

Perrysburg Land Use Plan - 2020

VIRTUAL PUBLIC MEETING 1 – NOVEMBER 11TH



**PERRYSBURG
TOMORROW**

Agenda



- ▶ Introductions
- ▶ Project Overview
- ▶ Background, trends, and existing conditions
- ▶ Group Discussion in Breakout Rooms
- ▶ Live Polling and Discussion
- ▶ Next Steps

Introductions

Meet our Team
OHM Advisors

We are architects, engineers, and planners committed to *Advancing Communities*

50+ years of experience

16 studios throughout OH, MI, and TN

500+ multi-disciplinary team members



2019 Ohio Association of Planning Award -
Best Comprehensive Plan Large Jurisdiction:
insight2050 Corridor Concepts



2019 Heritage Ohio Award - Best Placemaking
Project: Wooster Downtown Plan, Center Green
Plaza & Streetscapes



2018 Michigan Association of Planning Award -
Michigan Planning Excellence: Northland Mall
Redevelopment

Meet our Team

Edge Group + Aimpoint

EDGE PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

+

Aimpoint
go beyond insight™

Project Overview



Project Purpose

The Perrysburg Land Use Plan aims to build upon the City's previous planning documents and public involvement to design a guide for future development. This guide will serve as a vision for future land use patterns to best position the City of Perrysburg as a thriving community in the Northwest Ohio region.



We do this by...

Developing a plan and economic development tool rooted in the needs of the community, balanced with today's market realities and proven public and private sector solutions.

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What should it do?

ITS A BLUEPRINT FOR THE FUTURE!

- Identify target areas - advance City goals and objectives
- Steer public dollars to spur private sector investment
- Identify greatest development opportunities
- Outline preservation needs

Approach



TASK 1:



