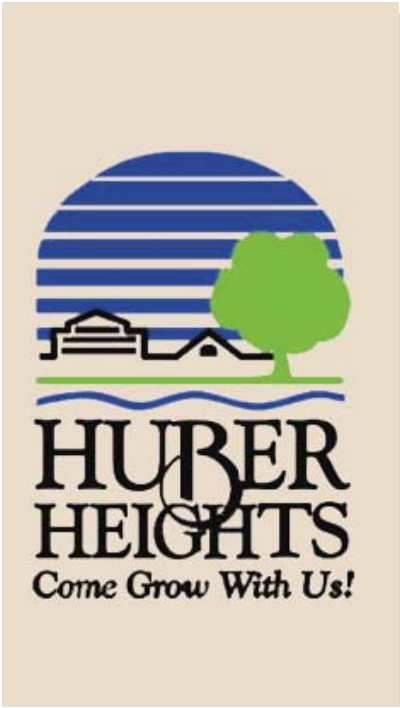


THE CITY OF HUBER HEIGHTS, OHIO



2011 COMPREHENSIVE PLAN



ADOPTED NOVEMBER 28, 2011
RESOLUTION 2011-R-5545



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Adopted by City Council

November 28, 2011 (Resolution No. 2011-R-5545)

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Plan Summary

SUMMARY

The Huber Heights Comprehensive Plan is presented in three parts:

Part I: Introduction: introduces the purpose and intent of the plan, the planning process and the background research and key findings.

Part II: The Vision: presents the vision statement, goals and objectives for the community and a physical plan including the character action areas, the future land use plan, and the infrastructure description and recommendations.

Part III: Implementation: presents tools the city may use to achieve the goals and objectives and other recommendations presented in the Vision. This section also includes a targeted work plan to prioritize the actions that should be taken in the short, mid and long term.



panoramio.com Huber Heights, Ohio



<http://thebarberbunch.blogspot.com/2008/>



http://en.wikipedia.org/wiki/File:Huber_Heights_welcome_sign.jpg

Part I: Introduction

The City of Huber Heights, Ohio is a city of approximately 38,000 residents located in the Greater Dayton Region along I-70 near Wright-Patterson Air Force Base. Huber Heights was incorporated from Wayne Township in 1981. Shortly after its incorporation, Huber Heights adopted its first comprehensive plan in 1985. The plan underwent a substantive update in 1995, and the community has operated under this update since.

The City of Huber Heights created the 2011 Comprehensive Plan in recognition that the city is entering its fourth decade under circumstances different from those experienced in the past and encompassed in past plans. Updating the plan to account for changing demographic trends and economic circumstances will allow the city to be better poised for the future and continue to promote safety, deliver high quality services, and ensure a livable community for residents and businesses.

INTENT AND PURPOSE

This Comprehensive Plan is an update to the 1995 Huber Heights Comprehensive Plan. This update has created a new Vision and Goals for the city to aspire to. The Comprehensive Plan provides a vision for how the community should grow in the future, maintain public facilities and services in response to growth, and address infill and redevelopment. A comprehensive plan is long range and looks ten to twenty years in the future and incorporates a wide range of issues and questions relating to land use, including transportation, land use mix, parks and open spaces, community facilities, community character, identity, housing and neighborhoods, and economic development.

Once adopted, elected and appointed officials of the city will use the plan as a guide for land use and public investment decisions. Additionally the plan represents the collective desires of the citizens, businesses, professional staff and officials of the City of Huber Heights to serve as the written expectation for the future of the community.

PLANNING PROCESS

A comprehensive plan is an adopted and official statement of the city's future development and conservation policy, which addresses a broad range of topics in a unified way. The Comprehensive Plan is the result of a lengthy planning process which began in 2010 and lasted approximately 18 months. The planning process included four major phases with public participation and input from the Steering Committee, a committee comprised of key stakeholders and interested community members. The city hired McBride Dale Clarion (MDC) to assist in and facilitate the creation of the Comprehensive Plan. Two public forums and five Steering Committee meetings were held to guide the drafting of the plan. MDC created the plan as the result of the public participation, with each section undergoing review by the Steering Committee.

PHASE ONE: PROJECT INITIATION & BACKGROUND ANALYSIS

In phase one, MDC collected and compiled relevant data to identify trends impacting the city and major themes for the plan. The data collected included population and economic statistics, existing land use and transportation patterns, and public facilities inventories. MDC worked with staff to gather data and compile an existing conditions report. The report identified key findings of the background analysis that were used to help establish topical areas of interest to be used in the planning process.

PHASE TWO: KEY ISSUES & GOALS

In phase two, MDC worked with the public and the Steering Committee to discuss issues and identify goals for the future, which established the framework for the plan. MDC presented existing conditions and key findings to the Steering Committee and the public. The vision and goals were drafted by MDC after the first public forum and Steering Committee meeting, then reviewed by the Steering Committee and presented to the Planning Commission and City Council.

PHASE THREE: LAND USE/PHYSICAL PLAN DEVELOPMENT

In phase three, the team facilitated a Steering Committee workshop and a public forum workshop to identify areas of influence within the city and identify the future land use vision of the city. Based on the results of the Steering Committee and public forums, MDC and city staff prepared the future land use plan and created maps depicting future land use, character areas and landmarks, redevelopment areas, neighborhood improvement areas, and economic development areas.

PHASE FOUR: VISION & LAND USE APPROVAL AND ACTION PLAN

During phase four, the vision and physical plan components were finalized and the team created the action plan. The Steering Committee critiqued the physical plan elements and MDC worked from the committee's recommendations to draft the action plan. The action plan and complete plan document were reviewed and finalized by the Steering Committee.

BACKGROUND KEY FINDINGS

The following key findings were identified in the background report and indicate issues and opportunities which guided this planning effort. The Steering Committee and the general public were engaged in the process to identify opportunities and challenges and to shape the plan.

DEMOGRAPHICS

The 2010 Census data was released after completion of the demographics analysis. However, the city has gained approximately 940 new housing units from 2000 to 2010 while at the same time losing a little over 100 people (2010 population 38,101, 2000 population 38,212.) The City will

complete ongoing monitoring and evaluation of demographic trends to identify need for action or policy changes. Indicators point to a flat or negative population growth rate for the city and region over the next several years and the likelihood of smaller household sizes and a possible increase in housing unit vacancy rates. The occupancy rate in the city in 2000 was 96%; in 2010 it was down 4% to 92%.

ECONOMICS

Like population, the regional economy has also shown indicators of a decline; however, Huber Heights has maintained several strong employers and continues to receive strong contributions to property tax revenues from the business sectors. Maintaining a balance between residential properties and employment uses will be important in the fiscal health of the city in the future.

UNDEVELOPED LAND

The city has an abundant supply of vacant, undeveloped and agricultural land with potential to accommodate growth within the current city limits, without expanding the service areas of the city. Focused area plans and redevelopment efforts focus this planning effort and planning resources on existing land areas rather than expansion or annexation.

PARKS & RECREATION

The city is gifted with an abundant supply of parks and recreation assets. The city boasts 32 acres of parkland for every 1,000 residents, and has immediate access to many more facilities. The often-accepted ratio is 10 acres per 1,000 residents. This amenity is a definite opportunity for the city and is factored into this planning effort as an asset.

REGION

The city's regional position and proximity to the Dayton International Airport, Wright-Patterson Air Force Base, the I-70/I-75 interchange, and multiple highway exits offer the city a variety of economic and growth opportunities. Finding a way to capitalize on these influences and identify Huber Heights as a community of opportunity will be important in the vision and development efforts for the city.

LAND USE & TRANSPORTATION

The relationship between the land use plan and transportation networks and options will be important to coordinate through this planning process.

Part II: The Vision

The Vision and Goals articulate a desired future for the City of Huber Heights. The objectives are measurable efforts which the city will take in an effort to achieve these goals. These statements form the framework on which the physical plan (land use) and the other elements of the plan are based.

VISION

The City of Huber Heights will continue to be an attractive community in which to live, work, and play. We will preserve our important assets including our community's historic and natural heritage. We will continue to be a balanced community of attractive and safe neighborhoods and thriving businesses. We will continue to be a community invested in a sustainable future and support local businesses and citizens.

GOALS AND OBJECTIVES

In pursuit of this vision the City of Huber Heights will:

MARKETING AND ECONOMIC DEVELOPMENT

Improve marketing and regional/national exposure of the city's assets to promote business development, business retention, and attract new residents.

- Objective A:** Identify, maintain, and advertise a list of available economic development sites; coordinate this effort with the redevelopment and reinvestment efforts.
- Objective B:** Increase national and international exposure of the city through marketing events.
- Objective C:** Enhance community character and building standards to maintain community assets and quality places to live, work, and play.
- Objective D:** Remove obstacles and create incentives for local business development and encourage services and retail to locate in neighborhood centers throughout the community.

REDEVELOPMENT AND REINVESTMENT

Promote and facilitate significant redevelopment and reinvestment in developed areas of the city.

- Objective A:** Identify vacant or underutilized properties as targeted areas for reinvestment through redevelopment, maintenance, improvements, or reuse.
- Objective B:** Identify a redevelopment and reinvestment strategy with appropriate tools for the city, including planning tools, financing tools, partnerships, and incentive packages.
- Objective C:** Reduce or remove regulatory barriers to redevelopment.
- Objective D:** Monitor population and housing data to identify specific trends such as vacancies, foreclosures, maintenance, and obsolescence.
- Objective E:** Establish a housing management strategy/program that offers options to remediate housing issues.

COMMUNITY CHARACTER

Manage the built and functional character of the city to create attractive destinations while maintaining a semi-rural/suburban character with interconnected and accessible open space.

- Objective A:** Identify historic and culturally significant sites, which contribute to the character and identity of the city in a positive way and make land use recommendations to preserve and enhance these sites.
- Objective B:** Identify targeted areas for future residential, business, and open spaces/parks.
- Objective C:** Articulate the desired development character and quality and identify guidelines for appropriate redevelopment, development, historic preservation, and improvements throughout the city.
- Objective D:** Identify targeted development patterns and mix of uses that result in equitable access to community amenities, jobs, housing, and recreation.
- Objective E:** Identify a future land use pattern that is environmentally, socially, and fiscally sustainable.
- Objective F:** Identify targeted areas for more detailed land use, transportation and/or infrastructure study and implementation.

