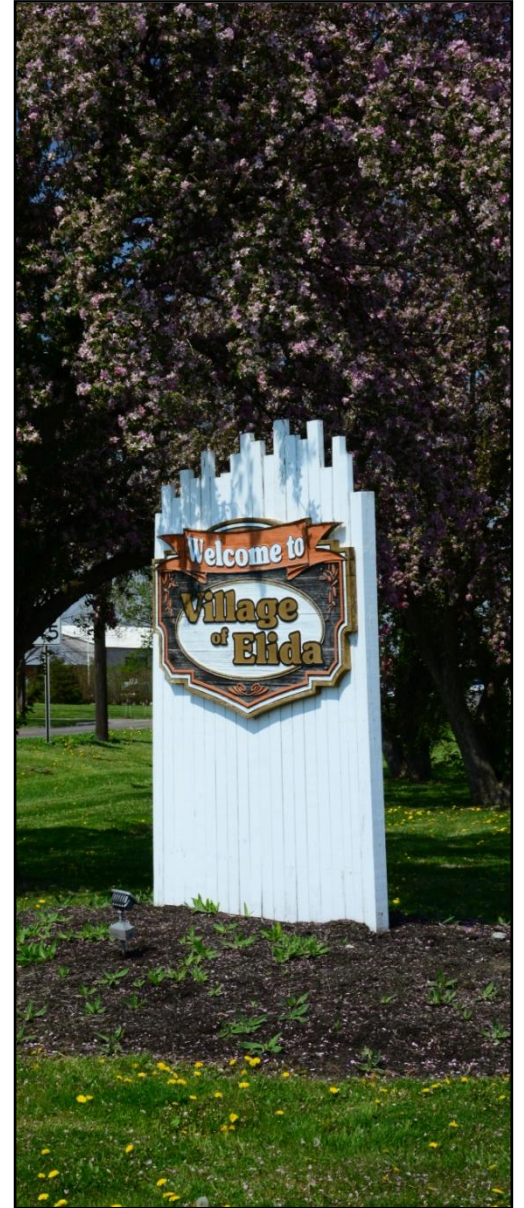


2040 VILLAGE OF ELIDA COMPREHENSIVE PLAN

August 2015



FORWARD & ACKNOWLEDGEMENTS

This Plan has been developed to provide the foresight and guidance necessary to provide the community with a wide variety of housing and employment opportunities, while preserving the community's small town character and its existing quality of life with targeted infrastructure upgrades and community services as identified in this Plan. The Plan strives to balance shared community values with the need for, and implications stemming from population growth, residential development and employment opportunities.

A comprehensive plan is a broad statement of community goals and policies that direct orderly and coordinated physical development into the future. It anticipates changes and provides specific guidance for the future as well as reflects the results of citizen involvement, technical analysis, and the judgment of local leaders. Plan calls for increased coordination with respect to development, transportation utility infrastructure, and open space. The Plan recognizes the need to effectively partner with other local, county, and State stakeholders to address and revise various regulatory controls, including: zoning, site design, exterior maintenance, and permitting processes. The Plan is considered pro-growth; it is offered as a vision for the future based on existing opportunities and current challenges within the community.

The Plan Advisory Committee charged with the responsibility of developing this Plan has been diligent staying with the task of preparing for the future development of the Village of Elida. The Advisory Committee has devoted long hours discussing, reviewing and arguing differing points of view on difficult subjects necessary to the Plan's development and adoption. The Advisory Committee made it possible for the Regional Planning Commission and others to bring this project to closure. The Advisory Committee was comprised of various individuals familiar with the Village and its residents. Those persons involved in the Plan reflect a larger group and include elected and appointed officials as well as long-time Village residents.

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EXECUTIVE SUMMARY

- This Plan is the result of an extensive planning process that examines population, demographics, employment, land use and housing characteristics necessary to address issues related to future development in the Village of Elida. The Comprehensive Plan contains: the history of the site and situation of the Village of Elida, a discussion of both community development problems and opportunities, a discussion setting forth goals and objectives, and a plan of action. Performance measures are offered to evaluate to what extent goals and objectives have been achieved.
- Priorities identified within the Plan target: preservation of the small town character of the Village; supporting and strengthening the economic base of the community; and, developing and maintaining infrastructure necessary to support residential and commercial growth. The Plan is pro-growth but it looks to protect the natural environment and end needless sprawl. The Plan expects local officials to increase the coordination and communication between development interests and local and state officials when addressing development's impact on utility services, transportation infrastructure, the natural environment and open space.
- Population projections for the Village of Elida indicate a gradual increase to 2040, gaining an estimated 505 residents. The projected growth will impact the demand on community facilities, housing supply, land use and associated public services. Consistent with national trends, Elida's population is expected to continue to gradually grow older. Empty nesters are expected to comprise 22.3 percent of the population by 2040. Age of residents will also impact the need for services, including education, police, fire and emergency medical service. Public transportation including paratransit services will be necessary to maintain the ability of aging residents to reside in their own homes. Age will be a significant factor in housing consumption and design. Local policies should be developed to increase opportunity, choice and costs in housing based on both physical and financial considerations. Household size is expected to continue its decline to 2.29 people per household, increasing the demand for new housing while at the same time increasing the stress upon transportation and other social services.
- Village housing is relatively young with vacant parcels mixed in with new development in platted subdivisions. Over half (380/53.5%) of Elida's housing units were built after 1960. In comparison, two in five (46.5%) housing units within Allen County have been built after 1960, while in the City of Lima only 36.1 percent of housing was built after 1960. Single-family dwellings comprise 95.5 percent of the Village of Elida's housing units in 2011. Home ownership accounts for 86.0 percent of all housing units. The median home value in the Village (\$138,500) was significantly higher than American Township (\$118,500) and Allen County (\$105,400). The Plan supports more integrated, sustainable housing development; housing that will meet the needs of a diverse community, a community of all ages and incomes. The Plan promotes neighborhoods; neighborhoods that are safe, pedestrian friendly and clean. The Plan contends that new medium density residential development will support a pent-up demand for newer homes on smaller lots with more amenities.
- The existing highway system supplies a solid network for the movement of goods and people within and through the Village. The total roadway system in Elida consists of 13.4 miles of roadway, of which 1.7 miles are classified as state routes. Over 84.0 percent of the system is classified as local and the Village is responsible for the maintenance and upkeep of 11.7 miles. In 2012, Vehicle Miles of Travel (VMT) approached 29,000 per day. The identification of alternative funding streams to maintain the integrity and safety of local roadways will become an issue as new development occurs. Currently, SR 309 serves as the primary route into and through the Village of Elida. This route is a gateway into the community

and a valuable assets that needs to reflect the pride and capabilities of the community. Undertaking pedestrian and streetscape projects will help improve the safety of the roadway and further long term community interests.

- Key issues of concern to future development revolve around the availability, adequacy and costs of providing adequate municipal water and wastewater services. The Plan supports the maintenance and development of public water and wastewater systems and support of higher density residential developments. The Village of Elida must work with the City of Lima, the Allen Water District and American Township to support and maintain the establishment of coordinated utility service areas.
- In an attempt to satisfy future residential and economic growth of the community, the Plan identifies specific areas for development and redevelopment. Supported by projections, the Plan recognizes the need for an additional 130 acres for residential development and an additional 20 acres for commercial and warehousing development over the next 25 years. The Plan also recognizes only 100 acres of agricultural and vacant/open land currently available to satisfy residential, light industrial, commercial/services and warehousing activities.
- The Plan promotes the protection and integration of environmentally sensitive areas within quality, high value developments and/or through public acquisition to protect access for future generations. More specifically, the Plan identifies the inclusion of: (a) mandated riverine buffers to be established to improve water quality; (b) landscaped buffers around commercial and industrial sites to ensure aesthetically pleasing rural sight lines, containment of site generated litter and minimal night glaze; (c) mixed-use developments and integrated land uses served by public transportation services that minimize vehicular travel, maximize pedestrian and other alternative modes of travel and thereby support a reduction in automobile emitted pollutants to the air; and, (d) an open space plan that incorporates the floodplains and riverine buffer zones as well as wooded areas with private and quasi-public spaces to support the natural and human elements present within the community all while carefully supporting passive recreational pursuits, environmental stewardship and educational opportunities for students and residents of all ages.
- This Plan includes an action plan that provides a blueprint of activities aimed at supporting the goals and objectives developed during the public planning process. The action plan recognizes short, mid-term and long range elements to keep the Plan viable and to be able to support the specific goals with those resource agencies most likely able to assist the Village in its pursuit.

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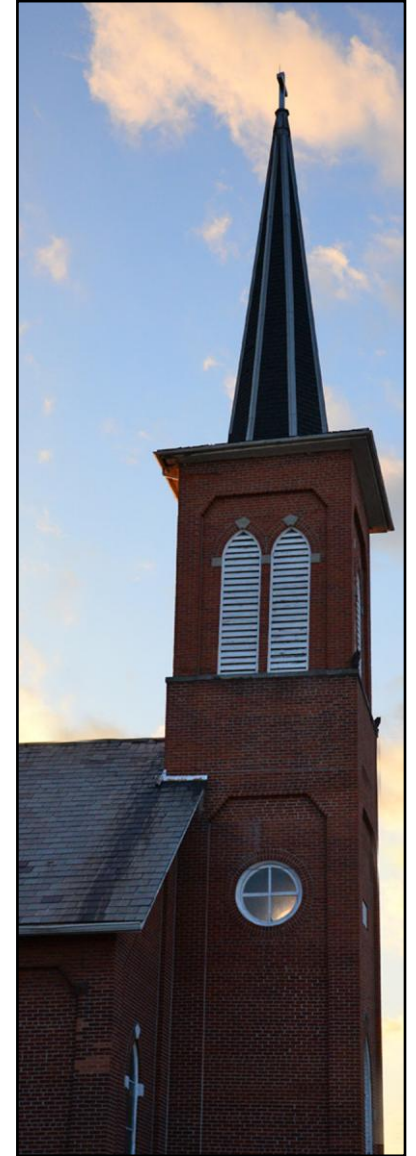
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INTRODUCTION

1



The Elida Village Comprehensive Plan: 2014-2040 is intended to serve as the primary document to guide land use and development/redevelopment within the Village over the next 25+ years.

The comprehensive plan was developed as a collaborative effort between representatives of Village Council, Village Administrators, Planning Commission, Village residents, and the Regional Planning Commission. The Plan attempts to identify and address the challenges and opportunities faced by the Village in the context of the larger community.

1.1 LOCATION & OVERVIEW

The Village of Elida is located in northwest Ohio in Allen County. The Village straddles sections 7, 8, 17 and 18 of American Township. According to the United States Census Bureau, in 2010 Elida had a total land area of 1.1 square miles and included in the Lima Metropolitan Statistical Area.

1.2 HISTORY

The history of community development and planning in the Village of Elida mirrors that of American Township in terms of its nature and scope. While the Village has retained professional consultant services, the Allen County Engineer's Office (ACEO) has also helped provide the engineering guidance to

manage safety on the Village streets and to manage drainage across the community. Elida has come to rely upon the Allen Economic Development Group (AEDG) to market and assist local economic development initiatives. The Lima-Allen County Regional Planning Commission (LACRPC) has historically had a supportive role with respect to demographic, transportation and land use analyses. The LACRPC has also provided technical assistance to the Village with respect to developing regulatory language/documents.

The development of an area is directly related to a changing population and its land use implications. In general, population growth and demographic trends create the demand for housing and commercial development. In the fall of 2013 the Village of Elida officials secured LACRPC for its technical services to help develop a future vision and plan for the Village. Elida subsequently appointed an Advisory Committee to provide the ongoing public participation necessary to facilitate the process and document development. This is the first Comprehensive Plan developed for the Village of Elida.

1.3 PLAN VISION

Residents of the Village of Elida will thrive in a tight knit community where friendliness

and a small town character support a high quality of life based on well-educated, hard working residents and employees who enjoy a vibrant economy supported by a variety of economic activities, where privacy is respected and courtesy and chivalry demanded; a Village where family values trump economic gain and self-expression; a Village where land values climb based on ready access to good roads, well planned utilities, excellent emergency services, a strong school district and an attractive, healthy environment, enjoyed by all.



1.4 PLAN MISSION

The Village of Elida will develop as a family-friendly, small town community, committed to sustaining and promoting the highest quality of life for its residents.

The Village will:

- Ensure residential and commercial development remains neat, clean,

well planned and developed, consistent with a strong environment stewardship which includes:

- specific actions to improve the quality of the community's air and water
- minimization litter and solid waste
- Provide reliable, effective public services that encourage and support a strong and vibrant local economy based on growth thru sustainable development initiatives
- Develop open space and recreational opportunities.
- Operate with fiscal responsibility using efficient governance
- Generously support the broad base of local businesses and local schools
- Promote personal involvement and a sense of community pride by supporting family structure and the elderly, providing unique opportunities for civic engagement
- Conduct both qualitative and quantitative assessments of its progress periodically to ensure the Comprehensive Plan remains relevant and germane to the internal and external conditions of the larger community.

1.5 GOALS & OBJECTIVES

The following goals and objectives were selected to guide the Village of Elida in the implementation of recommendations in this plan:

1. Protect the unique natural and cultural identity of the Village;
2. Balance new residential development opportunities and open space preservation;
3. Prioritize redevelopment strategies;
4. Continue development and maintenance of street, sidewalk, and curb renovations;
5. Protect and utilize natural resources within the Village and surrounding unincorporated area including wildlife, open space, and groundwater resources;
6. Monitor and maintain current infrastructure and encourage implementation of sustainable infrastructure;
7. Identify and integrate farsighted policies and procedures that acknowledge the unique challenges and opportunities posed by the presence of the Ottawa River.
8. Establish population characteristics by age group to understand the demand and consumption of public services;
9. Promote commercial development;

10. Establish standards for new residential and commercial development;
11. Ensure adequate housing for various segments of the community;
12. Preserve and maintain housing units and explore options for property maintenance including enforcement;
13. Enhance bicycle and pedestrian safety and ensure adequate pathways throughout the Village;
14. Assess potential impacts of future development on infrastructure and consider annexation of land;
15. Analyze the need for public transportation services.

1.6 ORGANIZATION OF COMPREHENSIVE PLAN

The comprehensive plan for the Village of Elida is organized into the following sections:

- Site and Situation
- Population Characteristics
- Infrastructure
- Environmental Factors
- Economic Overview
- Projections and Action Plan
- Summary and Recommendations

SITE & SITUATION 2



By assessing the site and situation of the community, its future potential can be identified. A land use plan can be developed to define current land use as well as determine future land use. The purpose of this assessment is to provide a way to manage future growth and guide landowners, developers, and administrators in making decisions.

This section of the Elida Comprehensive Plan is intended to provide a concise overview of the physical properties of the land. The information and maps in this section are provided to support land use and community development discussions and decisions.

2.1 LOCATION ATTRIBUTES & COMPOSITION

The Village of Elida is approximately 1.1 square miles, straddling sections 7, 8, 17 and 18 in American Township. The Village of Elida is controlled by an elected Village Mayor, Village Administrator and Council form of government. Map 2-1 shows the location of the Village of Elida with respect to other political subdivisions in Allen County. Map 2-2 provides an aerial view of the Village.

2.2 CLIMATE & NATURAL FEATURES

The Village itself is located on a gently sloping and undulating landscape with

residentially developed property. Elida sits upon very rich soils due to its location within the Great Black Swamp. This swamp was a significant feature of Allen County and Northwest Ohio once encompassing almost 7,000 square miles of prime timber and flooded prairies.

The Village of Elida is located in a moist mid latitude climate and has relatively cold winters. The Village experiences warm summers and cold winters largely because of its general interior location within North America. The warm summers contribute to a growing season that ranges from 5 to 6 months long. During summers, there are often humid evenings and thunderstorms. This area has relatively cold winters with blustery winds, snowfall, and severe blizzards.

2.2.1 Climate

The Village experiences relatively cold temperatures in winter and hot temperatures in the summer. In winter, the average temperature is 30.1 degrees Fahrenheit and the average daily minimum temperature is 22.1 degrees. The lowest temperature on record is -23 degrees Fahrenheit in January of 1963. In summer, the average temperature is 71.9 degrees and the average daily maximum temperature is

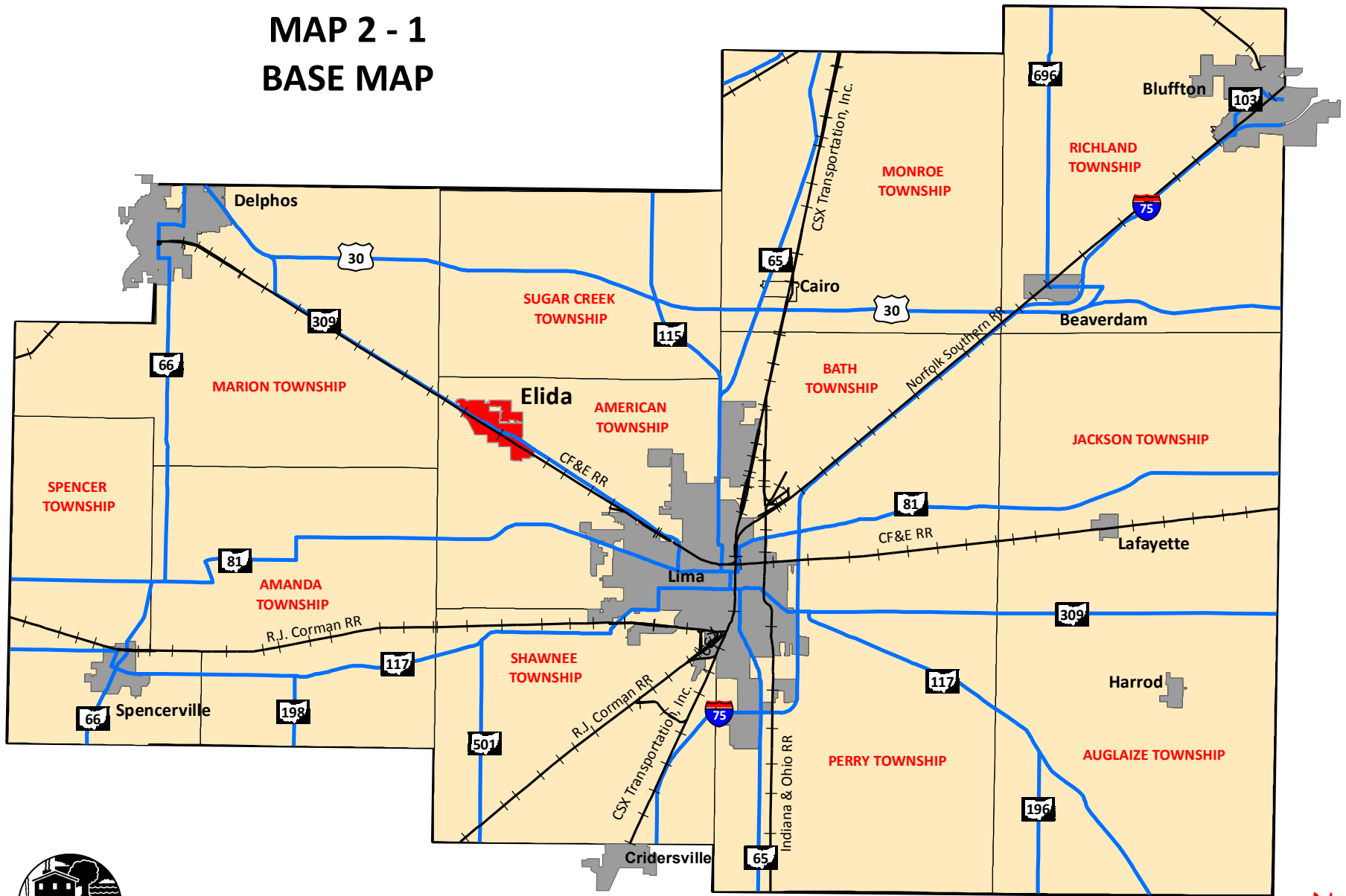
82.5 degrees. The highest recorded temperature is 103 degrees and occurred on July 1988.

The average annual precipitation is 36.6 inches. Of this, 21.2 inches usually falls in May through October. The growing season for most crops occurs within this period. The heaviest 1-day rainfall on record during this period was 4.38 inches on June 14, 1981. On average, thunderstorms occur 39 days each year, most between the months of April and September.

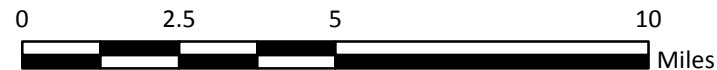
The average relative humidity in mid afternoon is about 77 percent. The sun shines about 74 percent of the possible time during summer and about 45 percent during winter. The prevailing wind is from the west/southwest. Average wind speed is highest from January through April, reaching 12 miles per hour.



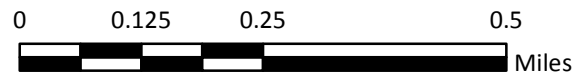
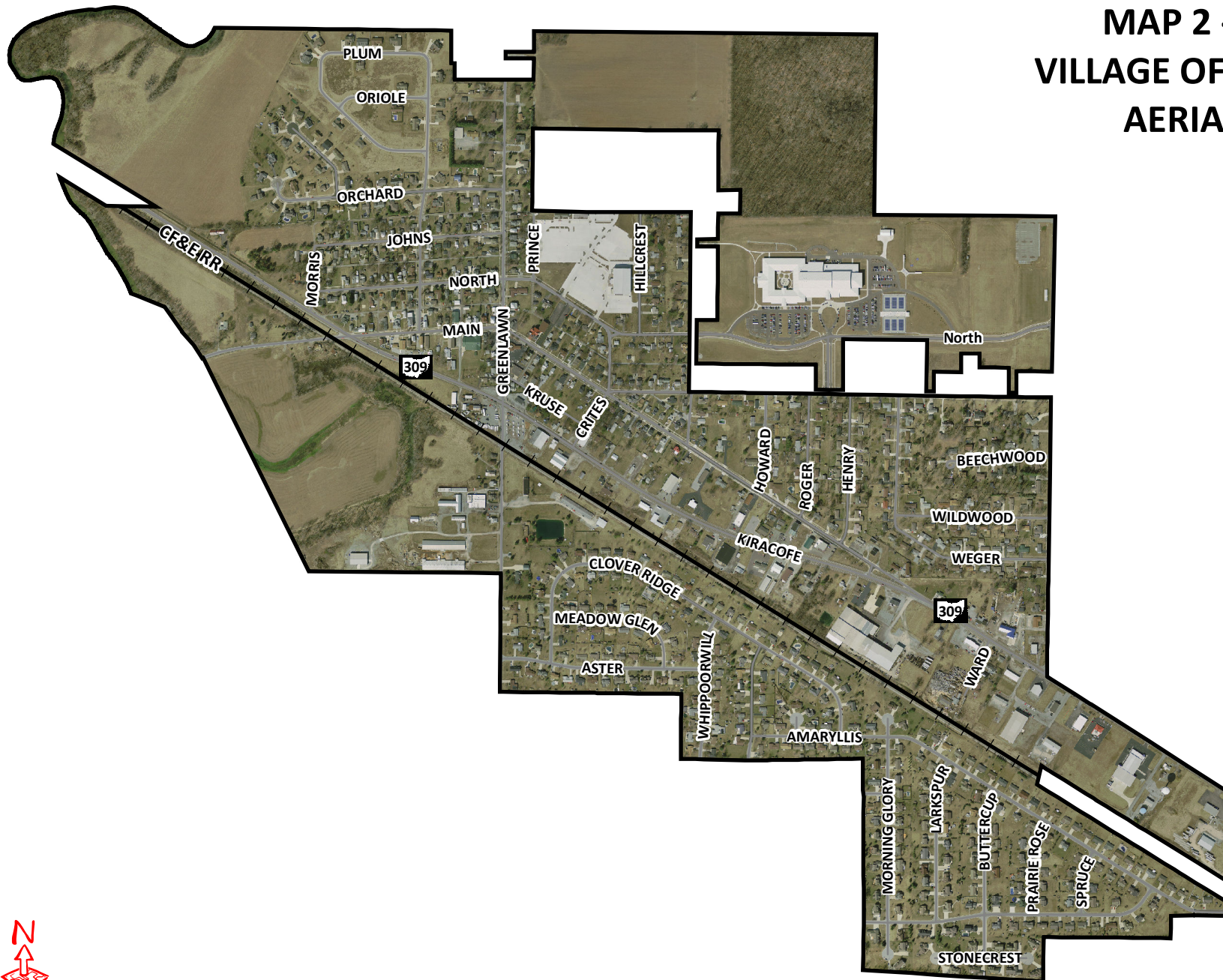
MAP 2 - 1 BASE MAP



September 2013



MAP 2 - 2 VILLAGE OF ELIDA AERIAL



During the winter months, the average snowfall is 19.6 inches. On average, 40 days of the year have at least 1 inch of snow on the ground, but this number varies from year to year. The heaviest 1-day snowfall on record was more than 18.0 inches on January 13, 1964.

2.2.2 Physiography, Relief & Drainage

The Village of Elida is located in the Till Plains physiogeographic region of Ohio. As shown in Map 2-3, Elida is characterized by a relatively flat topography sloping from the south and east to northwest corner of the Village. The highest elevation is 818' the lowest 781'.

The community has been covered by multiple ice sheets in its history. Over time the process of glacial advancement and retreat resulted in the terrain we see today and the productive soils. The Village is drained into a the Ottawa River situated to the north and west of the Village.

2.2.3 Floodplain and Wetlands

Given the topography of the Village and the relatively low-lying area, coupled with the local climate and moderate precipitation, localized flooding occurs.

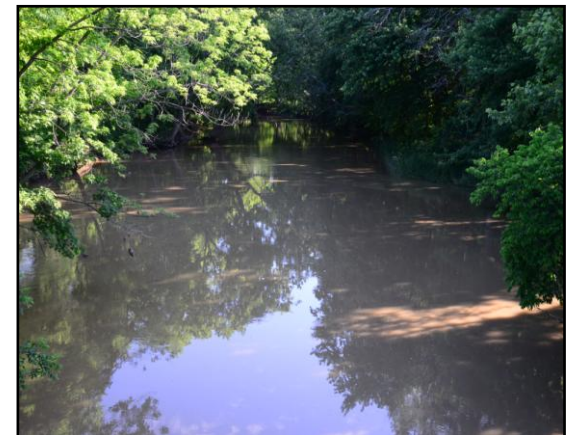
All of the incorporated area of Elida is located within either the Ottawa River or Dug Run watersheds. The Dug Run watershed drains nearly 7,120 acres of land in Allen County and the Ottawa River watershed drains nearly 11,376 acres of Allen County. Their collective impacts affect the location and size of floodplain areas in and adjacent to the Village corporation limits. Map 2-4 shows the Village by watershed.

Floodplains are those high hazard areas identified by the Federal Emergency Management Agency (FEMA) as areas with a 1.0 percent chance per annum of flooding. FEMA has identified 101.5 acres of floodplain within the Village limits; 22.7 acres of floodway and 78.8 acres of special flood hazard area. Floodplains cover both vacant agricultural and vacant residential parcels located in the northwest portion of the Village, as high hazard flood areas (See Map 2-5). Map 2-5 depicts those areas that pose a significant safety threat to residents and should be protected from future development.

Wetlands reflect land area saturated with both permanent or seasonal water. Wetlands play an important role in the environment including; water purification, flood control and shoreline stability. The

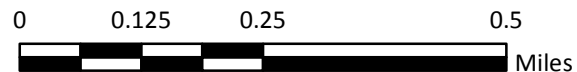
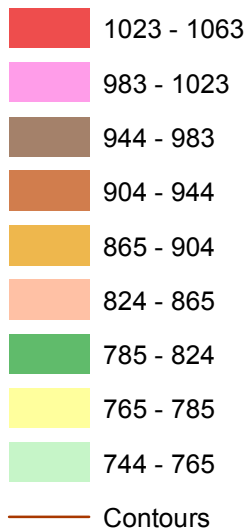
United States Department of Agriculture identified 24.1 acres of wetlands located within the Village.

Of the waterways that have been surveyed for attainment status, both watersheds are currently in full attainment. Currently, no threatened or endangered species have been found within the aforementioned watershed boundaries; but species have been found in all adjacent watersheds.

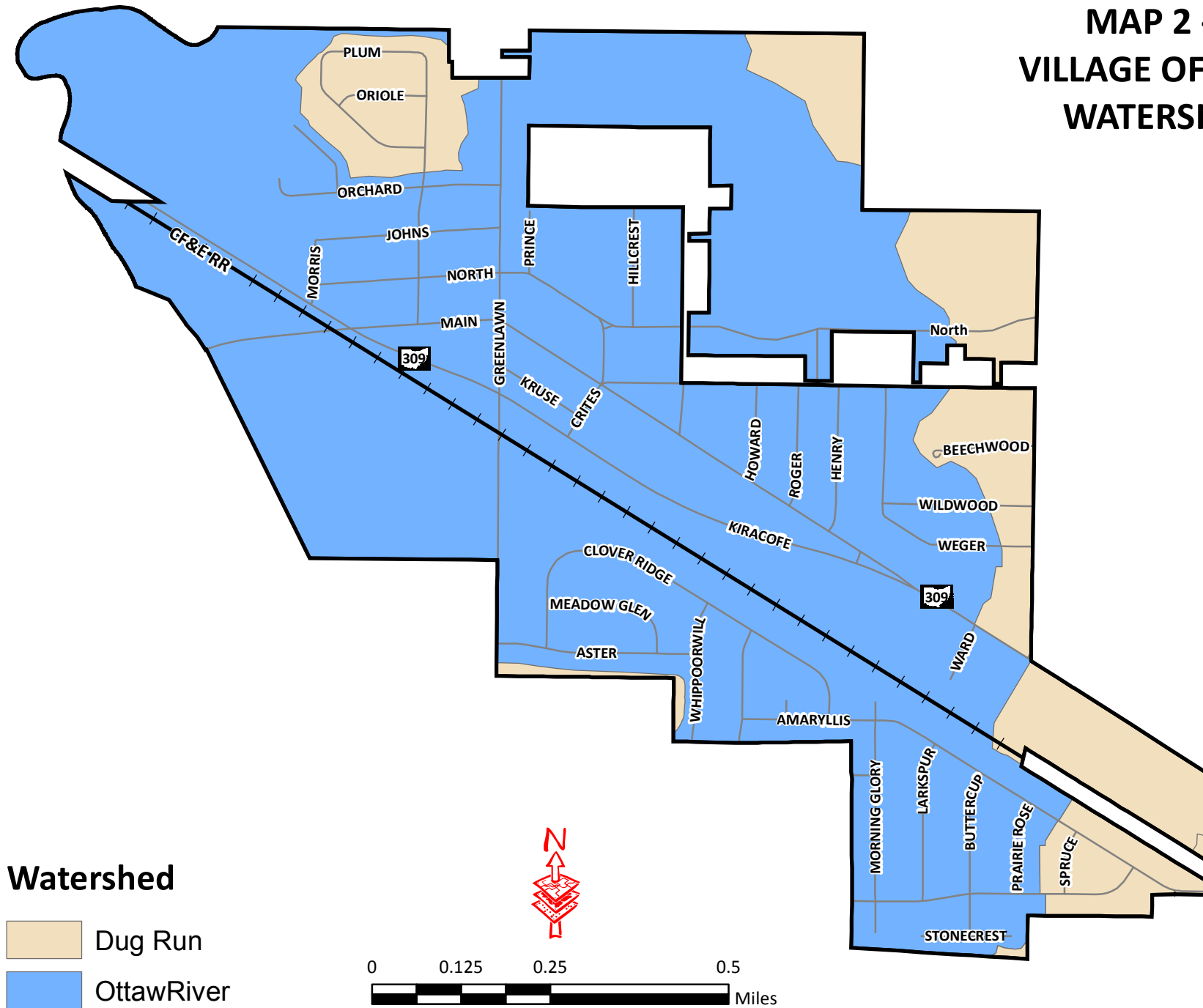


2.3 MINERAL RESOURCES

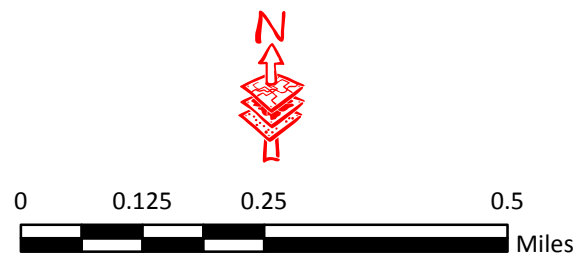
The mineral resources of Elida and the surrounding area are limited to bedrock, sand, and gravel. These resources are no longer of commercial importance. Data suggests any existing high-quality materials are relatively thin deposits not suitable for wide commercial use.

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MAP 2 - 4 VILLAGE OF ELIDA WATERSHED

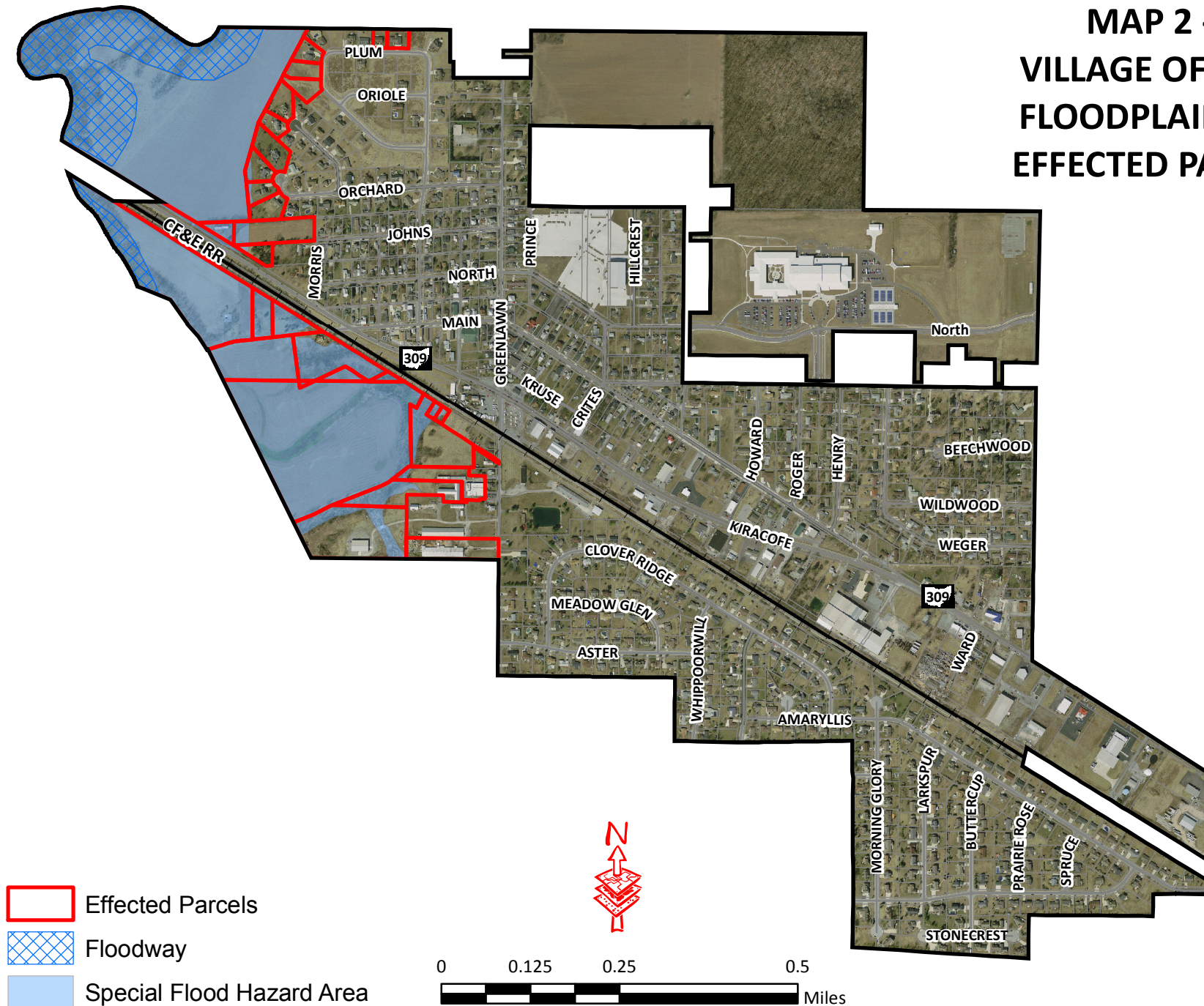


Watershed



May 2014

MAP 2 - 5 **VILLAGE OF ELIDA** **FLOODPLAIN AND** **EFFECTED PARCELS**



May 2014

2.4 SOILS

Soils are a significant factor in the ability or inability of soil to support a foundation, handle on-site sewage disposal, or nurture vegetation. Development should be encouraged in areas where the soil is suitable. Areas with poor drainage or high agricultural productivity should not be developed. These soils can be seen on Map 2-6. The majority of soils in Elida are not considered hydric and thus suitable for further development.

Hydric soils may meet the Environmental Protection Agency (EPA) criteria to be classified as a wetland as they can support vegetation that depends on continued high water saturation. Some hydric soils have periods when they are unsaturated and depend on the existing water table, flooding and ponding for survival.

Hydric soils have a number of limitations. Some of these limitations can be reduced with decisions based upon local land use planning, conservation planning, and assessment of wildlife habitats. The hydric soils in the Village of Elida are presented in Map 2-7.

2.5 LAND USE PATTERNS

The use of land is dependent upon its particular qualities including size, shape, and

relative location. Land use is also affected by access or proximity to utilities, roadways, waterways, services and markets. Environmental attributes, such as minerals, topography, soils, and water, can also influence the use of the land.

By analyzing the manner of which land is used over time, patterns can be identified. Though the economic use is often scattered, general classifications of land use include agricultural, commercial, industrial, residential, recreational, transportation, utilities, and public/quasi-public uses. Table 2-1 provides a breakdown of the current land use by type and acreage.