PHASE 1:
PREPARING FOR
THE PLAN



PHASE 2:
UNDERSTANDING
THE CONTEXT



PHASE 3:
COMMUNITY
ENGAGEMENT



PHASE 4:
DEVELOPING THE
PLAN



PHASE 5:
FINALIZING THE
PLAN, SETTING UP
IMPLEMENTATION

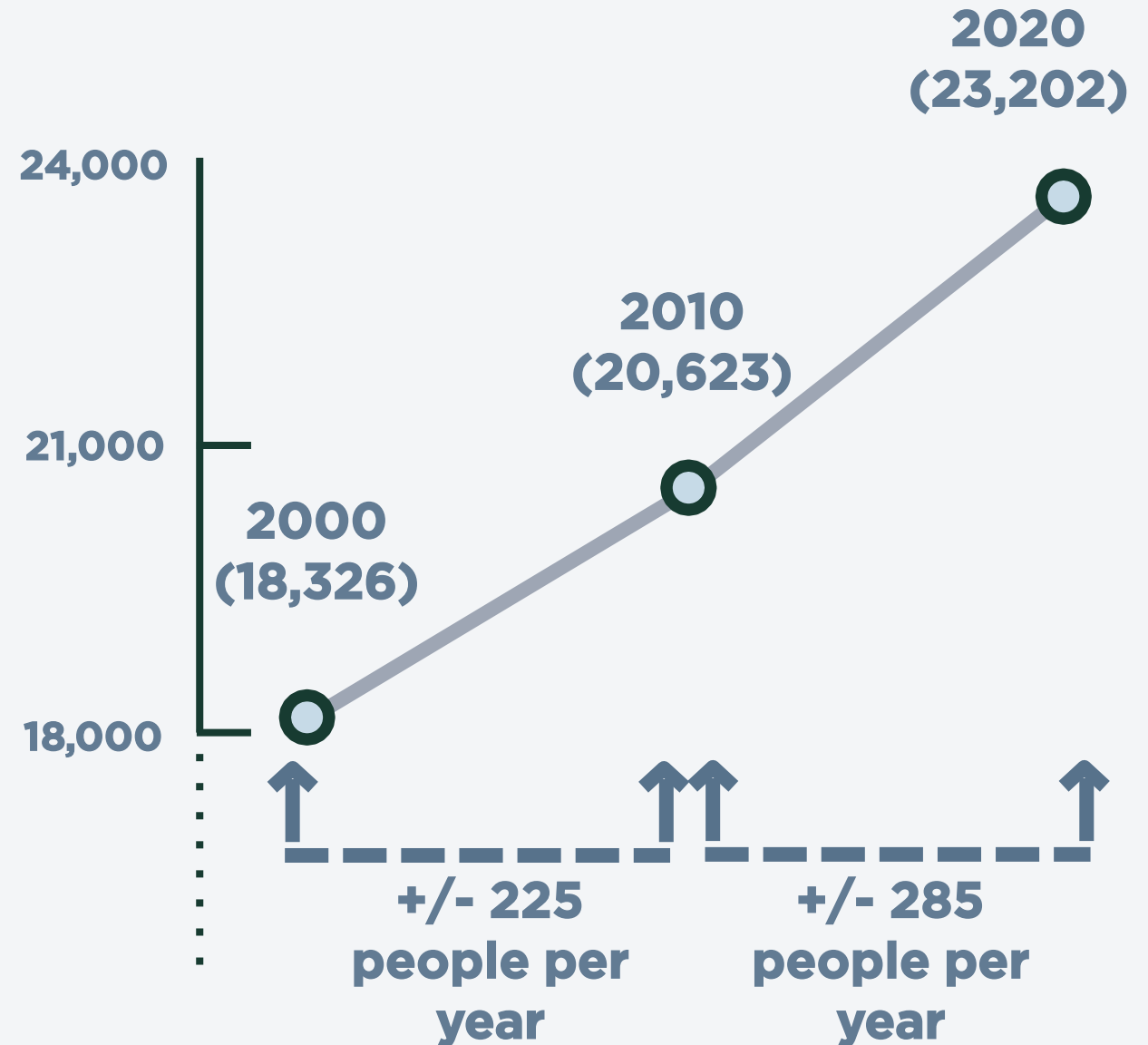
We are here!

Background, trends, and existing conditions



**Current
Population
23,202**
(26% increase
since 2000)

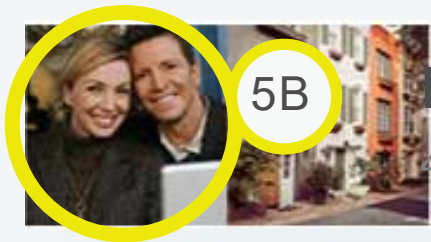
Moderate
population growth
in the last 20 years



Source: American Community Survey

Tapestry Segments

(ESRI Business Analyst, a robust geospatial analysis tool)



5B

Urban Style

14,256 households

45.9%
of Households

- Professional couples or single households **without children**
- Slightly older and **already planning for their retirement**



1C

Boomburbs

11,364 households

14.7%
of Households

- **Young professionals with families** that have opted to trade up to the newest housing in the suburbs
- **Well-educated** professionals with a running start on prosperity



9E

Retirement Communities

10,948 households

10.2%
of Households

- **Small household size**, mostly renter occupied, and typically live in multiunit structures
- **Fiscally responsible** and keep a close eye on their finances