FISCAL BALANCE

Maintain a balance of business employment and residential tax base to promote fiscal sustainability in the city.

- Objective A: Identify a targeted mix of land use that results in a balanced revenue/cost structure for the city.
- Objective B: Invest in efforts to ensure that the city maintains significant business/employment tax base.
- Objective C: Identify adequate land area in the future land use plan for both business and residential uses.
- Objective D: Prepare long-range plans for public facilities and services in relationship to growth and maintenance.

COORDINATION AND COOPERATION

Promote interagency and public/private partnerships to increase opportunities for citizens and businesses.

- Objective A: Continue to work with other regional jurisdictions and agencies to capitalize on opportunities for the city.
- Objective B: Continue interagency and departmental coordination efforts to ensure services and facilities are planned and work in a coordinated and efficient manner.
- Objective C: Increase public/private opportunities for community events and services.

QUALITY OF LIFE AND CONNECTIVITY

Improve the quality of life for citizens of Huber Heights through housing, transportation, and amenity choices.

- Objective A: Improve transportation and connectivity options within the city and region.
- Objective B: Establish a housing management strategy/program that offers assistance or options to remediate housing issues.
- Objective C: Maintain retail, medical, recreational, and other amenities in neighborhood centers throughout the city.

QUALITY PUBLIC SERVICES

Maintain high quality public services particularly public safety, schools, and recreation.

- Objective A:** Establish and meet targeted performance and level of service standards for public services.
- Objective B:** Prepare short and long-range plans to attain and/or maintain targeted levels of services.
- Objective C:** Prioritize public funding to maintain public safety.
- Objective D:** Maintain and expand the high quality recreation and open space in the city and identify new opportunities as part of the future land use or a parks and recreation plan.
- Objective E:** Continue to support the working relationship between the city and the local schools.

THE PHYSICAL PLAN

The physical plan provides strategies to attain several of the stated goals. The categories include: redevelopment & reinvestment, community character, quality of life & connectivity, and to an extent the recommendations of the physical plan are intended to support the achievement of the other categories of fiscal balance, coordination and cooperation, and quality public services.

The physical plan is a collective of several layers of information and recommendations, including the Character Action Areas, the Future Land Use Map and definitions, and the Infrastructure Descriptions and Recommendations.

The highest level is the Character Action Areas.

CHARACTER ACTION AREAS

Huber Heights has many different forms of development that represent unique time periods in the city's history. The city has areas that range from rural and undeveloped character, to mid-century suburban, and contemporary suburban. Because Huber Heights is a mature community there are opportunities to grow, enhance, and protect unique landscapes and neighborhoods over the coming years.

The following Character Action Areas provide development character guidance as well as set priorities for actions in areas of the city where initiatives toward development take on a tone appropriate to the current development and character. The map on the following page illustrates the locations of the Character Action Areas. The Character Action Areas include:

- Gateways & Corridors
- Preserve & Protect
- Grow & Enhance
- Reinvest & Enhance
- Extra Jurisdictional Areas

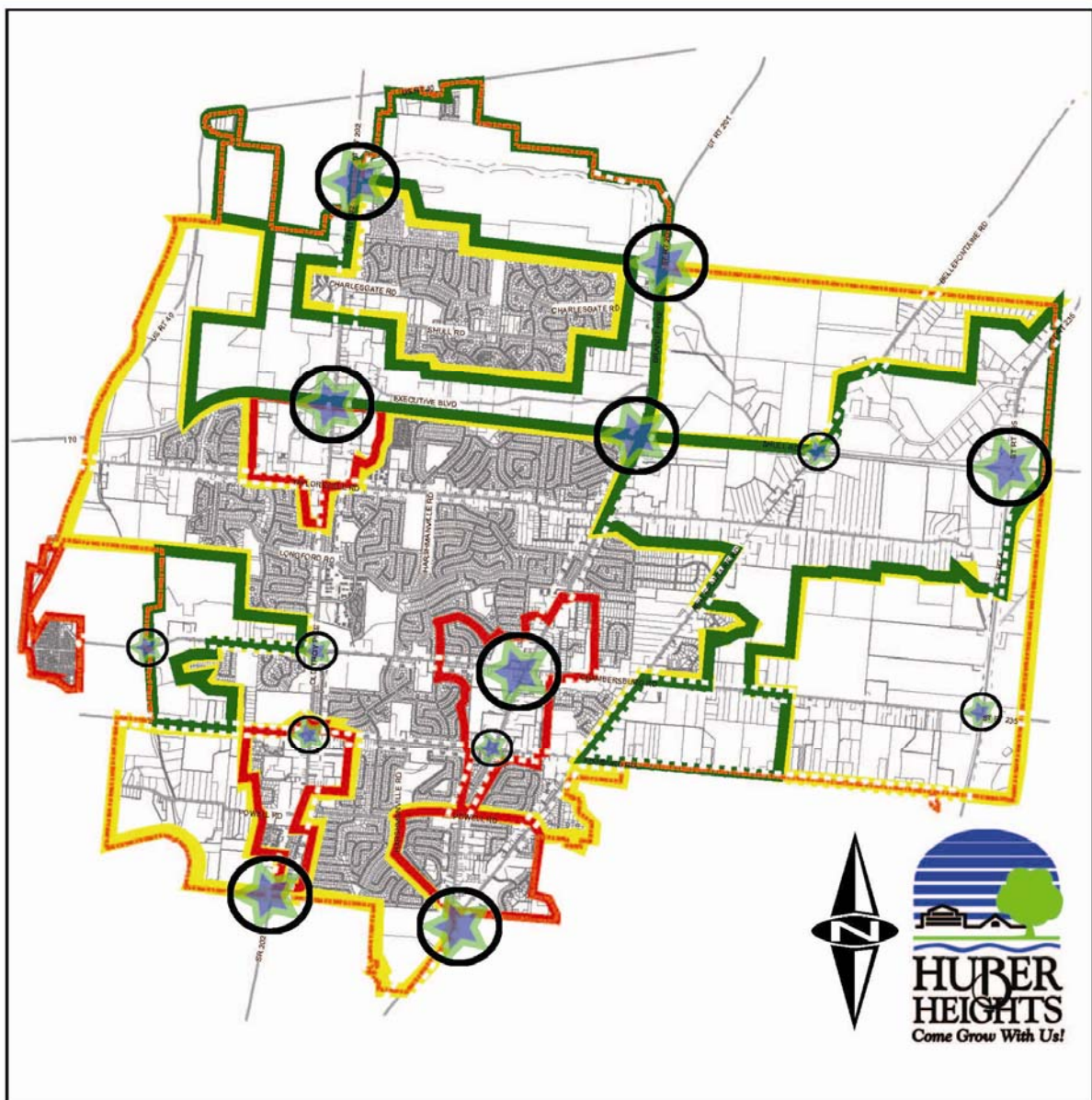
GATEWAYS & CORRIDORS

Gateways and travel corridors strongly influence the impression that citizens and visitors have of the City of Huber Heights. The city's gateways play an important role in shaping community character and welcoming visitors into the city and important districts. Community character regulations will improve the quality of gateways in order to improve the character and perception of Huber Heights, while symbolic entrances will assist in creating memorable and attractive places. Corridor improvement should balance new planned areas and gradual retrofitting of existing areas. Landscape and signage are important tools to improve corridor aesthetics and enhance community character. Design guidelines will ensure that improvements made are of high-quality and positively contribute to the community image.








There are three major components to the design and character of Gateways and Corridors.

- Views
- Landscaping
- Signage

CHARACTER ACTION AREAS MAP



LEGEND

- | | | | |
|---|---------------|---|----------------------|
|  | City Boundary |  | Preserve and Protect |
|  | Major Streets |  | Grow and Enhance |
|  | Major Gateway |  | Reinvest and Enhance |
|  | Minor Gateway | | |

Gateways & Corridors Recommended Guidelines

The following guidelines will help manage the character of the gateways and corridors.

1. Unique landmarks, landscapes, and signage at key entries into the city should enhance community identity.
2. Streetscapes should be configured in response to the primary function of the development on which they front.
 - a) Streetscaping efforts should be coordinated to promote cohesive corridors and encourage implementation.
3. Complete street concepts and cross sections to allow for bike, pedestrian, automotive and mass transit options within the same right-of-way should be considered for major thoroughfares.
4. Streetscaping plans and cross-section types should be developed to reinforce either the rural or suburban character of the surrounding development pattern.
 - a) Suburban corridors should include medians or tree lawns with hard curbs, sidewalks, and street lights, benches, and other pedestrian furniture. Wayfinding and pedestrian oriented signage should be integrated into the design.
 - b) Rural corridors should have a soft natural appearance, with distant views and paths with large shade trees should replace a formal paved sidewalk to allow for pedestrian access. Street lighting should be minimal.
5. Developments at gateway locations and along corridors should be designed to minimize the removal of existing mature trees in streetscape areas.
6. Trees should be sited and spaced to avoid conflicts with overhead and underground utilities or lighting fixtures.
7. Billboards and off-site signage should be limited to reduce visual clutter, a set of design standards for signage should be maintained to manage signage along the corridors and in gateway areas.
8. Off-street parking lots located adjacent to the right-of-way of arterial or collector streets should be screened from off-site views through the use of a mixture of plant types, heights, and shapes.
9. Access management techniques including shared access, distance between curb-cuts, and access roads should be employed to maintain function of arterial roadways.

PRESERVE & PROTECT

The City of Huber Heights derives much of its character from existing buildings and spaces. The Preserve & Protect Character Action Areas ensure the compatibility of new development with the existing character of the city.

The majority of these areas include existing neighborhoods, parks, and public facilities. The core goal for this action area is to preserve core residential neighborhoods, maintain and strengthen parks, public facilities, and their relationship to residential areas, and maintain a high quality of life for residents of Huber Heights.

Major themes to be addressed in the Preserve & Protect Character Action Areas are:

1. The importance of land use development strategies and regulations that focus on maintaining, reinvesting, and compatible infill of the existing neighborhoods.
2. The importance of historic and established areas with positive qualities worth protecting and emulating, including the preservation and restoration of historic buildings.
3. The importance of safety and livability of existing neighborhoods.
4. Recognize that the relationship between the location, design, and function of the city's parks, schools, and community facilities has a significant impact on the character and quality of life enjoyed in the neighborhoods.

Preserve & Protect Recommended Guidelines

The following guidelines will help manage the character and actions in these areas.

1. Conduct community character surveys to identify unique building and neighborhood forms, then develop context sensitive development standards in updated zoning, overlays, or conservation/preservation districts to ensure preservation of contributing structures, or infill and redevelopment that is compatible with local character.
2. Maintain quality public spaces (schools, parks, governmental properties, and roads) through ongoing maintenance and improvements.
3. Encourage community pride through beautification functions and community curb appeal competitions.
4. Promote retention of existing land uses or reuse with compatible uses that will not alter the character or function of existing development.
5. Work with local property owners and non-profits to explore the advantages and opportunities of historic preservation.

6. Pursue local, state, and national recognition of important landmarks, buildings, districts, and sites.
7. Adopt appropriate regulations and/or incentives to effectively protect important landmarks, buildings, districts, and sites from degradation or encroachment by incompatible land uses, or redevelopment.
8. Continue providing high-quality services to maintain these areas as safe, attractive, and quality places to live, work and play.
9. Explore opportunities and techniques to maintain open spaces and create a network of connected parks and trails.

Preserve & Protect Appropriate Land Uses

Conservancy/Recreation
Agricultural/Low Density Residential
Single-Family Residential
Mixed Residential
Public Use & Institutional
Commercial Business

GROW & ENHANCE

Grow and Enhance Character Action Areas manage growth and ensure that our city continues to grow efficiently and maintains a high quality of life for residents. Service expansions and connectivity are important aspects in anticipating and managing growth in order to maintain high quality infrastructure and services.

Major themes to be addressed in the Grow & Enhance Character Action Areas are:

1. The importance of high-quality development standards in creation of new, sustainable, and quality places.
2. The importance of incremental change and long-term vision for these areas because it could be many years before they build-out.
3. The importance between the coordination of new infrastructure, facilities, and services with demand from new residential and business development.
4. The importance of targeted and managed growth in limited economic markets in balancing the demand for new growth with the sustainability of existing development.

Grow & Enhance Recommended Guidelines

The following guidelines will help manage the character and actions in the Grow and Enhance areas.

1. Prepare targeted small area master plans at appropriate times to identify preferred mix of uses, intensities, and infrastructure patterns in these areas.
2. Coordinate infrastructure planning (capital improvements) with managed growth of residential and business development to ensure adequate public facilities, and balanced growth.
3. Prepare a major thoroughfare plan which is coordinated with the land use plan and retain/reserve right-of-way for future collectors and arterials in these areas as growth occurs.
4. Review development standards (zoning and subdivision) to make sure the regulations support high quality development consistent with the city's vision.
5. Consider requiring open space set asides, parks, and other public spaces be included as conditions of development approval in these areas.
6. Discourage low density residential development and subdivision which could preempt longer-range, more economically vibrant uses that would be possible with public water and sewer and an improved local road network.

Grow & Enhance Appropriate Land Uses

- Conservancy/Recreation
- Agricultural/Low Density Residential
- Single-Family Residential
- Mixed Residential
- Public Use & Institutional
- Commercial Business
- Industrial Business

REINVEST & ENHANCE

Reinvest and Enhance Character Action Areas are designated to promote and facilitate efforts to redevelop within Huber Heights. Established redevelopment plans can strategically guide redevelopment to ensure improvements are made efficiently and effectively. The improvement of public facilities, land, and infrastructure will catalyze private improvement in the city. To regulate redevelopment, the zoning code should be revised to enforce community character recommendations.

Major themes to be addressed in the Reinvest and Enhance Character Action Areas are:

1. The importance of high-quality development standards in the redevelopment and maintenance of quality places.
2. The importance of incremental change and long-term vision for these areas because it could be many years before they fully redevelop.
3. The importance of public/private partnerships in achieving redevelopment and infill.
4. The importance of targeted and managed growth in limited economic markets in balancing the demand for new growth with the sustainability of existing development.
5. The connection between the demand for uses in these areas and in the Grow & Enhance Areas as being responsive to parts of the same markets.

Reinvest & Enhance Recommended Guidelines

The following guidelines will help manage the character and actions in these areas.

1. Prepare targeted small area master plans at appropriate times to identify preferred mix of uses, intensities, and infrastructure patterns in these reinvestment areas.
2. Consider sustainable development standards/regulations to help guide redevelopment, reuse and infill.
3. Review zoning and subdivision standards to make sure the regulations support high quality redevelopment and infill and do not discourage reinvestment in these areas.
4. Build incentive packages and a redevelopment toolbox to provide public support for redevelopment activities in targeted areas.
5. Conduct and maintain an active inventory of priority reinvestment areas to coordinate efforts and better market the areas for development.
6. Build and support public/private partnerships for financing and facilitation of redevelopment and reuse.

7. Invest in public improvements in targeted areas to catalyze redevelopment, reuse, and private property improvements.
8. Adopt, update, and enforce property maintenance ordinances for private property including residential and non-residential areas.
9. When possible consider property acquisition, consolidation, and removal of unused buildings to better prepare areas for redevelopment.

Appropriate Land Uses

Conservancy/Recreation
Single-Family Residential
Mixed Residential
Mixed Use A
Mixed Use B
Public Use & Institutional
Commercial Business

EXTRA JURISDICTIONAL AREAS

Land currently in adjacent townships may be annexed into the city for the provision of services. While it is not the intent of this plan to identify particular areas for annexation consideration, it is the policy of the city not to provide water and sanitary sewer services to development outside of the city limits. When and if property owners or developers wish to be annexed into the city, the city will need to be aware of the impacts of such actions. In order for the city to properly evaluate the potential impacts of the annexation of land, this plan recommends any proposed annexation be required to include an impact statement covering the following: Short and long term fiscal impacts for services and facilities, traffic impact assessment, and a valid master plan and development standards consistent with those prepared by the city.

FUTURE LAND USE DESCRIPTION AND RECOMMENDATIONS

INTRODUCTION

The Future Land Uses provide a finer level of detail related to the appropriate uses of the land in Huber Heights. These Future Land Uses should work in concert with the Character Action Areas to help identify future uses and character of developed and undeveloped land. The Future Land Use map on the following page illustrates the recommended pattern for the city.

CONSERVANCY/RECREATION:

Uses: Parks, Open space

Maximum Density: low, mostly undeveloped

Character Areas: Gateways, Corridors, Preserve & Protect Areas

The Conservancy & Recreation land use category represents the city's important open space and recreation components. The category is comprised of publicly owned parks and open spaces, as well as land subject to development constraints due to its natural condition. This land use is recommended for areas which should remain "undeveloped" or in light impact uses. Appropriate specific uses include woodlands, forest, wetlands, undisturbed naturalized meadows and fields, and camps or retreats.



AGRICULTURAL/LOW DENSITY RESIDENTIAL



Image source: www.associatedcontent.com

Uses: Agriculture, Single-family detached homes

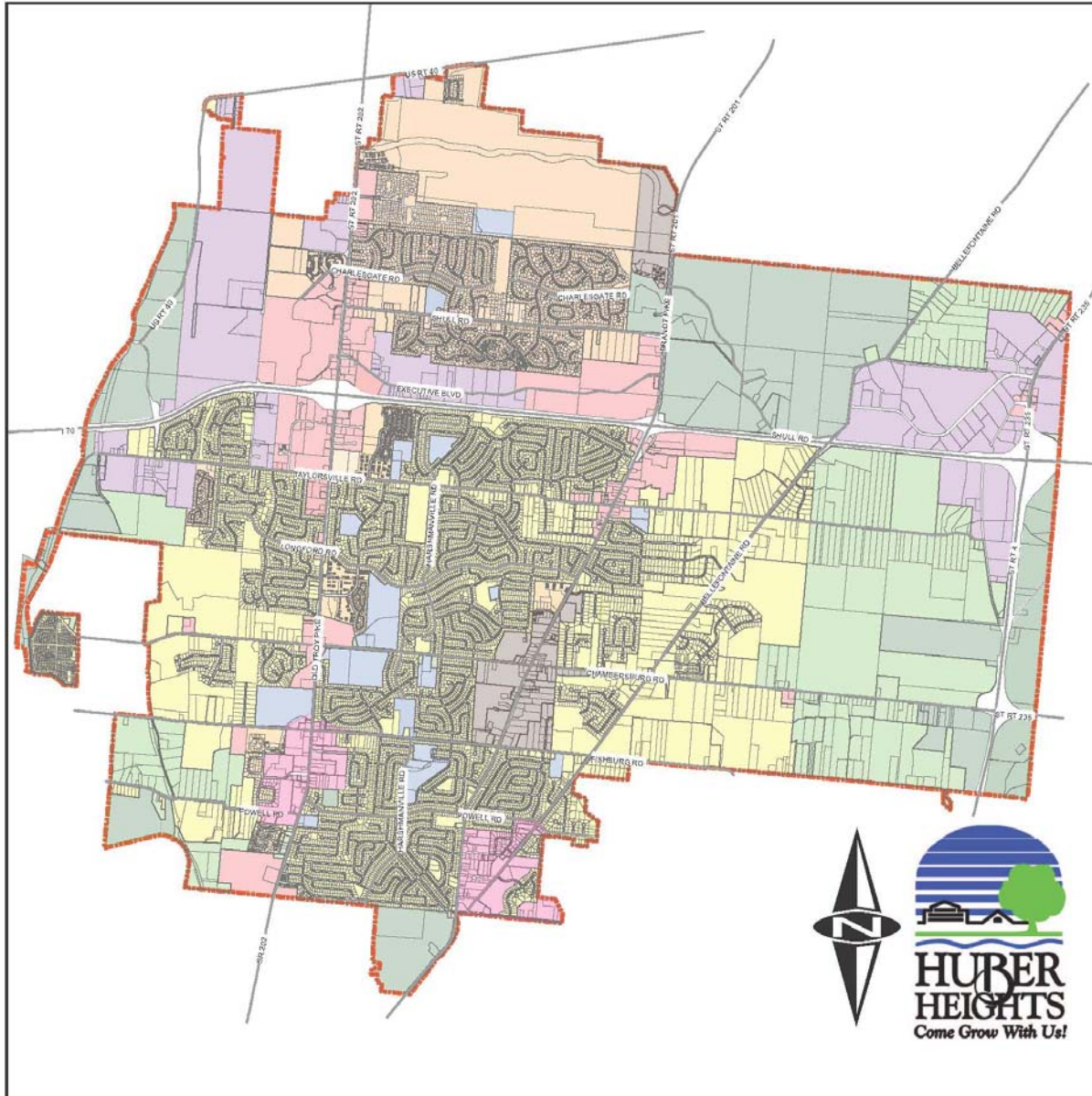
Maximum Density: 1 unit/acre

Character Areas: Preserve & Protect Areas, Gateways, Corridors










The Agriculture & Low Density Residential land use category aims to maintain the rural character of the city. The land use includes low density residential development limited to a maximum density of 1 unit per acre and agricultural uses on large lots. Public sewer is not currently available in these areas.