TABLE 2-1 VILLAGE OF ELIDA LAND USE BY TYPE, ACRES & PARCELS					
<i>Land Use Type</i>	<i>Total Acres</i>	<i>Percent of Total Area</i>	<i>Total Parcels</i>	<i>Percent Total Parcels</i>	<i>Mean Parcel Size</i>
Elida	696.6	100.0	921	100.0	0.63
Agricultural	130.6	18.7	5	0.5	26.1
Commercial	83.4	12.0	93	10.1	0.9
Residential	302.6	43.4	799	86.8	0.4
Industrial	6.3	0.9	5	0.5	1.3
Public/Quasi	69.8	10.0	18	2.0	3.9
Transportation	103.9	14.9	1	0.1	N/A
Note: Land use, acreage and parcel data is reflective of 2013 Allen County Auditor data. Such data incorporates acreage consumed by land supporting transportation activities; some overlap also exists between agricultural and residential due to residential and farming uses occurring on the same parcels.					

Currently, just under half (43.4%) of the Village of Elida is classified as residential

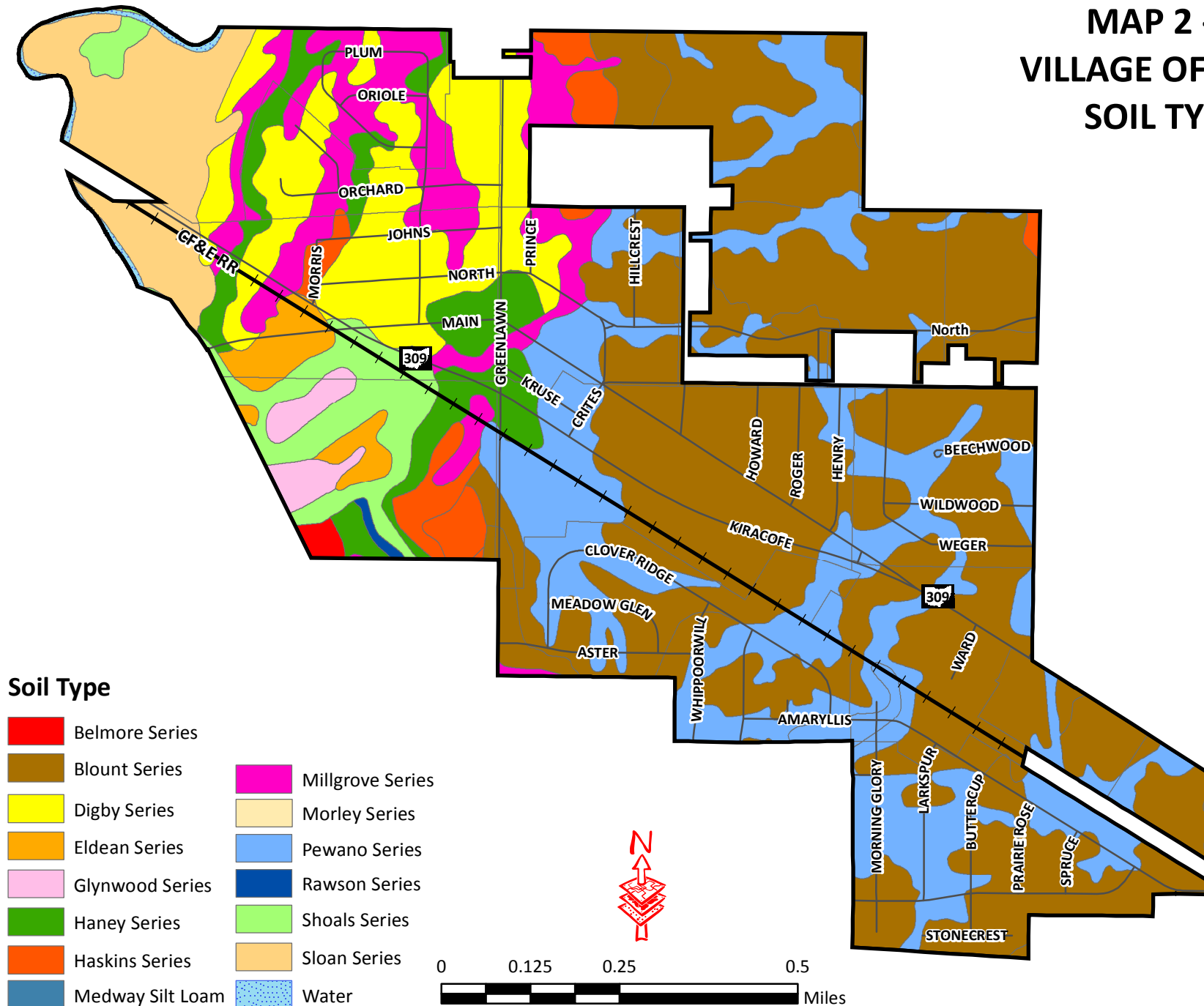
property, with most commercial property located along SR 309. As shown in Map 2-8, there are a select number of industrial parcels scattered among commercial properties, and some undeveloped agricultural land classified in the north and west quadrants of the Village. No recreational land use was identified within the Village.

2.6 SUMMARY

The Village of Elida is a small community approximately 1.1 sq. mile in size located wholly within American Township in west-central Allen County Ohio. The Village is relatively flat and located along the Ottawa River which serves as a natural drainage corridor for Allen County and the Village. The soils located along the Ottawa River are productive but subject to periodic flooding.

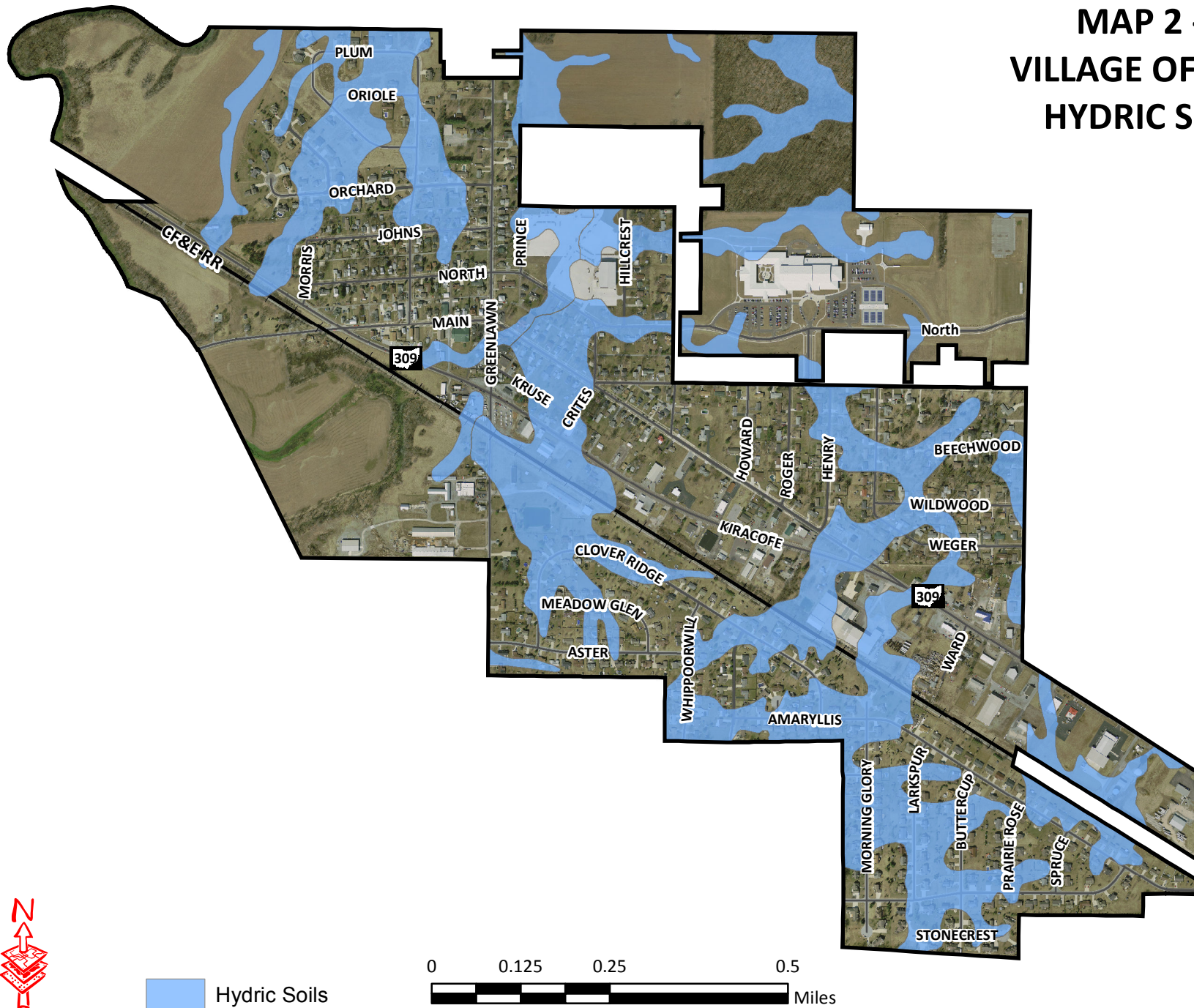
Map 2-8 depicts the parcels affected by the FEMA defined flood hazard areas; flooding and the threat of flooding impacts roughly 14.6% of the total area within the Village. Recognizing its drainage and potential aesthetic values, the Ottawa River poses several challenges to the Village in terms of: historical soil development and limitations, on-going localized flooding issues, and as a physical barrier to potential westward development.

MAP 2 - 6 VILLAGE OF ELIDA SOIL TYPE



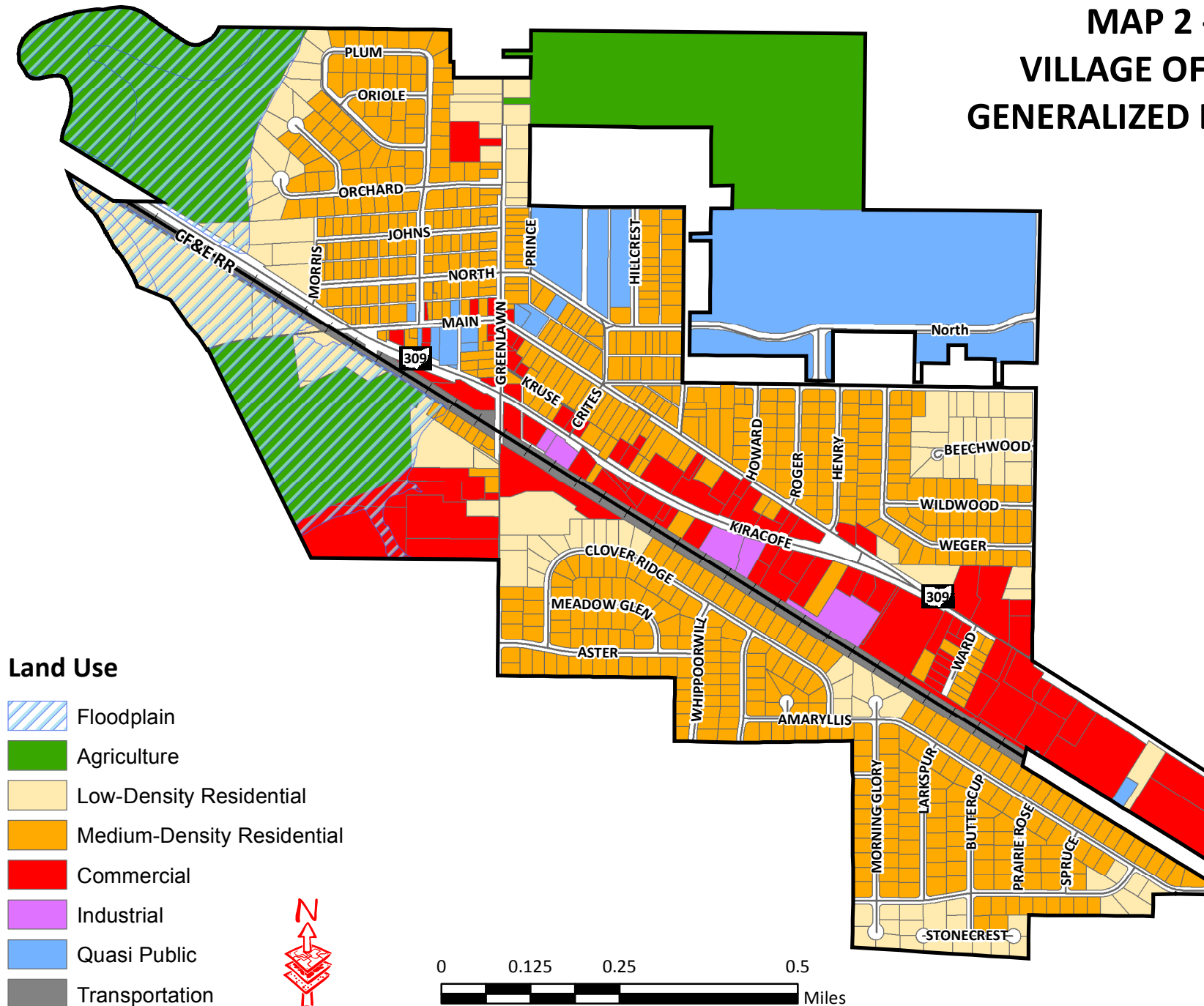
May 2014

MAP 2 - 7 VILLAGE OF ELIDA HYDRIC SOILS



May 2014

MAP 2 - 8 VILLAGE OF ELIDA GENERALIZED LAND USE



May 2014

Land use within the Village is characterized by low and medium density residential use located north and south of mixed use commercial and industrial activities concentrated along the east/west axis of the SR 309 corridor and the CF&E railroad line.

The ability to support future growth and development is dependent on the Village's decision to expand its corporation limits to include additional land necessary to accommodate development, or, increase the density in which the land is currently employed. While undeveloped agricultural lands are available within the existing corporate limits, floodplains and soils severely limit any commercial development along the Ottawa River.

Also worthy of consideration is the notion that increased residential and/or commercial development will upset or challenge the “small town residential character” currently associated with the Village. Many residents will argue that the small-town feel contributes to a very rich quality of life, a characteristic that is endearing to them and one that needs to be protected. Village officials will need to develop the foresight and policies to balance modernity and the need for growth with those unique physical, cultural and historical characteristics of the

Village so attractive and appealing to current and future generations.

A strategic approach that bridges the environmental challenges and opportunities associated with the Ottawa River corridor with increased development densities that support increased commercial and employment opportunities needs to be developed.



POPULATION CHARACTERISTICS

3



A thorough analysis of the Village of Elida's population requires the use of demographic constructs including gender, household size, age, race/ethnicity, educational attainment, income and employment. Assessing a community's population and its respective demographic measures is important to understanding the demand for, and consumption of infrastructure including land, roads, utilities and housing, as well as public services such as education, police, fire, and emergency medical services. Such an understanding is also necessary to broaden the community's economic base and support the local labor force. Moreover, population data and demographic characteristics provide good indicators of future population growth or decline and allow community's to better assess policy decisions, proposed development and the wise expenditure of public funds. This section attempts to highlight specific characteristics of the community's population and provide broad generalizations that will further strengthen the strategic planning process.

3.1 POPULATION

Historically, when left to their own accord populations change rather slowly over time. Today, however, based on various competing and intervening factors, populations can now

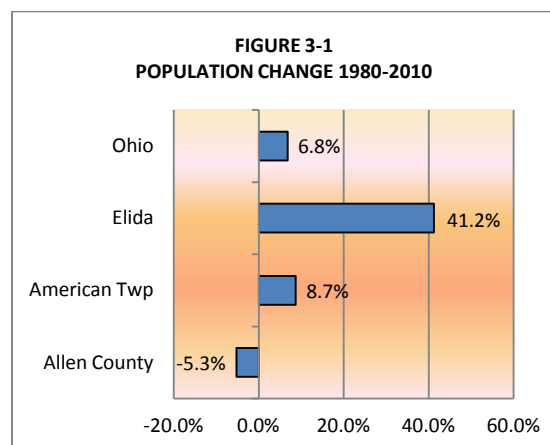
change with relative speed and catch a community off guard and unprepared. In today's economic climate and social conditions, populations are much more fluid. In order to address the community's economic well-being, a better understanding of the local population was undertaken. In the context of this report, the term population refers to the number of inhabitants in a given place at the time of the 2010 Census tabulation. Herein, population data reflects the residents of the Village with

comparisons to national, state and local populations provided.

Population change, whether growth or decline, is neither static nor uniform. In fact, many political subdivisions within Allen County have experienced an extended period of continued growth, while others have experienced overall growth in cyclical spurts. Table 3-1 identifies each of the various political subdivisions by population over the last several decades.

TABLE 3-1 POPULATION 1960-2010							
<i>Political Subdivision</i>	<i>1960</i>	<i>1970</i>	<i>1980</i>	<i>1990</i>	<i>2000</i>	<i>2010</i>	<i>Percent Change</i>
Allen County	103,691	111,144	112,241	109,755	108,473	106,331	2.5
Beaverdam	514	525	492	467	356	382	-25.7
Bluffton (pt)	2,591	2,935	3,237	3,206	3,719	3,952	52.5
Cairo	566	587	596	473	499	524	-7.4
Delphos (pt)	3,716	4,301	3,984	3,901	3,928	3,938	6.0
Elida	1,215	1,211	1,349	1,486	1,917	1,905	56.8
Harrod Village	563	533	506	537	491	417	-25.9
Lafayette Village**	476	486	488	449	423	445	-6.5
Lima City	51,037	53,734	47,817	45,549	41,578	38,771	-24.0
Spencerville Village	2,061	2,241	2,184	2,288	2,235	2,223	7.9
Amanda Township	1,217	1,498	1,769	1,773	1,913	2,071	70.2
American Township	9,184	8,766	11,476	10,921	13,599	12,476	35.8
Auglaize Township	1,740	2,245	2,042	1,936	2,359	2,366	36.0
Bath Township	8,307	9,323	9,997	10,105	9,819	9,725	17.1
Jackson Township	1,523	1,761	2,214	2,288	2,632	2,611	71.4
Marion Township	2,222	2,644	2,734	2,775	2,872	2,777	25.0
Monroe Township	1,386	1,490	1,621	1,622	1,720	1,702	22.8
Perry Township	5,045	3,751	3,586	3,577	3,620	3,531	-30.0
Richland Township	1,530	1,515	1,628	1,821	2,015	1,955	27.8
Shawnee Township	9,658	9,734	12,344	12,133	12,220	12,433	28.7
Spencer Township	863	960	925	832	871	844	-2.2
Sugar Creek Township	1,166	1,209	1,242	1,311	1,330	1,283	10.0
*Population change 1970- 2010							
**Adjusted population for the year 2000							

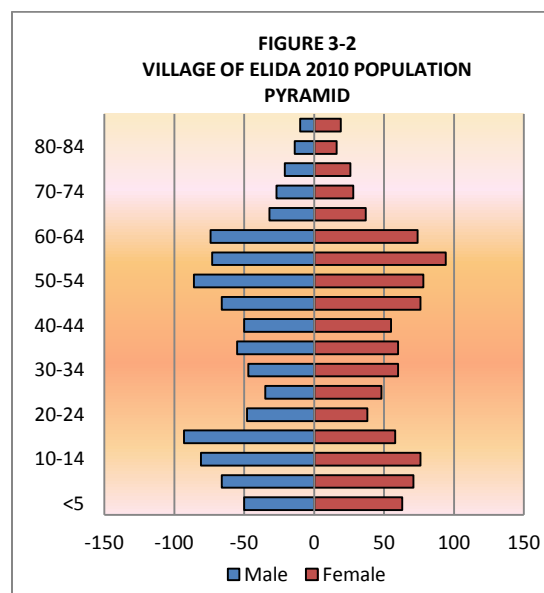
According to the United States Bureau of the Census, the population of the Village of Elida in 2010 was 1,905 persons. Table 3-1 reveals that the Village has experienced an overall increase in population of 56.8 percent when examining the period between 1960 and 2010. For comparison, the State of Ohio grew by just 1.6 percent while Allen County saw an increase of 2.5 percent over the same period. Figure 3-1 illustrates change in population between 1980 and 2010 by selected jurisdiction.



3.2 AGE & GENDER

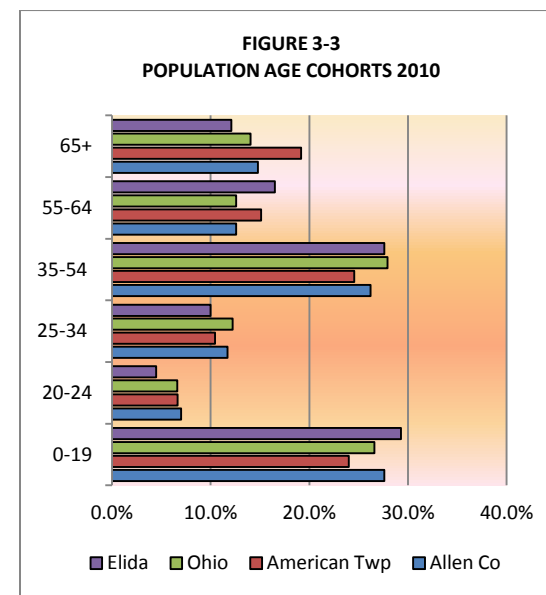
Both age and gender are critical characteristics of a community's population. Age reflects certain attitudes and beliefs. Age also reflects demands for education, employment, housing and services. Age cohorts identify specific population groupings and are important to identify

specific needs or the degree to which specific services will be required by that particular population segment. The construction of a population pyramid, as seen in Figure 3-2, furthers an analysis of age by age cohorts and gender differences. Such a construct not only provides valuable insights as to fertility and morbidity issues, but also provides data on workforce availability by age and gender.



The Village's overall demographics generally reflect state, county and other township statistics. However, there is a large discrepancy between the percentage of persons in the 0 to 19 age groups living in the Village of Elida and the 20 - 34 age groups (29.3% vs. 14.5%). This could be indicative of

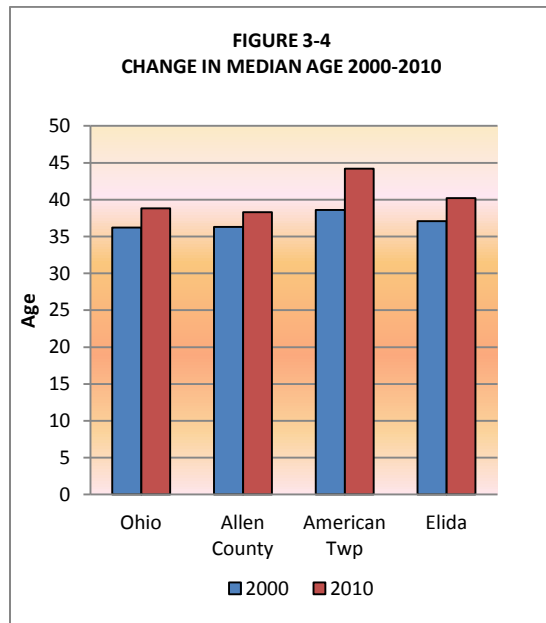
a high out migration of college bound and/or college-educated adults. The 2010 age distribution for Elida, American Township, Allen County and the State of Ohio are presented in Figure 3-3.



Consistent with state and national trends, the population of Elida is aging. The median age in 2010 for Elida is 40.2 years of age, as compared to that of Ohio (38.8) and Allen County (38.3).

As illustrated in Figure 3-4 the median age of residents in Elida in 2010 is up 8.4 percent from 37.1 years of age in 2000. An examination of the community's population reveals an increasing senior population.

Concerns center on the availability and need for affordable housing for young families and services to accommodate both retirees and post-retirement households.



Due to an aging population within the Village, one in three residents (33.4%) is at an age at which he/she is not able to fully contribute to the economic growth and earning power of the community. Over a fifth (21.4%) of the population is under 15 years, while nearly 1 in 8 persons (12.1%) are 65 years and over. Data shows that an additional 16.5 percent of the population is categorized in the pre-retirement age group of 55-64 and may be readying for retirement.

The statistics in Table 3-2 indicate that the age groups within the Village of Elida are fairly evenly split above and below age 40 (49.8%, 50.2%), whereas the 40+ age groups are over-represented with respect to other area political subdivisions. This fact helps explain household income levels and the notion that Elida residents reflect an upwardly mobile population. The 0-19 and 25-34 population cohorts in Elida (29.3%, 10.0%) are very comparable to those of American Township (24.0%, 10.5%); those of Allen County (27.6%, 11.7%) and the State of Ohio (26.6%, 12.2%), point to a higher proportion of older families.

TABLE 3-2
VILLAGE OF ELIDA POPULATION BY
AGE COHORTS & GENDER

Cohort	Male	Percent	Female	Percent	Total	% Total
<5	50	5.4	63	6.4	113	5.9
5 to 9	66	7.1	71	7.3	137	7.2
10 to 14	81	8.7	76	7.8	157	8.2
15-19	93	10.0	58	5.9	151	7.9
20-24	48	5.2	38	3.9	86	4.5
25-29	35	3.8	48	4.9	83	4.4
30-34	47	5.1	60	6.1	107	5.6
35-39	55	5.9	60	6.1	115	6.0
40-44	50	5.4	55	5.6	105	5.5
45-49	66	7.1	76	7.8	142	7.5
50-54	86	9.3	78	8.0	164	8.6
55-59	73	7.9	94	9.6	167	8.8
60-64	74	8.0	74	7.6	148	7.8
65-69	32	3.4	37	3.8	69	3.6
70-74	27	2.9	28	2.9	55	2.9
75-79	21	2.3	26	2.7	47	2.5
80-84	14	1.5	16	1.6	30	1.6
85+	10	1.1	19	1.9	29	1.5
Total	928	100.0	977	100.0	1,905	100.0

3.3 HOUSEHOLDS & HOUSEHOLD SIZE

Households refer to any housing unit that is occupied; the total population divided by households establishes average household size. Change in the total number of, and the respective size of, households is an important demographic measure. This measure is important because each household requires a dwelling unit and in most cases the size, age and available income of the household will determine specific housing components such as number of bedrooms, bathrooms, square footage, play area, etc., desired by the respective household. Therefore, as households change in terms of number and/or character, housing preferences and consumption change. If the number of households increases, then the housing supply must adjust to reflect the growth. As the characteristics of the household change, new residency patterns are established. From a public policy perspective, it is important to balance the available housing supply with the housing demand; otherwise unmet needs result in out-migration, excess housing costs, vacancy and/or unmet demands for public service.

Census 2010 tabulations along with adjusted housing data for the year 2000 reveals the total number and rate of change in households between 2000 and 2010. Table 3-

3 indicates that the total number of Elida households declined from 708 in 2000 to 698 in 2010, a loss of 1.4 percent. In comparison, there was an increase of 3.4 percent in number of American Township households during the same time-period.

As stated earlier, household size is an important factor as it relates to housing and the size of homes. While Table 3-3 presents information relative to the changing status of household size, Figure 3-5 illustrates

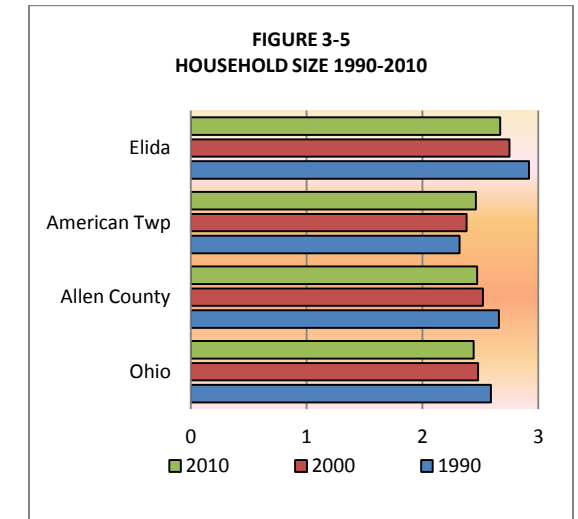
declining household size across political subdivisions. In 2000, the average household size in the Village of Elida was 2.75 persons per household while in 2010 the household size decreased some 2.9 percent over 2000 to reflect 2.67 persons per household.

In 2010, the average household size in American Township increased to 2.46 persons per household, an increase of 3.4 percent in size from 2000 and on par with the mean size of 2.47 persons per household

in Allen County. Notice that household size varies by political subdivision across Allen County. When comparing villages, persons per household range from a high of 2.87 in the Village of Harrod to a low of 2.57 in the Village of Cairo.

<i>Political Subdivision</i>	<i>2010 Total Households</i>	<i>2010 Average Household Size</i>	<i>2000 Total Households</i>	<i>2000 Average Household Size</i>	<i>Total Households % Change</i>	<i>% Change Household Size</i>
Allen County	40,691	2.47	40,646	2.52	0.1%	-2.0%
City of Lima	14,221	2.39	15,410	2.42	-7.7%	-1.2%
American Township	5,344	2.46	4,933	2.38	8.3%	3.4%
Shawnee Township	4,833	2.5	4,621	2.6	4.6%	-2.3%
Bath Township	3,827	2.52	3,815	2.54	0.3%	-0.8%
City of Delphos	1,612	2.38	1,517	2.52	6.3%	-5.6%
Perry Township	1,453	2.49	1,417	2.5	2.5%	-0.4%
Village of Bluffton	1,428	2.57	1,238	2.35	15.3%	10.8%
Marion Township	1,016	2.6	1,012	2.84	0.4%	-8.5%
Jackson Township	1,003	2.61	956	2.75	4.9%	-5.1%
Auglaize Township	893	2.69	843	2.8	5.9%	-3.9%
Village of Spencerville	817	2.62	845	2.54	-3.3%	3.1%
American Township	759	2.72	684	2.76	11.0%	-1.4%
Village of Elida	708	2.67	698	2.75	1.4%	-2.9%
Monroe Township	634	2.7	607	2.83	4.4%	-4.6%
Richland Township	604	2.64	658	2.98	-8.2%	-11.4%
Sugar Creek Township	495	2.54	476	2.79	4.0%	-9.0%
Spencer Township	326	2.61	304	2.87	7.2%	-9.1%
Village of Cairo	198	2.70	181	2.76	9.4%	-2.2%
Village of Beaverdam	144	2.6	140	2.54	2.9%	2.4%
Village of Harrod	143	2.87	173	2.84	-17.3%	1.1%
Village of Lafayette*	161	2.72	161	2.63	0.0%	3.4%

*Adjusted housing data for the year 2000

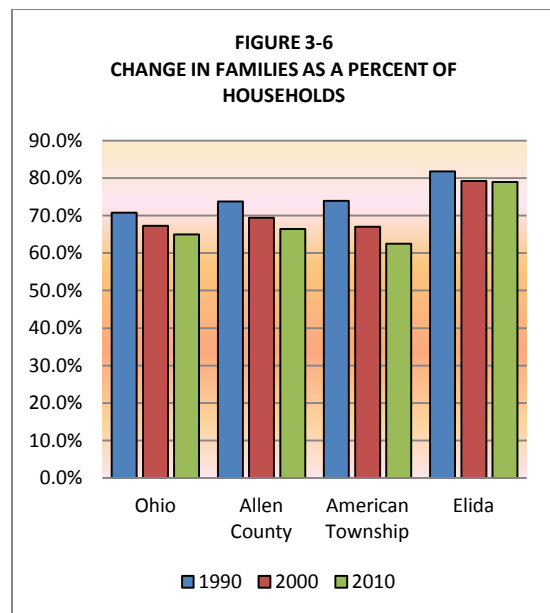


The household size projected for 2040 for the Village is just 2.38 persons per household. American Township is expected to experience a household size of 2.67 persons. This data may very well indicate that a historical trend of households with children is changing to more two-person households, and single-parent households with children under the age of 18 years and households comprised of retirees. The implications of smaller size households should be monitored by local policy experts

and reflected in local housing policies, building codes and zoning regulations.

3.4 FAMILIES

The U.S. Census defines a family as a group of two or more people who reside together and are related by birth, marriage or adoption. Census data suggests 559 families resided in the Village of Elida in 2010. Changes in the overall number of families in American, Elida, Allen County and State of Ohio are indicated in Figure 3-6. Between 2000 and 2010 the number of families residing in Elida grew by 1.1 percent while both Allen County and Ohio experienced a decline in the proportion of families at 4.4 and .05 percent respectively.



3.5 INCOME: HOUSEHOLD, FAMILY & PER CAPITA

Data for the three most widely used indices of income, including per capita income, household income, and family income are displayed in Table 3-4 by political subdivision and by Census period. As seen in Figure 3-7, data suggests the various Elida income measures are much greater than that of American Township, Allen County and Ohio.

Table 3-5 represents income by range and household type within the Village between 2007 and 2011. Notice that more than 50 percent of households (56.9%), families (59.7%) and non-family households (52.8%) earn between \$35,000 and \$100,000 annually.

And while the median household income within Allen County has lagged behind that of Ohio, income within Elida has repeatedly exceeded the State's median household income level. Household income has significantly increased since the 1999 decennial Census period. When comparing median household incomes between Elida and the State, the income gap has increased from

20.4 percent in 1999 to 34.0 percent during the 2007-2011 period.

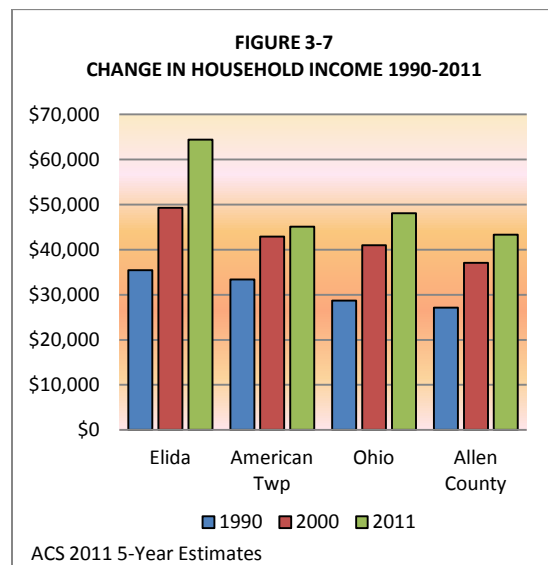
Examining family median income, Village incomes rose over the last 11 years to establish a 20 percent gap in income level comparisons with the state. According to ACS tabulations the median family income in

TABLE 3-4 VILLAGE OF ELIDA COMPARATIVE INCOME MEASURES BY DECENNIAL CENSUS					
Income: By Type & Year	Elida	Ohio	Allen County	Elida as % of Allen County	Elida as % of Ohio
*2007-2011					
Median Household	\$64,412	\$48,071	\$43,323	148.7%	134.0%
Median Family	\$72,917	\$60,762	\$55,259	132.0%	120.0%
Per capita	\$27,680	\$25,618	\$21,878	126.5%	108.0%
1999					
Median Household	\$49,293	\$40,956	\$37,048	133.1%	120.4%
Median Family	\$58,750	\$50,037	\$44,723	131.4%	117.4%
Per capita	\$20,573	\$21,003	\$17,511	117.5%	98.0%
* ACS 2011 5-Year Estimates					

TABLE 3-5 INCOME 2007-2011 BY THE VILLAGE OF ELIDA HOUSEHOLD TYPE						
Income Range	Household		Families		Non Family Household	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	41	5.0	9	1.4	32	16.1
\$10,000 - \$14,999	23	2.8	4	0.6	19	9.5
\$15,000 - \$24,999	28	3.4	15	2.4	13	6.5
\$25,000 - \$34,999	68	8.3	42	6.7	26	13.1
\$35,000 - \$49,999	134	16.3	73	11.7	61	30.7
\$50,000 - \$74,999	213	25.8	182	29.1	31	15.6
\$75,000 - \$99,999	122	14.8	118	18.9	13	6.5
\$100,000 - \$149,999	154	18.7	150	24.0	4	2.0
\$150,000 - \$199,999	30	3.6	21	3.4	0	0.0
\$200,000 or more	11	1.3	11	1.8	0	0.0
Total	824	100.0	625	100.0	199	100.0
* ACS 2011 5-Year Estimates						

Elida was 32.0 percent higher than Allen County's median family income during the 2007-2011 period and 20.0 percent higher than the State's family median income. In 1999, the median family income of Elida was higher than that of the County (+31.4%) and State (+17.4%).

Per capita income in Elida during the 2007-2011 period was \$27,680, an increase of 34.5 percent over the Census established 1999



figures. The Village exhibited a higher growth rate when compared with Allen County (24.9%) and with Ohio (22.0%) when analyzing per capita increases from 1999. In comparison with the State, Elida's per capita income increased from -2.0 percent to +8.0

percent over the 1999 and 2007-2011 periods. And, in sum, income levels across all indices outpaced county and state levels.

3.6 POVERTY STATUS

The American Community Survey 2011 5-Year estimates provide information regarding the number of individuals and families whose incomes fell below established poverty levels. Tables 3-6 and 3-7 revealed that, 13 families (2.1% of all families), and 88 individuals (4.0% of all individuals) in the Village of Elida were below the established poverty level based on income and household size using 2011 ACS estimates.

TABLE 3-6 POVERTY STATUS BY FAMILY STATUS IN THE VILLAGE OF ELIDA		
<i>Family Type by Presence of Related Children</i>		
Total Families	612	100.00%
Married - Related Children	217	35.5%
Male Alone - Related Children	24	3.9%
Female Alone - Related Children	56	9.2%
Family - No Children	315	51.5%
<i>Poverty Status of Families with Related Children</i>		
Total Families	13	2.1%
Married - Related Children	5	0.8%
Male Alone - Related Children	0	0.0%
Female Alone - Related Children	4	0.7%
Family - No Children	4	0.7%
*ACS 2011 5-Year Estimates		

Married families with related children were more likely to encounter poverty status than those families headed by a single parent with related children. In fact, of all families

suffering poverty, 9 of 13 (69.2%) had children. For purposes of comparison, data indicates that 10.8 percent of all families and 14.8 percent of all individuals within the State of Ohio were below the established poverty level.

A comparison of income data between the 2000 Census and 2011 ACS reveals an increase in the proportion of individuals in poverty, but a decline in the number of families in poverty. In fact, 28 additional individuals entered poverty since 2000, representing an increase of 46.7 percent. In contrast, 4 families were lifted out of poverty during that same time period, a loss of 30.8 percent. Households in Elida receiving public assistance fell from 21 to 14 for a drop of 33.3 percent. For comparison purposes, households receiving public assistance at the County level dropped from 3,128 to 2,881 over the same period, a decline of 247 households (-7.9%). According to 2011 ACS estimates, households receiving public assistance in the State of Ohio was up 3.9 percent.

