



City of Powell, Ohio

Planning & Zoning Commission

Donald Emerick, Chairman

Richard Fusch, Vice Chairman

Shawn Boysko

Ed Cooper

Trent Hartranft

Joe Jester

Bill Little

Chris Meyers, AIA, Architectural Advisor

MEETING MINUTES

JANUARY 27, 2016

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Emerick on Wednesday, January 27, 2016 at 7:00 p.m. Commissioners present included Shawn Boysko, Ed Cooper and Bill Little. Commissioners Fusch, Hartranft and Jester were absent. Also present were David Betz, Development Director; Rocky Kambo, GIS/Planner and interested parties.

STAFF ITEMS

No Staff items to report.

APPROVAL OF MINUTES

MOTION: Commissioner Little moved to approve the minutes of January 13, 2016. Commissioner Cooper seconded the motion. By unanimous consent the minutes were approved.

MID-OHIO REGIONAL PLANNING COMMISSION (MORPC) insight2050 PRESENTATION AND COMPLETE STREETS GAME

Representatives from the Mid-Ohio Regional Planning Commission (MORPC) discussed the findings and tools of insight2050 with the Planning & Zoning Commission and conducted the Complete Streets game to consider some on-the-ground design ideas which can make communities more enjoyable and safe places to live, work and play.

Jennifer Noll, Associate Planner, Mid-Ohio Planning Commission (MORPC), thanked the Commission for allowing MORPC to present the insight2050 initiative. insight2050 was launched in March 2014 as a collaborative initiative between private and public partners, to help everyone understand there is going to be population growth and changing development preferences which will look very different in the next 30 years. This initiative is led by the Columbus District Council, the Urban Land Institute, MORPC and Columbus 2020. Currently there are 60 voluntary members from 15 different counties involved with insight2050. The mission is to help communities stay vibrant and successful in the future. Columbus 2020 is the region's economic development arm, similar to a regional Chamber of Commerce. Their efforts revolve around attracting and retaining high quality jobs and the work force to fill those jobs. The Urban Land Institute is a non-profit organization comprised of real estate development professionals from across the industry, who exchange knowledge to further their mission of creating better communities.

Ms. Noll reviewed the insight2050 Scenario Metrics Summary and Overview (Exhibit A). By the year 2050, central Ohio is projected to grow by 500,000 people. This translates into 300,000 additional households, 300,000 new jobs and a billion square feet of new or re-developed commercial space to house these jobs. Two-thirds of the projected 500,000 people growth comes from natural growth or people who are living longer into their retirement years and people whose children and grand-children decide to stay in central Ohio rather than move elsewhere. About one-third of the projected 500,000 people growth are people who are attracted to central Ohio; usually for career or educational opportunities. In the past 30 years, central Ohio saw growth in similar numbers and was able to accommodate the growth. From 2000 to 2010, central Ohio added over 220,000 people to the region. Central Ohio will be growing from a population of approximately 1.8 million people to approximately 2.3 million by 2050. The demographic make-up of this new population growth will look quite different than it has in the past. Population by age from 1980 to 2010 shows the bulk of the population growth was among people aged 35 – 54; the baby boomer population. People during these particular years of their lives are growing their families and wealth. As a result, these families moved out to suburbs in pursuit of better schools, better jobs and larger homes on bigger lots. Powell is a wonderful example of accommodating this kind of demand for the larger single family home. Looking ahead to the population growth between 2010 and 2050, the baby boomers, aged 65 and over, will shift towards their retirement years. There will also be a growth in the population aged 16 – 34; the millennials. 80% of this

population growth is expected to be in households without children. This is a dramatic change from the past and will create a dramatic change in what the age groups will need and prefer. Studies have found both groups, even though there is a distinct difference in age, really want very similar things. Both groups want to be connected, by living in accessible communities; they would like to be able to walk to restaurants or to work. Both groups are looking for homes which are a little bit smaller. The millennials are delaying getting married and starting families so a larger home on a larger lot isn't a priority. The baby boomers look to downsize. Both groups are thinking about how they get around to places. Millennials aren't as worried about getting driver's licenses at age 16. Baby boomers are starting to think long term and wondering how they can remain independent in their home and community if driving is no longer an option. The good news is, all of these changes mean great opportunities for our communities. It is important to note the demand for single family homes is not going to go away. Central Ohio is a great place to raise families and we want it to stay that way. Studies are finding communities which can offer options for housing such as smaller homes on smaller lots, such as condos or apartments, are attractive to people of all ages and family sizes. The way communities grow is going to have impacts on the infrastructure; roadways, sidewalks, electric lines and sewer lines.

The changing demographics have a big impact on the economic development forecast. Years ago, people looked for the job they wanted and then they went to live near the job. Today, young professionals are shifting the paradigm. Their priority is not the job; it is being in a place where they want to be. They go to areas first and then look for a job if they like the area. This has a big impact on the way communities handle economic development in central Ohio. Central Ohio is fortunate young people want to live here. Central Ohio has a lot of qualities people of all ages like and we need to capitalize on this as shifts occur in the demographics. There will also be commercial consequences due to growth. Strip malls, which were once very popular, have a life span of approximately 25 years. History shows a constant re-investment in revitalization of these strip malls to give them face lifts so they continue to be attractive and safe places for people to shop. Today, studies show a shift in shopping trends. People are looking for safe and comfortable areas where they can walk to multiple places to shop. Rather than just performing a face lift, shopping areas may need to be changed to fit the changing demographics. Putting in crosswalks and sidewalks so people can walk to multiple shops, putting in shade trees to change the feel, function and comfort level might be needed. Safe and comfortable areas bring people. People bring retail. A neglected area can become a neighborhood center for the community, an area full of activities and quality of life elements for people of all ages.

The insight2050 partners consulted with CalThorpe Associates, a firm internationally renowned for their regional scenario studies, to give a better sense of what the future can hold for central Ohio. CalThorpe ran data through 4 growth scenarios; Past Trends, Planned Future, Focused Growth and Maximum Infill. The Metric Summary has actual, subjective data in it so communities can get a sense of what these upcoming changes can mean for central Ohio. The Land Consumption column represents how much more land will need to be consumed across central Ohio to accommodate 500,000 more people by the year 2050, based on each of the 4 growth scenarios. Scenario B shows we would need to consume an additional 270 square miles of land to accommodate 500,000 people based on today's land use plans. Scenario C, takes a more focused approach on how communities grow and develop, needing only an additional 45 square miles. An additional 225 square miles of land would be needed for Scenario B over Scenario C. To put this figure into perspective, the footprint for the City of Columbus is 225 square miles. 225 square miles of current agricultural land, which has never been developed, would be saved by taking a more focused approach to growth. The land savings makes growth worth looking at.

As more land is consumed, more money will be needed to develop and upkeep the area. The Local Fiscal Impacts column shows the cumulative fiscal impact of Scenario B would be \$15.8 billion compared to \$13.2 billion in Scenario C; a savings of \$2.6 billion or \$80 million a year across the region. Taxpayers can look at this as money back in their pockets or money which can be invested in existing infrastructure.

The Transportation column shows the miles driven to get to work, to take children to school, to run errands, etc. By taking a focused approach to growth, by the year 2050, communities can accommodate 500,000 more people and not change the number of miles traveled.

The Public Health Costs column shows costs due to health incidences related to respiratory and cardiovascular incidences. The study looks specifically at vehicle emissions. Central Ohio is already on track to save \$41 million annually in public health costs but taking a Focused Growth approach will save an additional \$205 million annually.

insight2050's goal is to provide this information to communities so they can start to have conversations and determine if there is anything communities want to do in terms of next steps. The insight2050 group has had very positive feedback. Communities are starting to consider this information as they move forward. Powell is positioned for success. Powell demonstrates the single family home is not going away but also demonstrates intangible

qualities some of the other communities are trying to replicate. Powell has a walkable downtown; wonderful parks, restaurants and school systems; all amenities people are seeking when they are trying to find a place to live. These assets need to be built upon and embraced. The insight2050 group has been approached for help. insight2050 is working on Phase II which will provide tools for audiences to use such as an online resource library which will be a one-stop shop for best practices, case studies, photos, etc.; developing some development resources which will help communities and developers prioritize locations for development, helping the community ensure they have a successful future and an E-newsletter will be released in February. People can sign up for the E-newsletter on the insight2050 website.

Commissioner Little thanked Ms. Noll for the presentation and asked how the City can educate the community. The community has a much different opinion in regards to development and the future. Ms. Noll said insight2050 allows communities to determine what is best for them. Every community is unique and has different needs and preferences. As community leaders, the best thing Powell can do is talk with the residents. Share this information with the residents. The City should take every opportunity to talk and have open conversations with the residents. This is what insight2050 does best. It creates a platform for conversation. Commission Little asked if Ms. Noll has seen a particular community in central Ohio which seems to have done a good job of getting the message across. Mr. Noll said each community has approached the process a little differently. Communities are engaging people up front instead of waiting for a developer to propose a plan, allowing communities to gauge resident's feelings before proposals are presented.

Discussions took place between the 3 people in the audience, the Commission and the MORPC representatives.

MORPC conducted a Complete Streets game for everyone to participate in.

ADJOURNMENT

MOTION: Chairman Emerick moved at 8:15 p.m. to adjourn the meeting. Commissioner Little seconded. By unanimous consent, the meeting was adjourned.

DATE MINUTES APPROVED: February 10, 2016

Donald W. Emerick 3-23-2016
Donald Emerick
Chairman

Date

Leilani Napier 3/23/16
Leilani Napier
Planning & Zoning Clerk

Date