Appropriate specific uses include agri-business, agriculture, animal husbandry, parks and recreational uses, and single-family uses.

FUTURE LAND USE MAP



LEGEND

- | | |
|---|---|
|  Conservancy/Recreation |  Mixed Use B
Town Center |
|  Agricultural/ Low Density
Residential |  Public Use/Institutional |
|  Single-Family Residential |  Commercial Business |
|  Mixed Density Residential |  Industrial Business |
|  Mixed Use A
Neighborhood and Community | |

SINGLE-FAMILY RESIDENTIAL

Uses: Single-family detached homes

Maximum Density: 6 units/acre

Character Areas: Grow & Enhance Areas, Reinvest & Enhance Areas



The Single-Family Residential land use category includes detached single-family homes on medium to large lots. The land use category is a single-use pattern and does not include businesses. This category is appropriate for existing homes and is intended to guide future residential growth in the Grow & Enhance Character Areas.

MIXED RESIDENTIAL



Image source: www.maps.bing.com

Uses: Single-family detached homes, Attached homes

Maximum Density: 8+ units/acre

Character Areas: Grow & Enhance Areas, Reinvest & Enhance Areas, Preserve & Protect Areas

The Mixed Residential land use category allows for higher density residential development and features a mix of detached and attached housing types. The district recommends a density of 6 – 8+ units per acre and allows flexibility in housing development. This land use category is appropriate for residential redevelopment and new mixed housing type areas.

MIXED USE A: NEIGHBORHOOD & COMMUNITY

Uses: Mix of services, offices, retail, higher density residential development

Maximum Density: 8+ Residential units/acre

Character Areas: Reinvestment Areas, Grow & Enhance Areas, Gateways, Corridors



The Mixed Use A: Neighborhood & Community category allows for small scale mix of services, office, retail, and higher density residential development. This category is appropriate for local uses that serve neighborhood populations and promotes pedestrian friendly development with lower automotive accommodations. The Mixed Use A category is appropriate to blend reuse with surrounding neighborhoods in reinvestment areas and can also be incorporated in Grow & Enhance Areas when services are available.

MIXED USE B: TOWN CENTER



Uses: Larger scale mix of services, offices, retail, higher density residential development

Maximum Density: 12+ Residential units/acre

Character Areas: Reinvestment Areas, Grow & Enhance Areas, Gateways, Corridors

The Mixed Use B: Town Center category allows for a larger scale mix of services, office, retail, and higher density residential development. This category is appropriate for local and regional destinations and

promotes “Main Street Character” with taller buildings, a walkable pedestrian network, and accommodations for automobiles and other transportation modes.

PUBLIC USE & INSTITUTIONAL

Uses: Government facilities, religious institutions, schools

Maximum Density: N/A

Character Areas: All

The Public Use & Institutional category includes land used for civic purposes, such as city hall, police and fire stations, and public libraries; cemeteries; churches; educational facilities, such as public and private schools and universities; community centers; and similar uses.



Image source: www.huberheightschamber.com

COMMERCIAL BUSINESS



Uses: Retail, Office, Service, Medical & Institutional offices and services

Maximum Density: N/A

Character Areas: Grow & Enhance Areas, Gateways, Corridors

The Commercial Business category includes retail, office, and service uses and represents traditional automotive oriented development. This land use requires high levels of access and visibility.

INDUSTRIAL BUSINESS



Uses: Manufacturing, Warehousing, Distribution, Mining Operations, Office

Maximum Density: N/A

Character Areas: Grow & Enhance Areas

The Industrial Business category includes employment generating uses such as offices, manufacturing, warehousing, distribution, and mining operations. Uses may generate high freight traffic and require access and visibility.

INFRASTRUCTURE DESCRIPTION AND RECOMMENDATIONS

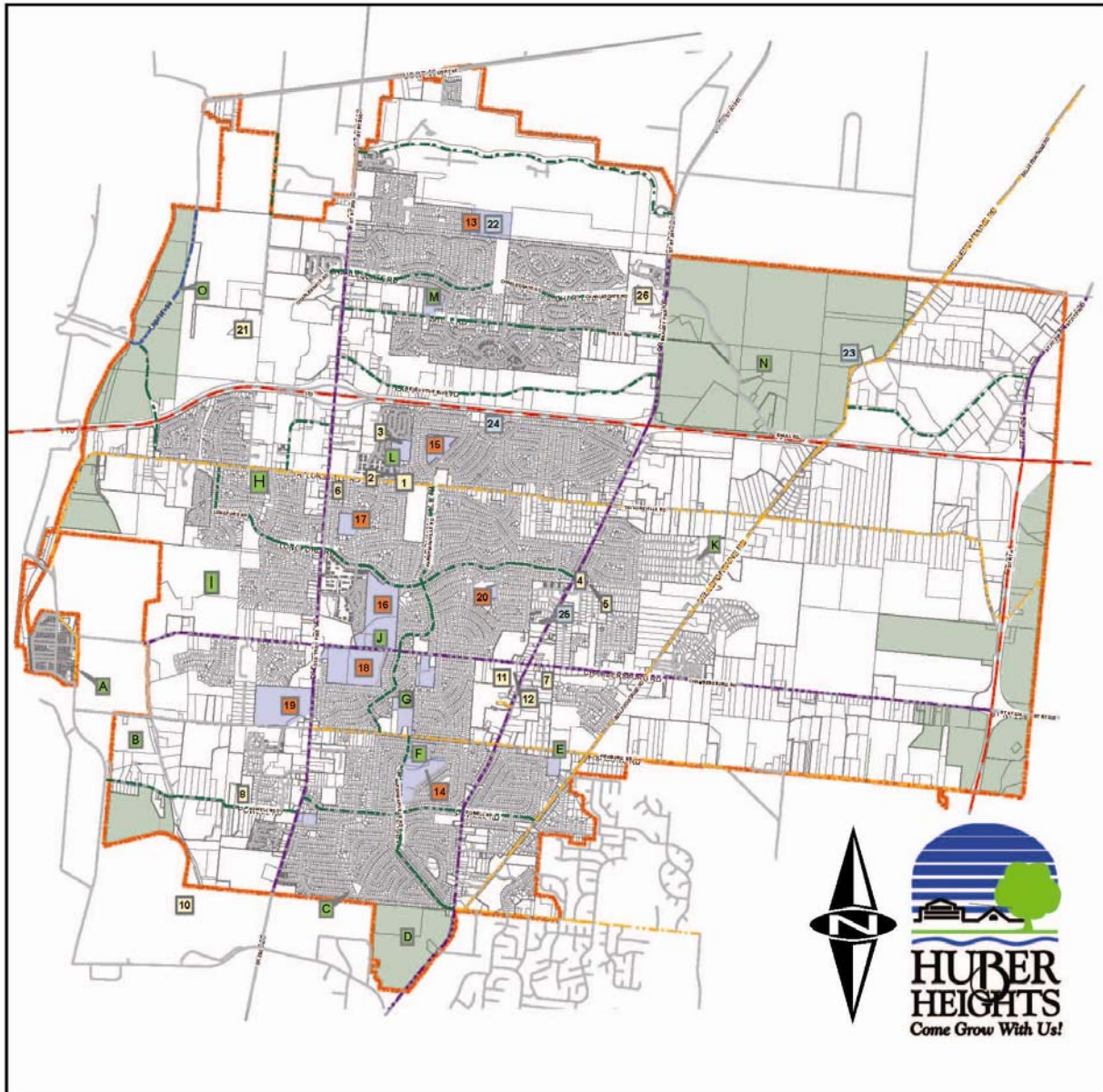
INTRODUCTION

Infrastructure represents the majority of public facilities in Huber Heights. The infrastructure provides functionality, framework, and services to the community. A description and recommendations are provided for:

- Roads
- Sidewalks
- Sewer
- Water
- Safety Services
- Schools
- Parks & Recreation

The Public Facilities Map on the following page illustrates the current conditions for the infrastructure. Future plans and capital improvements are recommended to identify future facilities.