Relevant information on family households and poverty status is presented in Table 3-6. Table 3-7 provides an overview of poverty as a percentage of income for all individuals 18 years of age or older.

TABLE 3-7 RATIO OF INCOME TO POVERTY LEVEL AMONG INDIVIDUALS								
Ratio	Ohio		Allen County		Elida		American Twp	
Below 50% of Poverty Level	760,408	6.8%	8,902	8.7%	61	2.8%	1,013	8.4%
50% to 99% of Poverty Level	893,785	8.0%	9,476	9.3%	27	1.2%	603	5.0%
100% to 149% of Poverty Level	979,078	8.7%	9,032	8.9%	161	7.3%	739	6.1%
150% to 199% of Poverty Level	1,030,972	9.2%	10,477	10.3%	101	4.6%	1,632	13.5%
200% of Poverty Level or more	7,549,285	67.3%	64,102	62.9%	1,845	84.1%	8,146	67.1%
*ACS 2011 5-Year Estimates								

3.7 EDUCATIONAL ATTAINMENT

Table 3-8 presents data summarizing the educational attainment levels of the Village aged 25 years or more. Data shows that there are 43 individuals or 3.0 percent of all individuals 25 years of age or older that have not completed a high school education. This statistic compares favorably against State and national attainment levels where high school diplomas fail to be earned by 12.2 and 14.6 percent of the respective populations. When looking at college, 53.3 percent of the identified population attended some college. This is above the state level of 52.5 percent but below the national level of 56.8 percent.

TABLE 3-8 EDUCATIONAL ATTAINMENT FOR POPULATION 25 YEARS & OVER IN THE VILLAGE OF ELIDA						
Educational Attainment	White Population		Minority Population		Total Population	
	Persons	Percent	Persons	Percent	Persons	Percent
Less than High School Diploma	43	3.1	0	0.0	43	3.0
High school graduate, GED	610	43.9	16	35.6	626	43.7
Some college or Associate's degree	444	32.0	21	46.7	465	32.4
Bachelor degree or higher	291	21.0	8	17.8	299	20.9
Totals	1,388	100.0	45	100.0	1,433	100.0
* ACS 2011 5-Year Estimates						

accessible, it is surprising that only 20.9 percent of the Village's adult residents have completed a 4-year college and/or graduate degree program. Given the ease of access to post-secondary education in the area and higher income levels in the community, it is difficult to understand how educational attainment levels fall below the State and national averages of 28.2 percent and 24.5 percent respectively.

Examining local educational attainment levels of the minority population within the Village, 35.6 percent of minority residents obtained a high school diploma or GED. That compares favorably to both national (22.0%) and State (17.9%) benchmarks.

However, given that there are a handful of reputable post secondary schools located in Allen County and several others readily

both the national and State levels of 23.7 and 20.4 percent respectively.

Many factors affect employment and income rates among adults. None, however, may be as important as educational attainment levels. Higher levels of educational attainment have repeatedly demonstrated higher income earnings regardless of gender. In addition, positions that require higher educational attainment levels tend to offer more job satisfaction. Moreover, individuals with lower educational attainment levels, those with no high school diploma, experience higher rates of unemployment (nearly 3 times the rate for those that have completed a bachelor degree). Therefore, it is extremely important to support local school initiatives, post secondary advancement and continuing educational programs to strengthen the skill sets of the local population and labor force.

3.8 LABOR FORCE PROFILE

However, when comparing minority residents with a bachelor's degree or higher, the Village of Elida (17.8%) falls behind

The civilian labor force consists of all non-institutionalized people 16 years of age or older who are identified as either employed or unemployed, and includes those individuals currently members of the armed forces. According to ACS 2011 5-Year estimates the civilian labor force in Elida totaled 1,211 persons, or 2.3 percent of the

County's total civilian labor force. Examining employment rates, 1,211 persons or 93.4 percent of the 1,296 person labor force were employed.

Examining the number of employed persons by type of occupation provide insights. Table 3-9 uses ACS 2011 5-Year estimates to identify the dominant occupation sectors of the Village residents; finance, insurance, real estate, rental and leasing, are followed by construction, retail trade, and educational, health and social services.

In Allen County, the employment-population ratio, or the proportion of the population 16 years of age and over in the workforce, has remained virtually unchanged over the past 11 years, ranging between 61 and 63 percent (2000, 60.9%; 2011, 62.9%). Census 2000 and ACS 2011 tabulations reflect that 72.0 percent and 73.1 percent respectively, of Elida's available population age 16 and over is engaged in the work force. This ratio is above the rate for Ohio (64.8% and 58.5%) and that of the United States (63.9% and 58.8%) over the last 11 years.

The unemployment rates over the past 11 years for Allen County reflect the impact of major employers relocating or instituting major cutbacks in response to market events

or economic trends. According to 2011 ACS tabulations unemployment in Elida (4.8%) was well below the County rate of 6.8 percent. Table 3-10 documents unemployment over time for both Allen County and the Village of Elida.

3.9 SUMMARY

The Village of Elida has experienced a slight drop in population (-0.6%) since 2000, but an overall increase of 56.8 percent since 1960. Census data reveals the composition, size and number of households is changing. The total number of Elida households in 2010 was 708, an increase of 1.4 percent over the 2000 figure. The average household size in Elida has been shrinking over the last two decades. In 2010, the average household size was 2.67 persons, a decrease of 2.9 percent since 2000, and a decrease of 8.6 percent since 1990. The implications of smaller households are important and should be monitored

by local policy experts and reflected in the local housing policies, building codes and zoning regulations.

An analysis of median age revealed that like many communities across Ohio and in Allen County the median age for the Elida has risen over the past 10 years. The median age of the population is 40.2 years, 1.9 years older than the County and 1.4 years older than

TABLE 3-9 RESIDENT OCCUPATION BY TYPE & PERCENTAGE OF LABOR FORCE FOR THE VILLAGE OF ELIDA		
<i>Occupation</i>	<i>Number</i>	<i>Percent</i>
Agricultural, Forestry, Fishing, Hunting and Mining	15	1.2
Construction	56	4.6
Manufacturing	181	14.9
Wholesale Trade	28	2.3
Retail Trade	192	15.9
Transportation, Warehousing and Utilities	57	4.7
Information	30	2.5
Finance, Insurance, Real Estate, Rental and Leasing	34	2.8
Professional, Scientific, Mgmt., Administrative, Waste Mgmt.	63	5.2
Educational, Health and Social Services	298	24.6
Arts, Entertainment, Recreation, Accommodation, Food Service	124	10.2
Other Services (except Public Administration)	60	5.0
Public Administration	73	6.0
Total	1,211	100.0
* ACS 2011 5-Year Estimates		

TABLE 3-10 VILLAGE OF ELIDA: CIVILIAN EMPLOYED POPULATION 2000-2011								
	2000				2011			
	Village	%	County	%	Village	%	County	%
16+ Population	1,373	100.0	83,540	100.0	1,773	100.0	84,103	100.0
Workforce	988	72.0	50,866	60.9	1,296	73.1	52,933	62.9
Employed	970	70.6	47,919	57.4	1,211	68.3	47,059	56.0
Unemployed	18	1.3	2,915	3.5	85	4.8	5,740	6.8
* ACS 2011 5-Year Estimates								

Ohio as a whole. Data suggests that simply due to age of the population one in three (33.4%) residents are not able to fully contribute to the economic growth and earning power of the community. And, age will be an essential factor in housing consumption and design. Local policies should be developed to increase opportunity, choice and costs in housing based on both physical and financial considerations.

Racially, the Village is homogenous; whites comprise the largest percentage of the population at 93.6 percent. The largest minority group within the Village of Elida is African American, which comprise only 3.5 percent of the total population. Those identified as Asian comprise 1.6 percent while Hispanics comprise 0.8 percent of the total Village population.

Many factors affect employment rates among adults. None, however, may be as important as educational attainment levels. Data shows that there are 43 individuals or 3.0 percent of all individuals 25 years of age or older that have not completed a high school education residing in the Village of Elida. The rate of Elida adults who have not graduated from high school is well below the state and national averages of 17.9 percent and 22.0 percent respectfully. While such

statistics indicate overall positive high school graduation rates, and a strong presence of adults who have attended some college or have acquired an associate's degree, it also indicates a general lack of appreciation for 4-year college degrees. This is an important factor in community development as it tends to suggest that young men and women of the Village of Elida, upon acquiring a four year degree or higher, have selected to leave the community rather than remain in the Village.

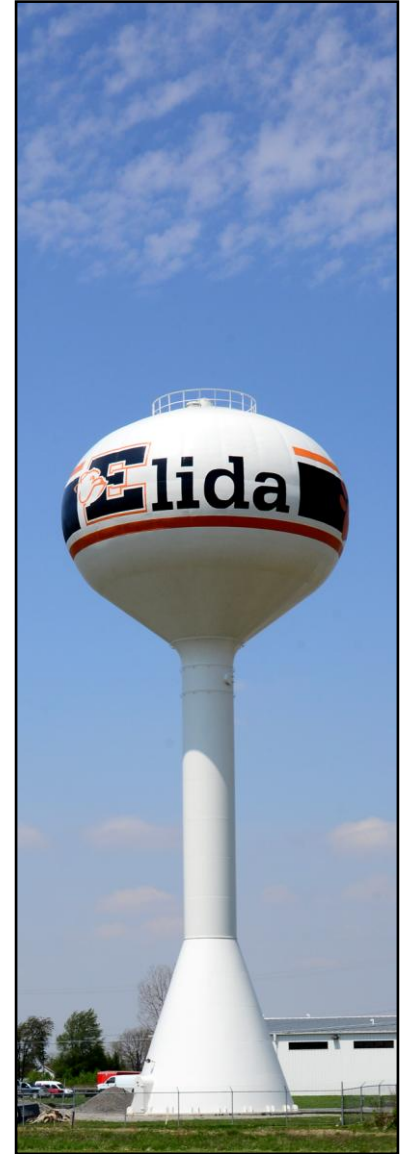
The Village of Elida income has continued to out-pace Allen County and the State of Ohio in comparison to median household income. The median household income gap with regards to the County and State was identified in 1999 as +33.1 percent and +20.4 percent, respectively. The gap in median household income between the Village (\$64,412), the County (\$43,323), and the State (\$48,071) widened in 2011 to 148.7 and 134.0 percent respectively. ACS 2011 estimates revealed median family income in Elida (\$72,917) was 132.0 percent of the County median family income (\$55,259) and 120.0 percent of the States median family income (\$60,762). According to ACS 2011 estimates Elida's per capita income (\$27,680) was 126.5 percent of that of the County (\$21,878) and 108.0 percent of the State figure (\$25,618).

The ACS 2011 5-Year estimates revealed that 88 individuals (4.0%) and 13 families (2.1%) resided below the established poverty level based on income and household size. For purposes of comparison, data indicates that 18.0 percent of all individuals and 13.2 percent of all families within Allen County were below the established poverty level. In Elida, 9 families (1.5%) with children were beneath the poverty level.

When examining the type of occupation of Elida residents, education, health and social services is the predominant sector with 298 of the 1,211 residents (24.6%) employed. That said, in raw numbers, there has been a slight drop in the proportion of residents employed in the Finance, Insurance, Real Estate, Rental & Leasing sector since 2000 (27.7%). Retail employs 15.9 percent of all work performed by Village residents. There are an additional 14.9 percent of residents involved in manufacturing, an increase of 12 residents since 2000.



INFRASTRUCTURE 4



Infrastructure refers to those facilities and services necessary to support a community's housing stock, industrial base, employment centers, recreational needs and commercial services. Infrastructure is often used to reference the transportation network, the water distribution and wastewater collection systems and most often includes the community's stormwater and drainage systems. Such systems are necessarily a concern for the public and rightfully so; taxpayers are ultimately responsible for the maintenance of such infrastructure. Privately supplied utilities such as natural gas, electricity and communications, including voice and digital communications are also part of a community's infrastructure. Therefore, infrastructure also includes the sometimes unrecognized, overhead wires, underground pipes and cables that are the conduits necessary to support a community's economic activities.

To economic development professionals, infrastructure is largely concerned with the ability to move goods, products and services as efficiently and safely as possible between suppliers and markets. In community development, infrastructure includes not only hard physical infrastructure, but the facilities and services necessary to support

and sustain the local community. This softer side of infrastructure includes a community's housing stock, its parks, schools, fire, emergency medical, and law enforcement components. Housing, public utilities, roadways and rail crossings are addressed in this section; park amenities are addressed in Section V; the remaining infrastructure and services will be addressed by others under separate cover.

This section is provided in an attempt to present baseline information on the community's existing infrastructure. The success of the planning process and the future development of the Village of Elida is dependent upon examining and subsequently establishing a balance between the infrastructure now serving the community and the infrastructure needed to serve residents and business alike in the future.

4.1 HOUSING

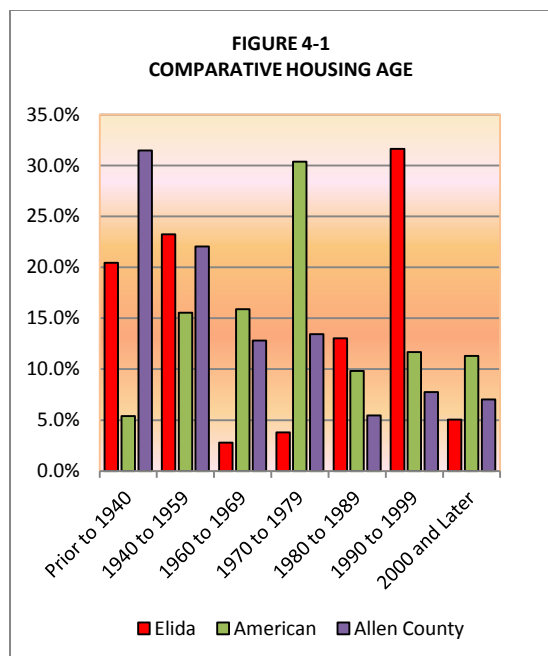
Local housing characteristics reflect the number and type of units available, their age and their overall physical condition - both interior and exterior. Examining the distribution of housing units by the year in which the

structure was built provides some insight into the history of residential development in the area, and can indicate potential problem areas in housing condition due to the age of structures. The following subsections attempt to identify the nature of the Village of Elida housing using Census and ACS data and comparisons to other political subdivisions to provide relative measures.

4.1.1 Age of Housing Stock

Table 4-1 provides a representative sample of the 714 housing units within the Village. Table 4-1 reveals that nearly half (49.7%) of Elida's housing stock was built after 1980. Figure 4-1 shows an assessment of housing stock based on age among local community level data sets. In comparison to other communities within Allen County, Elida enjoys a more contemporary housing stock. Comparatively, one in five (20.2%) homes in Allen County were built after 1980.

TABLE 4-1 HOUSING UNITS BY AGE IN SELECTED POLITICAL SUBDIVISIONS						
Year	Elida	Lafayette	Cairo	American Twp	Jackson	Allen County
Total	714	143	194	4,953	738	35,091
Prior to 1940	20.4%	66.4%	55.7%	5.4%	20.2%	31.5%
1940 to 1959	23.2%	16.1%	20.6%	15.5%	12.3%	22.0%
1960 to 1969	2.8%	2.8%	6.2%	15.9%	10.6%	12.8%
1970 to 1979	3.8%	3.5%	8.8%	30.4%	17.1%	13.4%
1980 to 1989	13.0%	2.1%	1.5%	9.8%	9.3%	5.4%
1990 to 1999	31.7%	1.4%	2.1%	11.7%	13.8%	7.8%
2000 and Later	5.0%	7.7%	5.2%	11.3%	16.7%	7.0%
*Auditors Database						

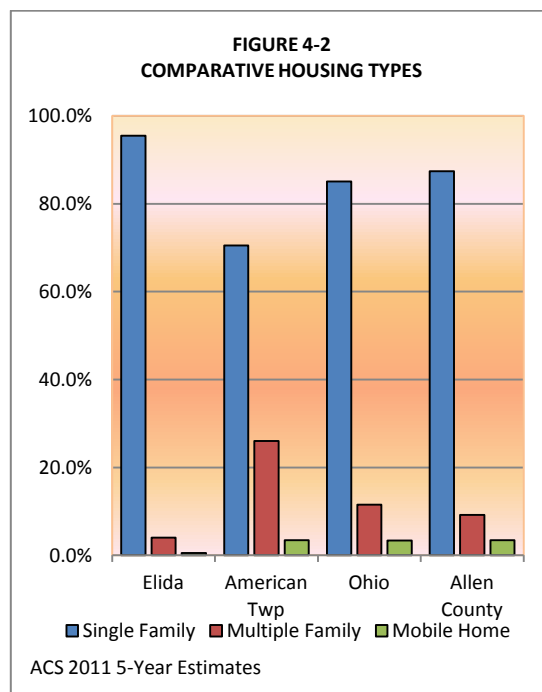


4.1.2 Types of Housing Units

The identification of housing units by type helps determine the housing choices available to local residents and allows issues of housing accessibility and affordability to be determined. The vast majority of homes in the Village of Elida are single-family units. Figure 4-2 reveals the over dependence on single family homes. After an in-house review of parcel data and census tabulations it was revealed that 95.5 percent of Elida's housing stock is comprised of single family units. In comparison, while Allen County's (87.4%) single family units rate compares favorably with the State (85.1%), American

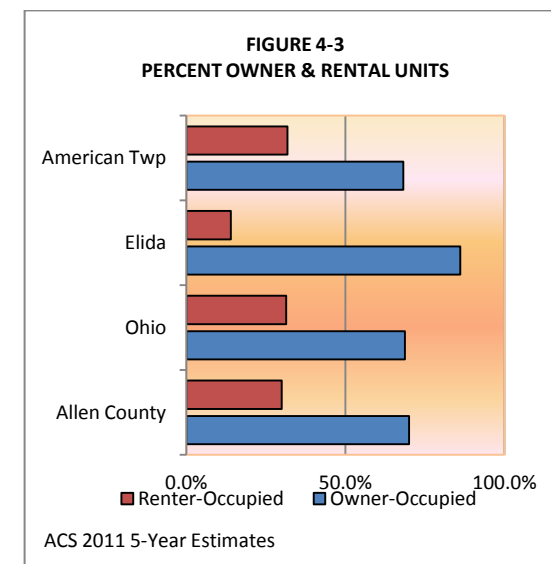
Township's rate was much lower, representing just 70.5 percent of all housing unit types.

When examining the presence of multi-family units, the Village of Elida (4.0%) does not compare favorably to either the State (11.5%) or the County (9.2%). The presence of manufactured/mobile homes has been also been minimized and the Village now has a low percentage (0.5%) of such units represented in its housing stock. This is in contrast to both the County and State rates of 3.4 percent and 3.3 percent respectively.



4.1.3 Owner vs. Renter-Occupied Housing

The Village of Elida has a greater level of home ownership when assessed against larger communities. As shown in Figure 4-3, Elida has higher home ownership rates (86.0%) than American Township (68.2%), Allen County (70.0%), and Ohio (68.7%).



4.1.4 Rental Costs

Table 4-2 reveals the cost of rental housing within the Village of Elida and other communities. Elida has very few rental properties as compared to other villages. However, according to the ACS 2011 estimates Elida has a much higher median rental cost of \$802, when compared to the Village of Lafayette (\$625), American Township (\$658), and Allen County (\$626).

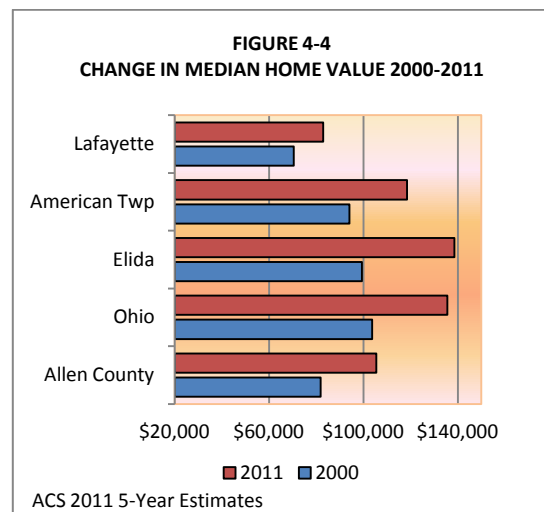
<i>Rent</i>	<i>Lafayette</i>	<i>Elida</i>	<i>American</i>	<i>Allen County</i>	<i>Ohio</i>
Median	\$625	\$802	\$658	\$626	\$697
Less than \$100	0	0	0	153	13,065
\$100 to \$200	0	2	32	418	37,294
\$200 to \$300	2	0	0	391	47,047
\$300 to \$400	0	14	12	729	59,073
\$400 to \$500	6	5	143	1,581	124,810
\$500 to \$600	2	22	397	1,910	194,334
\$600 to \$700	1	6	317	1,957	205,369
\$700 to \$800	0	8	206	1,542	186,915
\$800+	10	60	515	2,709	481,406

*ACS 2011 5-Year Estimates

4.1.5 Home Values

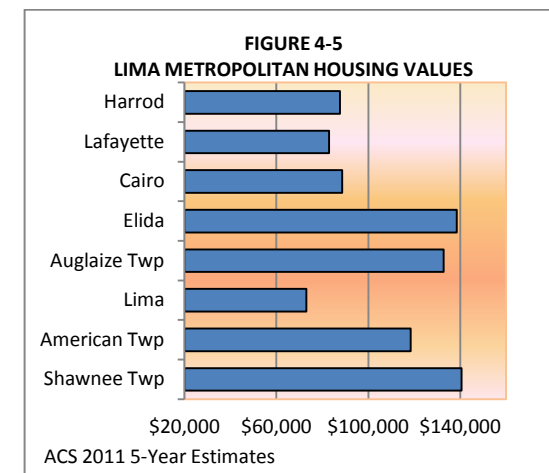
2011 ACS estimates revealed median home values of \$138,500 for the Village of Elida, a significantly higher value than that of Allen County (\$105,400), American Township (\$118,500), and Ohio (\$135,600). The median home value in the Village as compared to Allen County reflects the relative age, square footage, size of the unit and lot size upon which the Village's housing stock is situated.

Figure 4-4 reveals the change in the median value of owner-occupied units in the Village between 2000 and the 2011 period. Data suggest that the increased valuation experienced in Elida over the 11-year period reflected a 39.5 percent increase (\$39,200), and out-distanced increases experienced by either the State of Ohio (\$31,900/30.8%) or Allen County (\$23,600/28.9%).



As shown in Figure 4-5, Elida compares favorably with other villages and Townships within the Lima Metropolitan Area with regards to home value. Maps 4-1 and 4-2 identify sales and new construction by location, year, and value. Table 4-3 identifies home sales and new construction in the Village of Elida over the 2009 thru 2012 period by address and value. When looking

at new construction and housing sales since 2009 the average value for the 100 identified properties has been \$133,552.



4.1.6 Home Sales & Foreclosures

For a village of its size, Elida, compared relatively well to other local communities when reviewing home sales and new construction during the recent housing crisis. Between 2009 and 2013, 100 homes were sold within the Village. Table 4-3 identifies the 100 units by address and value.

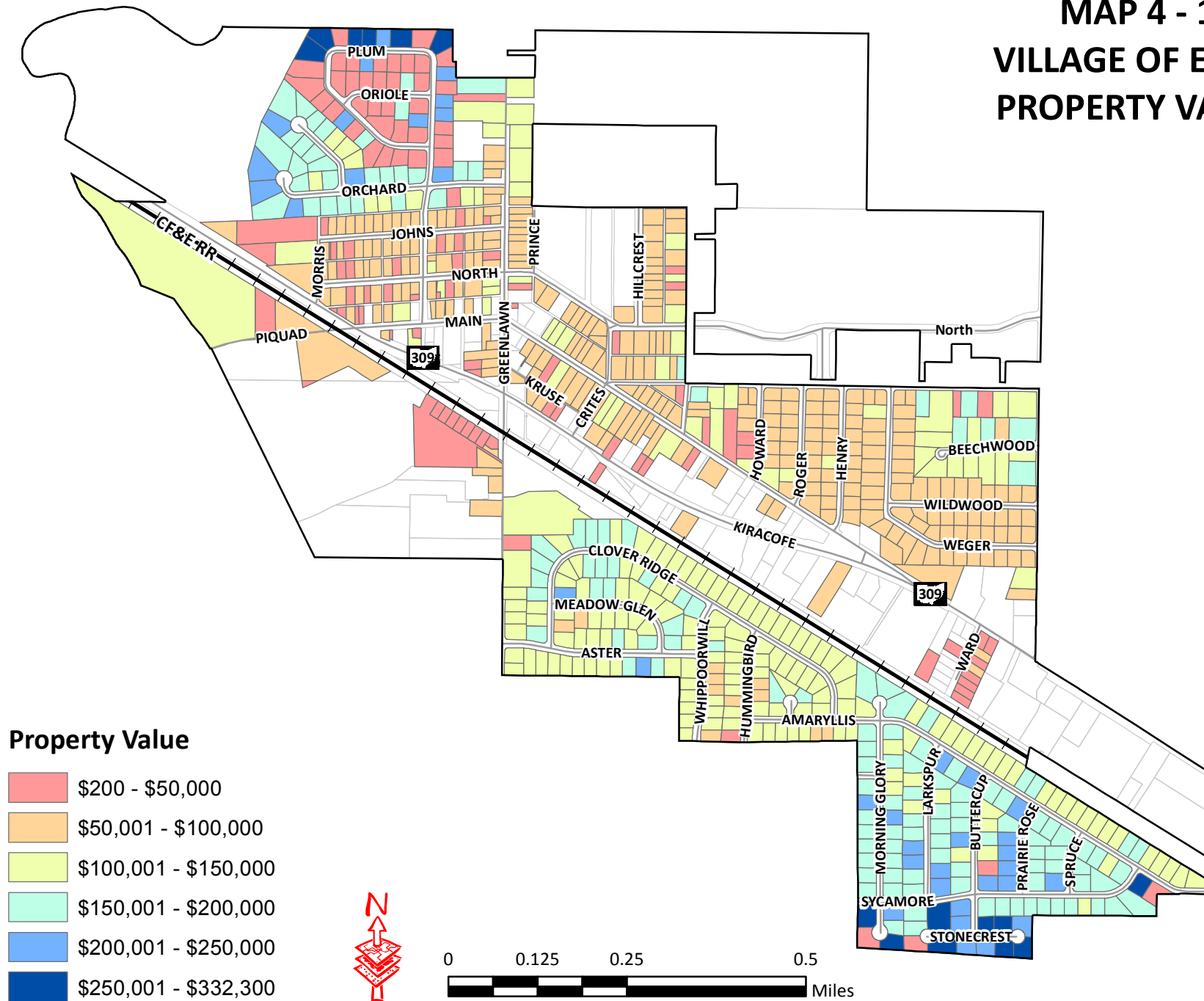
Examining local data, of the 20 foreclosure filings that occurred over the 2009 - 2012 period, 7 were filed in 2009, 10 in 2010, 2 in 2011, and 1 was filed in 2012. Map 4-3 reflects foreclosure activity by Sheriff's Auction and street address across the Village of Elida for the period.

**TABLE 4-3
HOME SALES & NEW CONSTRUCTION 2009-2013**

<i>Address</i>	<i>Sale Amount</i>	<i>Address</i>	<i>Sale Amount</i>	<i>Address</i>	<i>Sale Amount</i>
111 E KIRACOFE AVE	\$20,810	702 WEGER AVE	\$102,900	2151 LARKSPUR DR	\$161,900
208 KIRACOFE AVE	\$24,000	118 N WEGER AVE	\$103,750	2076 MORNING GLORY DR	\$162,500
102 HOWARD ST	\$32,900	111 WEGER AVE	\$104,900	3039 WHIPPOORWILL AVE	\$163,000
103 CRITES ST	\$33,000	767 BEECHWOOD PL	\$105,000	128 ORCHARD DR	\$165,000
300 E NORTH ST	\$45,000	307 BAXTER ST	\$107,000	4769 SYCAMORE ST	\$165,000
101 PLUM ST	\$48,000	103 N GREENLAWN AVE	\$109,000	302 SUNNYDALE ST	\$165,000
404 SUNNYDALE ST	\$50,000	109 E MAIN ST	\$109,200	706 SUNNYDALE ST	\$170,000
206 E NORTH ST	\$60,000	307 PIONEER RD	\$115,000	5210 ASTER ST	\$170,000
211 W NORTH ST	\$61,000	5677 CLOVER RIDGE DR	\$117,500	4802 WILLOW ST	\$171,000
111 HOWARD ST	\$62,900	3946 DUTCH HOLLOW RD	\$118,000	2095 MORNING GLORY DR	\$171,000
205 SUNNYDALE ST	\$70,000	5181 MEADOW GLEN DR	\$119,000	126 ORCHARD DR	\$175,000
107 N WEGER AVE	\$70,000	309 E NORTH ST	\$120,000	4765 SYCAMORE ST	\$176,500
239 S GREENLAWN AVE	\$70,000	4875 AMARYLLIS ST	\$120,000	2122 PRAIRIE ROSE DR	\$181,500
218 JOHNS AVE	\$71,600	2955 HUMMINGBIRD ST	\$125,000	5748 CLOVER RIDGE DR	\$187,500
301 BAXTER ST	\$73,000	204 N GREENLAWN AVE	\$126,000	116 ORCHARD DR	\$188,000
311 N GREENLAWN AVE	\$75,000	220 E MAIN ST	\$127,000	2030 MORNING GLORY DR	\$192,500
113 HENRY ST	\$76,000	3067 WHIPPOORWILL AVE	\$128,000	5655 CLOVER RIDGE DR	\$201,000
109 N WEGER AVE	\$77,000	5176 ASTER ST	\$128,500	309 CHERRY BLOSSOM CT	\$203,000
715 WILDWOOD AVE	\$77,500	4706 AMARYLLIS ST	\$130,000	4795 SYCAMORE ST	\$203,500
216 N GREENLAWN AVE	\$79,000	5717 CLOVER RIDGE DR	\$133,500	4782 SYCAMORE ST	\$205,000
201 E NORTH ST	\$80,000	602 E KIRACOFE AVE	\$135,000	310 CHERRY BLOSSOM CT	\$210,000
710 E WEGER AVE	\$80,000	5665 CLOVER RIDGE DR	\$137,000	2065 MORNING GLORY DR	\$210,000
720 WILDWOOD AVE	\$80,900	716 BEECHWOOD PL	\$137,500	110 ORCHARD DR	\$214,000
102 BAXTER ST	\$82,000	2935 WHIPPOORWILL AVE	\$138,000	4702 STONECREST PL	\$215,000
301 N GREENLAWN AVE	\$83,000	4684 AMARYLLIS ST	\$139,000	2123 PRAIRIE ROSE DR	\$225,000
105 N WEGER AVE	\$84,500	3141 WHIPPOORWILL AVE	\$140,000	2064 MORNING GLORY DR	\$231,900
218 W MAIN ST	\$86,000	5122 MEADOW GLEN DR	\$141,250	4763 SYCAMORE ST	\$242,500
710 WILDWOOD	\$93,000	2124 PRAIRIE ROSE DR	\$145,000	2027 MORNING GLORY DR	\$257,000
215 N GREENLAWN AVE	\$95,000	121 ORCHARD DR	\$153,500	304 PLUM CIR	\$272,000
113 ROGER ST	\$95,000	4723 AMARYLLIS ST	\$155,000	310 PLUM CIR	\$272,000
107 HOWARD ST	\$95,000	4846 AMARYLLIS ST	\$156,000	4719 STONECREST PL	\$272,900
214 E MAIN ST	\$97,000	2936 HUMMINGBIRD ST	\$157,000	4703 STONECREST PLACE	\$325,000
4696 AMARYLLIS ST	\$100,000	3126 WHIPPOORWILL AVE	\$157,500	Average	\$133,552
403 E MAIN ST	\$100,000	5648 CLOVER RIDGE DR	\$160,900		

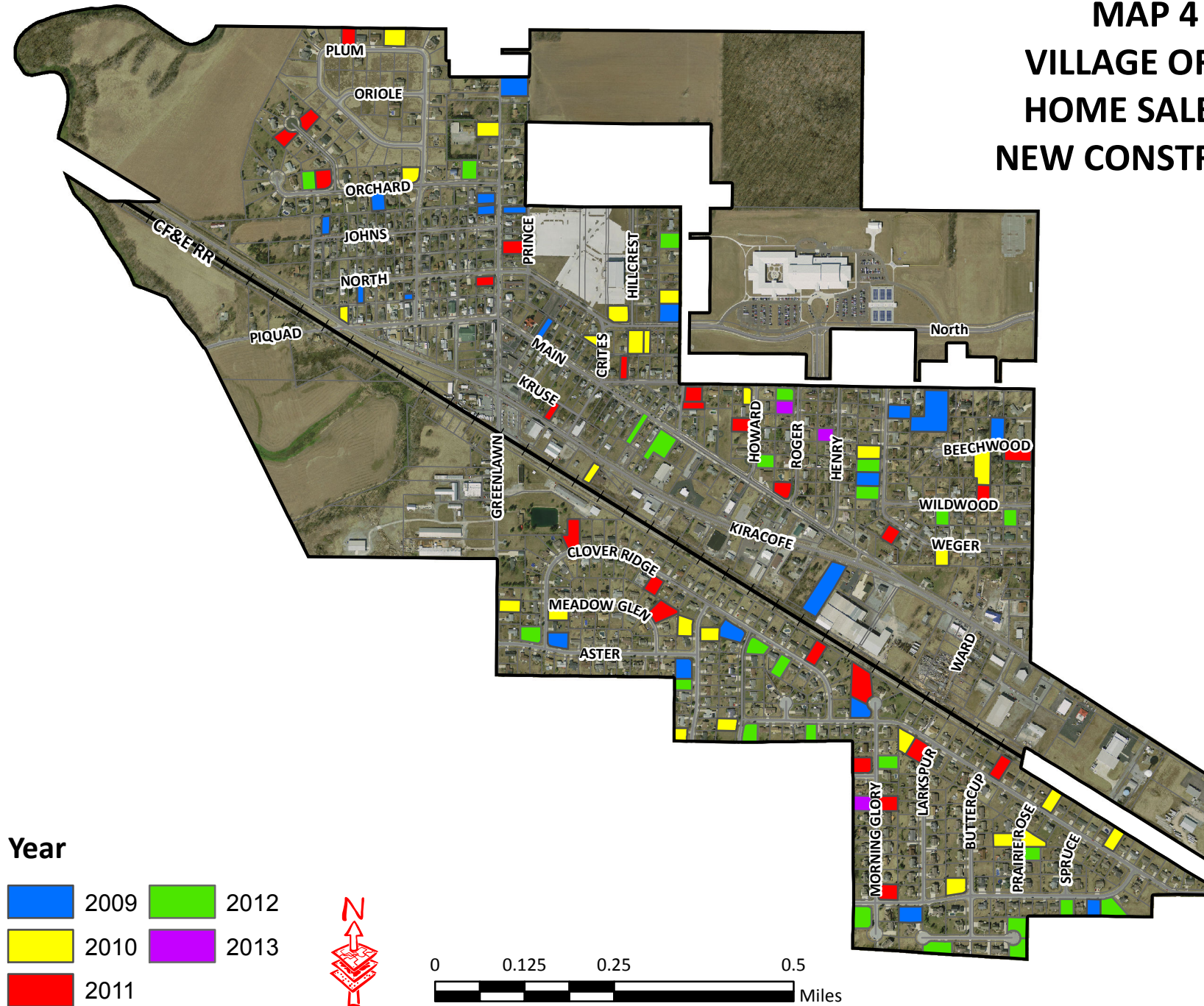
*Allen County Auditor Database

MAP 4 - 1 VILLAGE OF ELIDA PROPERTY VALUE



May 2014

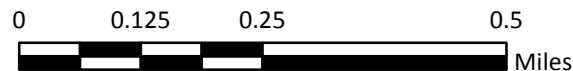
MAP 4 - 2 VILLAGE OF ELIDA HOME SALES AND NEW CONSTRUCTION



MAP 4 - 3 VILLAGE OF ELIDA FORECLOSURES 2009 - 2012

Foreclosures

- 2009
- 2010
- 2011
- 2012



4 - 7



December 2013

4.1.7 Housing Vacancy

Vacancy rates indicate the relative demand for housing in a community. Vacancy is often used as a proxy for desirability and/or the condition of the vacant units. They are based on housing units, which can be a 1-room efficiency apartment or a 5-bedroom home that for one reason or another are unoccupied. According to the 2010 Census, the State of Ohio has one of the lowest vacancy rates in the nation (10.2%). In 2010, of the total number of housing units within the Village of Elida (741) only 4.5 percent (33 housing units) were vacant. This rate reflects an increase of 1.9 percent since Census 2000 tabulations which documented a 2.6 percent vacancy rate. Of those housing units that were identified as vacant at the time of the 2010 Census, 2 were listed as for rent, 15 were for sale, 2 units were sold but not occupied, 2 were for seasonal purposes, and

12 were shown as “other vacant.” As a percentage of total housing units available within the Village, in 2000 vacancies represented 2.6 percent of all housing units. Table 4-4 and Map 4-4 present the location of vacancies within the Village.

4.1.8 Housing Maintenance/Construction

With 43.6 percent of the homes in the Village built prior to 1960 maintenance is an issue that will need to be continuously addressed. By adopting and enforcing specific regulations, Elida can work toward improving the current housing stock.

The quality of housing varies across the Village. The quality of construction largely reflects the architectural detail, the quality of the materials used and age of the housing stock. The grading reflects the extent of architectural detail, quality of materials and

workmanship as reflected in appraisals conducted for the Allen County Auditor in 2013. The grading scale works from A thru E with multiple levels within each letter grade e.g. AAA to EE. Variations within each letter grade reflect the extent and type of material used on such components as: the exterior roofs (heavy slate, shake/wood shingles, copper flashing,

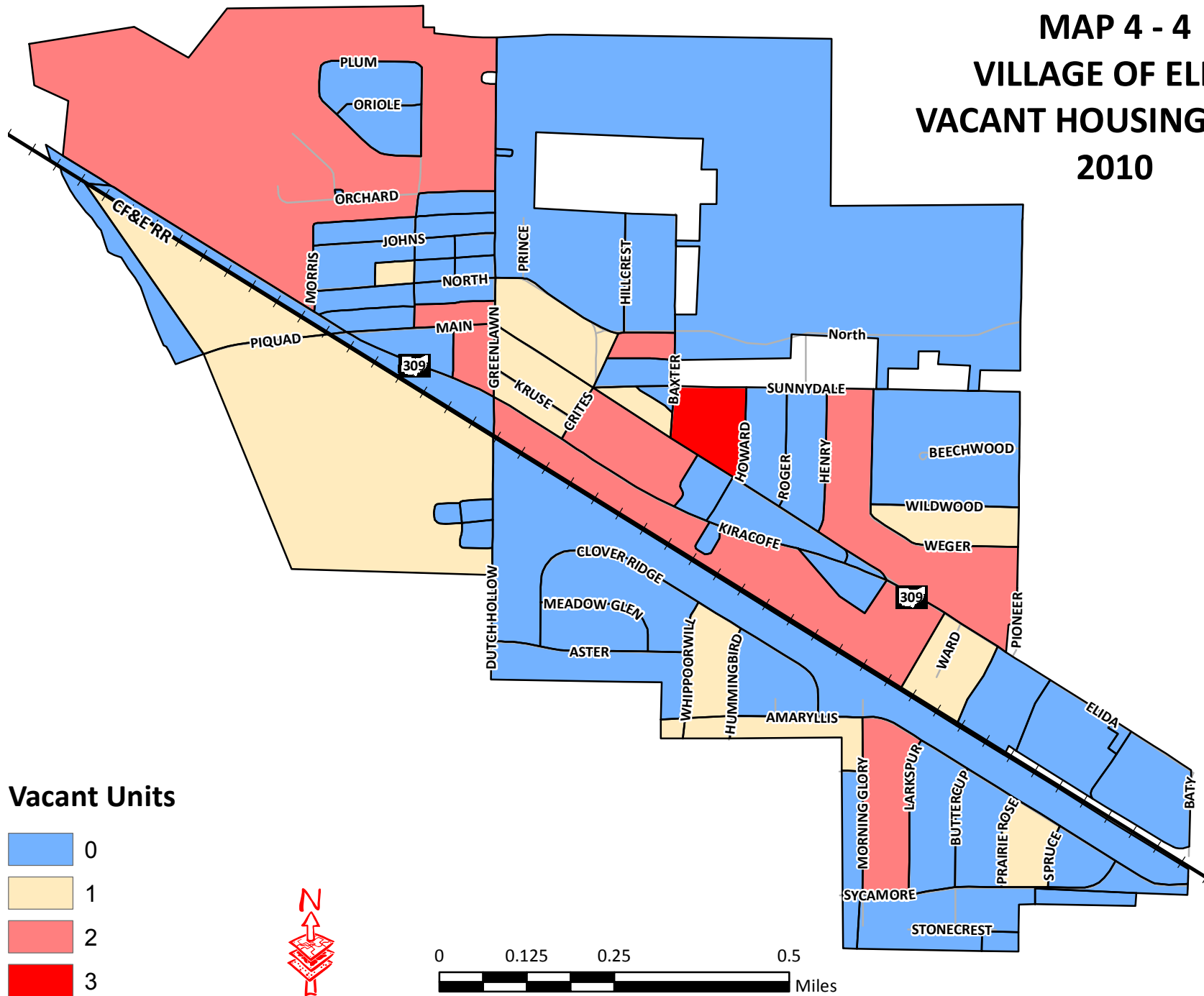
ornamental wood cornices versus asbestos shingles, roll or metal roofing); exterior walls (stucco, brick, stone granite versus aluminum siding, vinyl siding); interior finish (hardwood trim throughout, excellent built-in kitchen china, broom, linen cabinetry, high grade decorating, ornamental woodwork in all major rooms, tiled bathrooms with high quality shower doors and large vanities versus pine/fir doors, plywood or composite cabinetry, drywall/plaster/plywood walls); and, flooring (marble, slate, hickory, cherry, oak, versus other hard/soft wood flooring, carpeting, vinyl, asbestos tile flooring). Within the grading system:

- Grade A residences reflect the highest quality materials and workmanship exhibiting unique and elaborate architectural styling and treatments and having all the features typically characteristics of mansion type homes.
- Grade B units reflect good quality materials and workmanship exhibiting pronounced architectural styling and treatments and having an ample amount of built-in features. Custom built tract homes typically fall into this category.
- Grade C homes are constructed of average quality materials and workmanship, exhibiting moderate architectural styling and treatment and

**TABLE 4-4
VACANCY STATUS BY POLITICAL SUBDIVISION 2000-2010**

Housing Units & Political Subdivision	2000 Census	Percent Vacant	2010 Census	Percent Vacant	Change	
					Amount	Percent
Allen County	3,599	8.1	4,380	6.0	781	21.7
Beaverdam	13	8.5	9	5.9	-4	-30.8
Bluffton	98	6.9	91	6.0	-7	-7.1
Cairo	3	1.6	16	7.5	13	433.3
Delphos	189	6.5	130	7.5	-59	-31.2
Elida	19	2.6	33	4.5	14	73.7
Harrod	5	2.8	18	11.2	13	260
Lafayette	8	6.3	11	6.4	3	37.5
Spencerville	58	6.4	69	7.8	11	19

MAP 4 - 4 VILLAGE OF ELIDA VACANT HOUSING UNITS 2010



December 2013

having a minimal amount of built-in features. Typical tract built housing normally falls into this classification.

- Grade D dwellings are constructed of fair quality material and workmanship, generally lacking architectural styling and treatment and having only a scant amount of built-in features. Economy mass built homes normally fall into this classification.
- Grade E residences are constructed of cheap quality material and poor workmanship void of any architectural treatment and built-in features. Such units are typically self-built with mechanical contractor assistance.

Map 4-5 reveals a number of buildings in the Village deteriorating. More than two-thirds of the housing units inside the Village have a rating of "C" (67.4%), while 14.5 percent of housing units have a rating of "D". With the restoration or removal of these units, the desirability and aesthetic appeal of the Village could be improved. Preservation of older buildings will require continuing efforts of local area residents, businesses, and other local groups.

New home construction located on the periphery of the Village or on existing lots where fire or neglect have taken a unit should be developed with respect to the

character of the existing area and adjacent housing stock. Any new or infill development should look to integrate new structures harmoniously into the local landscape to improve and enrich the adjacent properties as well as increase the value of the new unit itself. Structures should be of similar size, scale and density as existing adjacent uses. The home design, the streetscape, the garage and parking areas need to be coordinated to ensure a pleasant, positive community impact.

4.2 WATER & WASTEWATER INFRASTRUCTURE

Public utilities and system capacities facilitate community development. This Plan recognizes utility services as necessary to sustain existing economic activities as well as future development. The Plan acknowledges the detailed studies completed by both public and private entities charged with the maintenance and delivery of such services and accepts land use limitations and the need to coordinate services.

Public water and sanitary sewer services support existing development in the Village of Elida and are necessary for future development. In the Village, development has been supported by various public water and wastewater services. The extent and quality of each system varies by geographic

location. Map 4-6 depicts the existing water and wastewater infrastructure to include adjacent townships.



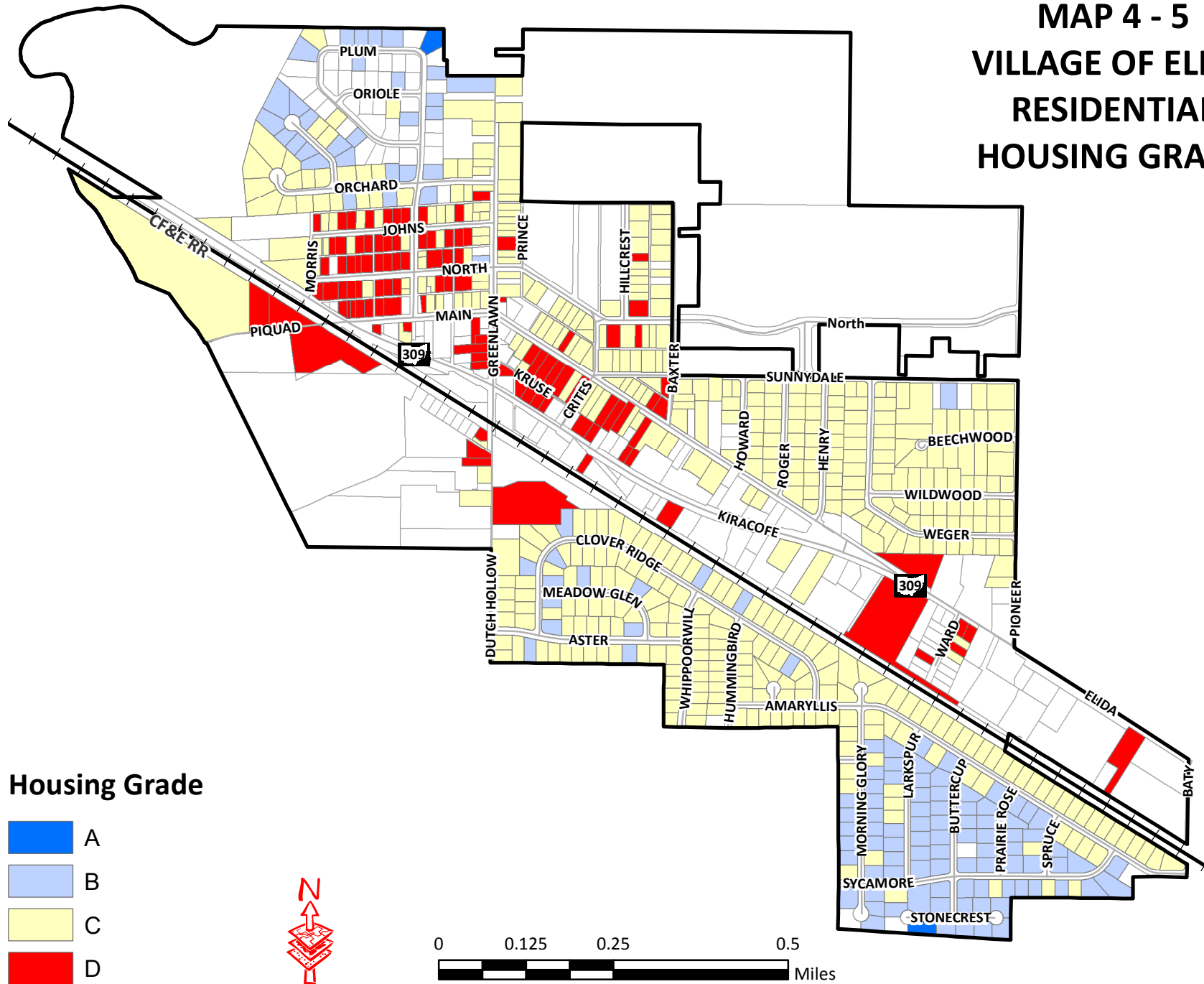
4.3 TRANSPORTATION & TRANSPORTATION SERVICES

Transportation infrastructure is an important tool in community building and economic development activities. Transportation infrastructure includes roads, bridges and rail. It also reflects cartage and freight service as well as inter and intra city public transport services, sidewalks and bikeways.

4.3.1 Transportation System

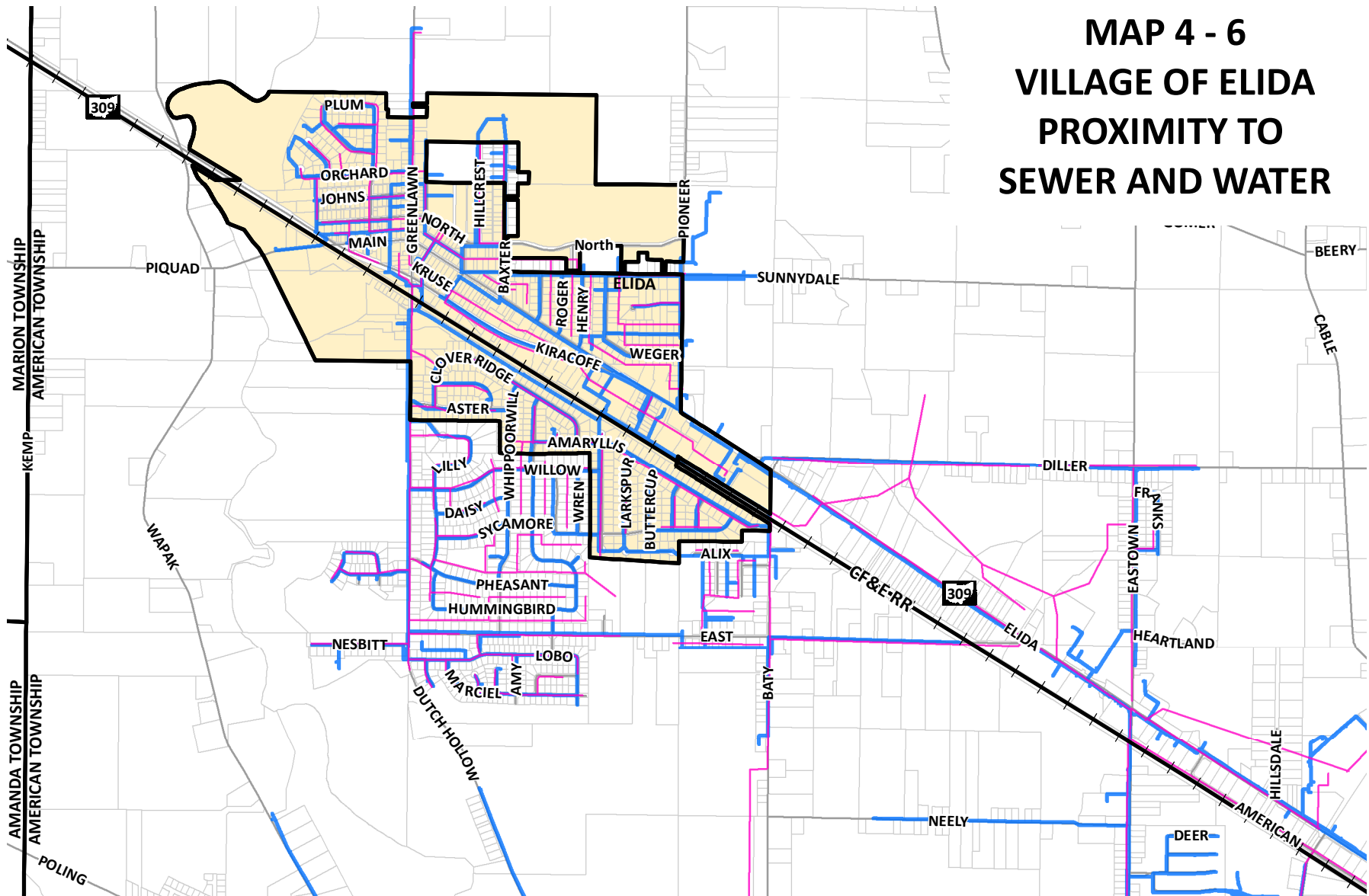
The highway system that services the Village of Elida is considered urban, consisting of collectors, arterials and local roads. Map 4-7 depicts the federal functional classification of area roadways by type. The administration of these roads is delegated to State and local governmental units.

MAP 4 - 5 VILLAGE OF ELIDA RESIDENTIAL HOUSING GRADE



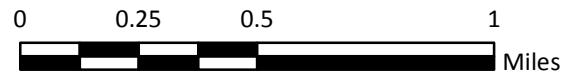
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MAP 4 - 6 **VILLAGE OF ELIDA** **PROXIMITY TO** **SEWER AND WATER**



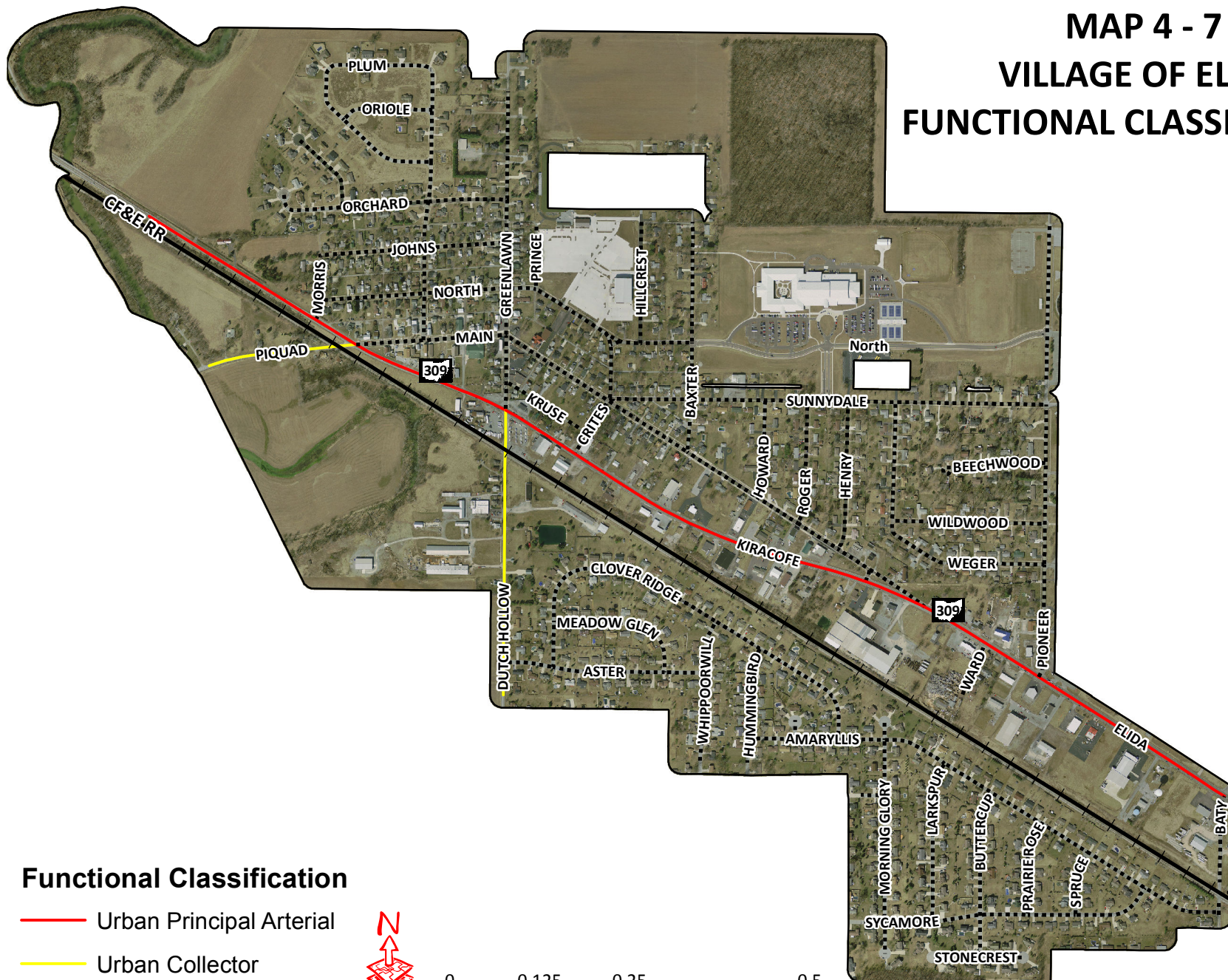
Utilities

- Sewerline
- Waterline



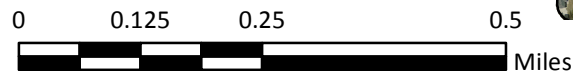
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MAP 4 - 7 VILLAGE OF ELIDA FUNCTIONAL CLASSIFICATION



Functional Classification

- Urban Principal Arterial
- Urban Collector
- Urban Local



The functional classification of the respective roadways establishes the function of roadways by type and often determines funding eligibility. The roadway system mileage within the Village of Elida entails 13.4 miles (See Table 4-5). Arterial roadways total 1.7 miles and account for 12.7 percent of the total roadway system while collector roadways total 0.4 miles and account for 3.0 percent of the total roadway mileage. Urban arterials and collectors are eligible for federal funding. The remaining roadway system (11.3 miles) is classified as local in nature for which the Village itself is responsible. According to 2012 estimates of daily vehicular miles of travel (VMT), total VMT approach 11 million vehicles on the Village roadways annually.

TABLE 4-5 ROADWAY MILEAGE BY FUNCTIONAL CLASS & JURISDICTION IN THE VILLAGE OF ELIDA			
<i>Functional Class</i>	<i>State Routes</i>	<i>Municipal</i>	<i>Total Miles</i>
Urban Principal Arterial	1.7	0.0	1.7
Urban Collector	0.0	0.4	0.4
Urban Local	0.0	11.3	11.3
Total Miles	1.7	11.7	13.4

Various roadway pavement widths have been identified in Map 4-8 as to their compliance with the Ohio Department of Transportation (ODOT) design standard of 9-10-foot lane widths dependant on average

daily traffic (ADT). Table 4-6 identifies 0.5 miles of deficient roadway widths by extent of deficient width. Map 4-9 depicts those stretches of deficient roadway.

TABLE 4-6 DEFICIENT PAVEMENT WIDTH IN THE VILLAGE OF ELIDA		
<i>Deficient Pavement Width</i>	<i>Municipal</i>	<i>Total Miles</i>
3	0.0	0.0
2	0.3	0.3
1	0.2	0.2
Total Miles	0.5	0.5

Estimates to improve such roadways vary due to existing conditions including shoulder width, drainage and base. Assuming an adequate base, shoulder width and no drainage improvements or right-of-way acquisitions, necessary roadway improvements are estimated at just under \$140,000. Based on existing conditions, the Village will need to develop policy to address and prioritize deficient roadways and sidewalks, their status and maintenance.



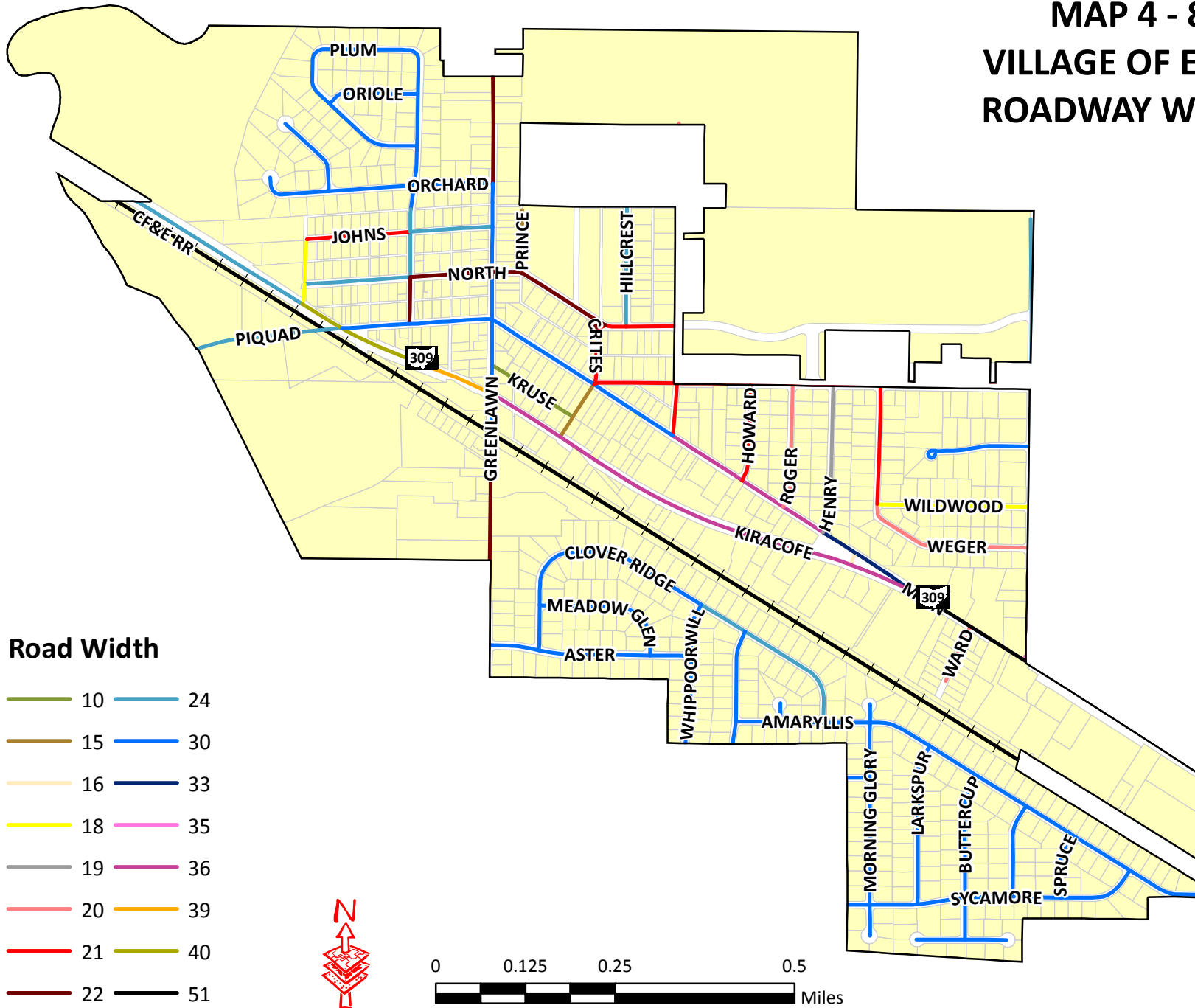
Table 4-7 reflects current pavement ratings for all roads located within the Village. Each road segment within the Village was issued a pavement condition rating (PCR) and classified as Poor (0-65), Fair (66-80), Good (81-90), or Excellent (91-100), as defined by ODOT. Within the Village, two in three road segments (65.6%) have pavement condition ratings that were either good or excellent (See Map 4-10).

TABLE 4-7 PAVEMENT RATINGS WITHIN VILLAGE OF ELIDA		
<i>Rating</i>	<i>Miles</i>	<i>Percent of Total Miles</i>
Poor	0.5	3.4%
Fair	4.3	30.9%
Good	5.0	35.6%
Excellent	4.2	30.0%
Total Miles	13.9	100.0%

4.3.2 Bicycle-Pedestrian System

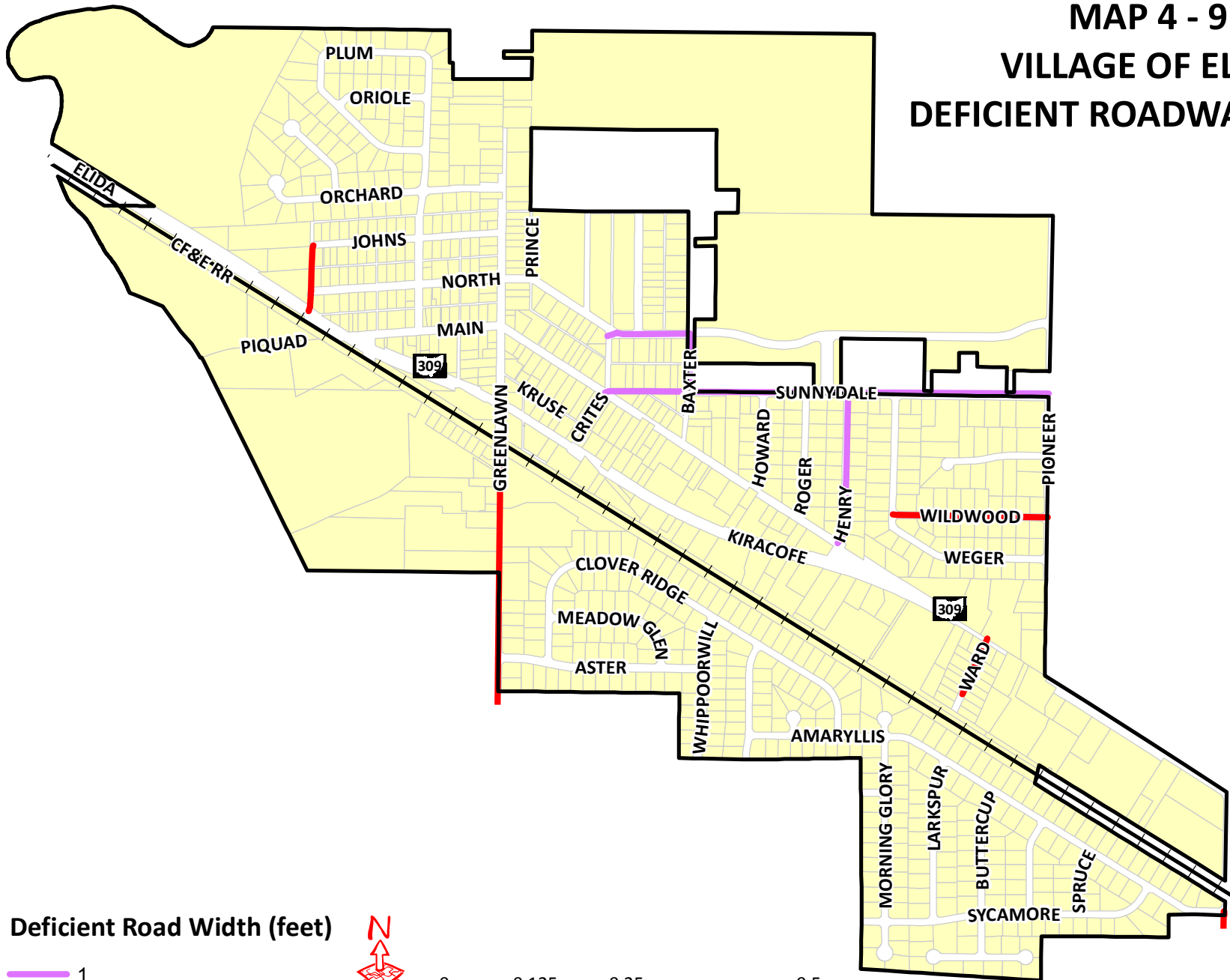
In conjunction with federal, state and local aspirations to: (1) promote a healthy lifestyle, and (2) develop sustainable communities, bike trails and sidewalks need to be developed and integrated within and across the Village of Elida. Bicycle and pedestrian facilities encourage physical exercise and support alternate forms of transportation which are important to supporting the needs of a diverse population and maintaining federal air quality standards (See Map 4-11).

MAP 4 - 8 VILLAGE OF ELIDA ROADWAY WIDTH



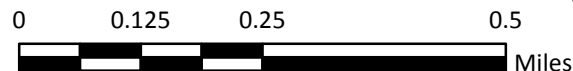
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MAP 4 - 9 VILLAGE OF ELIDA DEFICIENT ROADWAY WIDTH



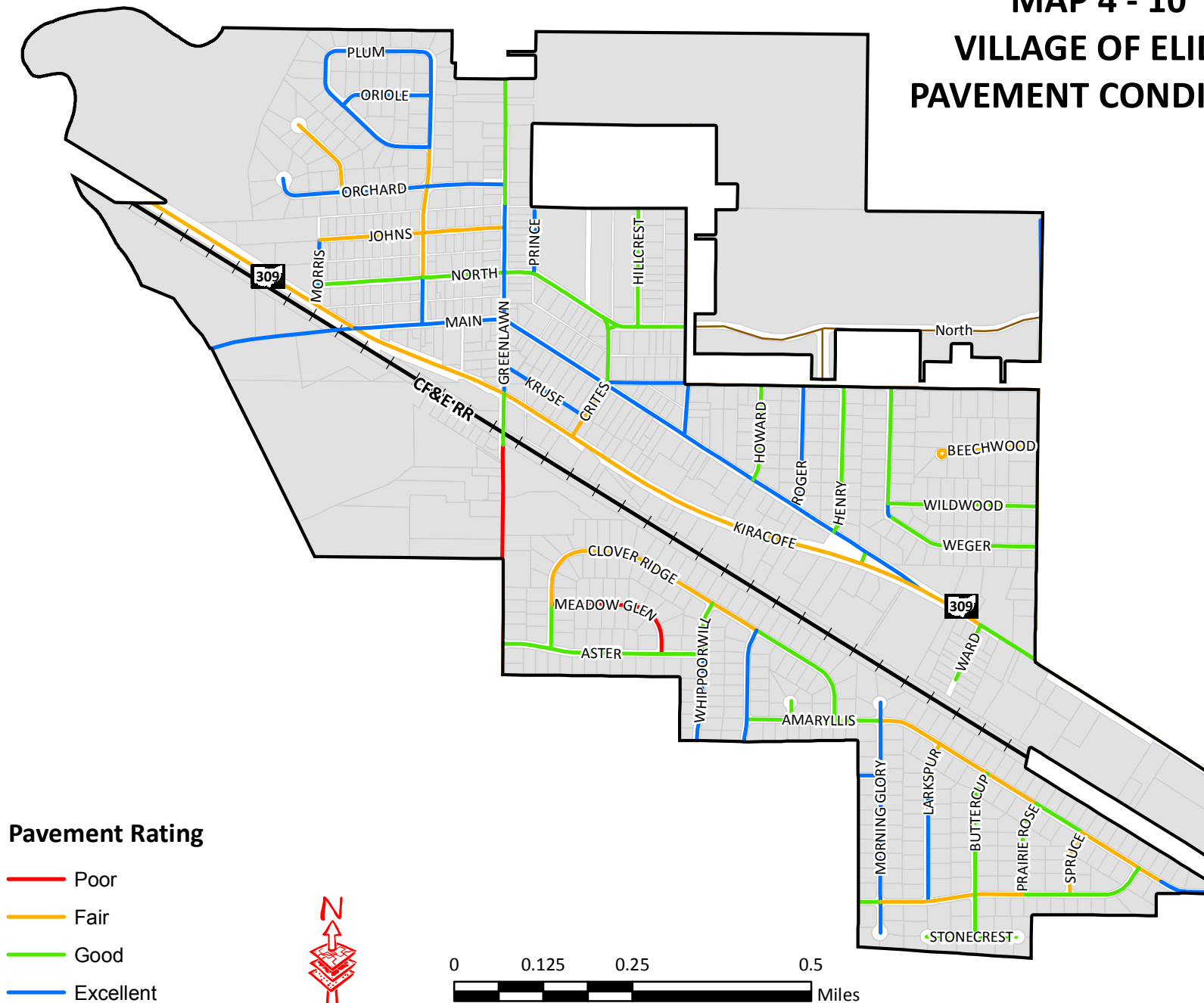
Deficient Road Width (feet)

- 1
- 2



December 2013

MAP 4 - 10 VILLAGE OF ELIDA PAVEMENT CONDITION

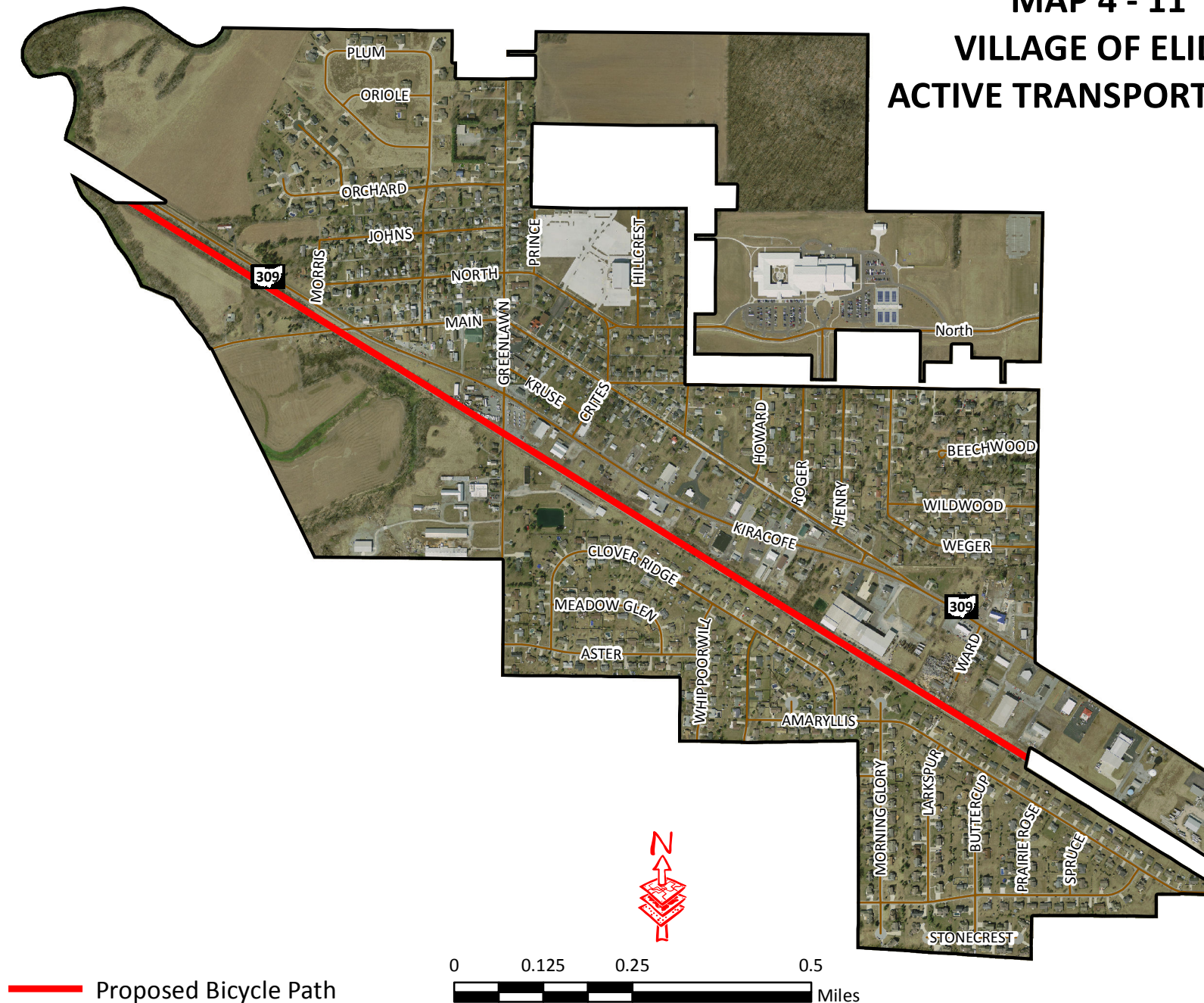


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MAP 4 - 11

VILLAGE OF ELIDA

ACTIVE TRANSPORTATION



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Bicycle and pedestrian amenities are important to support the health, safety and welfare of the community. Sidewalks are especially important to young children in residential neighborhoods and to young teenagers and older adults who choose to, or are forced due to physical or financial reasons, to walk to their desired destination whether it be a school, church, doctors office or bus stop.

Table 4-8 summarizes the sidewalk condition for all roadways located within the Village. Each sidewalk segment was issued a rating of satisfactory or unsatisfactory based on whether the sidewalks or paths started and then stopped, were the sidewalks broken or cracked, blocked with poles, signs, shrubbery, or dumpsters. (See Map 4-12). Within the Village, 7 miles of sidewalks were considered satisfactory while only 1.6 miles were considered unsatisfactory. Of concern are the 8.5 miles of roadways lacking sidewalks on either side of the road (17.1 miles of potential sidewalks).

TABLE 4-8 SIDEWALK CONDITION RATINGS WITHIN VILLAGE OF ELIDA		
<i>Rating</i>	<i>Miles</i>	<i>Percent of Total Miles</i>
Unsatisfactory	1.6	6.4%
Satisfactory	7.0	27.3%
No Sidewalk	17.1	66.3%
Total Miles	25.7	100.0%

Sidewalks are required infrastructure in residential subdivisions as per the Village Subdivision Regulations. The Americans with Disabilities Act Accessibility Guidelines (ADAAG) suggest a minimum width of 60" (5 feet) for sidewalk design.¹The Village should mandate the inclusion of sidewalks in all new commercial or residential development.

4.3.3 Public Transportation

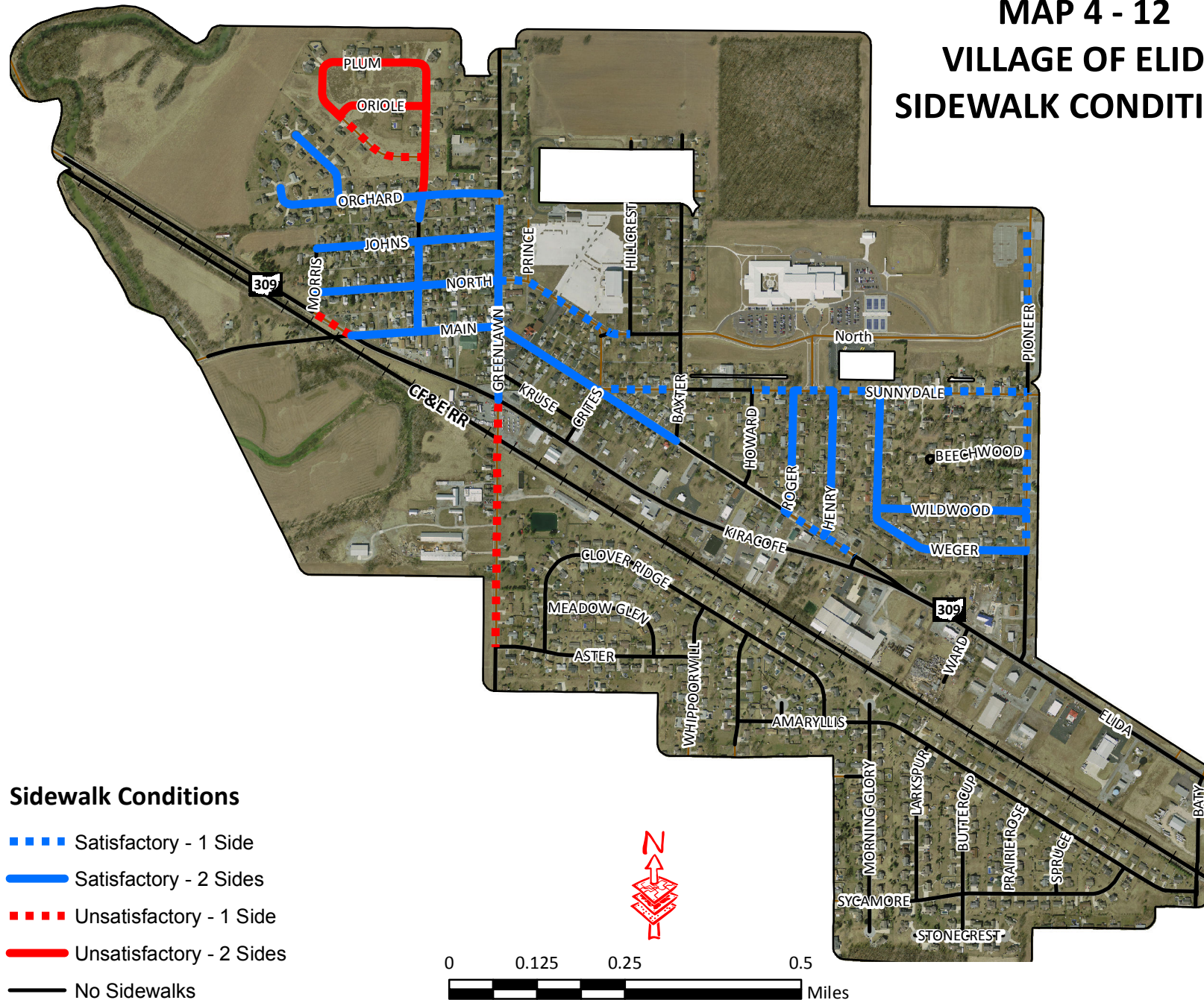
The local community is serviced by both intra- and intercity public transportation service providers. A full range of charter and taxi services, as well as, paratransit service providers are also available within the community. The Allen County Regional Transit Authority provides local fixed route bus and complimentary paratransit services. RTA services operate 6 days a week, 359 days a year with individual route times varying between 5:50 AM to 9:45 PM daily and 7:50 AM to 5:15 PM on Saturdays; No Sunday services are available. Buckeye Charter Services offer various charter services for local and regional travel needs. Black & White Cab Company provides local taxi services and limited shuttle services to regional airports.

¹http://www.fhwa.dot.gov/environment/bicycle_pedestrian/publications/sidewalks/chap4a.cfm

The RTA Transfer Station provides easy access to intercity services linked to some 3,800 locations thru Greyhound and Baron's Bus Lines. Greyhound Lines, Inc. is the largest provider of intercity bus transportation, serving more than 3,800 destinations across North America. While Greyhound is well known for its regularly scheduled passenger service, the company also provides a number of other services for its customers. Greyhound Package Express service offers value-priced same-day and early-next-day package delivery to thousands of destinations in North America; and the company also offers charter packages for businesses, conventions, schools and other groups. Barons Bus Lines headquartered in Cleveland, Ohio provides bus services from 7 states with route and charter services to New York, Ohio, Pennsylvania, West Virginia, Indiana, Illinois and Michigan.

As noted, fixed route public transit within the Village of Elida is provided by LACRTA. The fixed route system primarily serves the 309 corridor from the city limit to Meijer, the American Mall and Bio Life. The LACRTA also provides demand response complementary paratransit service, referred to as UPLIFT, to facilitate the travel needs of the transportationally disadvantaged as required

MAP 4 - 12 VILLAGE OF ELIDA SIDEWALK CONDITIONS



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by the Americans with Disabilities Act (See Map 4-13)

4.3.4 Crash Data

Table 4-9 summarizes the crash data for the Village of Elida. There were 76 reportable crashes that occurred from 2010 to 2012, none of which were fatal. Inside the Village, 61 crashes involved property damage only; 15 crashes resulted in injuries to one of the occupants involved in the accident. Table 4-9 indicates the severity of crashes that occurred, while Map 4-14 shows the locations of those 76 crashes within the Village. Over the three-year period the Village has experienced a drop in total crashes each year.

TABLE 4-9 CRASHES BY YEAR IN THE VILLAGE OF ELIDA				
Year	Fatal Crashes	Injury Crashes	Property Damage Crashes	Total Reportable Crashes
2010	0	6	25	31
2011	0	6	18	24
2012	0	3	18	21
Totals	0	15	61	76

Tables 4-10 and 4-11 give a closer look into the type and cause of each crash in 2012 while Table 4-12 presents road conditions of each crash. More rear end crashes (42.9%) occurred than any other type of crash inside the Village of Elida in 2012. In comparison, rear end crashes represented only 24.0

percent of all crashes for the entire County in 2012. A direct correlation to rear end crashes are instances of drivers following too closely, ranking as the most common cause (23.8%) of crashes inside the Village.

Roadway conditions can be a key contributor to traffic crashes. However, inside the Village of Elida the majority of crashes in 2012 occurred on dry pavement (71.4%) and during daylight hours (81.0%). Similarly, traffic crashes for the entire County occurring on dry pavement and during the day represented 79.0 and 66.0 percent respectively.

4.3.5 Railroad Infrastructure

The Public Utilities Commission of Ohio (PUCO) documented (2013) some 96.3 miles of rail in Allen County; slightly more than 1.5 miles are located within the Village of Elida. The Chicago, Fort Wayne & Eastern Railroad (CFE) is a short line offering 315 miles of service from Tolleston, Indiana to Crestline, Ohio. Owned by the CSX Corporation, the CFE shortline railroad transports such major commodities as lumber, paper, chemicals, steel beams, shelled corn, and hazardous materials. The line sees 6 thru trains per day.

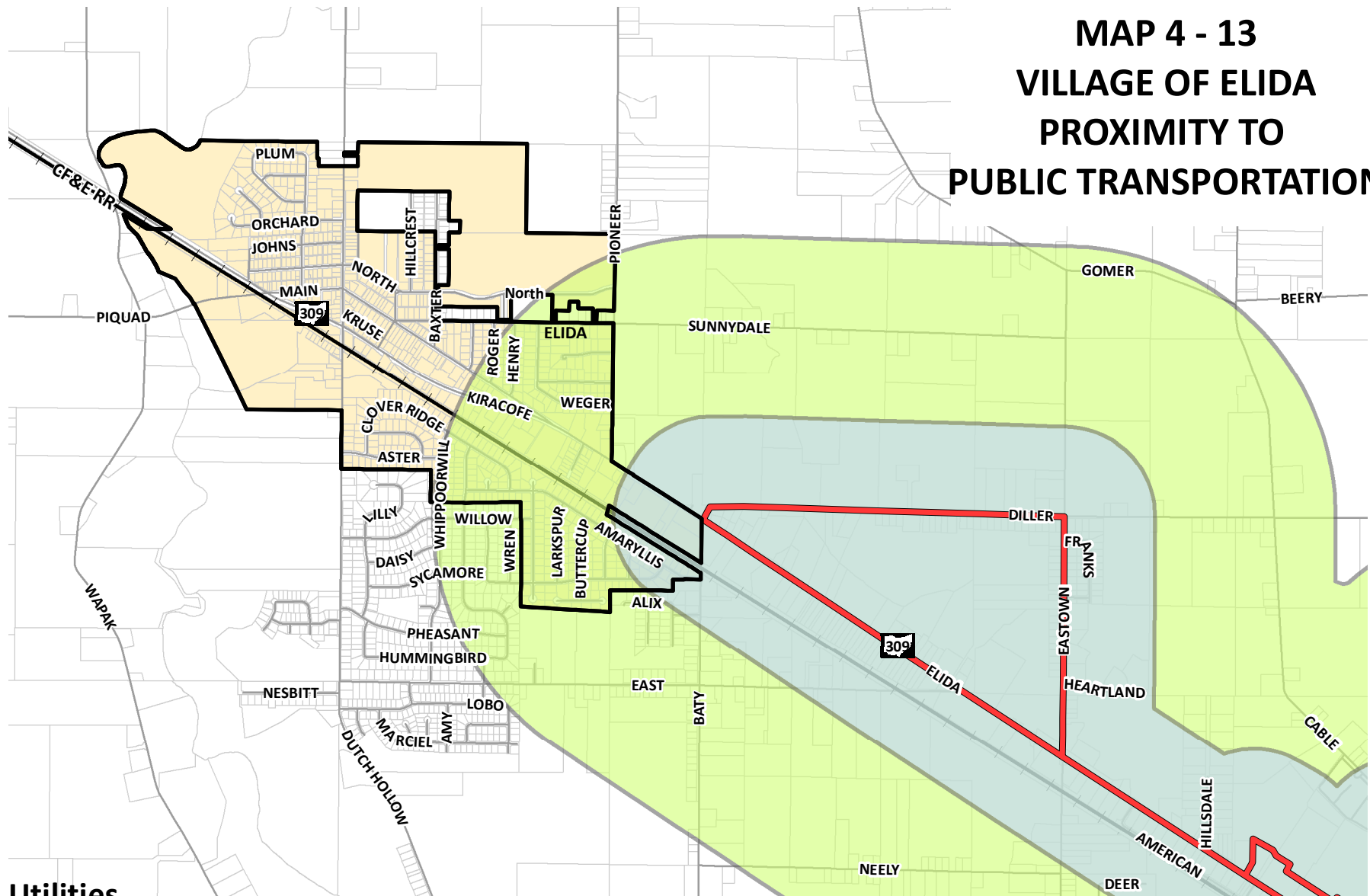
CFE is responsible for maintaining the tracks, the track crossing, the active and passive traffic controls at the tracks including the

crossbucks, flashing signals, gates, stop or yield signs, bells, AFR/FRA placards, etc. The Village is responsible for the approaching roadway including the road conditions, advance warning signs and pavement markings (stop bars, etc.).

The Greenlawn Avenue crossing serves approximately 3,700 vehicles per day. Field surveys indicated the advance warning signs were posted. A review of the pavement markings reveals advance railroad pavement markings and stop bars. There are no passing line demarcations in the centerline of the roadway for the approaches. Active warning system components present at the crossing include crossbuck equipped with flashing signals. The condition of the crossing is considered to be in good repair. Of concern however, is the limited site distance and the condition of pedestrian amenities at the crossing.

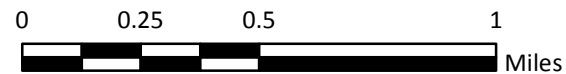


MAP 4 - 13 VILLAGE OF ELIDA PROXIMITY TO PUBLIC TRANSPORTATION



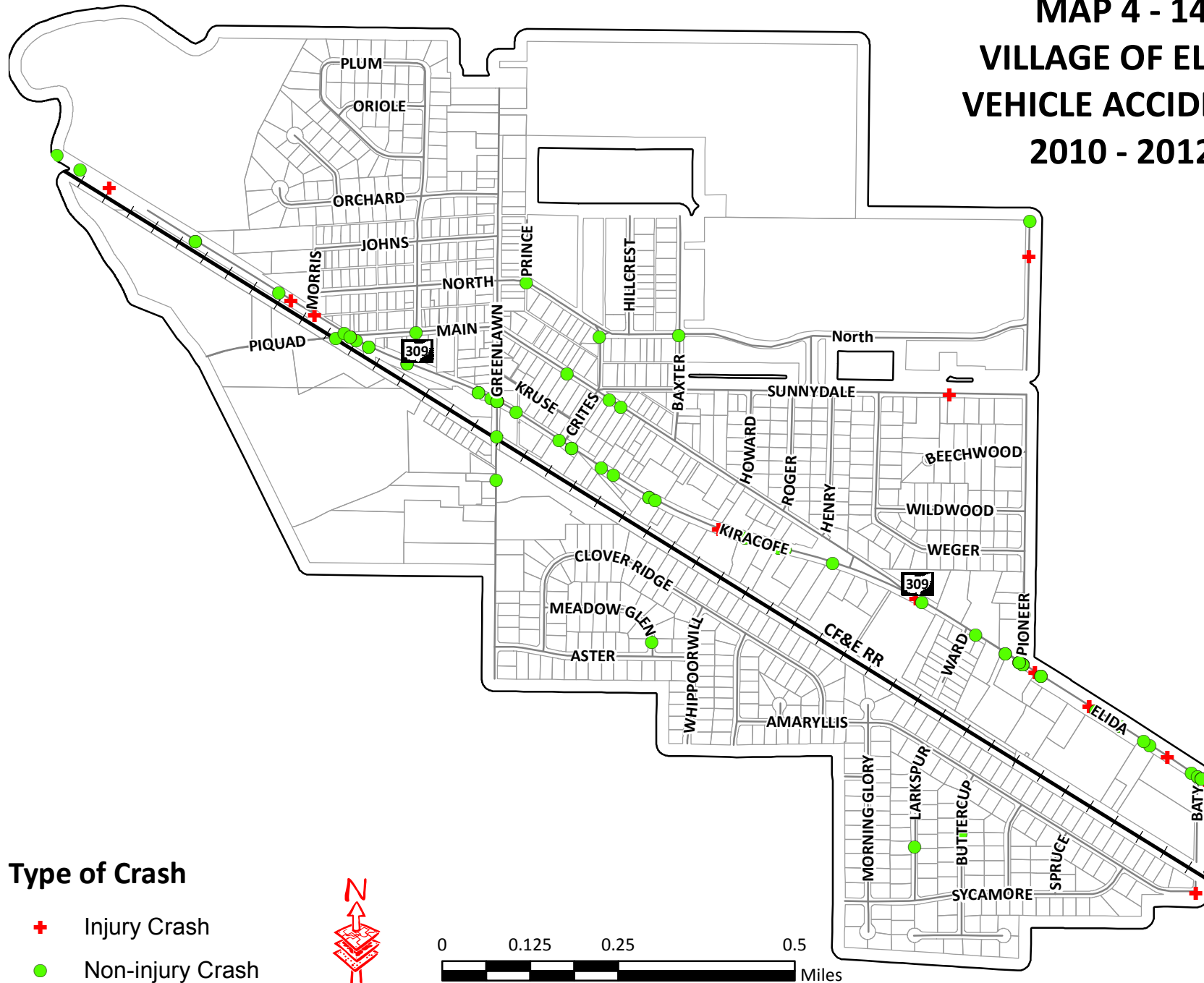
Utilities

- Fixed Routes 2012
- Fixed Route Service
- Uplift Service



May 2014

MAP 4 - 14 VILLAGE OF ELIDA VEHICLE ACCIDENTS 2010 - 2012



May 2014

TABLE 4-10 TYPE OF CRASHES IN THE VILLAGE OF ELIDA								
Type of Crash			2012 Crashes	% of All Crashes	Fatal Crashes	Injury Crashes	PDO Crashes	
All Crash Types	Collision Between	2 Moving Vehicles	Head On	0	0	0	0	0
			Rear End / Backing	9	42.86	0	1	8
			Sideswipe	3	14.29	0	1	2
			Angle	2	9.52	0	0	2
			Turn	2	9.52	0	0	2
			Total	16	76.19	0	2	14
		1 Moving Vehicle	Parked vehicle	2	9.52	0	0	2
			Pedestrian	1	4.76	0	1	0
			Animal	2	9.52	0	0	2
			Train	0	0	0	0	0
			Bicycle	0	0	0	0	0
			Other non-motor	0	0	0	0	0
			Fixed / Other Object	0	0	0	0	0
			Unknown	0	0	0	0	0
	Total	5	23.81	0	1	4		
	Non- Collision	Overturning	0	0	0	0	0	
		Ran Off Road	0	0	0	0	0	
		Other Non-Collision	0	0	0	0	0	
		Unknown	0	0	0	0	0	
		Total	0	0	0	0	0	
	Grand Total			21	100	0	3	18

TABLE 4-11 PROBABLE CAUSE OF CRASHES IN THE VILLAGE OF ELIDA				
Probable Cause		2012 Crashes	% of All Crashes	Fatal Crashes
All Probable Causes	Motorist	Followed Too Closely	5	23.81
		Failure to Control	3	14.29
		Failure to Yield	3	14.29
		Improper Lane Change or Passing	1	4.76
		Ran Red Light / Stop Sign	1	4.76
		Improper Turn	0	0
		Improper Backing	1	4.76
		Speeding	0	0
		Driver Inattention / Fatigue / Asleep	0	0
		Left of Center	0	0
		Operating Defective Equipment	0	0
		Swerving to Avoid	0	0
		Operating Vehicle in Negligent Manner	1	4.76
		Other Improper Action	1	4.76
		Stated as Unknown	5	23.81
		Total	21	100
	Non-Motorist	Failure to Obey Traffic Regulations	0	0
		Improper Crossing	0	0
		Other	0	0
		Stated as Unknown	0	0
		Total	0	0
	Grand Total		21	100

TABLE 4-12 ROAD CONDITIONS AT TIME OF CRASH IN THE VILLAGE OF ELIDA			
Type and Conditions		2012 Crashes	% of All Crashes
Type	Arterial	11	52.38
	Intersection	10	47.62
	Interstate	0	0
	Total	21	100
Roadway	Dry Pavement	15	71.43
	Wet Pavement	4	19.05
	Snow or Ice Covered	2	9.52
	Mud or Sand Covered	0	0
	Unknown	0	0
	Total	21	100
Light	Daylight	17	80.95
	Dark	3	14.29
	Dusk	0	0
	Dawn	0	0
	Unknown	1	4.76
	Total	21	100

4.4 SUMMARY

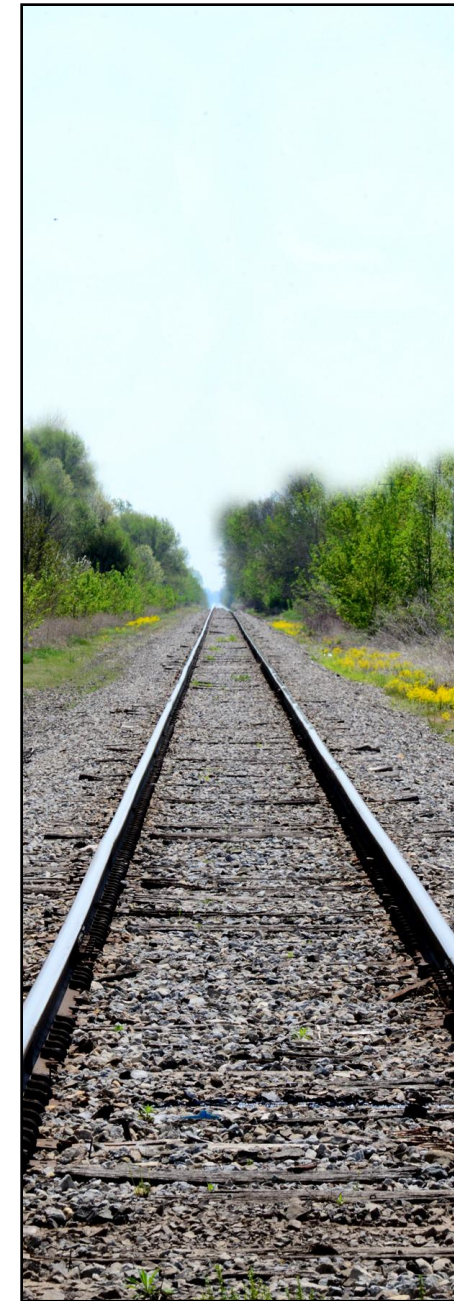
The 2010 Census reported a total of 741 housing units in Elida, an increase of 43.3 percent or 24 units over the previous 10-year period. Concerns regarding residential development include: an increase in total population and the appropriateness of the existing housing supply to meet future demands; the age and condition of the existing housing stock and the status of available codes/programs to support the redevelopment of some of the older housing stock. These concerns were identified in Issue Identification/Prioritization surveys and validated by hard data.

The key issues of concern to future development revolve around the availability, adequacy and costs of infrastructure/utility services and expected growth. The community's water/sewer network is a typical ongoing infrastructure concern for the public. Unfortunately, unnecessary or unplanned utility extensions or mandated improvements are expensive for residents and businesses alike. Utilities are required to support existing and future development and Village attempts to improve the quality and availability of such services is essential to maintain the standard of living in the Village.

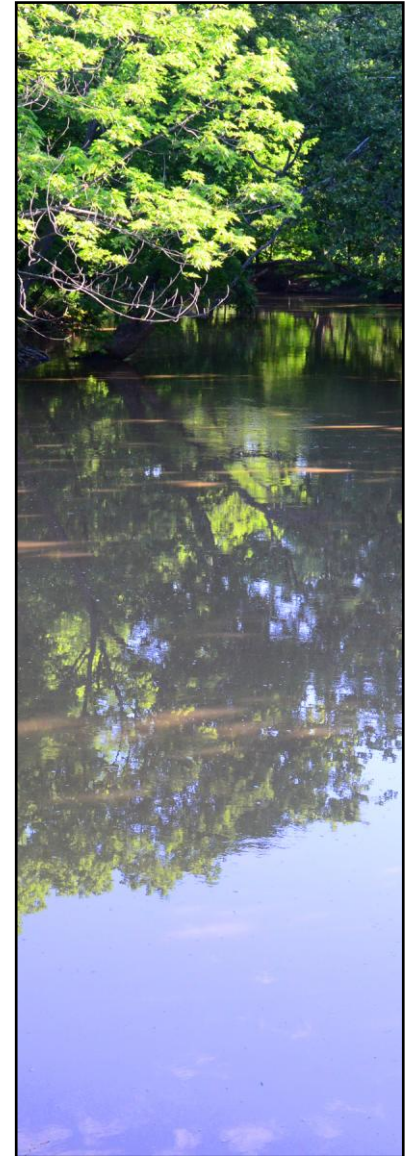
The link between community development and transportation cannot be minimized. The community's access to the local highway system is adequate and pending upgrades will only increase the community's local attractiveness. The adequate funding of the community's transportation infrastructure, including sidewalks, is also important. Adequate maintenance of roadways is now an important issue for the Village to address. Transportation funding resources available from the State are identified in the appendices of the document.

Concerns relative to other forms of transportation include increased safety for pedestrians and the expansion of public transportation, especially for journey-to-work trips for persons without other means of travel. Pedestrian linkage between land uses is largely absent and compromises the community's future safety and development.

Traffic safety is a recent concern. A total of 76 crashes occurred within the Village from 2010 to 2012. Twenty percent of said crashes resulted in injuries. Selective enforcement may be warranted but discussions with local law enforcement and the LACRPC may prove to be a strategic first step in an attempt to introduce countermeasures to curb the degree and magnitude of such crashes.



ENVIRONMENTAL FACTORS *5*



Areas designated for future development should be identified and supported with necessary infrastructure; while the Village's natural and cultural resources and public places should be targeted for protective measures. Achieving a future pattern of sound development that protects natural resources and enhances aesthetic qualities, while allowing a sustainable economy to develop the overarching goal of the Village's future land use planning process.

5.1 SOLID WASTE ISSUES

On average, local residents generate between 4.39 to 4.43 pounds of waste a day. The total population for the Village of Elida would produce roughly 8,400 pounds of waste a day, or 3 million pounds per year. The closest sanitary landfill to the Village of Elida is the Cherokee Run facility in Bellefontaine, Ohio. This facility was run by Allied Waste Systems, Inc., but is now closed. The next closest recipient for the Village's waste is the Evergreen Landfill Facility, operated by Waste Management and located in Northwood, Ohio. This facility accepts nearly 60% of Allen County waste. Outside Allen County there are 10 other landfills that accept a portion of local waste. Those facilities include Mercer, Logan, Wyandot, and Hancock counties. Both of Allen County's landfills are now closed.

Each county is required by the State of Ohio to maintain a current County Solid Waste Plan. The North Central Ohio Solid Waste District NCOSWD is the 6-county Consortium that Allen County belongs to. It was formed to develop an inclusive, cooperative, district approach to solid waste disposal problems. The Village of Elida is represented in the solid waste planning process by the Allen County Commissioners who are voting members of the NCOSWD.

The North Central Ohio Solid Waste District (NCOSWD) and the Ohio Department of Natural Resources (ODNR) provide an anti-litter program to reinforce educational outreach efforts, public awareness activities, and media releases. There is an Annual Household Hazardous Waste event that helps eliminate the dumping of illegal toxic waste, this is sponsored by the NCOSWD.

The Village of Elida contracts with Allen County Refuse Services for village-wide curbside refuse collection. Allen County Refuse Services does provide the Village of Elida with recycling pickup on a bi-weekly schedule.

While sometimes politically charged, designing and implementing a standard process allows waste to be addressed and

long-term development of minimization waste disposal techniques. Litter's effects are inescapable and far-reaching. Developing environmentally friendly methods of disposal of solid waste is challenging for villages with constrained budgets. The first step in the process is to acknowledge those challenges. Residents should realize that annual litter cleanups are not viable, long-term litter prevention. The Village may want to partner with external organizations and introduce programming such as Adopt-A-Highway, Adopt-A-Roadway, and Adopt-A-Waterway. Allen County has recently become involved with Keep America Beautiful, Inc. to assist the local communities, like the Village Elida, to develop a cleaner and, therefore, safer environment. Though such programs exist, they do not contribute significantly to waste prevention, as they are an after-the-fact method of disposal. Therefore, the best way to approach the problem is at its source with enforcement and education of the public.

Local leaders within the Village need to acknowledge that solid waste, which can be seen as litter, reaches far into the planning process including: storm water management, building codes, zoning regulations, exterior maintenance codes, etc. While the Village does not have a current exterior

maintenance or building code it has recently updated (2014) its local zoning ordinance and floodplain management regulations.

5.2 AIR QUALITY ISSUES

One of the most important issues of today is Air Quality. The Village of Elida rests within Allen County, which is located between major urban areas Fort Wayne, Indiana, Toledo, Ohio and Dayton, Ohio.

On May 16, 2007 the USEPA published a notice addressing Allen County being re-designated to a maintenance attainment with status respect to 8 hour ozone with an effective date of June 15, 2007. As of July 2013 USEPA re-designated Allen County to attainment level with respect to 8 hour Ozone status.

5.3 WATER QUALITY ISSUES

For local, federal, and state officials water pollution is a major concern. In 2002 and 2004 the Ottawa River and its tributaries were investigated by the USEPA for conformity to the Clean Water Act. Several tributaries from the result of the study were found to be impaired, specifically the Ottawa River and Lost Creek in Bath Township (is east of the Village). Map 5-1 provides a visual representation of the topography of

the Village illustrating the pattern of runoff into the Ottawa River.

To maintain compliance with federal legislation and both USEPA and OEPA mandates, the Village must address the following ideas to meet the limits of the Total Maximum Daily Loads (TMDL) established by the USEPA and OEPA.

- Managing storm water runoff to reduce sediment, nutrients, and downstream flooding.
- Identify and eliminate pollutant discharges from wastewater treatment facilities and combined sewer overflows.
- Identification of the location of hazardous materials and management of these materials so that they do not enter the environment.
- In cooperation with the EMA, the establishment of hazard response teams to quickly provide adequate protection measures in the event of a hazardous chemical spill, especially along the Interstate and State Highways where hazardous materials are routinely transported.

Implementation of stormwater management policies to go along with the recently adopted floodplain regulations would complement the creation of a stormwater

utility. Stormwater utilities are one tool that communities have used to develop alternative funding sources to address drainage and stormwater issues. Stormwater utilities provide a stable dedicated funding stream for stormwater programming. The utility has been determined to be a more equitable long-term solution to addressing pressing budgetary problems and drainage.

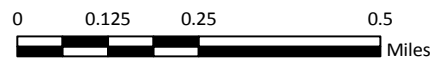
5.4 THE NATURAL ENVIRONMENT

The natural environment of the Village has shaped its site and situation. The local geographic and geologic conditions provide the topography, drainage patterns and vegetative cover. The natural environment has been impacted and modified to a great extent by residents of the community. It has provided for residential development and both industrial and commercial ventures. But for its troubles, the natural environment has been modified and is now obligated to carry the burden of human activities inclusive of littering, illegal dumping, roadway salts, and chemicals contamination. The natural environment plays a vital role in many of the Village's memories and the vision for the Village's future. Map 5-2 provides a visual representation of the existing elements supporting the natural environment.

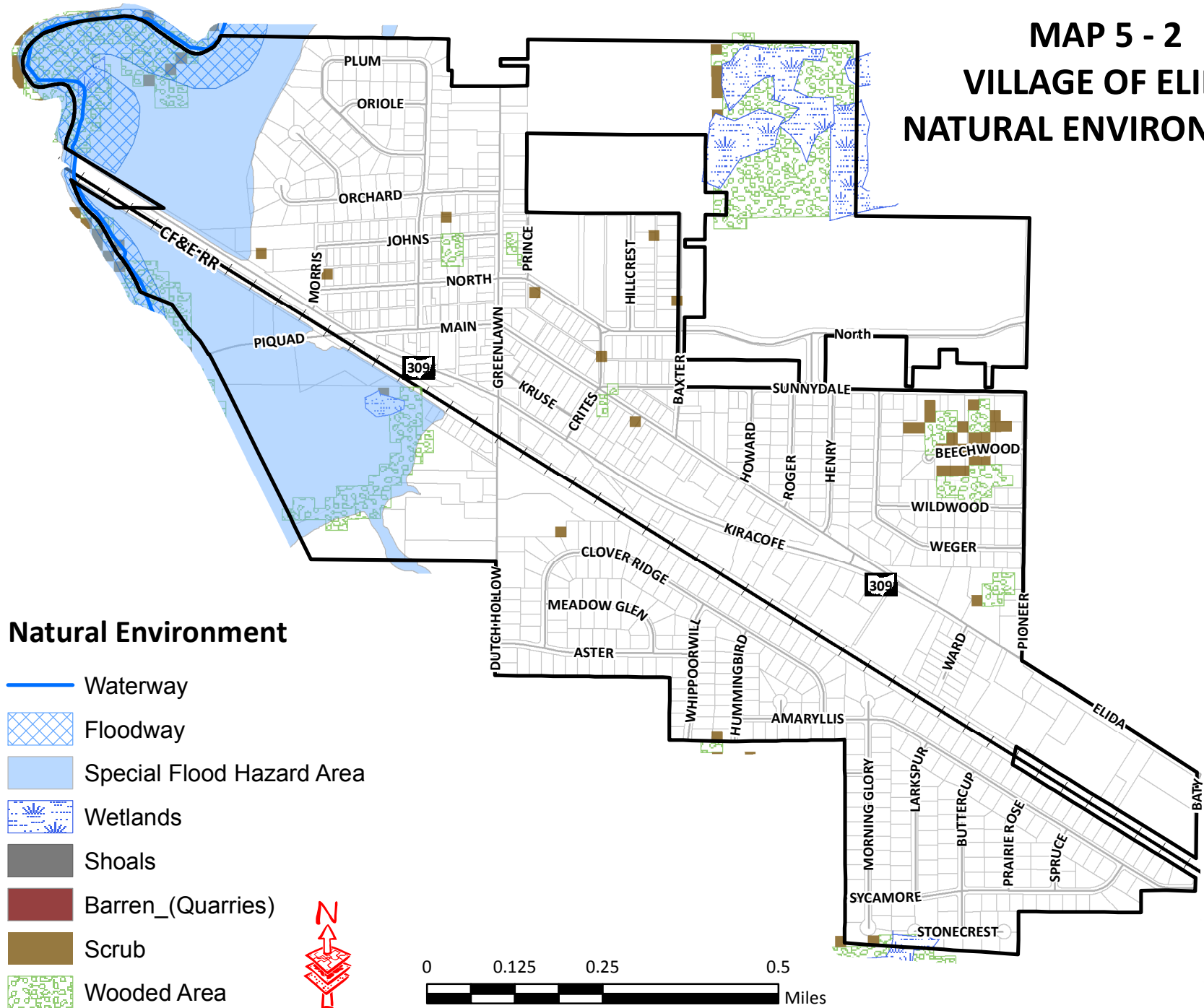
MAP 5 – 1 VILLAGE OF ELIDA TOPOGRAPHY



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MAP 5 - 2 VILLAGE OF ELIDA NATURAL ENVIRONMENT



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The extent to which the modification of the natural landscape continues unrestricted, especially its wooded lots and natural waterways, will be the basis upon which this planning document will be judged in the future.

5.4.1 Local Watersheds

The Ottawa River watershed is a subset of the larger Auglaize River watershed. In 2010 the Ohio Environmental Protection Agency (OEPA) completed a watershed assessment of the larger Ottawa River watershed with a score of 66.7/100. Causes for impairment for this waterway include:

- Fish-passage barrier
- Nutrient/eutrophication biological indicators
- Nutrients
- Organic enrichment (sewage) biological indicators
- Oxygen, dissolved

The OEPA believes that the sources for the cause of the impairment are from:

- Dam or impoundment
- Industrial point source discharge
- Municipal point source discharges
- Sanitary sewer overflows (collection system failures)
- Urban runoff/storm sewers

A broad understanding of how watersheds function is necessary to appreciate the relationship between Elida, waterways and the larger natural environment. The only major waterway running in or near the Village of Elida is the Ottawa River which runs along the western edge of the Village.

The Ottawa River and its tributaries play an important role in the natural environment. The Ottawa River in many ways is the backbone of the community's ecosystem. Collectively the River and its various tributaries provide: the necessary drainage; the stream valleys that provide the riparian habitat for a variety of flora and fauna; natural migration routes for birds and other wildlife; and, open spaces which provide visual relief and recreation amenities for the community. This resource must be protected. In fact, the 0.8 linear miles of Village of Elida waterways and their riparian corridors should be inventoried, monitored as to their health, and protected to ensure access and their natural beauty for future generations.

As they relate to the Village of Elida, the Ottawa River and Dug Run Tributary are in full attainment of the Ohio EPA warm water habitat (WWH) use designation. This is due in large part to the channels in this region being allowed to remain in a natural state.

They have an extensive riparian corridor of trees and grasses or wooded floodplain areas – all of which constitute a very important and effective watershed filter for these particular stream segments. Protecting the integrity of these areas should be a long range goal of the Village of Elida, especially in the context of NPDES permit regulations for wastewater and stormwater. Elida's urbanized area and consequential municipal separate storm sewer system (MS4) requirement does extend all the way to the bank of both streams.

5.4.2 Floodplains

Historically, villages were founded near water sources, making it easier to draw water and use it where needed. Waterways were, and still are, important for irrigation of crops. The natural beauty of lower lying land, and cheaper prices for ground in these areas, often reflect development decisions that are not based on common sense. Many consider the idea of purchasing land in these floodplain areas foolish because of the flood-related damage, increased runoff, negative impacts on water quality, and the loss of habitat for wildlife. Developing in these areas will cause the Village a loss of scenic views, loss of areas for birds and wildlife, and disrupt the storm water retention areas and drainage patterns. Floodplains should be

preserved and protected to prevent further damage to water quality and the ecosystem. Floodplains that are naturally occurring further ecological diversity and slow peak storm water runoff from eroding banks. In addition, they help prevent flooding. Any filling of the floodplain only raises the level of flooding in the downstream waterways. Perhaps most importantly floodplains, and the soils associated with them, are capable of siphoning out various pollutants from storm water before it reenters local tributaries or percolates back into the soil. For soil maps see Section 2.4 Soils.

5.4.3 Public Lands/Parks & Recreation

The Village reflects the natural and built environments. Public and quasi-public lands and buildings sustain the Village residents. Such sites are important to the design and function of the Village. Quasi-public land reflects the New Creation Evangelical Church, St. Paul's United Methodist Church, and Village buildings such as the Town Hall, and various right-of-ways. Currently, there are no public park lands dedicated to active or passive recreational pursuits within the Village.

5.5 Planning For Future Growth & Development

In Allen County local governments do not have a long history of local land use planning.

However, the Village has taken formal legislative actions to adopt zoning regulations, subdivision & floodplain management regulations, all dependent upon a shared vision and future growth.

To support the Village of Elida in preparing a future land use plan, various agencies have developed long range systems plans. At the regional level, the LACRPC has prepared a 2040 Long Range Transportation Plan. And although no agency has been charged with developing a county-wide plan for the coordinated delivery of public utilities, the Allen County Commissioner's reviewed issues related to municipal sanitary sewer services (2007) and a county-wide water distribution system (URS/2000).

As a result of the comprehensive plan and collaborations between the Allen County Engineer, the Allen County Sanitary Engineer, the Ohio Department of Transportation, the Allen Sewer District, and the LACRPC, it is possible to support residents of Elida interested in furthering development inside the Village limits and ensuring adequate infrastructure and a mix of uses to help create unique development. Local officials should be interested and focused on regulatory controls that promote growth of local businesses without compromising the

environment, or any potential for commercial success.

Alternative types of development can provide the community with sustainable development patterns that encourage the protection and responsible use of the region's natural resources. Such strategies will also provide an opportunity to address other smart growth strategies, especially those that encourage sustainable development based on future year horizons and predicated upon the necessary infrastructure investments in: roads, bridges, water, wastewater, storm water, and communication systems. Of concern is the lack of any public park lands to support resident recreational activities.



ECONOMIC OVERVIEW

6



The Village of Elida was founded by a surveyor named Griffith John in the fall of 1852 who laid out and platted the Village along the announced location of the Pittsburgh, Ft. Wayne & Chicago Railroad line. John donated the right of way necessary to the rail interests to gain access and subsequently donated lots for the Lutheran and the Methodist churches. The Village of Elida came to exploit its location along the railroad and incorporated in 1878. By that time the Village had already established itself as a center of entrepreneurial spirit touting a school, 2 churches, a hotel, a cobbler shop, a dry-goods store, a druggist's sundries, a physician's office, a grain storage facility and a post office. The Village saw the value of a strong centralized location with easy access to rail and good roads. Local businessmen worked to provide the outlying rural area with the goods and services they needed. Today, perhaps more than ever, businessmen must be able to capitalize on central locations to provide those goods and services needed by area residents in the same friendly and courteous manner in which business was conducted some 135 years ago.

Today, local elected officials are cognizant of the extent of existing businesses, the existing commercial buildings within the Village and

the need to diversify the community's tax base. Officials are aware of an increasing demand for public services and an increasing tax burden on residents caused in part by increasing costs associated with the maintenance of existing infrastructure and utility services. Officials are looking to the diversification of the economic base predicated on redeveloping and expanding the local business opportunities that will provide increased employment opportunities for local residents as well as the means to minimize residential tax burdens.

The identification of locations for future growth within the Village is of the utmost importance to community development. The need to balance and coordinate new and existing economic activities with community values is complicated at best and will be ongoing. Reality requires all to understand that the regional economy is shifting toward a more service sector based dependency and as manufacturing jobs decline, the need to further diversify the economic base will increase.

This section attempts to provide baseline information on economic underpinnings and begins with an overview of current Village business and employment patterns. Data from the 2011 ACS, as well as the County

2010 database are compared and contrasted to delineate these patterns. Prior to summary statements, an overview of Elida's existing tax base is provided.

6.1 EMPLOYMENT STATUS

The U.S. Census Bureau provides employment data across 20 employment categories. This data allows for trend analyses or to compare changes in the number of total employed residents reported by the category of employment. In the Village of Elida a four (4) general occupation categories were identified in the ACS 2011 5-Year estimates which comprised the bulk of occupations pursued by Village residents including:

- Manufacturing
- Retail Trade
- Health, Education & Social Service
- Entertainment, Recreation, Food & Accommodations



Collectively, these four (4) categories represent 65.7 percent of employed Elida residents. Table 6-1 displays a comparative data analysis of occupations pursued by Elida residents for the years 2000 to 2011.

According to ACS 2011 5-Year estimates, 1,211 Elida residents were actively employed. Table 6-1 indicates that between 2000 and 2011 the Village experienced an increase of 3.2 percent in residential employment. Such data lies in sharp contrast to losses experienced by the County (-1.8%) and the State (-1.4%) over the same period.

When examining the 2011 occupation of residents within the Village of Elida against 2000 data, a number of trends appear that will be important to the community's future. Since 2000 the Village experienced a rise in the number of residents employed in the Manufacturing Sector (7.1%), as did Retail Trade (23.1%), Health, Education & Social Services (21.6%), and the Entertainment, Recreation, Food & Accommodations Sector (51.2%). In the past 11 years the Village experienced a loss of 74.3 percent percent of Professional and Management sector jobs, a trend that is not consistent with either the County (+57.5%) or State (+11.0%). Table 6-1 identifies the occupation, and compares employment of Elida residents between 2000 and 2011.

TABLE 6-1 2000 & 2011 EMPLOYMENT BY SECTOR OF VILLAGE RESIDENTS					
<i>Sector</i>	<i>2000 Census</i>	<i>Percent Total Employment</i>	<i>2011 ACS</i>	<i>Percent Total Employment</i>	<i>Percent Net Change</i>
Employed 16 and over	1,174	100.0	1,211	100	3.2
Construction	48	4.1	56	4.6	16.7
Manufacturing	169	14.4	181	14.9	7.1
Transportation & Warehousing	35	3.0	57	4.7	62.9
Wholesale Trade	27	2.3	28	2.3	3.7
Retail Trade	156	13.3	192	15.9	23.1
Information	17	1.4	30	2.5	76.5
Professional Management, etc.	245	20.9	63	5.2	-74.3
Finance, Insurance & Real Estate	47	4.0	34	2.8	-27.7
Health, Education & Social Service	245	20.9	298	24.6	21.6
Entertainment, Recreation, Food & Accommodations	82	7.0	124	10.2	51.2
Other Services	53	4.5	60	5.0	13.2
Public Administration	50	4.3	73	6.0	46.0
*ACS 2011 5-Year Estimates					

The remainder of the section looks to examine and establish the current employment characteristics of the Village. The section starts by examining the current employment status of local residents before documenting local employers.

6.1.1 Manufacturing

ACS data suggests that in 2011 there were 181 Elida residents working in the manufacturing sector; up from 169 residents in 2000, an increase of 7.1 percent. This is in stark contrast to both Ohio (-22.9%) and Allen County (-22.3%) who experienced a steep decline in manufacturing jobs between 2000 and 2011. Manufacturing within the Village makes up 14.9 percent of local employment. Such an increase warrants further investigation given national trends.

6.1.2 Retail Trade

The ACS 2011 5-Year estimates identified 192 individuals employed in retail trade residing in the Village of Elida. The rise in retail employment (23.1%) between the 2000 to 2011 period within the Village was in stark contrast to the drop in retail employment in both Allen County and Ohio. The County and

State experienced a decline of 13.6 and 3.4 percent respectively, in retail employment over the last 11 years. Within the Village, those working in some form of retail trade still make up the second largest segment of local employment at 15.9 percent.

6.1.3 Health, Education & Social Services

ACS 2011 5-Year estimates identified 298 Elida residents employed in the health,

education and social service industry; an increase of 21.6 percent. In comparison, the State and the County both experienced an increase of 19.4 percent and 19.7 percent respectively.

6.1.4 Entertainment, Recreation, Food & Accommodations

According to ACS estimates as of 2011 there were 124 residents living within the Village of Elida who were employed in the Entertainment, Recreation, Food & Accommodations industry. This represents a 51.2 percent increase over 2000 Census figures and the largest sectoral increase in the Village. When compared to County and State levels, the industry as a whole fared very well. As the County and State

experienced increases of only 4.6 percent and 13.2 percent respectively between 2000 and 2011.

6.2 EMPLOYMENT WITHIN THE VILLAGE

County employment data identified 47 private firms operating within the Village corporation limits in 2010. Such firms provided employment in the general categories of: construction, manufacturing, transportation, wholesale, retail trade, information, professional management, waste management, finance, insurance and real estate, health, education and social services, entertainment, recreation, food and accommodations, public administration, and other services. Public sector jobs were at the Village, Post Office and Elida Schools.

Data suggests an increase in employment occurred internally with existing employers since 2001. The number of businesses reporting employment in the Village was consistent over the 2010 period. Table 6-2 reflects the employers located within Elida in both 2001 and 2010. Map 6-1 identifies those businesses located within the Village.

6.2.1 Construction

Table 6-3 reveals that in 2010, 3 employers located in the Village were engaged in the construction industry. These firms employed 17 persons. This represents a decline of -40.4 percent since 2001 when there were 29 construction jobs. In comparison, there were a total of 3,065 construction jobs located within Allen County in 2010.

**TABLE 6-2
EMPLOYMENT & BUSINESS ESTABLISHMENTS IN THE VILLAGE OF ELIDA**

Type of Business	2001		2010*	
	Workers	Firms	Workers	Firms
Agricultural, Forestry, Fishing, Hunting and Mining	0	0	0	0
Construction	29	5	17	3
Manufacturing	113	8	117	6
Transportation & Warehousing	32	3	2	1
Wholesale Trade	0	0	19	2
Retail Trade	44	18	60	12
Information	8	2	2	1
Professional Management, etc.	22	3	6	1
Administrative, Support and Waste Management	9	2	12	1
Finance, Insurance & Real Estate	27	4	27	3
Health, Education & Social Service	7	2	180	7
Entertainment, Recreation, Food & Accommodations	45	4	48	3
Other Services	58	10	71	5
Public Administration	41	2	36	2
Total	435	63	597	47

*County Data 2010

**TABLE 6-3
VILLAGE OF ELIDA: CHANGES
IN CONSTRUCTION TRADE SECTOR (2001-2010)**

Company Name	NAICS	2001	2010
B & D Construction	23	0	2
Craftsman Construction	23	6	0
Dillhoff Builders	23	1	0
J & D Basement Systems	23	0	11
Nott For Hire	23	1	0
Shappell Builders, Inc.	23	3	0
Taylor Glass	23	0	4
Walter & Associates	23	18	0
Total		29	17

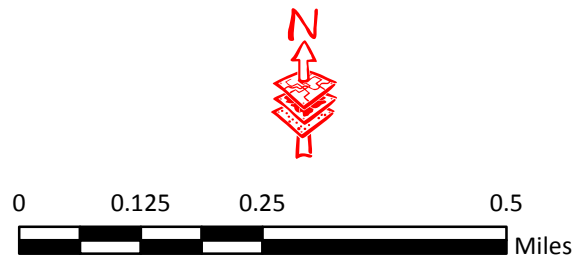
6.2.2 Manufacturing

According to 2010 data there were six (6) manufacturing facilities located within the

MAP 6 - 1 VILLAGE OF ELIDA BUSINESSES

Businesses

- Construction
- Manufacturing
- Wholesale
- Retail
- Retail
- Transportation & Warehousing
- Information
- Finance & Insurance
- Professional, Scientific, & Tech
- Management
- ▲ Education
- ▲ Health Care & Social Services
- ▲ Accomm. & Food
- ▲ Other
- ▲ Public Admin.



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Village of Elida employing 117 workers (See Table 6-4). That is a slight increase of 3.9 percent since 2001 when the manufacturing industry employed 113 workers. A review of all Allen County manufacturing jobs revealed that manufacturing facilities within Elida employed 1.4 percent of the 8,495 manufacturing jobs in the County in 2010.

TABLE 6-4 VILLAGE OF ELIDA: CHANGES IN MANUFACTURING TRADE SECTOR (2001-2010)				
Company Name	NAICS	2001	2010	% Change
A & D Wood Products	32	8	0	N/A
Aircraft Dynamics Corp	33	15	15	0.0%
Elida Machine & Tool	33	14	10	-27.1%
Kids For You	33	2	0	N/A
Lima Pipe Organ Co	33	4	5	27.8%
Orick Tool & Die	33	60	74	22.6%
Precision Tool Grinding	33	7	10	45.9%
Tire Gard	32	1	0	N/A
Ulrich Rubber Stamp Co	33	2	3	53.0%
Total		113	117	3.9%

6.2.3 Wholesale Trade

Table 6-5 reveals two (2) wholesale trade employers located within the Village of Elida corporation limits employing 19 workers. According to 2001 employment data the wholesale trade is a relatively new industry within the Village as no employers were established at the beginning of the decade. This change could reflect internal and external diversification. In comparison, there were a total of 2,847 wholesale jobs located within Allen County in 2010.

TABLE 6-5 VILLAGE OF ELIDA: CHANGES IN WHOLESALE TRADE SECTOR (2001-2010)				
Company Name	NAICS	2001	2010	% Change
A&D Wood Products	42	0	13	N/A
United Equity	42	0	6	N/A
Total		0	19	N/A

6.2.4 Retail Trade

According to Table 6-6, in 2010 there were 12 retail establishments located the Village of Elida employing 60 workers. This represents an increase of 36.4 percent over 2001 when the retail sector employed 44 persons. County retail employment totaled 7,809 in 2010; Elida's retail employment accounted for .76 percent of all such jobs in Allen County .



6.2.5 Professional Management, Etc.

County 2010 data reveals one (1) employer located within the Village of Elida, employing six (6) workers in professional management. Based on a review of 2001 employment data the Village saw a drop in professional management jobs of -72.7 percent (See Table 6-7). County employment totaled 1,972.

TABLE 6-6 VILLAGE OF ELIDA: CHANGES IN RETAIL EMPLOYEES TRADE SECTOR (2001-2010)				
Company Name	NAICS	2001	2010	% Change
AJ's Dairy Inn	44	0	6	N/A
B & C'S Hobbies, Crafts, & Collectibles	45	2	0	N/A
Balloon Emporium & Gifts By Elaine	45	3	0	N/A
Closets Etc.	44	1	0	N/A
Dan's Office Furniture Sup	44	0	5	N/A
Dollar General	45	0	0	N/A
E Z Wheeler	44	8	4	-52.9%
Elida Depot	44	0	3	N/A
Elida Health Foods	44	1	4	277.0%
Elida Motors	44	1	0	N/A
Febus Motors	44	1	0	N/A
Flower Loft	45	0	8	N/A
Forches Custom Sewing	44	0	1	N/A
Goodwin Music	45	3	10	235.0%
Heathers	45	1	0	N/A
Jenkins, Dick Motor Sales	44	1	0	N/A
Jerome's Music, Inc.	45	5	0	N/A
K & R Motor Sales	44	4	0	N/A
Kyzak Vending Service	45	2	0	N/A
Neidert's Mowers	44	2	5	151.0%
Olde Thyme Pantry	44	0	4	N/A
Roadster Motor Sales	44	1	0	N/A
Second Time Around	45	2	0	N/A
T Shirts & Szuch	44	2	8	277.0%
Trinity Flooring	44	0	4	N/A
Van Brackel & Sons	45	4	0	N/A
Total		44	60	36.4%

TABLE 6-7 VILLAGE OF ELIDA: CHANGES IN PROFESSIONAL MANAGEMENT, ETC. TRADE SECTOR (2001-2010)				
Company Name	NAICS	2001	2010	% Change
Bender, Michael J., Atty.	54	3	0	N/A
Brownstone Graphics	54	4	0	N/A
Northwest Ohio Computer Services	54	15	0	N/A
Von Sossan & Associates	54	0	6	N/A
Total		22	6	-72.7%

6.2.6 Finance, Insurance & Real Estate (FIRE)

According to 2010 data there are two (2) FIRE establishments located within the Village of Elida employing a total of 26 workers. Table 6-8 shows a drop of -3.4 percent in FIRE employment since 2001. A review of all Allen County employment revealed that FIRE establishments within Elida represented 1.3 percent of all FIRE jobs (2,043) within the County in 2010.

TABLE 6-8 VILLAGE OF ELIDA: CHANGES IN THE FINANCE, INSURANCE & REAL ESTATE (FIRE) SECTOR (2001-2010)				
Company Name	NAICS	2001	2010	% Change
Citizens National Bank	52	12	12	0.0%
Commercial Bank	52	12	0	N/A
Cressman, Lester D. Agency	52	2	0	N/A
First Federal Bank of the Midwest	52	0	14	N/A
Once Upon A Fantasy	53	1	0	N/A
Total		27	26	-3.4%



6.2.7 Transportation & Warehousing

County 2010 data revealed a single firm within the Village engaged in transportation & warehousing. Table 6-9 reveals substantial decrease of -93.8 percent in transportation and warehouse jobs since 2001 (32). A broader look at Allen County employment in 2010 reveals a total of 1,912 transportation and warehousing jobs were established within the County.

TABLE 6-9 VILLAGE OF ELIDA: CHANGES IN TRANSPORTATION & WAREHOUSING TRADE SECTOR (2001-2010)				
Company Name	NAICS	2001	2010	% Change
K & R Express Systems, Inc.	48	10	0	N/A
Truck Corp	48	10	0	N/A
United States Post Office - Elida	49	12	2	-83.3%
Total		32	2	-93.8%

6.2.8 Health, Education & Social Services

A look at Table 6-10 reveals that in 2010, there were seven (7) health, education & social service employers located within the Village employing 180 workers and establishing it as the largest employer by industry. The substantial increase (2,467.4%) since 2001 is largely attributed to the relocation of Elida High School inside the Village. A review of Allen County employment revealed health, education & social service employment opportunities

within the Village captured 1.1 percent of the industry jobs in Allen County (18,101) in 2010.

TABLE 6-10 VILLAGE OF ELIDA: CHANGES IN HEALTH, EDUCATION & SOCIAL SERVICES SECTOR (2001-2010)				
Company Name	NAICS	2001	2010	% Change
Bates Chiropractic	62	0	8	N/A
Elida High School	61	0	142	N/A
Health Professionals Management Co	62	0	10	N/A
James T Bowlus MD	62	0	10	N/A
Joy Of Learning	62	0	7	N/A
Lyn's Academy Of Dance	61	1	2	51.0%
Total Body Chiropractic Center	62	0	2	N/A
Trinity Lutheran Child Care	62	6	0	N/A
Total		7	180	2,467.4%



6.2.9 Entertainment, Recreation, Food & Accommodations (ERFA)

2010 data revealed three (3) ERFA establishments located within Elida corporation limits employing 48 workers; an increase of 6.9 percent since 2001 (See Table

6-11). As of 2010, there were 5,473 ERFA industry jobs located in Allen County of which the Village of Elida represents less than one percent (0.9%).

TABLE 6-11 VILLAGE OF ELIDA: CHANGES IN ENTERTAINMENT, RECREATION, FOOD & ACCOMMODATIONS SECTOR (2001-2010)				
Company Name	NAICS	2001	2010	% Change
AJ's Dairy Inn	72	12	0	N/A
Elida Depot	72	4	0	N/A
Happy Daz	72	0	17	N/A
Lima D Bros	72	0	22	N/A
Mike's Doughnuts & Bakery	72	27	0	N/A
Pangles Ice Cream & Pizza	72	0	9	N/A
Rocky Shores Golf & Furniture	71	2	0	N/A
Total		45	48	6.9%

6.2.10 Administration, Support & Waste Management

Table 6-12 reveals one (1) employer located within the Village of Elida employing 12 workers in the administration, support & waste management industry for an increase of 34.3 percent since 2001. Overall, there were a total of 3,784 waste management and support jobs within Allen County in 2010; Elida's contribution to that industry represents just .32 percent.

6.2.11 Other Services

2010 data revealed 5 employers categorized as "other services" located within the Village

of Elida employing a total of 71 workers (See Table 6-13). The Village saw an increase of 22.4 percent in "other services" employment since 2001. As a whole, the County in 2010 employed 2,907 workers in the "other services" sector of which the Village of Elida represents 2.4 percent.

TABLE 6-12 VILLAGE OF ELIDA: CHANGES IN ADMINISTRATIVE, SUPPORT AND WASTE MANAGEMENT SECTOR (2001-2010)				
Company Name	NAICS	2001	2010	% Change
I Do Windows	56	0	12	N/A
S & S Supervac of Lima	56	7	0	N/A
Terra Int., Inc.	56	2	0	N/A
Total		9	12	34.3%

TABLE 6-13 VILLAGE OF ELIDA: CHANGES IN OTHER SERVICES (2001-2010)				
Company Name	NAICS	2001	2010	% Change
All Service Glass	81	19	35	82.9%
Angels For Animals Rescue League	81	0	14	N/A
Bob's Auto Repair	81	2	0	N/A
Elida Auto Service	81	0	5	N/A
Elida Hair Station	81	15	0	N/A
Elida Electronics	81	1	0	N/A
Finishing Touch	81	6	0	N/A
Hollowell	81	0	5	N/A
Rising Sun Tanning Salon	81	1	0	N/A
St. Paul's United Methodist Church	81	4	0	N/A
Swickrath & Sons	81	5	14	172.0%
Trinity Lutheran Church	81	4	0	N/A
V.F.W. Elida Post	81	1	0	N/A
Total		58	71	22.4%



6.3 TAX BASE

An analysis of the community's economic base has already been discussed in terms of its population and demographic indicators, its housing, and its employer and employee characteristics. The Plan also identifies land use by type and vacancy status to assess underutilized land by sector. However, the community's local tax base needs to be discussed further in order to provide an overview of the community's current assets and liabilities with respect to taxes and government services.

Table 6-14 identifies the tax base for real property by class in 2013. The table indicates total acres by land use type. The table proceeds to break out market value by land use type and establishes a 100 percent market value of \$37.5 million of land and improvements by type of land.

TABLE 6-14 VILLAGE OF ELIDA: TAX BASE AND RECEIPTS BY LAND USE 2013			
Land Use	Acres	Value	Gross Tax
Residential	278	30,175,800	57,334
Agriculture	126	42,230	80
Commercial/Trans/Other	88	4,464,630	8,483
Industrial	6	905,990	1,721
Quasi Public/Exempt	16	1,905,880	0
Total	515	37,494,530	67,618
* Does not include railroad, recreational or unassigned parcel/acreage valuations.			

Table 6-15 reveals tax valuation for real and personal property by class over the 2009 through 2013 period. As shown in Table 6-16, tax valuation for agricultural and residential units has decreased 0.6 percent since 2009.

Based on a five (5) year review (2009-2013) total tax valuation based on real property and personal property, as shown in Table 6-15, has increased from \$36,232,580 in 2009 to \$36,487,990 in 2013, an increase of 0.7 percent. Real property by itself, as shown in Table 6-16, experienced a minimal increase of 0.1 percent during the same time period.

Table 6-16 displays a consistent rise in the commercial and industrial property tax base over the last 5 years with an overall increase of 4.3 percent over the past 5 years. The tax burden shared by agricultural and residential land owners has experienced a decrease

since 2011, while the utility tax base has posted consistent gains since 2009 with an overall increase of 29.8 percent over the 5-year period. However, even with the decline in agriculture and residential property the Village has experienced an increase in its tax base over the last 5 years.

Table 6-17 reflects the contribution of each land use against the overall tax base for each year between 2009 and 2013.

In essence, the community's tax base is a collective value of assets against which a tax is levied to support services provided or

TABLE 6-15 TAX VALUATION BY TYPE AND YEAR					
Type	2009	2010	2011	2012	2013
Real Property					
Agricultural & Residential	30,388,660	30,688,250	30,873,570	30,268,110	30,218,030
Commercial & Industrial	5,150,130	5,116,380	5,182,130	5,296,280	5,370,620
Utilities	4,150	4,050	4,080	3,540	\$4,330
Sub Total	\$35,542,940	\$35,808,680	\$36,059,780	\$35,567,930	\$35,592,980
Personal Property					
Utility Personal	689,640	743,990	789,690	856,360	\$895,010
Total	\$36,232,580	\$36,552,670	\$36,849,470	\$36,424,290	\$36,487,990

TABLE 6-16 TAX VALUATION BY TYPE, PERCENTAGE & CHANGE BY YEAR					
Type	2009-2010	2010-2011	2011-2012	2012-2013	2009-2013
Real Property					
Agriculture & Residential	1.0%	0.6%	-2.0%	-0.2%	-0.6%
Commercial & Industrial	-0.7%	1.3%	2.2%	1.4%	4.3%
Utilities	-2.4%	0.7%	-13.2%	22.3%	4.3%
Sub Total	0.7%	0.7%	-1.4%	0.1%	0.1%
Personal Property					
Utility Personal	7.9%	6.1%	8.4%	4.5%	29.8%
Total	0.9%	0.8%	-1.2%	0.2%	0.7%

TABLE 6-17 PERCENTAGE OF TAX CONTRIBUTED BY TYPE AND YEAR					
Type	2009	2010	2011	2012	2013
Real Property					
Agricultural & Residential	83.9%	84.0%	83.8%	83.1%	82.8%
Commercial & Industrial	14.2%	14.0%	14.1%	14.5%	14.7%
Utilities	0.0%	0.0%	0.0%	0.0%	0.0%
Sub Total	98.1%	98.0%	97.9%	97.6%	97.5%
Personal Property					
Utility Personal	1.9%	2.0%	2.1%	2.4%	2.5%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

procured by the local government. In the Village of Elida there are several taxes or levies that are assessed against these valuations based on a specific rate or millage. The maximum amount of taxes that may be levied on any property without a vote is 10 mills on each dollar of valuation. This is known as the 10 mil limitation, and the taxes levied within this limitation are known as inside millage (ORC 5705.02). The inside millage reflects the following breakdown:

- Elida Schools 5.4 mil
- County 2.4 mil
- Township .3 mil
- Village 1.9 mil

Outside levies are those taxes generated for services provided by entities other than the Village of Elida. For purposes of simplicity these assessments are grouped. Those taxes levied for purposes provided by, or procured by the Village including Fire and EMS are identified separately by millage and property type and revenue stream.

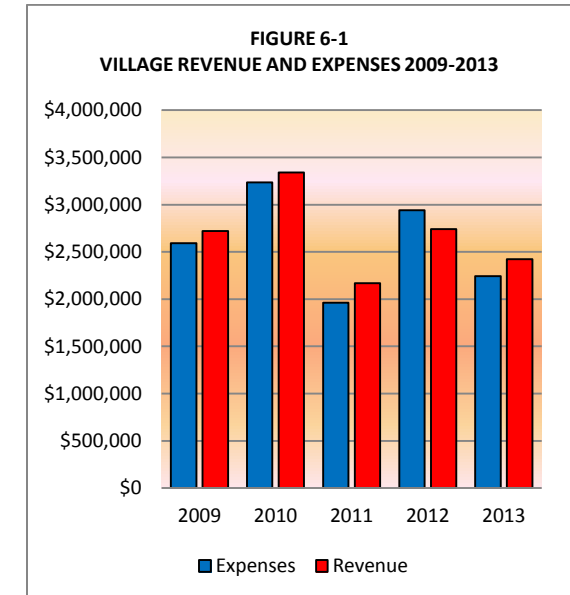
Responsibilities of Elida are outlined in various sections of the Ohio Revised Code which identify the Village is responsible for the maintenance and repair of incorporated roadways – keeping them reasonably safe for public travel (Section 5571): the related and incidental requirement that the Village

maintain roadway tile and ditches to ensure adequate maintenance/safety (Section 5571). Such costs are bore by the Village general fund.

There are three primary sources of revenue available to the Village of Elida for local project delivery that includes: general and miscellaneous funds, taxes, and fees and fines. General and miscellaneous funds are all other forms of revenue not categorized as a tax, fee or fine. Table 6-18 provides a general indication of the Village's revenue sources calculated through 2013. Illustration 6-1 provides a comparison of total expenditures to total revenue in the Village between 2009 and 2013.

Costs associated with police, fire and emergency medical services although extremely important to a community's quality of life are not legally required services within an Ohio village. And while such services are directly related to the health, safety and welfare clause of any government's general responsibilities, they are not required. Nor are services related to picking up limbs/leaves, mowing road right-

TABLE 6-18 2009-2013 REVENUE SOURCES					
Source	2009	2010	2011	2012	2013
General & Misc	\$1,355,193.10	\$1,414,059.98	\$1,444,318.68	\$2,025,599.70	\$1,683,727.53
Taxes	\$1,324,725.05	\$1,894,218.85	\$692,481.12	\$687,492.85	\$690,381.17
Fees & Fines	\$39,791.82	\$32,371.09	\$31,658.23	\$28,041.42	\$49,601.67
Total	\$2,719,710	\$3,340,650	\$2,168,458	\$2,741,134	\$2,423,710



of-way, providing parks and recreational facilities, facilitating litter collection and recycling activities, or adopting/enforcing zoning regulations. Village residents have and will likely continue to demand services at a faster pace as urban uses expand and the population ages. It should be noted that such services are expected in communities who expect to maintain positive growth trends and maintain an attractive community.

6.4 SUMMARY

Data indicated that the Village experienced a sizeable shift in the number of local firms - dropping 25.3 percent between 2001 and 2010. However, the 47 remaining firms supported an increase of 37.2 percent in the number of employees over the same period. Local government officials are however cognizant that the most dramatic impact on employment stemmed from the construction and annexation of the Elida High School campus which now reflects almost a quarter of total employment (23.7%) within the Village, and almost 9 in 10 (87.6%) of all additional jobs (162) since 2001.

The labor force in the Village reflected 1,211 persons in 2011; dominated by jobs in the Manufacturing (14.9%), Retail Trade (15.9%), Health, Education & Social Services (24.6%), and Entertainment, Recreation, Food & Accommodations (10.2%).

The professional management sector between 2000 and 2011 showed the largest decline (-74.3%) of employment for residents residing within the Village. Not far behind was the finance, insurance & real estate sector which lost 27.7 percent of its employment within the Village. The largest increase in the employment sector during this time period was the information sector,

jumping 76.5 percent to 30 employees, with the transportation & warehousing sector not far behind at 62.9 percent increase.

Data suggests that the economic base of the Village of Elida has and will continue to be dominated by the Retail, Education, Health Care & Social Assistance, and Entertainment, Recreation, Food & Accommodation sectors. But such employers as the Elida High School & Elida Board of Education, Orick Tool & Die, Citizen's National Bank, Lima Pipe Organ, and Goodwin Music are mainstays in and synonymous with - the Village; their support and lasting contributions will continue to support the community long into the future.

Examining data at the local, State and National levels, it becomes apparent that patterns of employment are changing, with an increased emphasis on the Service sector as opposed to traditional Manufacturing sector. Of interest is that both the service and manufacturing sectors reflect both high paying technical employment opportunities, as well as lower-paying unskilled jobs. The ability to support local industries with highly trained and well educated employees will be the key to ensuring the success of local industries and area families. Good schools support not only students but also future business and community leaders.

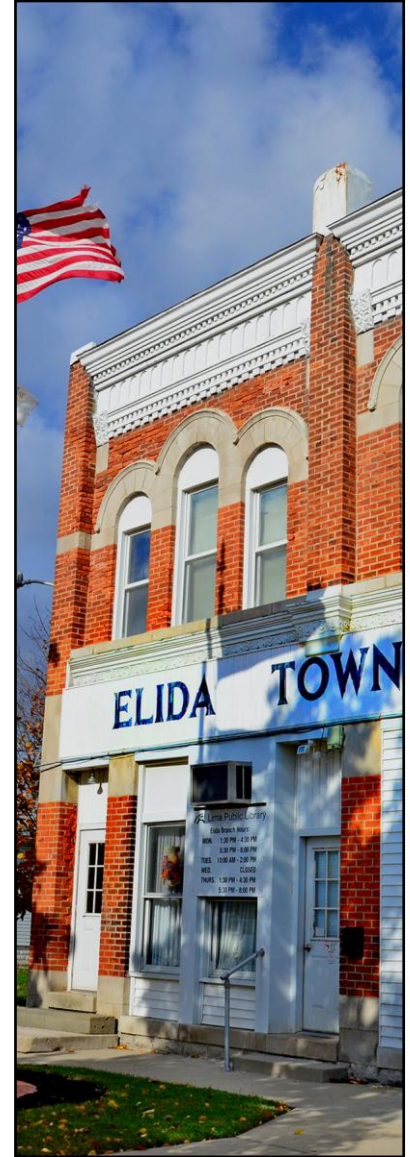
While market value and the respective tax valuation have increased over the 2009 through 2013 period, changes in taxation have and will continue to shift the burden being carried by owners of real property. The State of Ohio's elimination of the inheritance tax and local government funds has financially shifted the burden from the state to local governments. Efforts to better balance a changing tax revenue stream with existing/future demands for service will be difficult without further analysis.

Of interest are those commercial and industrial structures that no longer provide local services or employment and whose deteriorated conditions negatively affect property valuations and reinvestment into the community. Vacant, deteriorated structures and underutilized land must be addressed to protect and enhance the existing tax base.



PROJECTIONS & ACTION PLAN

7



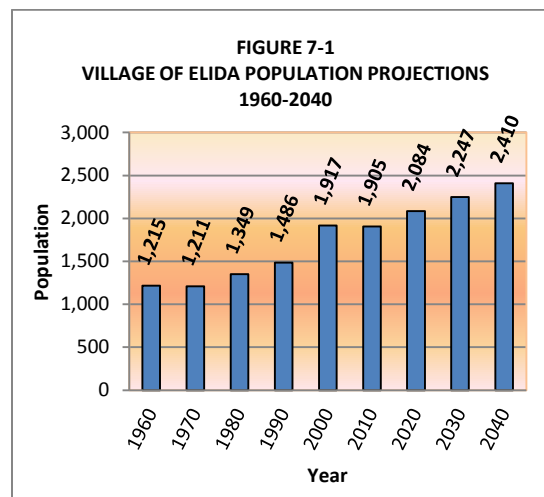
The development of a community is directly related to the dynamics of population and place over a period of time. Population is directly attributable to available infrastructure, employment opportunities, commercial/industrial activities and levels of technology. In general, however, population growth trends, age of population and household size create the basis for the changing demands in housing infrastructure and services, both public and private.

Based on current trend lines, policies and practices, the Village of Elida is projected to gain population thru the year 2040. There are several factors that suggest this increase: past trends, municipal water services, commercial investments, opportunity for employment, and an eclectic mix and character of the housing stock. This section attempts to identify the implications of an increasing population and develop an action plan to sustain and invigorate the community over a 2040 planning horizon.

7.1 POPULATION PROJECTIONS

Section 3.1 examined population change and composition by various demographic and socio-economic characteristics. Current population projections indicate a steady rise for the Village of Elida through 2040. Projections were supported with R^2 values of

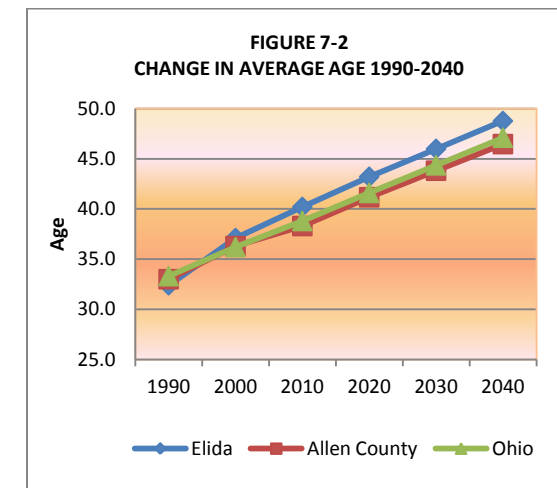
.96 and determined reasonable for predictive purposes. Figure 7-1 suggests that the Village will gain approximately 505 more residents between 2010 and 2040. The projected increase for Elida will impact the demand on community facilities, housing supply, and land use allocation within the Village unless program policies are implemented.



7.1.1 Age Projections

Section 3.2 identified existing demographic characteristics of the Village of Elida and the larger community. Based on existing data and Allen County trends, Elida's median age is expected to gradually increase over time as shown in Figure 7-2. Over the next 30 years the population within the Village should experience an increase in average age of 8.6

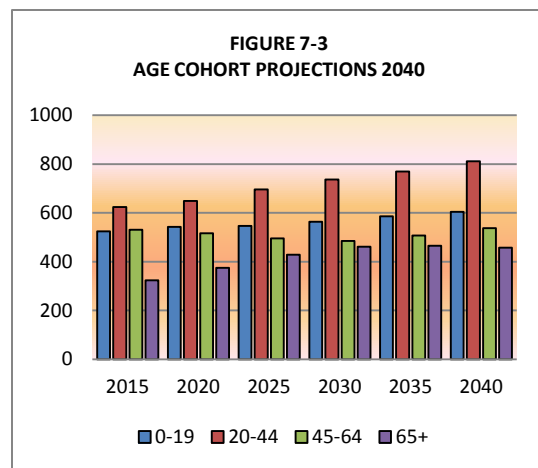
years. By the year 2040 the median age should exceed 48 years of age.



7.1.2 Gender & Age Cohorts

Section 3.2 identified existing demographic characteristics of the Village of Elida and the larger community. Based on existing data and future trends, Elida's population is expected to continue to gradually grow older and more female in orientation. Figure 7-3 shows an increase in the elderly population (65 years of age and older). The elderly population will comprise 19.0 percent of the population by 2040. The significance of the elderly population is that their presence suggests slower future growth while increasing the demand on emergency medical services, accessible housing units and paratransit services. That 45-64 age

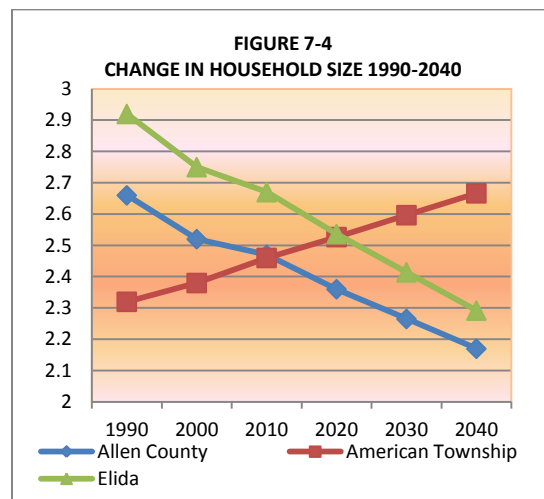
cohort is expected to experience a slight decrease to 22.3 percent in 2040 from 26.5 percent in 2010. The significance of the decreasing population of “Empty Nesters” is the likely change in the demands placed on the community demands for services, employment and future school enrollment.



7.1.3 Household Size

Like most communities across the United States, households in the Village of Elida are declining in size. Elida has experienced precipitous declines of 8.6 percent since 1990 (See Figure 7-4). In comparison, Allen County has experienced a 7.1 percent decline in average household size over the same time period while American Township has experienced 6.0 percent growth in average household size. There are several reasons for the decline in household size. More people

are choosing to remain single rather than getting married. Further, married couples are tending to have fewer children and only after they are well settled in their careers; or prefer not to have children at all. Divorce and increased longevity also contribute to a decreased household size.



The result of decreased household size is that more dwellings must be constructed to house the same number of people. The Village’s household size has decreased from 2.92 persons per household in 1990 to 2.67 in 2010. Elida’s household size is projected to fall to 2.28 people per household by 2040.

According to the 2010 Census, of the 708 households in the Village 1 in 5 households (22.9%) had at least one individual age 65 or

older. Of those 162 individuals identified as being over the age of 65, only 43 (26.5%) were female in 2010. In comparison, of the 5,344 households in American Township, nearly 1 in 3 (31.4%) had at least one individual age 65 or older. Of the 1,675 individuals identified as being over the age of 65, nearly 1 in 2 (40.0%) were female in 2010. Recognizing the structural elements, personal demands of an aging population need to be considered by the Village in terms of housing and services to be provided by both the public and private sectors.

7.1.4 Employment

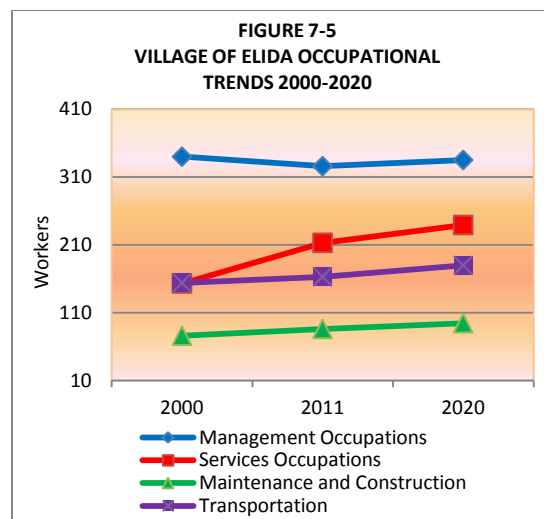
Employment in the Village of Elida, presented in Section 3, identified the type of employment performed by residents of the Village. The Plan recognizes the community’s existing economic base is undergoing a transition from a traditional manufacturing base to a more service oriented health and educational economy. It is also recognized that any movement in employment by the region’s larger employers, including P&G, Dana Automotive Systems Group, Ford, DTR Industries, St. Rita’s, Lima Memorial will have a dramatic impact on the local economy.

Determining future employment is somewhat more difficult as more retirees will be expected to re-enter the labor pool at

least to some degree, as life expectancy continues to increase.

The economy is expected to provide jobs for workers at all educational levels, but individuals with more education and training will enjoy both higher pay and greater job opportunities. This fact is supported by a recent report released by the Ohio Department of Job and Family Services (ODJFS/2010) that suggests occupational growth rates in Ohio thru 2020 will experience a 9.6 percent increase in occupations requiring moderate-term on-the-job training and occupations requiring an associate degree. Further, all occupations that require at least post secondary training are projected to grow faster than the 9.3 percent average growth rate of all occupations.

Based on local/national trends the largest and most rapid growth sectors in the economy are those related to the service industry. According to ODJFS, service-providing industries will account for a large portion of the job growth. Education and health care services are expected to represent 30.2 percent of all new jobs in Ohio in 2020. Figure 7-5 identifies the occupational trends for Elida residents projected out to 2020, based on State trends.



7.2 LAND USE PROJECTION

Data made available by the Allen County Auditor's Office (ACAO) at the parcel level was analyzed by the Regional Planning Commission to assess existing land use activities and predict future land use consumption in the Village of Elida over a 2040 planning horizon. Residential land use was compiled by number of units, type of residential unit, square footage of residential unit, and the size of parcel supporting the residential structure. Available census data was augmented with ACAO data with discrepancies defaulting to the ACAO database.

To project future land use activities the Planning Commission tracked development by square footage and year by type of land

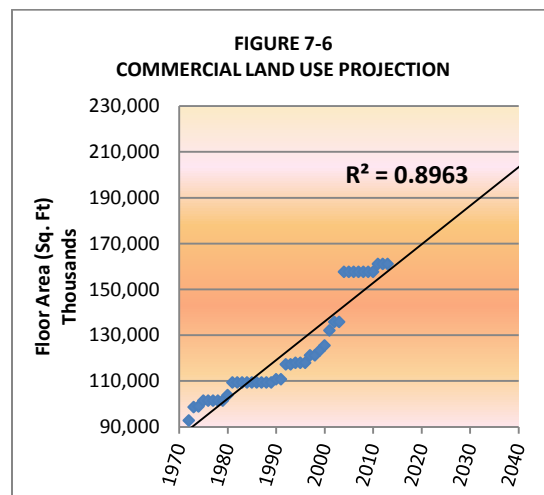
use over the last several decades (1970 thru 2013) to establish baseline information. Projections of demand for specific types of land use were then prepared using various regression analyses. The demands for projected development were balanced with vacant land identified/assigned to the respective land use category using the ACAO database. Future acreage was determined based on various factors including ancillary supporting services for each of the respective categories such as: employee parking, customer parking, drainage areas, landscaping/open space requirements, etc.

7.2.1 Commercial Land Use

Allen County data (2014) suggests an existing 161,116 square feet of commercial space and 83.4 acres of developed commercial land in the Village of Elida. Examining historical data, spurts of commercial development were followed by periods of relative inactivity within the Village. Currently 84 commercial properties are located within the Village. Table 7-1 suggests an additional 45,727 square feet of commercial space will be developed thru the year 2040. Currently 21 acres of vacant commercial land remains available inside the Village. The Plan argues for the development of those current parcels for future commercial use and the repurposing of other vacant and

underutilized properties. Figure 7-6 depicts the historical growth in commercial development since 1970 with projected demand shown through 2040.

TABLE 7-1 COMMERCIAL LAND USE BY YEAR	
Year	Square Footage
2010	157,663
2015	161,270
2020	169,694
2025	178,118
2030	186,542
2035	194,966
2040	203,390
Change	45,727
% Change	29.0%



7.2.2 Industrial

Because of past economic practices encouraging vertical integration within industries and the compatibility between manufacturing and warehousing activities

such land uses were lumped together for purposes of analysis. According to 2013 Auditors' Data, the floor space in the four (4) industrial and warehouse operations located in the Village of Elida exceeded 9,500 square feet and 603 acres.

7.2.3 Quasi-Public Land Use

Public land use includes a mix of quasi-public facilities including churches, emergency service buildings, schools, and government facilities. Land use consumption would reflect parking areas, school buildings, Fire/EMS, administration buildings, and maintenance facilities. Current public land use occupies more than 69.8 acres, of which Elida local schools occupy 65.6 acres or 94.0 percent. Currently, the Village does not have land designated for recreational use.

7.2.4 Residential Land Use

Residential land use includes a range of single family through multi-family dwellings. Included in this classification would be apartments, condominiums, duplexes, manufactured home parks, as well as any associated secondary uses such as parking, storage, and open space. In the residential land use utilizes 302.6 acres of land, or 43.4 percent of the total land area.

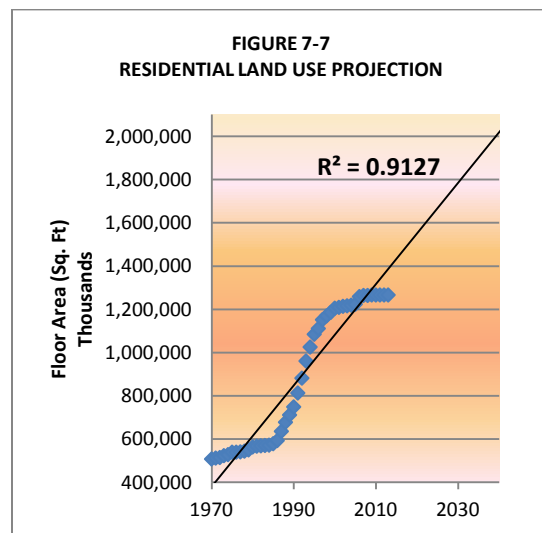
Based on ACAO data, 2040 residential land use projections were developed from existing

interior square footage of residential units by date of construction and their respective lot size. Figure 7-7 depicts the historical growth in residential development since 1970 with projected demand shown through 2040. Table 7-2 suggests that an additional 753,485 square feet or 59.5 percent over the existing floor space will be added to the existing inventory by 2040. The regression analysis projects total square footage based on existing data with an R^2 value of 0.912 and seems reasonable for planning purposes given the size of the community and the sample.

TABLE 7-2 RESIDENTIAL LAND USE BY YEAR	
Year	Square Footage
2010	1,267,112
2015	1,434,929
2020	1,552,063
2025	1,669,196
2030	1,786,330
2035	1,903,464
2040	2,020,597
Change	753,485
% Change	59.5%

Given the 753,485 sq ft increase in residential space projected and based on the median square footage of those housing units built since 2000 (2,243 sq feet), projections suggest 336 new homes will be added to the housing stock over the next 3 decades. Average residential lot sizes for new housing is estimated at .38 acres per unit

based on current practices and density resulting in approximately 130 acres of new residential use. As there are only 28.6 acres of vacant residential land currently existing within the Village there will need to be discussions regarding further expansion of the Village in order to meet future growth.



7.2.5 Agricultural Land Use

Given the urban nature of the Village (1,751 people per square mile) it is surprising to find 130.7 acres of agricultural land situated on the northern and western edges of the community. However, more than half (57.5%) of the agricultural land is located in flood prone areas. Of note is the Swickrath property along Dutch Hollow Rd. Currently taxed as agricultural use, 24.3 of the 55 acres

have the potential for future residential development.

7.3 INFRASTRUCTURE PROJECTIONS

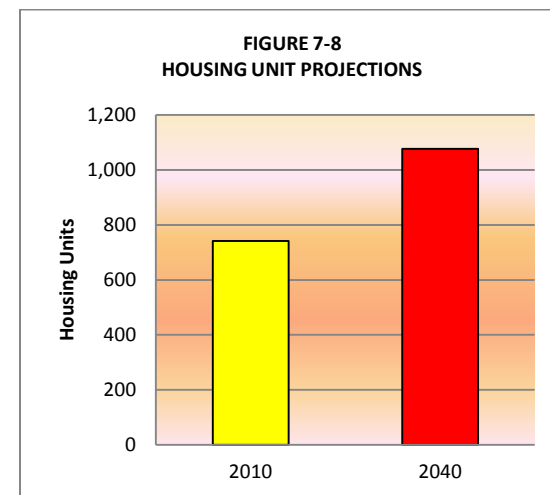
Earlier sections of this document attempted to provide a clear and concise snapshot of current infrastructure within the Village. Projections of population growth, and insights into the challenges the Village will face with respect to its infrastructure competitiveness are identified herein for local policy makers.

Infrastructure improvements are expensive long term investments and a cost benefit analysis should proceed before any investment decisions are finalized. Existing facilities need to be maintained and typically improved to meet new regulatory policies and provide a higher standard of living. But investment in Village infrastructure can be expected as such investments will be needed to improve operational efficiencies, aesthetics and curb appeal in the Village. Therefore plans calling for systems updates and increased maintenance are part of the action plan for the community.

7.3.1 Housing

As identified in Sections 3.3 and 4.1 and housing is a necessary component of the community's infrastructure. The character

and condition of housing is indicative of the quality of life. Village data from the 2010 Census identified 714 housing units and a vacancy rate of 4.5 percent. They indicated a relatively young housing stock, most in relatively decent condition and almost exclusively restricted to single family use. Based on declining household size in combination with anticipated population growth, projections based on Allen County Auditors' data for residential use suggest an additional 336 units will be required by 2040 (see Figure 7-8).



Policies examining the type, size, condition and construction, including amenities, of the community's housing stock must be debated, clarified and once codified made available to the general public.

7.3.2 Water & Wastewater

This Plan recognizes water and wastewater utility services as necessary to sustain existing economic activities as well as future development. The Village operates both a water and wastewater system. The Plan acknowledges the detailed studies completed to date by entities charged with the delivery, coordination, engineering and regular safety testing of such services.

The Village purchases treated finished water from the City of Lima and distributes this water using some 81,000 linear feet of water lines owned and maintained by the Village. The Village uses a new 500,000 gallon above ground water tower to ensure adequate pressure and storage. The Village is in the process of installing new water meters in residential homes to improve monitoring and billing services. The EPA has found trace amounts of trihalomethanes or “THMs” in the water supply. The Village has studied treatment options and is in the process of installing an aeration system to vent and remove the THMs from the tank. Other capital improvements identified in the planning process reflected: the upgrading of existing 2" water line on Lobo, and the construction of a 12" water line along SR 309 from Pioneer to the western corporation limits of the Village.

The wastewater system in the Village of Elida is currently serviced by nearly 57,000 linear feet of sanitary sewer lines and a wastewater treatment plant. The Village is currently studying the wastewater treatment plant in light of its current capacity, performance and pending EPA requirements. Near term considerations at the wastewater treatment plant reflect: additional screening capacity to meet sludge regulations for land applications, treatment of excessive wet weather flows, permit exceedances, and plant equipment replacement schedules.

Necessary water and wastewater infrastructure improvements need to be given due consideration as they are essential to serve the community's current and future needs. The Village will need to develop systems plans to: examine current capacity and performance issues, maintain existing critical infrastructure, develop new additional capacity to meet future needs and regulatory requirements, and ensure adequate funding for warranted improvements.

7.3.3 Stormwater

Impervious surfaces, such as roadways and buildings, are characteristic of urbanized landscapes. As land development increases, it leads to replacement of pervious areas with impervious surfaces, causing an increase

in stormwater runoff volume and combined sewer overflows (CSO). In turn, this affects local watersheds by impairing water quality and degrading stream habitats. Section 5.4.1 noted that the Ottawa and Dug Run watersheds are currently in compliance; however, the Village must continue working with the Ottawa River Coalition and the Allen County Engineer to develop a Plan that protects and enhances the local watersheds by better managing stormwater runoff with smart land use decisions and green infrastructure that maximizes resident safety and environmental benefits and minimizes expensive capital outlays.

The Village of Elida is mandated by the EPA to implement a stormwater management plan that is built upon 6 fundamental controls: (1) Public Education and Outreach; (2) Public participation and Involvement; (3) Illicit Discharge Detection/Elimination; (4) Construction Site Runoff Control; (5) Post Construction Runoff Control; and, (6) Pollution Prevention/Good Housekeeping.

7.3.4 Transportation

The Village of Elida is currently serviced by 13.4 miles of roadways that provide approximately 11 million vehicle miles of travel per year. The Village is responsible for the maintenance and upkeep of 11.3 miles of

roadway within its boundaries. Of the 11.3 miles of pavement 4.3 miles are considered only in “Fair” condition while .5 miles are considered “Poor”. The Village is interested in enhancing local roadways to better serve the community and provide new opportunities for increased synergies. Highway improvement projects include the following: Elida Road (SR 309) resurfacing inclusive of Intersection improvements at Elida (SR 309) and Greenlawn (\$7.6 million), construction of sidewalks on Sunnydale from Baxter Street to Howard Street and along Pioneer Road from Sunnydale Street to Elida Road (\$105,840).



ODOT-based estimates indicate as much as \$7.8 million is need to address roadway drainage, widen roadways to meet recommended minimum lane widths, construct curbs and gutters, and install necessary sidewalks.

A review of intersection crash data revealed 3 intersections with higher than average crash rates (See Table7-3). Further study is warranted at each.

Table 7-3 TARGET INTERSECTIONS IN THE VILLAGE OF ELIDA			
Intersection	Functional Class	Jurisdiction	3 Year Crash Total
Green Lawn & Kiracofe (SR 309)	Arterial & Collector	Village	15
Elida Rd (SR 309) & Pioneer	Arterial & Local	Twp/Village	10
Baty, Diller & Elida Rd (SR 309)	Arterial & Local	Twp/Village	9

Examining future growth by residential and other commercial classifications, the Village of Elida roadways are expected to carry nearly 40,000 vehicle miles of travel per day by 2040, an increase of 37.0 percent. Such an increase brings additional maintenance and repair costs as well as concerns for roadway safety as more and more vehicles traverse local roadways. Streetscapes through the Village commercial district and along SR309 complete with pedestrian lighting and street furniture could add a sophisticated charm to the small town feel of the Village and assist older drivers and pedestrians alike.

7.4 THE PLANNING PROCESS

In an attempt by the Village to manage limited financial resources and address

competing interests in a broader more holistic approach, it undertook the preparation of a comprehensive plan to identify current concerns, pending issues, possible opportunities, and future needs. Village Council appointed the 2040 Plan Committee members from representatives of Council, the Planning Commission, and Village residents to discuss specific areas of concern and to identify goals and objectives for the Village. The Plan is the result of the Committee’s efforts who considered input from various persons and agencies including the Allen County Auditor, the Allen County Engineer, the Allen County Recorder, the Allen County Sanitary Engineer, the Allen Soil & Water District, the Allen County Tax Map Office, the Allen Water District, the Ottawa River Coalition, and the Regional Planning Commission. The 2040 Plan Committee presented the Plan to the Regional Planning Commission for its technical considerations before taking it to Village Council for its review and eventual adoption. The 2040 Plan is offered as a technical guide for policy development, and as a concise report that addresses specific issues and areas that are important to the future of the Village. Like any policy guide the 2040 Comprehensive Plan for the Village of Elida will require periodic attention as new data, new technologies and progress are made towards its implementation.

7.5 ACTION PLAN

The Plan is driven by various interrelated factors associated with population change

(including: the demand for housing, goods and services and employment opportunities), existing infrastructure and the quality of life. Goals of the Plan have been bundled to address multiple concerns raised during the planning process and include:

- Safe, Well Maintained Transportation Corridors & Gateway Aesthetics (7.5.1)
- Furthering Local Development & Diversification of the Tax Base (7.5.2)
- Housing: Developments & Aesthetic Design Criteria (7.5.3)
- Protection of Natural Resources & Environmental Conservation (7.5.4)
- Promote Positive Pro-Growth Economic Development (7.5.5)
- Support Quality of Life Issues inclusive of Emergency Services, Infrastructure (7.5.6)

Those issues initially identified in Section 1.4 are being discussed further to address various aspects of such concerns including regulatory issues and pending actions. Specific policies, strategies and objectives are identified to achieve the desired outcomes of the Plan outlined earlier in the text. As the planning process continues, progress on each of the goals should be assessed and if necessary said goals/objectives modified. Evaluation criteria should be identified and

used in order to further the planning process. Such criteria should then be utilized to evaluate the success or appropriateness of specific goals and objectives. The remainder of this section is designed to expand upon issues and concerns related to the goals mentioned above and to provide the implementation phase with specific tangible/quantifiable objectives furthering the planning process.

7.5.1 Improving Transportation Corridors & Gateway Aesthetics

The community is serviced by approximately 13.4 miles of roadways that facilitate more than 29,000 vehicle miles of travel on a daily basis. Sections 4.3.1 and 7.3.3 identified the existing characteristics of the highway system, public transportation services and other transport modes including pedestrian, bike and rail services. This section of the Plan attempts to highlight specific issues identified during the planning process offering policies and strategies to address same through the use of available programs, regulatory controls and actionable steps to address specific issues. Of specific interest was:

- Roadway Safety
- Pavement Conditions
- At-Risk Behaviors
- Improved Aesthetics

Roadway Safety: Pursuant to the Ohio Revised Code, the local governments are charged with the maintenance and repair of local roadways and rail crossings. Current corrective measures targeting existing deficiencies on the road network exceed \$7 million. Maintaining a safe and efficient roadway system will require grant funding and a dedicated funding source that the community must identify/develop. The Village must undertake measures to document existing conditions and implement warranted improvements. The community must also identify alternative funding streams to maintain the integrity and safety of local roadways. Appendix C identifies a variety of transportation funding sources.

Pavement Conditions: Roadway pavement maintenance is critical to supporting the community's safety and future growth. Adoption and implementation of a pavement management system would further local safety initiatives and allow the Village to better maintain existing traffic conditions. Personnel from ODOT and the RPC can support such an initiative. Appendix D reflects a pavement Assessment completed by the Regional Planning Commission.

At Risk Behaviors: Section 4.3.4 identified 76 crashes that occurred over the three-year

period spanning 2010 to 2012. The Elida Police Department coupled with the State Highway Patrol and Allen County Sheriff's Office would prove an effective force to address selective enforcement targeting localized traffic problems and at-risk driver behaviors. The Safe Community Coalition housed in the offices of the Regional Planning Commission supports the local SADD group at Elida Schools and is available to offer assistance especially with youth and young adult at-risk behaviors. The Regional Planning Commission will provide technical assistance in assembling crash statistics, identifying potential funding sources and equipment usage including a trailer mounted radar board.

Improved Aesthetics: The roadways serving the community help frame the mental pictures formed as people traverse the

Village. Clean streets, crisp curbs, tree lawns and new sidewalks establish a heightened curb appeal and bolster the community's image and attractiveness for new investment. The street and associated road right of way should be understood as valuable assets that need to reflect the pride and capabilities of the community.

Recognizing the condition of some of the streets and crossings may send a counterproductive message to motorists traversing these roadways – as chaotic, unattractive and littered. The Village should target those existing sites where conditions are capable of generating an unfavorable impression of the community and raise questions regarding potential investments and potential missed opportunities for further community development.

Receiving the appropriate mix of physical

improvements, development guidelines and regulatory controls, would allow the streets to better serve the local community. Corrected sight lines, street trees and landscaping provide softer, cleaner, greener and more attractive public spaces. Adopting a Complete Streets policy would ensure the most effective mix. Appendix E contains illustrations and diagrams of various streetscapes and design elements as well as a draft complete streets policy.

The Village lacks the entryway signage on SR 309 necessary to convey the history and pride of the community. The Village should take immediate steps to identify potential programs and funding sources including state and federal funds to improve the appearance of local streets especially the higher order roadways that serves as gateways to the community such as SR 309. Community

TABLE 7-4
GOAL: CREATE A SAFE, EFFICIENT AND WELL MAINTAINED ROADWAY SYSTEM FOR LOCAL RESIDENTS AND EMPLOYERS.

<i>Policy</i>	<i>Strategy</i>	<i>Objectives</i>
Maximize the safety of community residents/motorists on the local roadway network.	Advocate a safe environment for drivers, pedestrians and bicyclists.	Enforce traffic laws to curb at-risk behaviors. Promote safe driving behavior through public education/awareness.
Maintain sound quality pavement conditions on area roadways.	Implement a Pavement Management System.	Inventory existing roadway pavement conditions and prioritize necessary maintenance and rehabilitative actions based on established threshold levels.
	Develop the necessary funding to sustain roadway maintenance issues.	Identify total funding needs for warranted roadway improvements, transportation enhancements, maintenance/replacement of equipment and personnel costs.
		Identify all potential funding streams to adequately address roadway maintenance issues.
		Implement those actions necessary to finance warranted transportation improvements.
	Identify/monitor deficient roadway conditions and correct same as Village staffing and equipment will allow.	Maintain a prioritized list of transportation improvement projects. Develop and maintain necessary roadway maintenance equipment.

beautification projects could involve a shared cost tree program supported in part with funding from the Ohio Department of Natural Resources, as well free grass and flower seed programs sponsored by local Keep America Beautiful affiliates, 4-H programs and gardener's clubs.



Future site improvements should be supported with specific enhancements at key locations in the Village. Highly visible sites such as the Fire Department and Town Hall, would be well served with increased attention paid to landscape elements. Appropriate landscaping will not only improve the overall appeal of such sites it will establish a community standard that private property owners can be expected to meet.

7.5.2 Furthering Development & Diversification of the Tax Base

The Village is founded upon the people and infrastructure that support local economic and social institutions and activities. It is this same infrastructure and these same institutions that residents must collectively rely upon to stimulate further opportunities for future community growth including employment, the sale and exchange of goods and services, and ongoing reinvestment into buildings and other infrastructure, both public and private.

The community is positioned to grow and growth is seen as a positive indicator for most communities. However, growth can sometimes be painful and therefore it must be guided, supported and regulated to ensure that the community maximizes its investments in infrastructure and services and protects its remaining natural resources. This section recognizes specific issues and concerns important to the Plan including:

- Infrastructure Coordination to Support and Sustain Development
- Diversification of the Tax Base
- Costs of Community Services & Reinvestment in the Community

Infrastructure Coordination: The coordination of municipal water and waste

water services to sites is critical to the future of the Village and the larger Allen County community. The Village of Elida must work with representatives of the Allen Water District, the Allen County Sanitary Engineer, American Township, the City of Lima and the Ohio Environmental Protection Agency to support and maintain the establishment of coordinated utility service areas.

Coordination will prove to be cost effective for local existing customers as district improvements allow for synergies to develop and economies of scale to minimize costs. Working farms and properties in rural large lot residential areas will not fear unnecessary and unplanned costly utility extensions. This has the added effect of increasing demand for smaller lots in village corporation limits without artificially inflating the costs of land.

The maintenance and success of the Plan depends in large measure upon the careful and deliberate actions taken by those agencies vested with guarding the public's health safety and welfare. The future coordination of utilities should be guided by this Plan especially its land use and water & wastewater elements. This Plan should be consulted and supported by the various entities that provided supporting documentation for its release, as well as

those who will be expected to take future actions on behalf of the public. Table 7-5 attempts to summarize local environmental concerns and infrastructure coordination.

Tax Base Diversification: The local property tax has long been the fiscal mainstay of most local governments in northwest Ohio, and today it remains the major revenue source. Its dominant role is due largely because of its ease of uniform application to all structures and buildings, ability to adjust rates easily, ability to generate large amounts of revenue, and its ad valorem character that taxes unrealized capital gains. But for all its positive attributes the property tax is also regressive and can create a serious burden for the elderly and low-income homeowners as well as farmers.

Recognizing the shortcomings of property taxes, some communities are attempting to diversify their tax base choosing income taxes, sales taxes, and user fees. The concept of a diversified economic base reflects risk management practices. Practices that suggest a community's dependency upon any one sector or any one company for employment or revenue stream threatens the economic vitality of the community, especially as an economic downturn, an environmental disaster or horrific incident might negatively impact that sector or facility and ultimately the community. From a risk management perspective a broad base of employment opportunities across a number of divergent sectors better serves the community.

Cost of Community Services: The community should underwrite a community services assessment to identify the cost of providing specific services and those costs associated with supporting specific types of land use activities. The community needs to undertake an assessment of its financial situation to benchmark the value and appropriateness of certain land use and utility decisions as changes will affect the respective demand for services and ultimately costs incurred. Indexing the financial resources of the community against future costs can better prepare the community to address long-term development and sustainability. An analysis to assess future solvency was beyond the scope of this Plan but specific indicators to

TABLE 7-5 GOAL: COORDINATE INFRASTRUCTURE IMPROVEMENTS AND LAND USE IN ORDER TO PROMOTE DESIRABLE (RE)DEVELOPMENT PATTERNS, MINIMIZE ADVERSE ENVIRONMENTAL IMPACTS AND COSTLY UTILITY EXTENSIONS/INVESTMENTS.		
<i>Policy</i>	<i>Strategy</i>	<i>Objectives</i>
Use the Comprehensive Plan text and maps to guide development decisions and the extension of public water and sewer utilities as well as promotion of the public's health, safety and welfare.	Use the Comprehensive Plan's recommendations, including future land use map, as a guide to decision making when reviewing/approving (Re)development proposals including variance requests.	Create and educate public and local officials on the findings and recommendations of the Plan.
		Amend the Plan as conditions change.
	Use the findings and recommendations of the Comprehensive Plan as a guide for the development and coordination of future transportation, land use and urban design issues with respect to (re)development proposals.	Develop and adopt summary impact studies for proposed (re)developments.
		Identify capability of residentially zoned land to accommodate nonresidential use from a physical and economic perspective.
Support the continual improvement of public water and sanitary sewer services.	Coordinate land use change with available municipal services.	Promote stability and an improved quality of life.
		Establish existing and expanded capacity of all municipal water and sanitary sewer services to accommodate nonresidential investment.
	Assess the feasibility of creating a regional utility district by studying the costs associated with maximizing efficiencies and minimizing costs and healthy and environmental safety risks.	Maximize cost-effectiveness of delivering utility services.
		Develop local recognition of feasible limits for municipal services and develop utility service district.

underwrite preliminary assessments should be considered. Such an assessment would necessarily target:

- Infrastructure investments and cost of service versus valuation;
- The percentage of tax valuation attributable to specific land uses;
- The percentage of tax revenue available for discretionary and/or extraordinary capital improvements;
- The ratio of the general fund costs to revenue source increases;
- The availability of non-dedicated funding sources for ongoing administrative costs.

Recovery policies would address services that are similar to those provided by the private sector to either reflect market costs or be discontinued. For those services provided by the community, recoupment of costs such as those associated with calls for service including false alarms and ambulance runs should also be assessed. General administrative costs need to be assessed against the available general fund and, regulatory fees, such as building/driveway permits should be evaluated to reflect total costs. Policies should reflect the total cost of providing such services including all direct and indirect costs program wide.

Furthermore, the community should recognize the shift in state taxation programs/policies and the cumulative impact of tax abatements on local government services as well as changes in the way personal property is now taxed. The community should assess the long-term implications of these on the existing tax base against the Plan's stated goals and objectives and develop fiscal alternatives. In order to better prepare for declining state support the community should undertake an assessment of all available revenue streams including the provision of new or special services, developing improvement districts, the ability to assess franchise fees and/or the support

TABLE 7-6 GOAL: PROMOTE AND FURTHER INTEGRATE THE (RE)DEVELOPMENT OF COMMERCIAL ECONOMIC ACTIVITIES WITHIN THE COMMUNITY.		
<i>Policy</i>	<i>Strategy</i>	<i>Objectives</i>
Encourage the development and expansion of existing commercial sectors as the primary means of stabilizing the community's economic base.	Support the efforts of the Allen Economic Development Group and the Lima Chamber of Commerce in their retention and expansion efforts.	Support and stabilize the commercial base to protect the community's employment opportunities and tax base.
Promote additional capacity for commercial development in the community.	Identify and attract specific industries to complement existing mix with available sites and infrastructure.	Review current zoning provisions and identify zoning amendments to improve the Community's ability to accommodate nonresidential uses.
		Identify and strengthen synergies between compatible industries to further employment opportunities and the diversification of the community's tax base.
Develop conditions that will support and strengthen development initiatives.	Advance utility improvement projects that will support commercial (re)developments.	Identify existing utility service and capacity by site.
		Coordinate improvement of sanitary sewer services to available sites.
Promote a diverse economic base and choice of lifestyle.	Recruit and promote the co-location of residential, retail, finance, entertainment, government services and/or restaurants to create a vibrant activity center.	Develop an exciting vibrant central focal point in the community.
	Locate and integrate infrastructure both physical and social within proposed activity centers to support varied activities.	Attract and retain the young skilled, educated, entrepreneurial people necessary to support local community growth.
		Coordinate land use decisions with available service area.
Ensure new developments have access to the necessary infrastructure including adequate roads and other needed facilities to support planned development.	Integrate alternative means of travel with new (re)development sites.	Integrate open space into all activity centers.
		Require an integration of pedestrian amenities to support site (re)development.
	Integrate appropriate criteria and develop design guidelines to ensure attractive high value developments.	Require connectivity to existing pedestrian amenities.
		Create a valuable, attractive and sustainable resource for the community.

of specific public taxes/levies. The local communities should consider the implications of revenue generated from such sources based on a cost benefit analysis and with respect to the Plan's stated goals and objectives.

Finally the Plan recognizes the need to preserve its economic base and historical reliance upon the manufacturing sector. The Plan recognizes changes but suggests the support of existing manufacturing activities and embracing green technologies will advance the local tax base. Table 7-6 identifies key strategies of local economic development.

Green Infrastructure: While local economic development professionals push for spec buildings, sound roads, and utility upgrades/extensions, local community development professionals argue the need for communities to develop green infrastructure. Green infrastructure includes

a community's parks, trees, shrubs, lawns and open space areas; grey refers to building, roads, utilities and parking lots. Green infrastructure is living, breathing and porous. Green infrastructure cleans the air producing oxygen and allows water to percolate down through the soils which naturally filters pollutants before entering local waterways. Grey surfaces are impervious forcing water to runoff thru unnatural channels which must be managed and cleaned before entering our creeks and rivers.

While both grey and green infrastructures are important to the community, this Plan specifically calls for wider consideration of green development. There are a number of reasons for the community to embrace the development of natural plantings and open space. Communities that foster green development wherever possible are more livable, produce fewer pollutants and are more cost effective to operate.

Undertaking a community-wide landscaping and scenic beautification program would prove beneficial to community development on an ecological, social and fiscal basis. Data suggests that developing green infrastructure will not only improve the appearance of the community, it will increase property values. Such reports suggest that the impact albeit not uniform is generally applicable to both urban and rural settings. This Plan calls for the development of green infrastructure whenever and wherever possible to improve the overall appeal and livability of the community. This Plan calls for the community to aspire to Tree City USA status. Table 7-7 outlines the objectives discussed in this section. Appendix F provides an overview of Green Infrastructure resources.

7.5.3 Housing Demand, Accessibility & Stabilization

The Plan identified aspects of the Village's housing stock and population in earlier sections of the report. However, attempts to

TABLE 7-7 GOAL: CREATE THE GREEN INFRASTRUCTURE NECESSARY TO IMPROVE THE LOCAL AIR AND WATER QUALITY AS WELL AS COMMUNITY AESTHETICS.		
<i>Policy</i>	<i>Strategy</i>	<i>Objectives</i>
Support the development of green industries.	Identify and promote the development of green industry jobs in construction, energy, horticulture, and manufacturing as well as the service sector.	Identify and publicize publicly available technical information on green industry including an inventory of available grants for education and business start-ups.
		Work with local educational institutions to prepare students emerging from high school for green industry jobs.
		Support adaptive reuse of existing vacant structures.
Improve the aesthetics of the local built environment.	Adopt landscaping standards by land use/district.	Adopt minimum landscaping regulations for all commercial and industrial sites.

explore some of the more interrelated aspects of housing, housing consumption and population demographics have led to some interesting proposals and calls for action. Supporting specific Plan proposals are issues related to the number and type of currently existing housing units based upon a preliminary assessment of their collective ability to meet the specific needs of future population groups, especially the elderly (65+ years) and empty nesters (45-65 years). Table 7-8 summarizes the Plan's housing goals.

In an attempt to address the community's diverse housing needs of the future, the Plan

calls for the Village to consider developing and implementing procedures regarding accessibility standards for new development while enforcing standardized exterior maintenance codes and standardized residential building codes

Accessibility Standards: The Plan reports that roughly 4 of 10 residential units (43.6%) within the Village were built prior to 1960. And, that this housing stock primarily reflects the family demands of the post World War II era and the baby-boomer generation. By 2040, the projected residential unit growth will add approximately 336 housing units; their household size will be less than 2.3

persons per household in Elida. Given the changing demographics and declining household size it is clear that measures need to be taken now to ensure adequately designed residences with specific accessibility designs identified for an aging senior component. Consideration should be given to those development proposals that include single floor designs or ranch type homes with smaller square footage requirements. Design criteria could easily be supported in developments of 4 to 6 units per acre when public utilities are provided.

New housing design should be able to serve not just the community's aging population

TABLE 7-8 GOAL: THE COMMUNITY WILL SUPPLY SAFE, SUSTAINABLE AND ACCESSIBLE HOUSING.		
<i>Policy</i>	<i>Strategy</i>	<i>Objectives</i>
Support the quality of life (QOL) in existing residential neighborhoods by developing an understanding of QOL issues by neighborhood.	Identify where housing conditions/ values are declining or unstable and develop an appropriate response to improve environment.	Identify and inventory existing code violations.
		Identify and inventory existing safety concerns including traffic, drainage, utilities, lighting, etc.
	Support and develop the necessary resources to stabilize the community's older housing stock.	Identify existing market forces.
	Adopt/Adapt an Exterior Maintenance Code & Inspection Program applicable to all properties.	Identify available resources to support revitalization efforts.
Enhance the appeal and vibrancy of existing housing space.	Encourage/support neighborhood programs, events and service projects that foster neighborhood pride.	Adopt the International Code Council Property Maintenance Code.
		Publicly recognize individuals and organizations who make a difference.
		Publicly recognize individuals for voluntarism within the community.
Encourage a wide variety of housing types and/or styles within any proposed housing development.	Review subdivision regulations for impediments to affordable housing.	Support clean-up days, spring flower planting, festivals/block parties and holiday lighting programs.
Provide sound housing (re)construction of all residential housing stock.	Institute an accepted code for all housing (re)construction.	Remove impediments which artificially inflate housing costs without furthering the public's general health, safety and welfare.
Encourage the provision of housing to meet the needs of elderly residents and those with disabilities.	Establish an advisory board of special needs advocates to address and quantify the housing needs of special populations.	Adopt the International Code Council Building Code for all residential and commercial construction.
	Support Fair Housing legislation.	Identify, support and/or develop the appropriate services/programming necessary to sustain residents in their own homes.
		Remove impediments to housing choice.
		Identify and target fair housing violations.

but be reflective of property maintenance from a structural and aesthetic perspective including landscaping, accessibility and supporting community services. Such issues should be addressed by proponents at the preliminary planning stage. Regulatory language and policy guidelines for the design criteria of units should be reviewed/revised/adopted. Issues to be addressed include types of units, sizes of units, parking, pedestrian lighting and accessibility standards.

Maintenance & Building Codes: The topic of residential property maintenance and building codes repeatedly came up in discussions with Advisory Committee members. It should not be surprising given that housing typically represents a family's largest single investment, residents want to protect such an investment. Housing is also important to the community as it represents the largest component of its tax base in terms of valuation. As a result, the community should take steps to ensure that such properties are kept in good repair and remain a valuable asset within and for the community.

The community should uphold the existing exterior maintenance code to ensure that the outward appearance of properties is

maintained and somewhat uniform to acceptable neighborhood standards. When individual properties are allowed to slip into disrepair they not only negatively impact the salability and valuation of the individual property but those of adjacent properties as well. Left unattended such sites tend to result in a pattern of disinvestment culminating in depressed areas demanding public attention with little valuation to support public investments.

The community should also enforce the adoption of the International Code Council's residential building code. A standardized code protects the consumers of new residential housing by guaranteed inspections of the unit's major structural components. A standardized code would assist consumers in comparison-shopping between similar units constructed by different builders ensuring that all structural elements are uniform to code and thereby helping to ensure the safety of its occupants. Appendix G provides more information relative to the International Code Council.

7.5.4 Environmental Stewardship & Sustainability

The Plan recognizes that environmentally sensitive areas of the community have hidden assets that are many times

overlooked by developers and property owners who thoughtlessly destroy such resources. Such areas to be protected include the Village's floodplains, wood lots and open space. The Plan acknowledges that these resources must be protected legislatively with policy changes to Zoning Ordinances, Stormwater Management Plans, and Floodplain regulations. The Village argues for reciprocal support from State and County level agencies addressing such resources including the Allen County Floodplain Management Regulations, the Allen County Stormwater, Sediment & Erosion Control Regulations and the Allen County Subdivision Regulations.

Trees and grasses have the ability to purify our air and water. Trees provide valuable shade and cleanse the air. Grasses slow stormwater runoff and allow rainwater to percolate into the soils replenishing our groundwater resources. Floodplains and wetlands mitigate flood damage by acting to temporarily store the floodwaters and associated runoff. Moreover, such wetlands and riverine environments can effectively remove the damaging effects of urban pollutants including total suspended particles (45%-99%), phosphorous (23%-96%), nitrogen (up to 90%), and hydrocarbons (40%-60%); while supporting the linkage

necessary to provide shelter and refuge for bird and animals migrating across the community.

The Plan argues that these resources are too important to the overall ecology of the Village to allow development to destroy or minimize their effectiveness. The Village argues for specific actions including: (1) an inventory of all waterways and ditches be established and monitored for flow, maintenance, water quality and illicit discharges; (2) a further inventory of all environmental, social, cultural and historic sites to assist with preliminary planning activities; (3) an inventory of existing wood lots by type of trees to help develop tree planting standards and sightline requirements for designated overlay and street tree districts; (4) an inventory of animal/bird nesting/feeding areas to sustain and protect the migration of same across the community; and, (5) the development of a recreational open space development plan.

The Plan recognizes the importance of these resources to the natural environment and suggests that the documentation and incorporation of these resources in greenway or corridor planning activities. Such planning activities could provide the necessary personal human interaction to support the

future diversity of the community's plant/wildlife communities. It is with the same logic that the Village supports developing such corridors in order to provide both recreational and transportation opportunities that will positively influence economic and community development. The Plan suggests that such a component will support and augment landscaping, buffering and sightline corridor requirements identified earlier.

7.5.5 Economic Development

Community investments in essential public infrastructure is necessary to generate and retain private sector jobs and investments, attract private sector capital, and support a community's quality of life. Investments that expand and upgrade infrastructure are necessary to retain and attract local employers, support area businesses, and provide the foundation upon which communities are built.

This document has already focused on specific aspects of community infrastructure investments in terms of water, wastewater, transportation and housing. It has also documented a stagnant population and a decline in the number of local employers. And while the report addressed aspects of resident employment and the larger

employment base, little has been presented to address those economic development initiatives that could be undertaken to broaden economic opportunities for existing and future area residents and businesses alike.

Economic development should be considered as one of the cornerstones of the Plan because it is a central factor in the community's ability to sustain itself. This particular subsection will attempt to address public and private sector economic development initiatives to support further local community development.

The Plan's economic development goal is ***"To create and retain quality jobs that promote small town ideals"***. The remainder of this subsection flushes out many of the key policy and strategies considered to be effective in delivering such. Table 7-8 provides an overview of the various strategies and objectives.

Stakeholders in Economic Development:

Affecting change, especially positive change is sometimes difficult. To support change in terms of economic development requires stakeholder input and support of specific policies, programs, services and action.

Broadly speaking, local stakeholders are those individuals, organizations, agencies and/or groups that have an investment, share, and/or interest in development of the community. Stakeholders are those who cause, support or are affected by legislation, policies, program services or projects undertaken to affect development. In terms of this Plan, local stakeholders include local elected officials, property owners, residents, employers and their employees; and, area stakeholders - those county, regional, state agencies, organizations and or groups that are directly or indirectly impacted by changes in the local economy.

For purposes of this Plan there are specific entities, both public and private, supportive and/or charged at some level of delivering legislative, technical or fiscal support for local economic development initiatives. Those entities include the Elida Village Council, American Township, Allen Economic Development Group, Lima Area Chamber of Commerce, Regional Planning Commission and area financial institutions.

Government Involvement in Economic Development: Government involvement in the economy has increased tremendously over the last several decades, and its actions

taken at the national, state and local levels, have largely been undertaken in support of economic development aimed at increasing competitiveness. The new global marketplace requires local governments and institutions to reassess their role with the increased competition for industries and employment.

Local government can affect some of the factors important to advancing economic development by embracing its traditional role as public service provider and regulator. In addition, and to be more proactive, government can also embrace a more

TABLE 7-9
GOAL: TO CREATE AND RETAIN QUALITY JOBS THAT PROMOTE SMALL TOWN IDEALS.

<i>Policy</i>	<i>Strategy</i>	<i>Objectives</i>
Promote a pro-business climate in the community based on establishing positive relationships among businesses, residents, and community leaders.	Establish a process for continuous dialogue between businesses, residents and government sectors.	Assist businesses by addressing their immediate issues and concerns.
		Identify community services that need improvement.
		Develop a comprehensive communications plan that includes frequent opportunities to share the successes of the program with local residents and businesses.
		Survey residents and businesses for an analysis of the work skills, concerns, and future plans of the local labor force.
	Develop a thorough understanding and narration of the local economy.	Increase communications between the local community and business and civic leaders across the region.
		Collect and analyze data about existing businesses and the local workforce to develop a better understanding of the local economy.
Support local business development.	Implement a plan of action for the retention and expansion of existing businesses and the workforce.	Identifying businesses that are planning to close, sell, move or expand.
		Develop local market statistics and data for attraction and community marketing.
		Complete Service Gap Analysis.
	Support local entrepreneurship as the most cost-effective economic development strategy.	Establish supportive start-up business services identifying opportunities for shared services and networking.
		Implement business education programs in the local schools from an early age.
		Implement life-long learning experiences to promote a pro-business environment.

entrepreneurial role as a deal-maker and business recruiter. Recognizing that government's role as the provider of quality basic services and regulatory efficiency is critical, government can further local development by providing additional incentives to businesses to retain and attract businesses, employment, and families.

Legislative initiatives at the local, county, state, and federal levels have permitted government involvement in economic development to include activities grouped collectively as:

- providing amenities and infrastructure;
- promoting economic development;
- supporting institutions that provide job training;
- changing the tax structure to promote economic development;
- clearing and assembling adequate land for business;
- underwriting risk; and,
- modifying regulations that are seen as burdensome to business.

While many such activities have been incorporated into federal/state government functions, many require local enabling legislation to be undertaken.

Economic Development Intervention:

Economic development is predicated upon specific goals, policies, strategies, and objectives. There are a variety of potential strategies local governments can utilize, either alone or jointly with other stakeholders, to effect change and community improvements including:

- Coordination of Economic Development Programs & Services;
- Business Development; Business Attraction & Retention;
- Incentives & Financing;
- Workforce Development,
- Training & Education;
- Land Supply/Assembly;
- Infrastructure Investments; and,
- Investments in Quality of Life Factors.

Coordination of Economic Development Programs & Support Services:

The coordination of economic development programs and support services at the very broadest level is the effort to avoid competition among communities within a region. There are various degrees of coordination. At one end of the spectrum is the establishment of a formal organization to perform the necessary planning, financing, recruitment, and retention functions across the community or region – such as that

performed by the Allen Economic Development Group. At the other end is the more informal coordination provided by the local Chamber of Commerce where government and business representatives talk to each other on a regular basis or on an ad-hoc, as needed basis for specific issues. A component of intraregional coordination is the pooling of available resources to attract companies to the community or region. The motivating factor for this coordination is the recognition that job creation and retention have economic effects that spill across political subdivision boundaries. If a company comes to the Lima or Delphos area, for example, residents and businesses from nearby communities can benefit through increased spending, and new business purchases within the region. Such successful coordination results in a multiplier effect positively impacting the entire region.

Business Development Programs: As identified earlier in Section 6, employment within the community is limited largely to the manufacturing, retail, health, education & social services, and entertainment, recreation, food & accommodations.

Locally, the Village has access to a wide range of business development agencies such the Small Business Development Center (SBDC)

at Rhodes State College and the Walter C. Potts Entrepreneurial Center co-located with the Lima-Allen County Chamber of Commerce, the Allen Economic Development Group and the Convention & Visitors Bureau. All these agencies can provide technical support and assistance to local entrepreneurs.

Recent case studies have shown that entrepreneurship programs can play a vital role in fostering small business growth when supported with economic development professionals and workforce development personnel. In fact, some communities have adopted entrepreneurship as their core strategy. Known as “economic gardening,” this approach focuses economic development investments in home-grown start-ups and existing small business owners to create jobs and wealth in the community. While this strategy may grow jobs more slowly than incentive-induced transaction-driven strategies, it can transform the local economy by creating new types of businesses and create a range of opportunities across various skill and educational levels.

The SBDC provides small business management training, counseling, consulting, and research services, for small firms. Programs respond to the needs that

individual businesses identify in the areas of technology transfer, management, financing, marketing, and workforce training. A variant on the small business center is the entrepreneurship training whereby local School District students and Rhodes State faculty establish local business education programs. Another component is the annual business start-up fair where prospective entrepreneurs meet with those who have experience launching a business or who can offer other useful support services. At a start-up fair an economic development agency places fledgling businesses in contact with low-cost or no-cost mentors (such as retired executives) who can provide advice for small businesses in the area of management, marketing, accounting, financing, and other skills.

While the Village has ready access to such programs and are already in place, increased participation across a wider student body could certainly advance the potential for local entrepreneurship. Perhaps inclusion of the microenterprise program supported by the Lima-Allen County Community Action Commission (LACCA) would add further diversification and educational information. Increased involvement in and between the Lima Area Chamber of Commerce would ensure a wider distribution of concerns and

ideas across the region and ensure that political leadership was receiving consistent information.

Business Attraction & Retention: The Ohio Department of Development (ODOD) and other state agencies charged with community development, transportation, agriculture and tourism employ a variety of business attraction and retention techniques as a matter of course. Area governments and non-profits including the AEDG utilize such techniques to ensure personal contacts at a regional level. Locally, the various Chambers of Commerce act as the vehicles to discuss, analyze and support a business friendly environment.

Marketing to attract businesses is predicated upon specific strategies that employ targeting techniques identifying a business group the development organization wants to reach. Targeting usually focuses on sectors with growth potential, linkages to existing businesses in the area, and reasons to be attracted to the particular region or local government setting because of particular competitive factors.

The direct marketing techniques to emphasize the identified assets of the community, available land, rail, buildings and

workforce employed as part of a business attraction strategy can take many forms, including:

- Brochures or pamphlets, either general in nature or targeted to a specific industrial classification, about the region's or local government's attractions to business and industry;
- Websites; and,
- Maintenance of a publicly accessible database of available commercial and industrial land and buildings.

Most employment gains are generated by existing businesses. Therefore, business retention is a primary importance to economic development. Business retention is predicated upon the ability to maintain an on-going honest, confidential communication with local business and industry in an attempt to support their continued profitability and existence in the community. In some cases government can support business retention by reducing development or operation costs with financial incentives, waivers or fees or taxes, or in-kind services. Some of the common techniques used by governments and economic development organizations include:

- Surveys of local businesses to determine plans for changes or

expansions and attitudes toward local governments;

- Periodic business roundtables or breakfasts; and,
- Regular personal visits by local government officials to businesses.

Such activities work toward furthering communication and trust between local businesses and government. Increased information resulting from such activities can also provide the means to respond with immediacy in and under emergency situations. Both the Lima Area Chamber of Commerce and the Allen Economic Development Group are willing to discuss local business concerns with the Village and its employers.

The AEDG also utilizes commercial software to support market analyses and conduct market segmentation. The community would be well served to undertake a needs assessment of local businesses and residents to identify gaps in the supply and demand for particular services or products. This “gap” offers an opportunity for local services and retail activities to capture the demand that is not currently being met.

Appendix H contains “The RMP Opportunity Gap – Retail Store Types” report for a 1 mile,

1.5 mile and 2 mile radius from Elida. The Gap Analysis provides a comparison between both business sales and household expenditure estimates for a variety of retail data outlets. The household expenditure estimates constitute the demand column of the report and the business sales estimates constitute the supply column. The difference between demand and supply represent the opportunity gap or surplus available for each retail outlet in the specified reporting geography. When the demand is greater than the supply, there is an opportunity gap (surplus) for the retail outlet. Notice the retail opportunities identified within just 2 miles of Elida. This data should drive development decisions. The Allen Economic Development Group which provided this data is willing to assist Village officials in this endeavor.

Incentives & Financing: State and local governments offer incentives to attract or retain businesses on the theory that the incentives will lead to business investment and therefore jobs. The resultant investments and jobs will produce an additional increase in demand for goods and services. In turn, that demand will result, through a multiplier effect, in increased demand for an additional round of services.

Economic development resulting from incentives should also increase the tax base, allowing either expanded public services or stabilized taxes on residents. Local governments can offer a variety of financial incentives, including loans, bonds, lowered interest rates, lowered tax rates, and tax credits, either directly or through the state.

One of the best known financial tools is tax-increment financing (TIF). The TIF method of financing redevelopment activities is directly tied to the success of the activities. The local government conducts a study of the need for TIF and prepares a plan for the area to be designated as the TIF district. The local government determines property tax revenue collected in that area before redevelopment occurs and borrows money by obtaining loans or selling bonds. The borrowed funds are used in various ways to improve the development prospects of the area:

- Construction or improvement of any publicly owned building, facility, structure, landscaping, or other improvement within the project area from which the tax increment funds were collected;
- Paying for the installation of publicly owned utilities in the project area; and,

- Meeting the cost of administrative, overhead, legal, and other operating expenses of the redevelopment agency created to oversee the TIF program.

As private development occurs in the TIF defined area, tax revenue increases, and the excess above the pre-redevelopment property tax revenue in the area pays off the loans or bonds and finances further redevelopment activities. That excess is the "tax increment" in TIF.

Another incentive is the tax-exempt Private Activity Bonds also known as industrial development bonds. Such bonds finance land, buildings, or equipment to develop or expand businesses and have a lower interest rate than conventional financing because they are issued by the state.

The AEDG can assist local efforts to identify the most appropriate financial incentives available to local governments and businesses necessary to support the type and level of economic development desired. Table 7-10 provides a general overview of financing and incentives options. Any financial technique that raises money that a local government can use to contribute to any of the multiple costs of development can

have a similar effect. Ultimately, all these financial incentives offer the means to reduce the development costs for private sector development.

Locally, the AEDG, SBDC, and ODSA are able and willing to support informational requests and technical assistance regarding business development incentives and financing. In addition, the AEDG has access to the Allen County Revolving Loan Fund, the D'Arcy Loan Fund, the SBA 504 Loan Program, the SBA 7(A) Loan Guaranty, the Regional 166 Direct Loan, 166 Direct Loan, and the Ohio Enterprise Bond Fund which offer a flexible source of financing for local expansion or relocation projects, and remodeling and infrastructure improvements. The community has created a Community Improvement Corporation as a non-profit vehicle which can be used to assemble, hold and finance local projects. The community could also petition the Allen County Port Authority to access its full financial resources and bonding capabilities in order to support local development efforts.

Infrastructure Investments: Communications infrastructure, water supply, sewers, roads, sidewalks, parks, and transit services are critical components of a community's development capacity and long-term

competitiveness. Businesses rely on infrastructure to conduct their work and transport their goods and services. Also, a well-maintained community makes it a more pleasant place in which to live and work. Local government is responsible for most of these infrastructure components and can therefore exert significant influence on development type and pattern. Economic

development interests can spur or expand infrastructure improvements.

Capital improvement programs (CIP) typically reflect a 5-year schedule of capital improvement projects. The CIP is one of local government's most powerful tools for implementing a local comprehensive plan and supporting both commercial/industrial

and residential growth. By carefully selecting and timing capital projects, the CIP process can ensure that a local government:

- repairs and replaces existing infrastructure;
- meets needs in mature, growing, and redeveloping areas;
- coordinates activities or various government departments; and,

**TABLE 7-10
FINANCING & INCENTIVES**

INCENTIVES:

- **Job Creation Tax Credit (JCTC):** The Job Creation Tax Credit is a refundable tax credit to companies creating at least 25 new full-time jobs (within 3 years) in Ohio. The credit may also be available for certain high-wage industries creating 10 or more new full-time jobs within 3 years. The refundable tax credit is measured as a percentage of the state income tax withholdings for all new employees hired under the program, and is applied toward the company's commercial activity tax liability. Should the amount of the credit exceed the company's CAT liability for any given year, the difference is refunded. Approved projects generally range between a 25 and 55 percent credit for a period of 5 to 7 years. The business must apply for the credit before committing to the project.
- **Job Retention Tax Credit (JRTC):** The Job Retention Tax Credit is a non-refundable tax credit to companies retaining at least 1,000 full-time jobs in Ohio. Companies must also commit to new fixed-asset investment of either \$100 million, if the average wages of the retained jobs exceed 400 percent of the federal minimum wage (equal to \$20.60 per hour), or \$200 million, if the average wages of the retained jobs does not exceed 400 percent of the federal minimum wage. The credit is measured as a percentage of the state income tax withholdings for all employees retained under the program. Approved projects generally range up to 75 percent for 10 years. The business must apply for the credit before committing to the project.
- **Local Property Tax Exemptions & Community Reinvestment Areas:** Local communities in Ohio are authorized to collect property taxes on real property (land and buildings) and tangible personal property (machinery and equipment, furniture and fixtures, and inventory). Through the Ohio Enterprise Zone and Community Reinvestment Area programs, local communities can elect to abate a portion of property taxes owed by a company. Typical abatement under the Ohio Enterprise Zone are 50 to 75 percent of taxes exempted for 10 to 15 years, on real or tangible personal property. Under the Community Reinvestment Area program, real property taxes can be abated up 100 percent for 15 years. Note that tangible personal property taxes in Ohio are being phased out through 2009.
- **Rapid Outreach Grant:** These grant funds are for on- or off-site infrastructure improvements, including water, sewer, road and rail improvements. This fund is for companies primarily engaged in manufacturing, R&D, high technology, corporate headquarters, and distribution. Given the demand for limited grant funds, qualified projects must involve substantial job creation or retention, and all other public and private sources of financing must be considered before the availability of Rapid Outreach funding is determined.

FINANCING:

- **Allen County Revolving Loan Fund:** The Allen County Revolving Loan Fund (RLF) is a flexible source of financing for businesses expanding or locating to Allen County. Loan amounts are subject to the availability of funds.
- **D'Arcy Loan Fund:** The D'Arcy Loan Fund is a local funding source for businesses expanding or locating to Allen County. The fund provides low interest loans to assist with Allen County economic development projects. Loan amounts are subject to the availability of funds.
- **SBA 504 Loan Program:** Proceeds from a 504 loan can be used for major fixed-asset projects such as the purchase of land, buildings, or equipment. Funds can also be put toward construction, remodeling, and infrastructure improvements.
- **SBA 7(a) Loan Guaranty:** SBA 7(a) loan proceeds may be used to establish a new business or to assist in the operation, acquisition, or expansion of an existing business. These may include (non-exclusive): purchase land or buildings, to cover new construction, as well as expansion or conversion of existing facilities; acquire equipment, machinery, furniture, fixtures, supplies, or materials; long-term working capital, including the payment of accounts payable and/or for the purchase of inventory; refinance existing business indebtedness, which is not already structured with reasonable terms and conditions; short-term working capital needs, including: seasonal financing, contract performance, construction financing, export production, and for financing against existing inventory and receivables under special conditions; or, purchase an existing business.
- **Regional 166 Direct Loan:** Manufacturers may use funds from a Regional 166 to finance land and building acquisition, new construction, renovation projects, or new or used equipment purchases.
- **166 Direct Loan:** Provides loans for land and building acquisition, expansion or renovation, and equipment purchase.
- **Ohio Enterprise Bond Fund:** Provides loans for land and building acquisition, construction, expansion or renovation, and equipment purchases for eligible businesses.
- **Volume Cap:** Provides allocations to eligible issuers the ability to issue tax exempt Private Activity Bonds up to a state limit known as "Volume Cap" that is determined annually on a per capita basis for projects consisting of multi-family housing, single-family housing, exempt facilities, manufacturing, and student loan bonds.

- ultimately influences the pace and quality of development in a community.

The CIP document consists of project descriptions along with schedules and tables showing revenue sources and expenditures by year. Capital improvements include major nonrecurring expenditures for such projects as community centers, fire and police stations, parks, playgrounds, street construction or reconstruction, sewage and water treatment plants, water and sewer lines, and swimming pools. Costs associated with capital improvement projects include architectural and engineering fees, feasibility studies, land appraisal/acquisition, and construction. The Village of Elida needs to develop and maintain such a document.

Quality of Life: A community's "quality-of-life" is a fuzzy term used to describe various, sometimes intangible factors, that support a community's attractiveness as a place to live. All too often it reflects the more objective measures stressing popular cultural demands for material wealth, social status, and physical well-being at the expense of the more subjective feelings of comfort and satisfaction with things in general.

A quality-of-life strategy assumes government involvement in a public/private partnership is able to have a significant influence on these factors that can over time improve a community. In theory, new businesses will be attracted to communities with the most appropriate combination of factors, and existing businesses will expand for the same reason. People also use quality-of-life indicators to measure neighborhood and community desirability. Some of these factors include:

- Affordable medical care
- Clean air
- Clean water
- Close to colleges/universities
- Close to relatives
- Good schools
- High civic involvement
- Inexpensive living
- Low crime rate
- Low housing prices
- Low income taxes
- Low property taxes
- Low risk of natural disasters
- Low sales tax
- Low unemployment
- Nearby hospitals
- Nearby museums
- Near places of worship
- New business potential
- Plentiful doctors

- Recent job growth
- Short commutes

While the importance placed on quality-of-life factors vary by age, gender, income, and educational levels, those factors associated with cleanliness, aesthetics, safety, and security seem to be uniformly important across all demographic indices.

Of real concern however, is the changing face of the rural residential communities as young adults increasingly leave to pursue opportunities unavailable to them in their hometown. The ability to retain and attract young adults is critical to ensuring a prosperous and growing community. The ability to support and entertain the 25 through 34 age cohort is critical to providing the family base of the community, the area labor force, and leaders for tomorrow. Current local leaders need to be able to address this important cohort in their policy decisions.

Today, within the realm of economic development and the energies exerted over the recruitment of employers/employees, new residents and economic growth, QOL is used as a marketing tool emphasizing the advantages of a particular location over another in terms of specific rankings or

measures of community attributes. While cognizant of the community's assets and incorporating the shared values and vision for the community, the Plan recognizes and embraces the concept of QOL rankings from the perspective of providing baseline measures for monitoring and quantifying aspects and progress in terms of achieving the Plan's goals and objectives.

Recognizing that assessing QOL in a community can be subjective based on the methods and measures used. Research however has indicated that certain dimensions of QOL can be measured using indicators related to determinants of health and community-well being. Especially important in the community development process are those dimensions of QOL that include the perceptions of residents about aspects of their neighborhoods and community that either enhance or diminish their quality of life. From this perspective the Plan could use annual QOL indicators to track community growth and community concerns within the Village of Elida based on the criteria that Elida identifies as important.

Examining public safety and welfare, efforts should focus on crime by type and location; as well as vehicle crashes by location, age and contributing factors. The community's

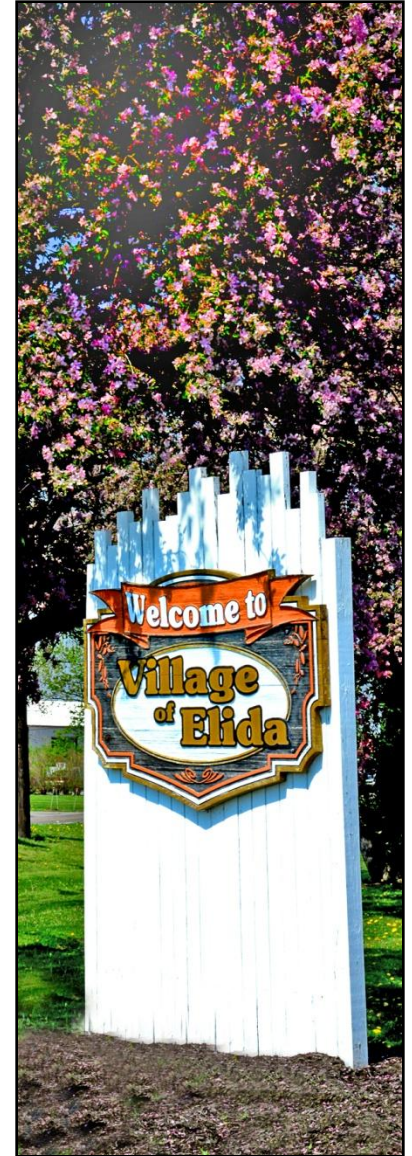
perception of crime; the location, nature of calls for service requiring the response of Fire and/or Emergency Medical Services (EMS) personnel and response times should also be assessed to gauge coverage disparities across the community.

Indicators of QOL should focus on aspects of: public safety & welfare, jobs & economic vitality, and health & education. For example, to assess economic vitality, the Village could use employment by industry, weekly wage by industry and unemployment rates to assess change over time. Specific objectives identified elsewhere in the Action Plan could then be coordinated with these measures to provide an annualized quantitative assessment from which future actions could be taken.

Health and education issues are critical to supporting family values in the community. Efforts to improve communications between the Allen County Health Department, the Allen County Safe Community Coalition, should be explored and expanded to include Village representatives. Health issues should examine and identify teen pregnancy issues, pre-natal health care, communicative diseases, accessibility to health care and leading causes of death to measure community health concerns. Educational

measures might rely upon high school dropout rates, standardized test scores, funding levels per student, teacher student ratios, class availability, the availability of extracurricular activities, student participation rates and safety in schools to assess progress or needed improvements.

PLANNING PROCESS, SUMMARY & RECOMMENDATIONS 8



This Plan has been developed to provide the foresight and guidance necessary to preserve the community's existing quality of life. The Plan strives to balance shared community values with the need for, and implications stemming from, population growth and exurban development. This Plan recognizes the consequences of unplanned growth and carefully considered the environmental implications of such growth on water quality. The Plan calls for increased coordination between development and utility service areas and open space. The Plan also calls for increased coordination between the Village and the various other local, state and County agencies charged with regulatory oversight in the areas of transportation, utilities and education. The Plan should be considered supportive of managed growth. It is offered as a vision for the future based on existing opportunities and current challenges within the community. It is hoped that the Plan provides the insight and direction necessary to fulfill the collective dreams of those daring to do so.

8.1 THE PLANNING PROCESS

The need for the Plan grew in part out of frustration on the part of local village officials who realized that improvements needed to be made within the community but that

information necessary to document and operationalize the various state/federal programs and prioritize their projects lacked long-term population projections. Elida officials recognized that a comprehensive examination of the various factors impacting development within the community was the prudent track to pursue and engaged the Planning Commission to take advantage of an available window of time and staffing.

Concerned citizens, Village administrators, members of the Village Zoning Commission and Board of Zoning Appeals met as an Advisory Committee to discuss the creation of the Village's first long range Comprehensive Plan. Over the course of several months, the Regional Planning Commission and various other county agencies supported the efforts of the Advisory Committee by providing data and insights. The Committee met during the initial stages of the planning process to identify and assess specific areas of concern including emergency services, population growth, the housing stock, transportation issues, infrastructure needs and employment opportunities. The Committee discussed land use including housing, and discussed blighting influences across the community. After completing a visioning process in which

preferences were established, the Committee developed goals and objectives.

The Plan is relatively succinct, comprised of separate and distinct sections that address specific issues, areas or functions important to the future of the community. Although, mutually supportive of the entire Plan, each section of the report is independent. Goals were identified by the Advisory Committee and refined during the visioning process. The policies, strategies and objectives were identified over the course of the planning process. Policies are the fundamental assertions targeting fulfillment of the goal. Strategies were developed as a systematic approach to be taken to support a particular policy and/or stated goal. Objectives were specific tasks to realize strategic points or policy items. The Plan was finalized and approved in the Summer of 2014. The Plan is supported with detailed appendices addressing specific priority issues within the document.

8.2 PLAN SUMMARY & RECOMMENDATIONS

Section 7 of this report included a matrix that identifies goal driven specifics on policies, strategies and objectives particularly important to the identified goals in a timeline format that provides strategic benchmarks

for measuring future success. The policies, strategies and objectives included in the matrix were identified over the course of the planning process. This section also attempts to address the issues raised in earlier sections with summary recommendations. The respective highlights of the planning process and summary recommendations for the various components are presented below.

8.2.1 Population

The Plan suggests that the Village of Elida will continue to experience a gradual rise in population over the next 20+ years. Also, consistent with national trends, the Village's population is expected to age. The median age of the population is 40.5 years, 1.9 years older than the County as a whole. Data suggests that simply due to age of the population, two in five of the Village's population (44.0%) will not fully contribute to the economic growth and earning power of the community by 2040. Age of residents will also impact the need for service, including education, police, fire and emergency medical service. Public transportation including paratransit services will be necessary to maintain the ability of aging residents to reside in their own homes. In addition, age will be a significant factor in housing consumption and design. Local

policies should be developed to increase opportunity, choice and costs in housing based on both physical and financial considerations. Local policies must also acknowledge that growth is largely reflective of and dependent upon those in the 25-34 age cohort. This cohort is very mobile and will often make residential decisions based upon available amenities. Quality schools, ready access to parks and other recreational activities and entertainment facilities are critical to attracting this population. Local decision makers must recognize and prioritize land use decisions and capital expenditures based on such information.

Many factors affect employment rates among adults. None, however, may be as important as educational attainment levels. Data shows that residing in the Village of Elida are 43 individuals or 3.0 percent of all individuals 25 years of age or older, that have not completed a high school education. This factor needs to be addressed and remedied. Also of note, 299 adult residents (20.9%) have completed a 4-year college degree and/or graduate program, considerably lower than state and national averages. This is an important factor in community development as higher educational attainment tends to suggest support for quality educational services and an ability to

adapt to new technologies, new situations and new employment opportunities. Local officials must continue their support for local schools and tout its accomplishments. Local officials should also recognize the importance of resident educational attainment levels to area business attraction/retention efforts and concerns.

8.2.2 Housing

This Plan acknowledges the historical consequences of land consumption and household size. The Plan identifies the population dynamics impacting the community and attempts to satisfy the appetite for housing consumption based on a realization of changing household size and an aging population. The Plan argues that housing should meet the needs of a diverse community, a community of all ages and incomes. The Plan promotes neighborhoods; neighborhoods that are safe, pedestrian friendly and clean. The Plan supports legislative changes to existing zoning codes and recommends adoption of an exterior maintenance code and the elimination of blighting conditions through intensive interdiction strategies in older neighborhoods. The Plan also advances the integration of themed architecture styles in new medium and high density developments that provide direct access to open space and

recreational facilities in order to maximize limited available vacant land within the Village.



Based on current population estimates, the Township will need an additional 336 residential units that will need to reflect smaller footprints with less maintenance and energy requirements. The Plan suggests high value medium density residential development with additional amenities to occur west of Morris Street and north of SR 309 and in the northern section of Elida east of Prince Street. The Plan also focuses on developing those vacant parcels in both the Orchard Acres subdivision and Laurel Oaks subdivision to satisfy future residential growth while meeting the needs of a diverse community, a community supportive of all ages and physical capabilities.

8.2.3 Land Use

The Plan recognizes the relationship between the unincorporated agricultural areas

bounding the Village, existing residential housing and employment opportunities on commuting patterns. Housing, as a basic need of the community, is estimated to consume nearly 130 acres of land. The Plan supports the adoption of more sustainable development patterns in terms of increased density and integrated land use in order to maximize existing vacant land within the Village.

In an attempt to satisfy the economic growth of the community, the Plan identifies specific areas for urban redevelopment. Supported by projections in Section 7 the Plan recognizes an additional 19.2 acres of vacant land be identified for commercial/services and warehousing activities. In combination, housing, commercial and warehousing uses would consume nearly 150 acres by the horizon year.

The Plan recognizes existing land use patterns as well as planned improvements and identifies specific corridors for redevelopment. With accessibility to major thoroughfares, commercial development and redevelopment should concentrate along the SR 309 Corridor from the eastern edge of the Village limits to just west of Greenlawn Avenue and with the Main Street Corridor from Greenlawn west to SR 309. Light

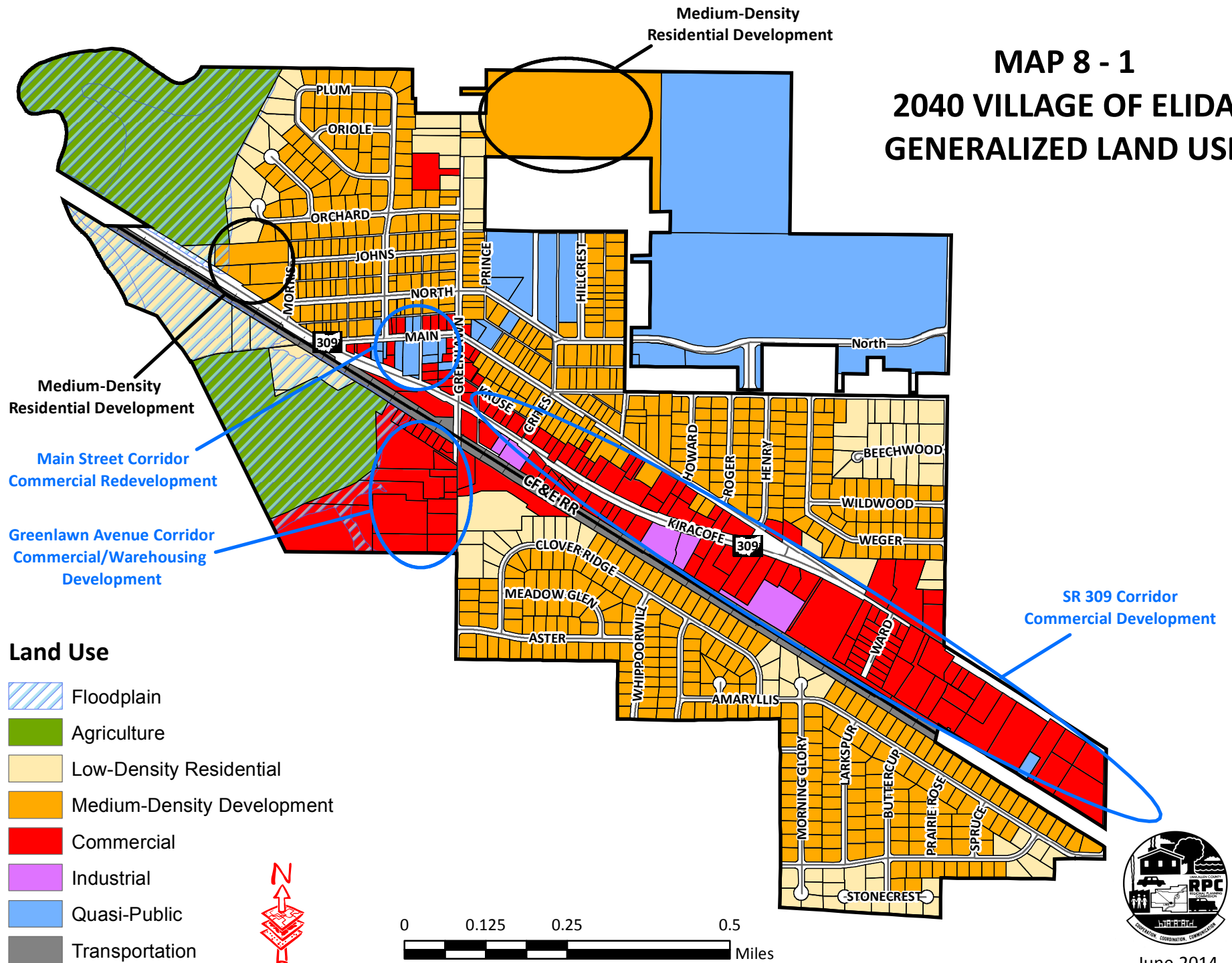
industrial/warehousing and commercial services should also be located along Greenlawn Avenue from CF&E Railroad to the southern edge of the Village. Future land allocation for residential as well as commercial and warehousing must consider the extent of vacant and underutilized parcels and structures. Map 8-1 depicts the Village of Elida's future generalized land use.

Such estimates are predicated upon the community's stated interest of protecting the small-town close-knit community character while also accommodating future community development through increased residential density allotments per acre. The Plan supports the maintenance of public water and wastewater systems in combination to foster higher density residential developments.

8.2.4 Transportation

Increased development will result in increased traffic. The Plan identifies specific corridors as important to the community's future development and calls for increased capacity and aesthetic upgrades. The community advances specific projects to improve traffic flow and improve safety in order to adequately address ever-increasing traffic, especially the growing presence of truck traffic. The Plan mandates a

MAP 8 - 1 2040 VILLAGE OF ELIDA GENERALIZED LAND USE



transportation system that operates at a satisfactory level of service; a transportation system that is efficient, predicated upon safety and access.

The Plan calls for the standardization of roadway widths on the arterial and collector roadways. The Plan recognizes SR 309 as the major thoroughfare serving the community. