vandalia*  
Jerad Barnett — *Mills Morgan Development Inc.*  
Dan Boron — *City of Springboro*  
Keith Brane — *City of Fairborn*  
Sue Campbell — *Concord Township*  
Donna Cook — *Western Ohio Home Builders Association*  
Carl Daugherty — *City of Trotwood*  
Chris Fine — *City of Miamisburg*  
Steve Finke — *City of Dayton*  
Brian Forschner — *City of Xenia*  
Walt Hibner — *The Home Builders Association of Dayton*  
Mike Howe — *Wright-Patterson Air Force Base*  
Paul Huelskamp — *Miami County*  
Sonja Keaton — *City of Brookville*  
Chris Kershner — *Dayton Area Chamber of Commerce*

## STEERING COMMITTEE MEMBERS

Roy Baver — *WTFD Retired*  
Michael Beamish — *City of Troy*  
Rebecca Benná — *Five Rivers MetroParks*  
Janet Bly — *Miami Conservancy District*  
Willa Bronston — *Jefferson Township*  
Dick Church, Jr. — *City of Miamisburg*  
Ken Collier — *Greene CATS*  
Mark Donaghy — *Greater Dayton RTA*  
Dan Foley — *Montgomery County*  
Dolores Gillis — *City of Tipp City*  
Carol Graff — *Beavercreek Township*  
Arthur Haddad — *Troy Area Chamber of Commerce*  
Rap Hankins — *City of Trotwood*  
Robert Hickey — *Wright State University*

Jeffrey McGrath — *City of Beavercreek*  
Randy Mott — *Miami County Planning Commission*  
John Muceus — *City of Dayton*  
Bob Murray — *City of Riverside*  
David Nolin — *Five Rivers MetroParks*  
Matt Parrill — *ODOT District 7*  
Tom Robillard — *City of Kettering*  
Chris Schmiesing — *City of Piqua*  
Nimfa Simpson — *Citizen Planner*  
Annie Sizemore — *Municipality of Germantown*  
Jim Snedeker — *City of Brookville*  
Dan Suerdieck — *Miami County*  
Ronald Thuma — *Monroe Township*  
Patrick Titterington — *City of Troy*  
Don Vermillion — *University of Dayton*  
J.C. Wallace — *Troy Development Council*  
Larry Weissman — *Montgomery County Planning Commission*  
Bill Whidden — *Concord Township*

Jerry Hirt — *Bethel Township*  
Jack Jensen — *First Suburbs Consortium of Dayton*  
Matthew Joseph — *City of Dayton*  
Rick Kolmin — *State Farm Insurance*  
Julia Maxton — *South Metro Regional Chamber of Commerce*  
J. Scott Myers — *Miami County Park District*  
John O’Brien — *Miami County*  
William O’Brien — *Union Township*  
Phillip Parker — *Dayton Area Chamber of Commerce*  
Don Patterson — *City of Kettering*  
Denise Percival — *Greenewood Manor*  
Gerald Peters — *Perry Township*  
Diane Phillips — *Community Volunteer*  
Robert Preston — *New Jasper Township*  
Harold Robinson — *City of West Carrollton*  
Amy Schrimpf — *Dayton Development Coalition*  
Robert Shook — *Miami County Park District*  
Mike Smith — *City of Riverside*  
Aaron Sorrell — *City of Dayton*  
Jan Vargo — *City of Huber Heights*  
John Weithofer — *Greater Dayton Mayors & Managers Assoc.*  
Karen Wintrow — *Village of Yellow Springs*  
Dave Woods — *Harrison Township*  
Thomas Zerba — *Wright-Patterson Air Force Base*

## FORMER AND ALTERNATE STEERING AND PLANNING ADVISORY COMMITTEE MEMBERS

Rob Anderson — *City of Vandalia*  
Jason Antonick — *Dayton Area Chamber of Commerce*  
Randy Bukas — *Municipality of Germantown*  
Nathan Cahill — *City of Huber Heights*  
Doug Christian — *Miami County*  
Bill Cochensparger — *ODOT District 7*  
Chuck Cochran — *Troy Development Council*  
Michele Conley — *Greater Dayton RTA*  
Sean Creighton — *SOCHE*  
Joan Dautel — *City of Fairborn*  
Johnie Doan — *City of Riverside*  
Chris Duval — *Miller Valentine Group*  
Dawn Falleur — *Green Environmental Coalition*  
John Faulkner — *Xenia Township*  
Kelly Geers — *Dayton Development Coalition*  
Kery Gray — *City of Dayton*  
Patricia Higgins — *Citizen Planner*  
Jacob Hoover — *Miami County*  
Mary Johnson — *Jefferson Township*  
David Kell — *Greene County*  
Victoria Long — *Beavercreek Township*  
James McGarry — *Miami County*  
David Meckstroth — *Upper Valley Medical Center*  
Jonathan Mendel — *City of Huber Heights*  
Thomas Nagel — *City of Fairborn*  
Randy Parker — *Wright-Patterson Air Force Base*  
James Phipps — *Village of Cedarville*  
Howard Poston — *Greene County*  
Mike Ratcliff — *Greater Dayton Mayors & Managers Assoc.*  
Jeffrey Sewert — *City of Brookville*  
Charles Shoemaker — *Five Rivers MetroParks*  
Justin Sommer — *Miami County*  
Michael Thompson — *City of Dayton*  
Erika Vogel — *City of Vandalia*

Donald Weckstein — *Attorney at Law*  
B. Ronald Widener — *Miami County*  
Michael Wiehe — *Dayton Development Coalition*  
Karl Wilson — *Upper Valley JVS*  
Chris Wimsatt — *City of Fairborn*  
Roland Winburn — *Harrison Township*  
Don Woods — *City of Franklin*  
Gary Woodward — *City of Fairborn*  
Alex Zaharieff — *Beavercreek Township*

## MVRPC STAFF

Julie Black, AICP — *Regional Planner*  
Tom Harner, GISP — *GIS Coordinator*  
Kjirsten Frank Hoppe, AICP — *Regional Planner*  
Martin Kim, AICP, GISP — *Director of Regional Planning*  
Mike Lucas — *IT Manager, Web Manager*  
Laura Loges — *Director of Marketing and Public Affairs*  
Brian Martin, AICP — *Executive Director*  
Kathryn Youra Polk — *GIS Specialist/Planner*  
Ana Ramirez, P.E. — *Director of Long Range Planning and Engineering*  
Bob Steinbach — *Director Sustainable Solutions and Trans. Alternatives*  
Lynn Zuch, AICP, LEED AP — *Research Associate*

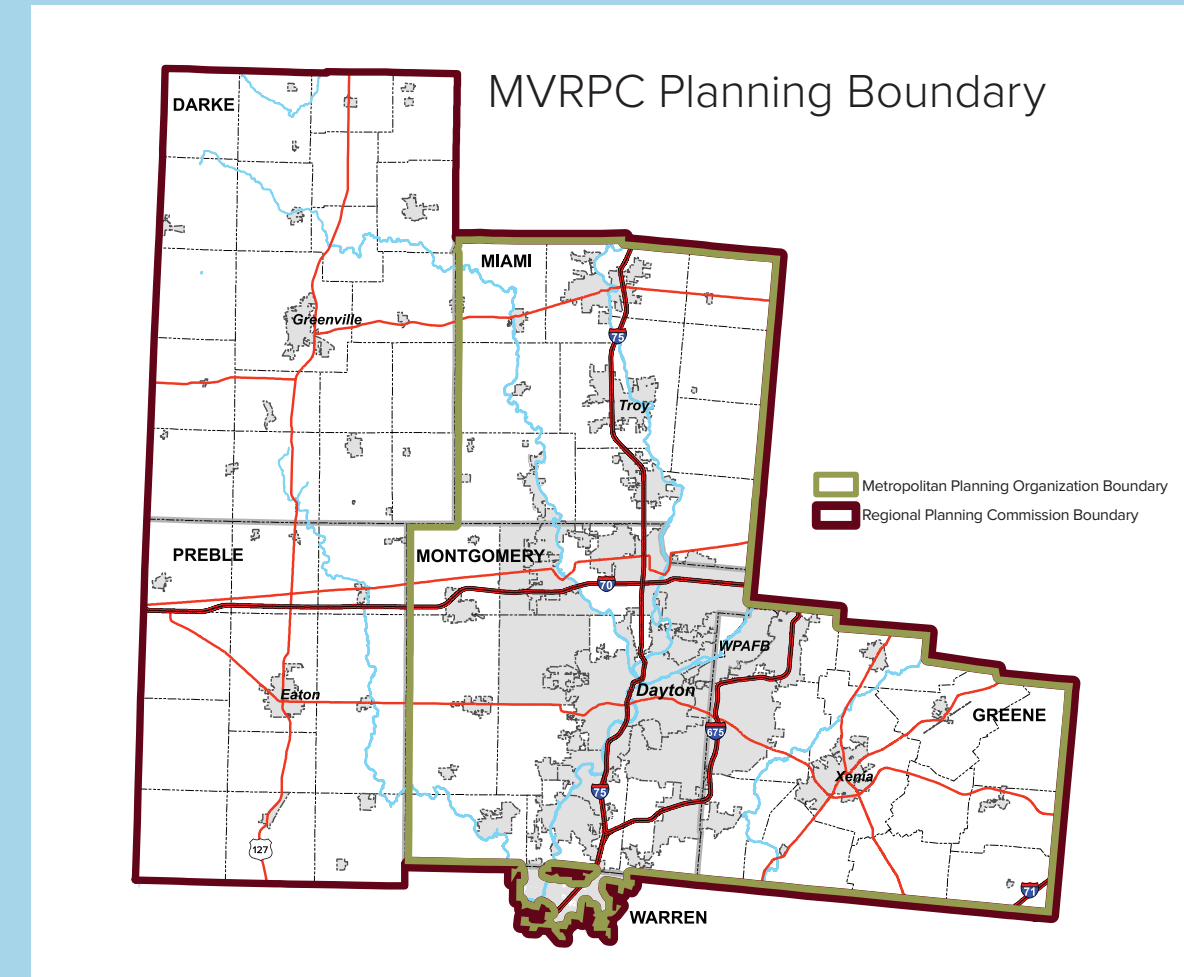
## FORMER MVRPC STAFF

Katryn Bowman — *Research Associate*  
Grant Garstka — *GIS Specialist*  
Bethany Heim — *GIS Specialist*  
Matthew Martin — *Regional Planner*  
Donald Spang — *Executive Director*

## CONSULTANT SERVICES

Center for Urban and Public Affairs, Wright State University  
Wise Economy Workshop





## SHAPING OUR REGION'S FUTURE TOGETHER

Established in 1964, the Miami Valley Regional Planning Commission promotes collaboration among communities, stakeholders, and residents to advance regional priorities. MVRPC is a forum and resource where the Board of Directors identifies priorities and develops public policy and collaborative strategies to improve the quality of life throughout the Miami Valley Region. MVRPC performs various regional planning activities, including air quality, water quality, transportation, land use, research, and GIS. As the designated Metropolitan Planning Organization (MPO), MVRPC is responsible for transportation planning in Greene, Miami, and Montgomery Counties and parts of northern Warren County. MVRPC's areawide water quality planning designation encompasses five (5) counties: Darke, Preble, plus the three MPO counties.



This document was prepared in cooperation with the U.S. Department of Transportation, the Federal Highway Administration, the Ohio Department of Transportation, and local communities. The contents of this report reflect the views of MVRPC, which is responsible for the facts and accuracy of the data presented herein. The contents do not reflect the official view and policies of the State of Ohio and/or Federal agencies. This report does not constitute a standard specification or regulation.



**MIAMI VALLEY**  
Regional Planning Commission

10 North Ludlow St., Suite 700 | Dayton, Ohio 45402-1855  
t: 937.223.6323 | f: 937.223.9750 | TTY/TDD: 800.750.0750

**[mvrpc.org](http://mvrpc.org)**