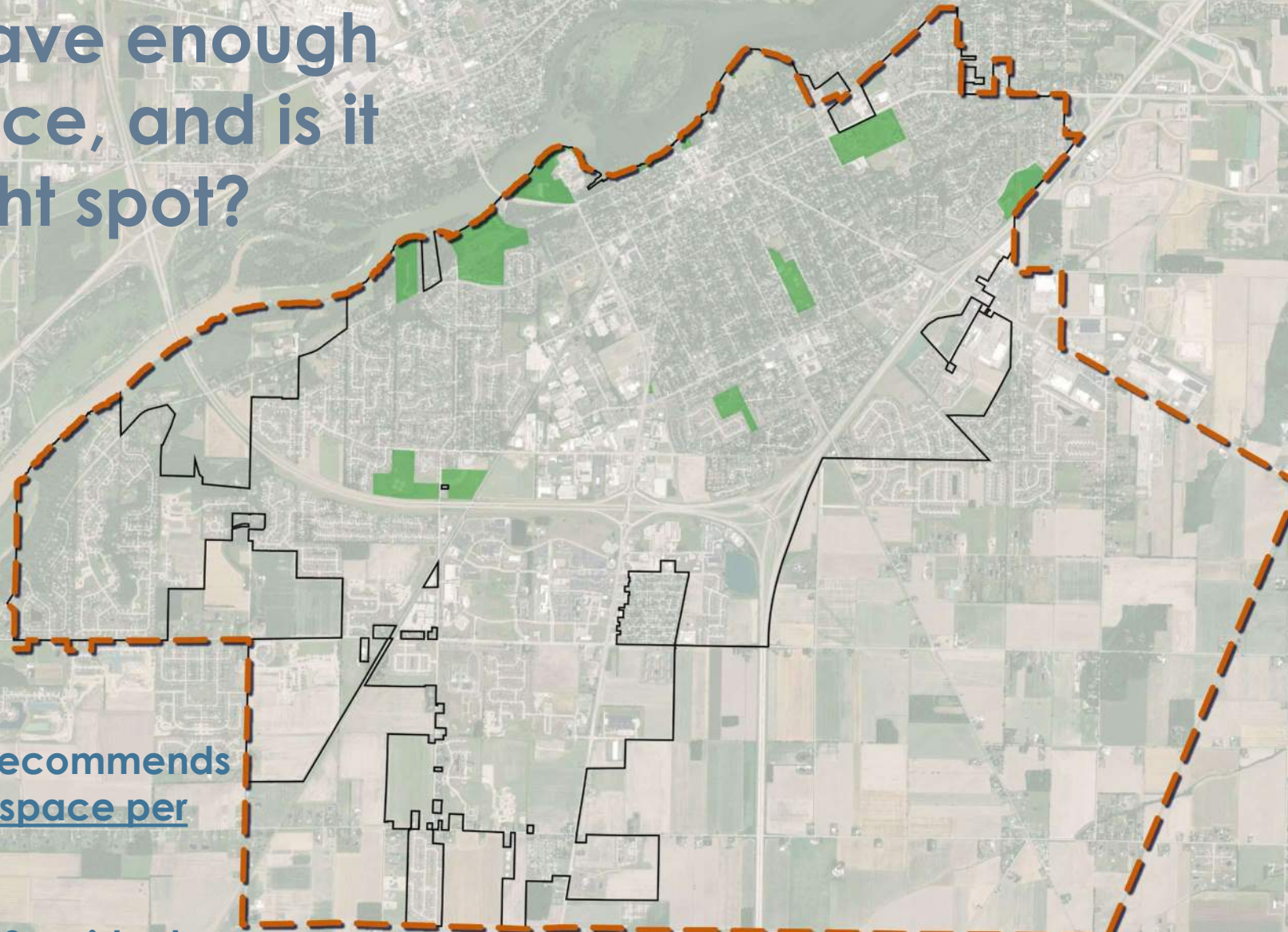
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Housing Breakdown (2018 ACS)

- ▶ Roughly 64% of ALL housing in Perrysburg is detached single family homes
- ▶ Roughly 72% of housing units in Perrysburg were built before 2000
- ▶ Since 2010, there have been an addition of roughly 340 multifamily units
 - ▶ This accounts for only 15% of all multi-family units in Perrysburg

Do we have enough park space, and is it in the right spot?

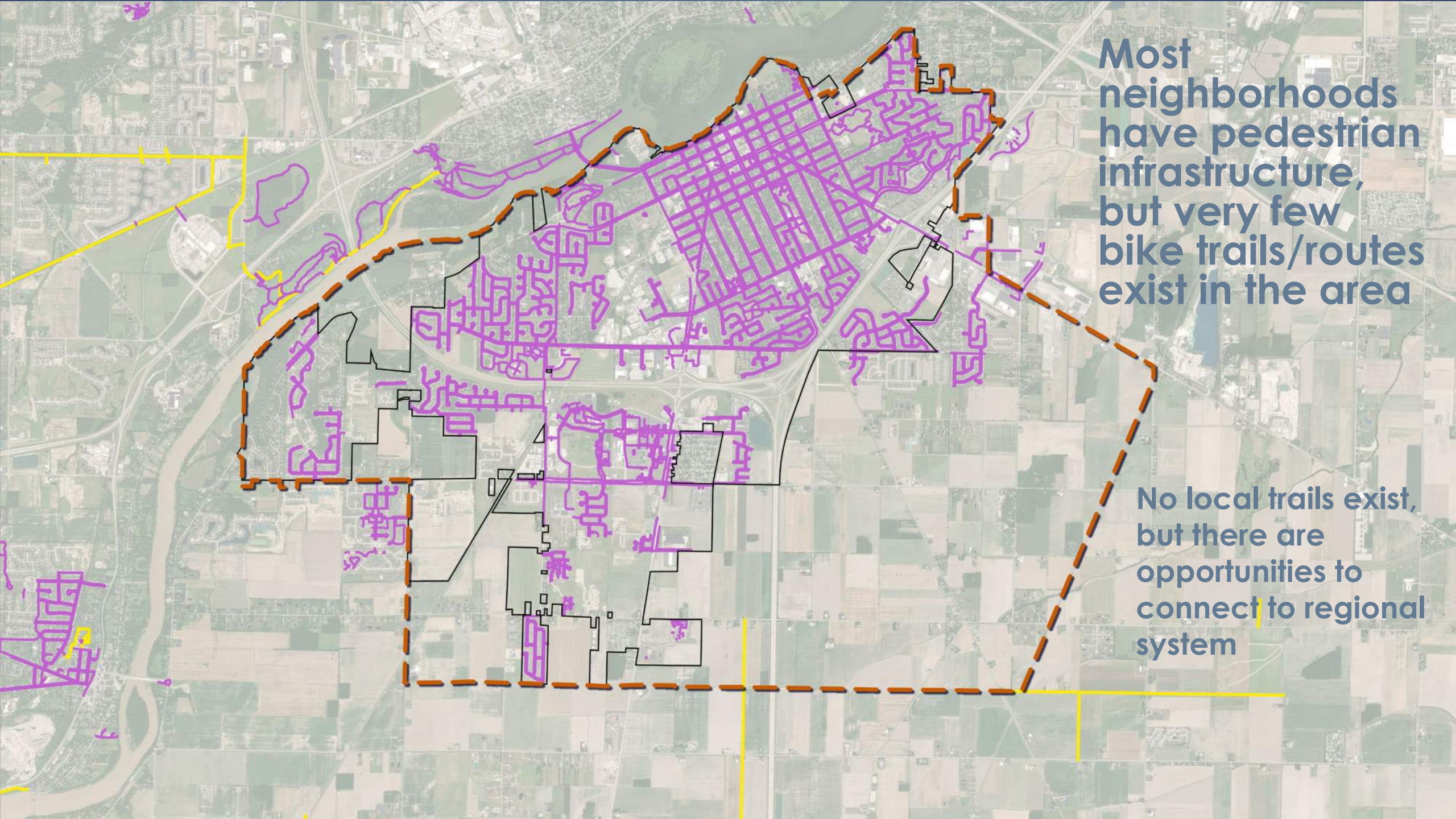


Currently, Perrysburg has 285 acres of park space

US Park Service recommends 10 acres of park space per 1000 residents

At just over 23,000 residents, Perrysburg would need 230 acres to be at an acceptable ratio

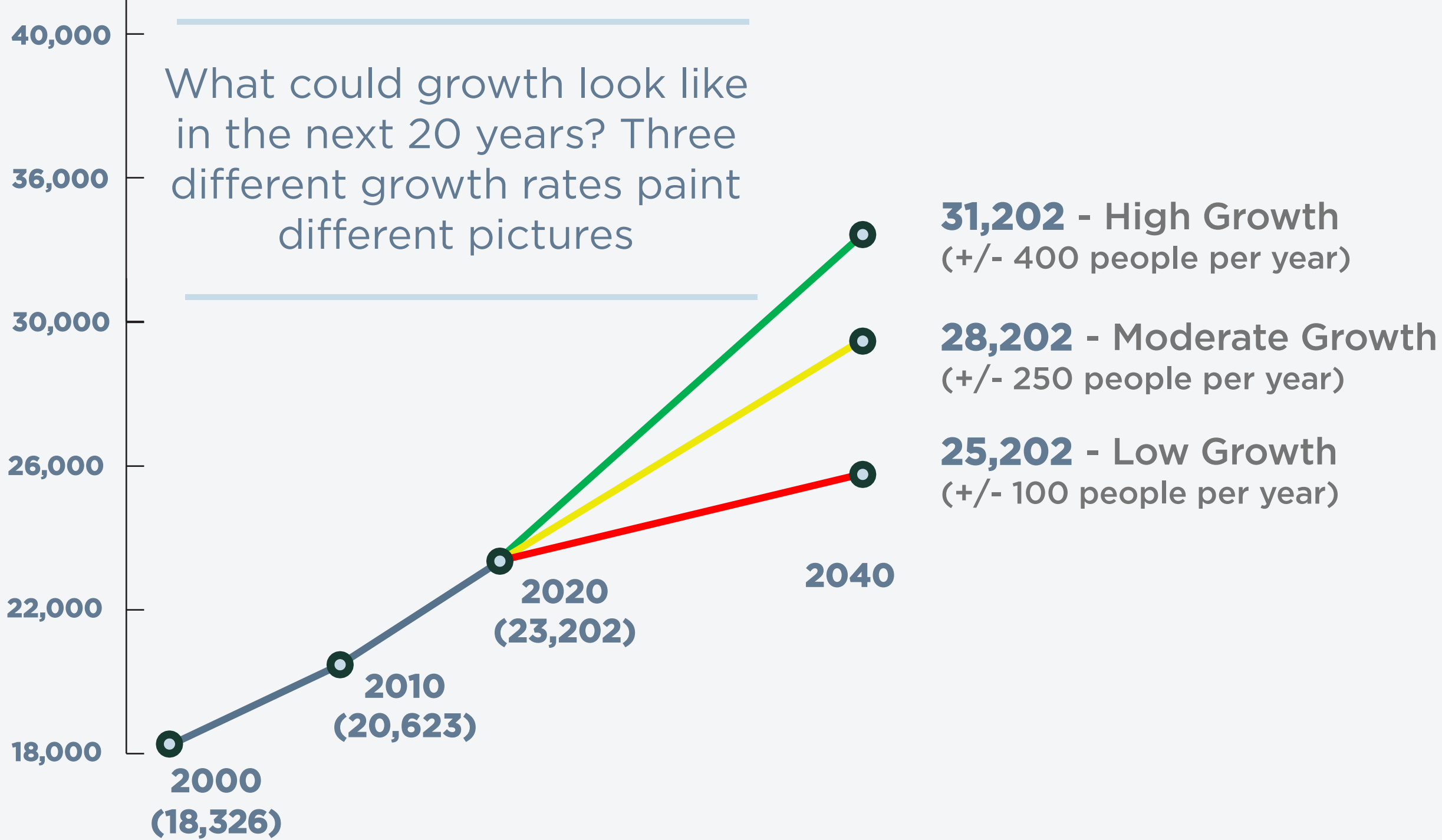
Without Ft. Meigs acreage, Perrysburg is UNDER the standard acceptable ratio



Most neighborhoods have pedestrian infrastructure, but very few bike trails/routes exist in the area