PUBLIC FACILITIES MAP



LEGEND

- | | | | | |
|---------------------|-------------------------------|---|-----------------------------|---------------------------|
| ① City Hall | ⑬ Charles H. Huber Elementary | ⑳ Chambersburg YMCA/HH Recreation and Activity Center | Ⓚ Belle Plain Park | — Local Roads 50'-60' |
| ② Police Dept. | ⑭ Wright Brot Elementary | ㉑ Miami Villas Park | Ⓛ Gary Sherman Park | — Minor Collector 60'-70' |
| ③ District Courts | ⑮ Rushmore Elementary | Ⓛ Canal Locks Park | Ⓜ Shullgate Park | — Major Collector 70'-82' |
| ④ Fire Station 22 | ⑯ Studebaker MS | Ⓛ Twin Creeks Park | Ⓝ Carriage Hill Metro Park | — Minor Arterial 82'-90' |
| ⑤ City Street Dept. | ⑰ Valley Forge Elementary | Ⓛ Cloud Park | Ⓞ Taylorsville Metro Park | — Major Arterial 90'-120' |
| ⑥ Fire Station 23 | ⑱ Wayne HS | Ⓛ Cottonwood Park | Ⓟ Conservancy/Recreation | — Expressway/Freeway 200' |
| ⑦ Senior Center | ⑲ Weisenborn MS | Ⓛ Menlo Park | Ⓠ Public Use/ Institutional | |
| ⑧ Camp Fire USA | ⑳ Monticello Elementary | Ⓛ Monita Fields | Ⓡ City Boundary | |
| ⑨ RRWTP | ㉑ City Compost | Ⓡ Falls Park | | |
| ⑩ NWWTP | ㉒ Stand Pipe WT | Ⓡ Wildview Park | | |
| ⑪ Library | ㉓ Center Point 70 WT | Ⓡ Community Park | | |
| ⑫ City Tax Office | ㉔ Stonehurst WT | | | |

ROADS

The city's Public Works department is responsible for service, maintenance, and repair of the city's streets. The department currently maintains 175 miles of roadway. Some of the roads including the interstate and the state routes are maintained, regulated, and improved by the Ohio Department of Transportation (ODOT).

The city has inventoried the existing road network and classified roads as:



Local Roads with a cross section of 50 to 60 feet serving as direct access to individual properties with minimal through traffic.

Minor Collectors with a cross section between 60 and 70 feet, collect traffic from the local roads and move it toward major collector and arterial roads. Minor collectors include Harshmanville Road, Powell Road, Longford Road, Kitridge Road, Center Point 70, Carriage Trails Parkway, Charlesgate Road, Shull Road, and Executive Boulevard.

Major Collectors have a cross section of 70 to 80 feet and collect traffic from the local roads and minor collectors and move it to major collectors and arterial roads. Major collectors include: Fishburg Road, Bellefontaine Road, and Taylorsville Road.

Minor Arterials with a cross section of 80 to 90 feet serve as through roads moving traffic significant distances through or across the city. These multi-lane roads have more limited access to individual properties and have higher travel speeds. They connect the area to the larger regional road network including the interstate system. Minor arterials include: Brandt Pike (SR 201), Old Troy Pike (SR 202), and Chambersburg Road.

Major Arterials with cross sections between 90 and 120 feet are multi-lane roads that are part of the regional network and move high volumes of traffic at higher speeds. Surface access to individual properties is very limited. Local major arterials include U.S. Route 40 or Old National Road.

Expressways/Freeways are high speed travel roads with limited access and cross sections in excess of 200 feet. I-70 and State Route 4 are the local expressways.



Road Recommendations

The following recommendations offer specific directions to help achieve our vision and goals:

1. Prepare short and long-range thoroughfare plans to maintain targeted levels of service and ensure that potential growth will not place strain on systems.
2. Prepare long-range plans in relationship to growth and maintenance to anticipate the future costs of public services and promote fiscal sustainability.
3. Coordinate land use planning and transportation planning efforts to ensure the compatibility of future development with current and future transportation networks.
4. Require traffic impact studies for projects in excess of 50 units for residential and 50,000 square feet commercial, office, institutional, or industrial.

SIDEWALKS

Sidewalks and paths are available in most neighborhoods and districts of the city allowing for pedestrian travel throughout the city from neighborhood to destination uses. Some barriers to full pedestrian connectivity include I-70 and the traffic volumes and roadway design along State Route 202 and State Route 201.



Sidewalk Recommendations

The following recommendations offer specific directions to achieve our vision and goals:

1. Identify sections in the sidewalk network that need improvements and updates to accommodate residents with disabilities and improve safety for all pedestrians.
2. Create streetscaping plans and cross-section types for corridors to reinforce character and promote pedestrian accessibility and safety.
3. Analyze sidewalk connectivity and create a connectivity plan to improve transportation options and accessibility.
4. Create targeted efforts to connect residential uses with amenities, business districts, schools, and public services.
5. Continue requiring sidewalks and paths in all new developments and infill/redevelopment projects.



SEWER UTILITY

The City of Huber Heights Division of Water and Wastewater provides water distribution services and wastewater collection services to over 14,000 homes and businesses. The city provides services in partnership with United Water, the operation and management firm hired to operate the city-owned utilities. The current water and wastewater systems operate under capacity to allow for high demand periods and some growth. The wastewater is moved to the North Regional Wastewater Treatment Plant located in the City of Riverside. The plant receives wastewater from Huber Heights, Tipp City, and Vandalia. The facility has the capacity to treat 11.2 million gallons per day (MGD) while the current average daily flow for sewer from Huber Heights is 4.6 MGD.



While current treatment capacities are adequate to accommodate growth, there are a few areas where the infrastructure (lines and pumping stations) are needed to service growth. These areas will need to be developed at intensities which make it economically feasible to extend service. Areas north of I-70 and east of Bellefontaine Road are currently the most difficult to service with gravity lines.

Sewer Utility Recommendations

The following recommendations offer specific direction to achieve our vision and goals:

1. Establish targeted performance and level of service standards to ensure residents and businesses are provided with high quality public services.
2. Prepare short and long-range plans to maintain targeted levels of service and ensure that potential growth will not place strain on systems.
3. Prepare long-range plans in relationship to growth and maintenance to anticipate the future costs of public services and promote fiscal sustainability.
4. Review sewer provision policies to ensure adequate infrastructure is in place and costs are fairly allocated to the city.

WATER UTILITY

The current water and wastewater systems operate under capacity to allow for high demand periods and some growth. The division's potable water is treated at two locations: the Rip Rap Road Water Treatment Plant and the Needmore Road Water Treatment Plant. Combined these facilities have the capacity to treat up to 11.46 MGD while the average consumption of



Image source: <http://www.metokote.com/>

potable water in the city is 3.74 MGD. Significant water supply could be used as an economic draw for companies that require high volume water supply for processes or manufacturing.

Water Utility Recommendations

The following recommendations offer specific direction to achieve our vision and goals:

1. Establish targeted performance and level of service standards to ensure residents and businesses are provided with high quality public services.
2. Prepare short and long-range plans to maintain targeted levels of service and ensure that potential growth will not place strain on systems.
3. Prepare long-range plans in relationship to growth and maintenance to anticipate the future costs of public services and promote fiscal sustainability.
4. Review water provision and infrastructure policies to ensure adequate facilities and capacity are provided for growth and costs are allocated to the city.

SAFETY SERVICES

The locations of public facilities are important to consider when identifying and planning for future capital improvements. Facilities servicing the entire city, including city hall, the police headquarters, district courts, fire stations, and the city street department, are centrally located with smaller scale community services distributed throughout the city.



Image source: <http://www.hhoh.org>

Police

The Huber Heights Police Department is a 72 employee department. The department operates out of the police headquarters on Taylorsville Road.

Fire/EMS

The Huber Heights Fire Division consists of 53 full-time personnel. The Fire Department provides fire suppression, emergency medical services, fire prevention, inspection, education, and fire safety information to the citizens of Huber Heights. The division operates out of two stations, one located on State Route 201 and the other on State Route 202.

Safety Services Recommendations

The following recommendations offer specific direction to achieve our vision and goals:

1. Adopt a unified capital improvement plan which accounts for all city facilities and infrastructure to analyze the impact of population trends and development on city facilities and to promote fiscal sustainability and quality levels of service.

2. Coordinate capital improvements with future land use plans to ensure the proper locations of facilities for future generations.
3. Use established levels-of-service and projected growth to calculate future demand for services. Establish site building and service standards for each entity to help project estimated future staffing, facilities, and equipment needs.
4. Identify potential expansion or new sites appropriate to provide services.
5. Require site in lieu of fees or other mechanisms to locate facilities in or near new development to be served as necessary.

PUBLIC SCHOOLS

The city's population is served by two public school districts each operated by an independent board. The majority of the city (the area south of I-70) is in the Huber Heights City School District, which includes seven buildings housing an enrollment of approximately 6,800 students. Huber Heights City Schools constructed five new elementary schools in 2011 for children in grades pre-kindergarten through grade six. Weisenborn Junior High School contains seventh and eighth graders and Wayne High School houses grades nine through twelve. The new junior high and high school will be open in 2012.

A portion of the city is located in the Bethel Local School District. This district currently has two schools: the Bethel Elementary and Bethel Jr. High/High School. Neither of the facilities is located in Huber Heights. Residential growth in the Miami County portion of the city will place greater demands on the school system.

Public Schools Recommendations

The following recommendations offer specific direction to achieve our vision and goals.

1. Continue to coordinate with the School Districts to share population and enrollment projections, capital needs, and shared facility opportunities.
2. Work with the School Districts to prepare a coordinated School Plan that includes programmatic and capital plans.
3. Identify efficiencies in providing schools. If one district is losing enrollment and another growing, identify opportunities for cooperation through a coordinated planning process.

PARKS AND RECREATION

The City of Huber Heights and the Five Rivers Metro Parks operate over 1,200 acres of active and passive parkland in the city and provide a number of recreational opportunities. With thirty-two acres of parkland for every one thousand residents, this amenity serves as a strong asset for the city as it is far above the widely accepted ratio of ten acres per one thousand residents set by the National Recreation and Park Association. While the city features three large parks of over one hundred acres— Thomas A. Cloud Park, Carriage Hill Farms Metro Park, and Taylorsville Metro Park— smaller parks, and recreational facilities are placed throughout the city giving residents options for quality amenities.



Recommendations

The following recommendations offer specific direction to achieve our vision and goals:

1. Develop a greenway and pedestrian/bicycle network plan to connect existing parks and recreational facilities and to promote a livable, walkable community.
2. Establish criteria for parkland acquisition and identify standards for new development to achieve adequate recreational facilities and ratios.
3. Brand existing parks in a unified fashion to market areas as one of the assets.
4. Maintain a listing of recreational activities and events and promote programming as an opportunity to build partnerships.
5. Maintain the current park system to ensure that residents have access to quality recreational facilities.

Part III: Implementation

The implementation for the Comprehensive Plan is comprised of two parts: The Strategy Tool Box and a Work Plan. The Strategy Tool Box contains implementation approaches the city is currently using and/or can choose to use in pursuit of the plan's recommendations. The Work Plan identifies the relative priority of significant actions the city should take to implement the plan depending on annual resources and events.

THE STRATEGY TOOL BOX

The Strategy Toolbox is organized around several themes and provides possible tools for each theme. These themes are interrelated with the Guiding Principles and the Physical Plan presented in the Vision. In some cases, the tools can be employed to achieve many of the objectives and recommendations presented in the vision. In the descriptions of these tools, emphasis is placed on elements or approaches the city has not traditionally used, however; the city has experience with many of these in current practice.

ECONOMIC DEVELOPMENT

Economic Development plays a key role in the City of Huber Heights' vision and the goals of the Comprehensive Plan. The Economic Development toolkit reflects approaches commonly used by communities in pursuit of economic development goals. The following tools will assist the city in accomplishing the goals of the Comprehensive Plan and result in a strategic approach to economic development within the City of Huber Heights.

INVENTORY TRACKING

Tracking available inventory of land and buildings for economic development is one of the most straightforward things the city can do to promote economic development. The city currently maintains an inventory of development ready sites and available buildings for commercial use. Continued identification, maintenance, and advertisement of a list of available economic development sites will be among city priorities. This mechanism will increase publicity and visibility of the sites and promote economic development within the city. In this inventory, vacant or underutilized properties should be targeted and marketed for development.

MARKETING STRATEGY

The city will create a Marketing Strategy to maximize the national and international exposure of available economic development sites, development incentives, and other tools, which could prove useful to developers and developments. A cohesive marketing approach is needed to draw national and international attention to the City of Huber Heights and the development potential within. The marketing strategy should emphasize branding efforts which include a city logo, the slogan "come grow with us," and marketing and publicity materials. The livability and qualities of Huber Heights should be promoted in these efforts, while marketing features, such as safety,

access to parks and recreation, and accessibility, should be highlighted. The city may consider increased participation and activity in regional marketing events, and international business recruitment.

CDC: COMMUNITY DEVELOPMENT CORPORATION

CDCs act as umbrella agencies to oversee the growth and economic development of a community. The agency sets priorities for economic development and strategically forms action plans to address the issues. CDCs are established to improve a defined geographic location or to address specific community issues such as economic development, real estate, or reinvestment in poor areas. In the State of Ohio, CDCs incorporate and function as non-profit groups. CDCs are guided by boards of directors composed of area residents, business leaders, and community leaders. The activities of the CDC depend on the issues the organization was formed to address, but may include real estate and affordable housing development, economic development, small business lending and incubation, workforce training, youth development, community planning, community organizing, and advocacy. CDC can be particularly effective in redevelopment efforts.

ECONOMIC AGREEMENTS & FINANCING TOOLS

Various economic agreements and financing tools are available to fund community improvements and act as catalysts for economic development. These tools work to increase inter-jurisdictional and inter-sector cooperation, promote effective development, and encourage government efficiency.

JEDD: Joint Economic Development District

In the State of Ohio, municipalities and townships can agree to work together through a JEDD to develop township land, typically for commercial or industrial purposes. The municipality receives a portion of the taxes levied in the JEDD without having to annex township land; the agreement can potentially increase water/sewer customers, while the township retains its land, can levy property taxes, and typically receives water and/or sewer services from the municipality.

CEDA: Cooperative Economic Development Agreement

A CEDA provides another venue for inter-jurisdictional cooperation between cities, townships, and villages. CEDAs were created to enable jurisdictions to cooperatively address concerns associated with diminishing local revenues, economic development,

Current Building Incentives

Local

- Community Reinvestment Areas (CRA)
- Real Property Tax Abatement
- Infrastructure Cost Participation
- Industrial Revenue Bonds

Montgomery County

- Economic Development/ Governmental Equity Program
- Community Development Block Grants (CDBG)

State of Ohio

- 166 District Loan
- Ohio Enterprise Fund
- R&D Investment Loan Fund
- Job Creation Tax Credit
- Third Frontier Project

growth, and annexation. A CEDA is meant to allow a jurisdiction with an area of vacant land that can be developed for commercial or industrial use to partner with neighboring jurisdictions and form an agreement on annexation and development standards, services provided by each jurisdiction, and payment of service fees. A city may agree to extend its infrastructure into a township or village to provide services in return for new income tax. To form a CEDA, the legislative authority of a city or village and township trustees hold a public hearing concerning agreement specifics, then negotiate to create the terms of the agreement. Agreements may include provisions for joint services and permanent improvements, payment of service fees, issues of debt obligations, and territories to be annexed.

TIF: Tax Increment Financing

TIF is a public finance tool which captures increases in tax revenues and reinvests the captured amount into a designated TIF district. A TIF is created upon declaration by a jurisdiction that private improvements to one or more parcels of real property serve a public purpose. These improvements may include the construction, expansion, and demolition of buildings, remediation, or other forms of site development. Residential developments are generally not eligible for TIF unless the project is located within a blighted area. Once designated, a TIF locks in the taxable worth of real property at the value it holds at the time legislation is passed. Property tax payments derived from the increasing assessed values beyond the locked amount may be used by the municipality to fund construction of public infrastructure defined within the TIF legislation. A TIF typically has a lifespan of 20-30 years.

CDBG: Community Development Block Grant

CDBG is a federal grant administered through the U.S. Department of Housing and Urban Development (HUD) which funds local community development activities. Large municipalities and urban counties can qualify to receive CDBG funds directly from HUD, while smaller local governments can receive funding from HUD through the state. These smaller local governments are “non-entitlement areas” and include cities with populations less than 50,000 and counties with populations less 200,000. Montgomery County administers funds available to Huber Heights. Communities receiving CDBG money may use the funds for many community development activities including, but not limited to, acquisition of property for public purpose, construction or reconstruction of streets, water facilities, neighborhood centers, and public works, demolition, public services, rehabilitation of public and private buildings, and planning activities. Funds may also be used to support non-profit entities for community development activities and private entities to carry out economic development activities. CDBG funds are distributed based on population, poverty, incidence of overcrowded housing, and age of housing. CDBG can be particularly useful in areas of reinvestment and redevelopment.

NEPA: National Environmental Policy Act

NEPA is the federal government body required to review grant submissions and the environmental impact of proposed projects. Various federal grants are available and require NEPA review, including the Department of Transportation’s popular TIGER and TIGER II grants for capital improvements in surface transportation projects.

DEVELOPMENT REGULATIONS

Development regulations include the various regulatory tools through which the Comprehensive Plan is realized. The development regulations toolkit sets forth tools commonly used in communities working towards goals reflecting community character, quality of design, and cohesion. These tools will ensure that the city's regulations reflect and support the goals of the Comprehensive Plan.

ZONING ORDINANCE UPDATES

The zoning ordinance is the primary regulatory tool the city has to implement the Comprehensive Plan. Updates and amendments should focus on modernized standards as needed to implement this plan and promote character-focused development. An update of the zoning ordinance ensures that the city's regulatory ordinances promote the vision and goals of the Comprehensive Plan in an efficient and clear document. Specifically, the city may consider new mixed-use planned districts to regulate growth and redevelopment in the town center and neighborhood centers, and improved design standards for districts.

DESIGN STANDARDS

Design standards regulate the architectural design of buildings and ensure that community assets are maintained and promote new quality development in the city. The standards assist site planners, architects, and developers in understanding the city's minimum design criteria for development. Design standards should be adopted to ensure development proposals achieve the desired development quality included in the plan vision. Design standards can be applied to infill development, redevelopment, and new development. There are a couple of formats or approaches the city may consider to adopt design standards.

One approach is adopting universal design standards that apply to all development throughout the city. This approach bases the standards on the use or function of the building and site. Categories could include: Detached Residential, Multi-family Residential, Large Format Commercial, Small Format Commercial, Industrial, Office, or Public Buildings. These categories may or may not specifically tie to existing zoning districts. There are two ways in which this type of functional design standard can be applied: 1) the standards can be included in a standalone handbook; or 2) the standards can be incorporated into amended district standards in the city's zoning ordinance. If prepared in a separate handbook it is important to ensure that the design standards are not in conflict with zoning standards. In either approach, careful study of existing conditions, differences from one area to another and the difference between existing development and future development should be considered before applying design standards to the whole city to avoid creation of non-conforming uses.

Another approach could be targeted overlay districts with specific design standards that would supersede or intensify the underlying zoning standards allowing the standards to be applied across uses and zoning districts in a uniform manner. Overlay districts are most effective when the city needs to target design efforts to a few areas rather than the whole community. Examples of cases where overlay districts may be most effective include: Corridor Overlays-where all

development along a corridor should be uniform, Commercial Overlays-where all commercial development areas should be uniform, Historic Areas-where a specific set of criteria for preservation and restoration is needed, or areas targeted for redevelopment or infill.

Because design standards tend to create uniformity and are regulatory in nature the city could choose to adopt design guidelines, which are more flexible and non-regulatory which means they are voluntarily applied. Some communities have had good success with this approach.

PLANNED DEVELOPMENTS

The city currently uses planned development districts to increase the specificity of development and design regulations for new development; while this is a practice used in other communities to elevate the quality of development, it often leads to inefficiencies and inconsistencies in the development process. While the city may choose to continue using planned developments, improved development standards throughout the city could improve the efficiency of the development process as well as creating high quality development. Planned developments are most practical and effective for larger (in excess of 100 acres) multi-use developments.

CONNECTIVITY

Connectivity and access management regulations ensure that development is accessible to the community and will improve connectivity within the city. Regulations should consider various forms of transportation and emphasize pedestrian safety. Tools such as connectivity indices can be integrated into subdivision standards and local access management and engineering standards. Connectivity indices can be based on several methods including the number of surface street intersections per square mile, whereas the greater number of intersections represents the greater degree of connectivity, and the ratio of intersections to intersections and dead ends, which is expressed on a scale from zero to one with an index over 0.75 being desirable.

The image at right depicts a connectivity index which measures connectivity through a ratio of links, or segments between intersections, to intersections, here called nodes.

36- Links ○
 21-Nodes ★

36/21 yields a score of 1.71

A higher ratio is preferred with a score between 1.5 and 2 as a desirable target.



CONSERVATION OR PRESERVATION TOOLS

The City of Huber Heights recognizes the importance of preserving community character and the natural assets of the city. The Conservation or Preservation toolkit focuses on historic preservation to preserve the community character and integrity of historical places and buildings, as well as the conservation of natural landscapes.

NATIONAL REGISTRATION

The City of Huber Heights could identify historically significant sites within the city and nominate the sites for registration with the National Register of Historic Places in order to recognize historic and culturally significant sites and maintain community character. Historically significant sites can also be registered with the Ohio Historic Preservation Office to gain state recognition. To be considered, a property, district, site, structure, or object must be associated with events that made significant contributions to history, are associated with the lives of a significant person, embody the distinctive characteristics of a type, period, construction method, or work of a master, or information important to the history or prehistory of the United States. Nominations must be sent to the Ohio Historic Preservation Office, which will contact property owners and evaluate the property or district for National Registry eligibility. Once the Ohio Historic Site Preservation Advisory Board reviews and approves the nomination, it is reviewed by the National Park Service and, if approved, will be placed in the National Register. In Ohio, the initial nomination forms may be completed by anyone interested in having a site listed.

Note:

National and State Registration alone does not protect significant sites or buildings from modification. Local standards must be adopted to effectively protect local landmarks.

Varying levels of protection can be attained through preservation or conservation overlays.

LOCAL DESIGNATIONS

Effective protection of historic sites and buildings requires local designations be established and implemented to recognize sites that hold historic and cultural significance for the City of Huber Heights. Local designations increase community awareness and pride while preserving the

historic and cultural integrity of significant sites, buildings, and roadways. Local designations may also be used to preserve natural landscapes through indicating wildlife areas, green spaces, and other natural areas. Local designations can be implemented through establishing conservation districts and preservation districts, creating zoning overlays, and introducing building-specific designations.



HISTORIC DESIGN GUIDELINES

Historic Design Guidelines protect properties from inappropriate and unmanaged change by requiring additions and exterior alterations be reviewed by a governing committee. Design guidelines provide recommendations for the exterior of historic buildings including but not limited to: color, siding type, roofing materials, and accent materials. Historic Design Guidelines may be applied to an entire historic district, or applied individually to sites or buildings. Development guidelines and historic design guidelines can be coordinated to serve both purposes or support one another on historically significant properties.

CERTIFIED LOCAL GOVERNMENT

The Certified Local Government Program is a preservation partnership between local, state, and national governments which promotes historical preservation at the grass roots level. The program is coordinated by the Ohio Historic Preservation Office and is a component of the National Park Service. Through the Certified Local Government Program, the City of Huber Heights could establish a qualified historic preservation commission, maintain an inventory of historic resources, provide for public participation in the historic preservation program, and enforce legislation for the designation and protection of historic properties.

NON-PROFITS OR TRUST FOUNDATIONS

Non-Profits and Trusts play an integral role in preserving historic sites and natural landscapes. Promoting and partnering with organizations focused on historic preservation and conservation will reaffirm the city's goal through the ability to hold easements, accept donations, and steward resources to appropriate causes. Historic Preservation trusts may be used to rehabilitate historic buildings which have fallen into disrepair, provide financial support to residents working to maintain their historic building, and to fund historic designation markers to draw attention to the city's history.

DEVELOPMENT INCENTIVES

Development Incentives will enhance the ability to attract new development and to encourage the expansion of existing businesses within the city. The Development Incentives toolkit focuses on active steps and programs to create a supportive environment for development. The city maintains a map of existing investment districts where incentives for development are available.

CAPITAL AND CIVIC IMPROVEMENTS

Capital and civic improvements are steps that can be taken to improve the community and attract new development. The enhanced and well-maintained community amenities and infrastructure will serve as an incentive to developers to locate their project in the city, especially when improvements target economic development sites and redevelopment areas. Community

support for the quality of public spaces can serve as a catalyst for private investment and improvements.

GRANTS

Securing state and federal grants and offering local grants will assist in encouraging new development to locate in the city, as well as promote existing businesses to expand. Grants may be offered based on parameters such as encouraging businesses to relocate to the City of Huber Heights or encouraging businesses to expand their employment. The city can act as a resource center to connect residents and businesses with appropriate grants, but can also manage unique community grants to encourage activities such as property maintenance, small or local business growth, historic building restoration, and community gardening or planting.

Types of Grants

- Housing Improvement grants
- Community Garden or Planting Initiatives grants
- Small Business grants, funds matching, and low interest loans
- Historic Building Restoration grants
- Landscaping grants

PUBLIC PRIVATE PARTNERSHIPS

Types of Public Private Partnerships

- YMCA/City Recreation
- CDCs/City
- Senior Community Center
- Other Community Groups
- City partnering with private developers

Public Private Partnerships describe a government service or private venture which is funded and operated through a partnership of a government entity and one or more private companies. Public Private Partnerships encourage the expansion of business within the city and promote government efficiency. Public-private cooperation and an efficient government system attract developers and allow more flexibility in the development process. Partnerships can successfully address transportation infrastructure construction and maintenance, economic development issues, community development issues, and expanding utilities to meet growing demand. The types of public private partnerships vary depending on the project and agreement between the entities, but may include operation and maintenance of a service, operation, maintenance, and management of a facility or service, design and construction of projects, and financing projects. Examples of the partnerships also include corporate investment in public spaces and facilities such as community centers.

REDEVELOPMENT & REINVESTMENT

Redevelopment and Reinvestment are needed to maintain the vitality of the City of Huber Heights and are at the core of the goals of the Comprehensive Plan. The Redevelopment and Reinvestment toolkit outlines tools the city can use to formulate a strategy to facilitate redevelopment and reinvestment.

PUBLIC PRIVATE PARTNERSHIPS

Public Private Partnerships describe a government service or private venture which is funded and operated through a partnership of a government entity and one or more private parties. The City of Huber Heights should explore the possibility of forming Public Private Partnerships to provide services or to participate in a private business venture in order to attract redevelopment and promote reinvestment in the community. Private Public Partnerships have effectively been used on projects such as historic building rehabilitation in order to utilize the efficiency of the private sector while incorporating the extensive resources and policy power of the public sector or coordinator between the city and non-profit organizations like a CDC discussed before.

COMMUNITY DEVELOPMENT CORPORATIONS

Community Development Corporations (CDCs) include organizations incorporated to provide programs, offer services, and engage in activities promoting community development. When focused on a struggling area or neighborhood, a CDC can successfully promote economic development, community education and organization, and real estate development. CDCs often form to combat community or neighborhood issues and remain centric to that geographic area or issue. Working in neighborhoods, a CDC in Cincinnati, Ohio, formed to assist Cincinnati's low and moderate-income residents with homeownership, home maintenance, community involvement, and economic learning. The CDC is governed by a sixteen member board and is a member of the Ohio CDC Association. Working in neighborhoods, the CDC provides financial counseling services for low income residents and promotes homeownership through homeownership classes, down payment assistance, and rehabilitating homes to be sold to first time home buyers with incomes under the 80% area median income level. The CDC is funded largely by private investors, but is also supported with some public funds.

LAND ACQUISITION

Land acquisition allows the city to accumulate land for redevelopment and, in turn, market the land for redevelopment more effectively. Land ownership is a common obstacle to redevelopment which can be mitigated through land acquisition. The City of Huber Heights should consider acquiring prime vacant land to reduce landowner obstacles, streamline the development process, and promote redevelopment. Land should also be acquired for community services and amenities. By preparing land for redevelopment, the city can make redevelopment more attractive to developers. Acquiring undesirable land and taking necessary measures to prepare the land for development is an active step the City of Huber Heights can take to make vacant land more marketable.

REGULATION AUDIT FOR OBSTACLES TO REDEVELOPMENT AND INFILL

Infill development serves as a catalyst for reinvestment and reuse of existing structures in an area. The City of Huber Heights should audit existing and proposed regulations to ensure minimal obstacles to redevelopment and infill development. Regulations which guide development in terms of design and character should still be in place, as these regulations ensure that new development is of quality and contributes positively to the city. Often, regulatory requirements for redevelopment and infill development are vague and overlap at the local, state, and federal levels. This barrier can be reduced through a regulation audit to ensure that the City of Huber Heights does not require unnecessary measures that will be taken at another level, as well as assisting developers through the approval process. Becoming familiar with state and federal regulations on infill development, and the agencies administering the regulations, will promote open communication and an understanding of all parties involved. Additionally, the city should evaluate the potential of expedited review processes and reduce application fees or other incentives to make redevelopment easier.

PROPERTY MAINTENANCE

The conditions of a city's properties reflect on the city as a whole. Well maintained properties and resident involvement can lead to an improved sense of community. The City of Huber Heights has an active role in ensuring that properties are kept to a standard in order to create and maintain attractive places.

REGULATIONS AND ENFORCEMENT

Property maintenance regulations serve as the regulatory tool to monitor property conditions. The City of Huber Heights has regulations for property maintenance. Regulations address the maintenance and repair of residential and non-residential properties and include regulations on cleanliness and sanitation, exterior walls, yard appearance, stairs and porches, and other items as well as interior regulations if deemed necessary. This will continue to be a priority for the city.

COMMUNITY PROGRAMS

Ongoing community programs which promote property maintenance and the preservation of community character empower residents to play an active role in their communities. Programs may include a property repair incentive program or matching funds for maintaining properties, an organized and ongoing community clean-up program, a youth involvement program, annual beautification programs like tree plantings and flower box plantings, and other programs to enhance curb appeal. There are several of these programs currently in place in Huber Heights and these efforts should be supported.

THEMATIC AND AREA PLANS

This plan identifies several thematic plans the city may pursue to achieve the vision and goals. The relatively high level and general nature of the Comprehensive Plan leaves adequate room for the city to focus efforts on targeted themes of importance to the city and residents as current resources and needs allow. Thematic plans are able to target detailed recommendations for the whole city but focus on a specific element. Examples of thematic plans the city may pursue include:

- Thoroughfare/Transportation Plans
- Community Facilities Plans/Capital Improvement Programs
- Streetscaping Plans
- Wayfinding and Signage Plans
- Parks & Greenways Plans
- Area Plans

THOROUGHFARE/TRANSPORTATION PLAN

A thoroughfare plan, which should include a plan map, can be used as a framework for roadway rehabilitation, improvements, signalization, and access management. The thoroughfare plan is a method to identify general alignments for future circulation facilities, either as part of new private development or as new projects undertaken by local government. A transit plan or pedestrian/bicycle plan can also be included in these efforts. All forms of transportation planning are essential in setting aside land for future travel through the city. More detail about alignments of future travel corridors may be refined in area plans or redevelopment plans.

COMMUNITY FACILITY PLANS/ CAPITAL IMPROVEMENT PROGRAMS

The functionality and public element of the plan implementation can be laid out through a Community Facility Plan and a Capital Improvement Program. Community facilities are generally considered buildings, land, interests in land, and equipment owned and operated by a local government agency and used to provide services on behalf of the public. The advantages of creating a community facilities plan are that it prepares the community for the long-term needs for facilities and anticipates costs of providing the capital improvements and services associated with the various facilities.

Typically, community facility plans include:

- Established levels of service for each community facility
- Estimated needs coordinated with anticipated growth and the future land-use pattern of the Comprehensive Plan
- Established phasing or timing targets to ensure facilities and services are provided in a timely, efficient and cost-effective manner

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- Coordinated policies with other local governments, special districts, school districts, and state and federal agencies

Components of a community facility plan are:

- An inventory of the significant existing community facilities with the inventory identifying:
 - The Operational Entity
 - Geographic Service Areas for each facility
 - Design Capacity for each facility
 - Current demand or use of the facilities capacity
 - A measure or level of service representative of current practices
- A general assessment of the current performance of the facilities and services including:
 - Performance
 - Condition and expected life of the facilities
 - Future facility capacity and surpluses or deficiencies
 - Measures for optimizing the use of existing facilities as alternatives to expansions or construction of new facilities
 - Evaluation of the annual energy consumption and options to reduce that level
- A statement of goals, policies and guidelines regarding the general distribution, location, and characteristics of different facilities including a statement of targeted levels of services
- A description and map depicting locations for future facilities and service areas
- Site selection criteria for various facilities

Plans may also include cost estimates for new facilities but usually these are identified in five-year increments as part of a Capital Improvement Program. The Community Facilities Plan should act as the link between the Comprehensive Plan, Future Land Use Plan, and the Capital Improvements Program. The Capital Improvement Program can then serve as a guide during annual budgeting.

Capital Improvement Programs (CIPs) are advance planning and scheduling of community facilities to help avoid costly mistakes. They provide a systematic, organized approach to planning capital facilities and provide a number of practical advantages. By planning for facilities in both a long and short-term timeframe, the city can:

- Use tax payer dollars more wisely
- Focus on community needs and capabilities
- Encourage economic development
- Increase administration efficiency
- Maintain a more stable financial program
- Take advantage of federal and state grant and loan programs

STREETSCAPING (PUBLIC REALM)

Streetscaping directly enhances the public realm and creates an aesthetically pleasing environment for residents, visitors, and businesses. Streetscaping is best implemented on a corridor-by-corridor or street-by-street basis. A streetscaping plan typically includes street trees, ample pedestrian space, and consistent typology of street furniture to include benches, street lamps, wayfinding and signs, trash receptacles, planters, and other permanent pieces.

UNIFIED WAYFINDING AND SIGNAGE PLAN

Wayfinding and signage are used to connect people with attractions. A unified wayfinding and signage program connects visitors to attractions and residents to community events and services. Implementing a unified plan builds a community identity, as all signs are consistent in design. Wayfinding and signage should be placed at major gateways and approaching attractions and community assets. The wayfinding and signage design should be coordinated with the streetscaping plan.

PARKS AND GREENWAYS PLAN AND SYSTEM

Implementing a Parks and Greenways Plan and System will ensure that the City of Huber Heights preserves, maintains, and expands upon the existing parks, greenways, and natural assets of the city. Parks and Greenways plans outline the goals, maintenance plans, acquisition plans, and development plans for community parks and recreation facilities. These may be based on targeted levels of services such as a number of softball/baseball fields per 1,000 population, or may be more specific and state specific goals like acquiring certain parcels for future park land. A park and greenway plan can be coordinated with trails and pedestrian or bike network plans to create a greenway network in the city.

AREA PLANS

Area Plans are geographically specific plans that can address a broad spectrum of issues and opportunities in a specific area of the city. Examples of locations where the city may want to complete Area Plans include:

- Growth Areas
- Extra Jurisdictional Areas
- Redevelopment and Reinvestment Areas
- Neighborhoods
- Corridors or Gateways

Area plans should identify:

- Land uses
- Transportation systems/networks
- Utilities and facility needs or demands

- Key players
- Actions to be taken by the city
- Actions by private/non-profit players
- Design guidelines
- And financing/funding for capital improvements

Once the city has completed thematic or area plans, the city may consider amending the Comprehensive Plan to include their recommendations. Additional discussion about plan amendments is provided in the following section.

COORDINATION & UPDATES

CITY SPONSORED EVENTS

City sponsored events encourage resident participation in the community and promote the city's assets. The City of Huber Heights hosts or co-sponsors community events such as farmers markets, summer concert series, festivals, or other events.

COORDINATION & COOPERATION

Coordination is an ongoing administrative effort that could result in regulatory actions and agreements. The City of Huber Heights promotes interagency and public/private partnerships to increase opportunities for citizens and businesses. As an overarching goal of the Comprehensive Plan, coordination and cooperation fosters efficiency in maintaining and implementing capital improvements and delivering services to businesses and residents. Coordination and cooperation between jurisdictions and sectors is particularly effective in population growth projects, land use and transportation planning, setting targeted levels of service, and fiscal planning.

REGULAR MONITORING AND UPDATES

The city should monitor the progress of the plan recommendations and regularly update the plan. A one, five, and ten year schedule is ideal, with regular monitoring occurring annually, minor updates every five years, and a full update occurring every 10 years.

AMENDMENTS

In some circumstances, outside of the regular monitoring or updating of the plan, there may be a need to amend the Comprehensive Plan or the future land use map. It is important to point out that the Comprehensive Plan is a community based statement of where we would like to be in the future and is the result of a detailed public process. Any amendment made to the plan should be held to the same high level of analysis and public scrutiny. Amendments to the adopted plan must follow the same review and adoption process as the plan itself. The planning

commission must review the amendment and recommend it to city council for adoption. The process requires a minimum of two public hearings.

EXTRA JURISDICTIONAL AREAS OR ANNEXATIONS

One particular instance where an amendment to the plan may be needed is in the case of annexation of land. This Comprehensive Plan recognizes that there are areas outside the city limits that may require services from the city, which would require annexation. However, this plan does not identify specific areas for annexation nor does it make a recommendation for future land uses, character, or infrastructure improvements in extra jurisdictional areas.

If an annexation is requested, the city will require an impact statement including a short and long-term fiscal impact assessment for services and facilities, a traffic impact assessment, and a valid master plan amendment and zoning district(s) consistent with the city's accepted land use and zoning. Upon receipt of these materials, the city would prepare an amendment to the Comprehensive Plan maps and other recommendations to incorporate the plan components of the annexation area. Plan amendments for annexation areas should be found consistent with the vision and goals of this plan and any development or design standards adopted to implement this plan.

THE WORK PLAN

The work plan on the following page outlines the relative sequence of implementation tasks for the city to consider. Many of the plan recommendations imply that the city will either continue existing practices or undertake new efforts to implement the plan. Both types of recommendations will require personnel, volunteer, and financial resources to accomplish. The work plan sets a range of priorities for implementation. However, it is important to annually prepare a work plan for the implementation of the Comprehensive Plan based on the anticipated resources available to the programs.

The annual work plan should draw from the various recommendations contained within the chapters of the plan and the tools in the implementation chapter. Over time, the city may revise or add actions as necessary to effectively operate the planning department and address the contemporary needs of the community. Amendments and regular updates to the work plan are a regular course of the plan management and update process.

short term (1-3 years)	mid term (4-7 years)	long term (8-10 years)
<ul style="list-style-type: none"> ● REDEVELOPMENT <ul style="list-style-type: none"> ● Create reinvestment strategy/program/funding <ul style="list-style-type: none"> ● Perform a regulatory audit ● Prepare target area plans/redevelopment plans/capital improvement program ● Establish partnerships/support creation of CDC <ul style="list-style-type: none"> ● Seek funding ● Property acquisitions/site preparations ● Make capital improvements ● Monitor and maintain improvements 		
<ul style="list-style-type: none"> ● ECONOMIC DEVELOPMENT <ul style="list-style-type: none"> ● Prepare updated marketing strategy <ul style="list-style-type: none"> ● Partnerships-Huber Heights role in the regional strategy ● Branding ● Selected target industries ● Continue ongoing monitoring and promotion of available sites ● Continue ongoing interagency coordination/regional coordination 		
<ul style="list-style-type: none"> ● TARGETED PLANS/CAPITAL IMPROVEMENTS <ul style="list-style-type: none"> ● Prepare community facility plans ● Prepare transportation/thoroughfare plan <ul style="list-style-type: none"> ● Prepare a capital improvement program, regularly monitor and update over 10 years ● Prepare redevelopment plans <ul style="list-style-type: none"> ● Fund and construct public capital improvements ● Prepare town center area plan <ul style="list-style-type: none"> ● Prepare area plans for growth areas 		
<ul style="list-style-type: none"> ● REGULATIONS/GUIDELINES <ul style="list-style-type: none"> ● Conduct zoning and subdivision regulation audit ● Evaluate design principles/identify targeted design areas or styles including historic properties <ul style="list-style-type: none"> ● Adjust regulations for new standards including process and incentives for redevelopment ● Pursue Certified Local Government Status <ul style="list-style-type: none"> ● Ongoing nomination and designation of landmarks and districts <ul style="list-style-type: none"> ● Monitor standard effectiveness and update if needed 		
<ul style="list-style-type: none"> ● PLAN MAINTENANCE & UPDATES <ul style="list-style-type: none"> ● Prepare annual work plan and evaluate previous year's accomplishments <ul style="list-style-type: none"> ● Perform data update and minor updates ● Perform full scale plan updates 		