No local trails exist, but there are opportunities to connect to regional system

What could growth look like in the next 20 years? Three different growth rates paint different pictures

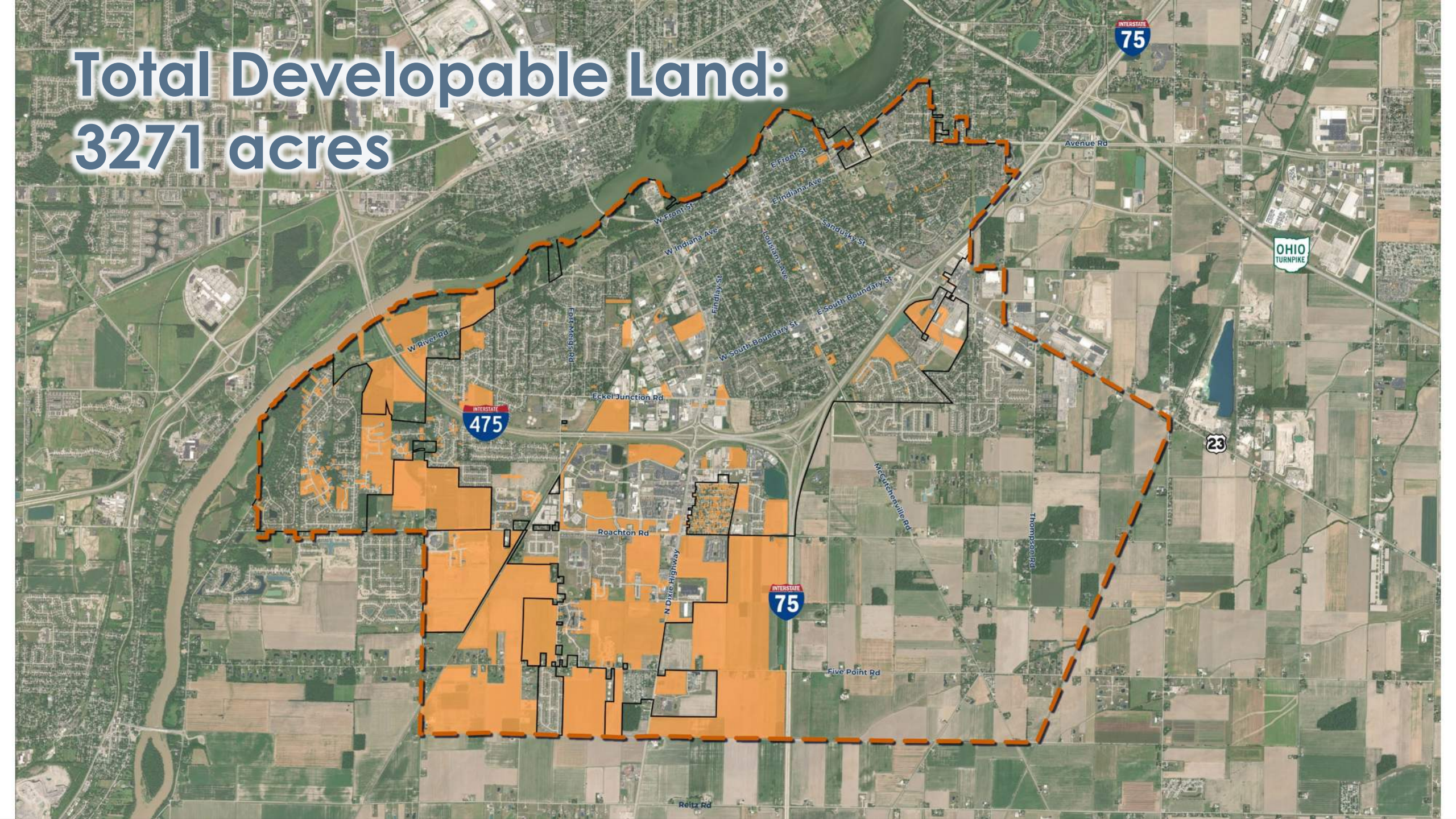


31,202 - High Growth
(+/- 400 people per year)

28,202 - Moderate Growth
(+/- 250 people per year)

25,202 - Low Growth
(+/- 100 people per year)

Total Developable Land: 3271 acres



	DISTRICT	ADDITIONAL RESIDENTS
Townships	Middleton Township Agricultural District	1830
	Perrysburg Township Agricultural District	1161
	Perrysburg Township Suburban Residential - High Density	683
City	Agricultural	2
	Single Family Residential Suburban	432
	Single Family Residential Low Density	44
	Single Family Residential Medium Density	585
	Single Family Residential Moderate Density	1627
	Two Family Residential	378
	Multiple Family Residential	854
	TOTALS BASED ON PERMITTED RESIDENTIAL USES	7,596 residents

Full build-out of developable, residentially zoned land would accommodate up to **7,596 residents** (3,114 housing units).

Potential vs. Projection

Full build-out of developable, residentially zoned land would accommodate up to **7,596 residents** (3,114 housing units).

By 2040:

High Growth Scenario
(+/- 400 per year)

8,000

ADDITIONAL PEOPLE BY 2040

3,200

NEW HOUSEHOLDS BY 2040

Moderate Growth Scenario
(Comparable to last 20 years in Perrysburg)
(+/- 250 per year)

5,000

ADDITIONAL PEOPLE BY 2040

2050

NEW HOUSEHOLDS BY 2040

For more detailed information....

- ▶ On the project website, please visit the **PLAN RESOURCES** tab to get more detailed existing conditions analysis



perrysburgtomorrow.weebly.com/plan-resources

Discussion – your ideas!

Exercise Structure

- ▶ We'll provide some "Food for Thought"
- ▶ We'll ask you a few questions
- ▶ You'll take 5 minutes to write down answer(s)
- ▶ We'll send you all into 'Break Out' rooms to discuss with your community members
- ▶ A room facilitator will take notes and report back to project team





Food for Thought

Think BIG. Consider what type of community you want to live in, and what can hinder or help to make that a reality.

The following subjects can be a starting point, but your ideas do not have to fit into those categories.

- ▶ **Land Use** - Areas for preservation or redevelopment
- ▶ **Housing** - Residential dwellings such as multifamily, condominium, townhomes, lofts, single family, etc.



Food for Thought

- ▶ **Parks & Public Space** - Any area or open space provided for community use.
- ▶ **Mobility** - The systems connecting people to destinations. This includes the street network, streetscape, parking, vehicular traffic, walkability, and biking.
- ▶ **Character + Image** - How the community defines itself and markets itself to visitors and future residents.

Q1: What do you think are the **issues in Perrysburg** today?

Q2: What do you think are the **opportunities in Perrysburg** today?

Q3: How do you want **Perrysburg to grow over the next 20 years?**

Take 5 minutes, write down your answers, and discuss in your groups!

Live Polling and Discussion

ahaslides.com/ perrysburg

- ▶ Please visit the link above OR scan the QR code with your smartphone to participate in our LIVE POLLING!
- ▶ We will be going through the questions ONE AT A TIME so make sure to leave the questions open on your device!



Q+A

- ▶ Let's use this time to talk!
- ▶ Please use the **CHAT FUNCTION** in Zoom to ask questions, and we'll respond in order received!
- ▶ You can also virtually **raise your hand** using that tool through the **participants tab** in Zoom



Next Steps

Stay tuned!



- ▶ **Online engagement** – almost 300 responses!
 - ▶ Can be found on project website!
 - ▶ Scan the QR code to take the survey now!
- ▶ **Statistically valid phone survey** – AimPoint, a market research firm, is helping us do a statistically valid phone survey! You may have already received your call!



Next Steps



- ▶ We will be compiling all the public input and will be making draft recommendations based on YOUR community input!
- ▶ This is NOT your only chance to provide input! There will be another public meeting in the EARLY SPRING where you can provide feedback on the recommendations.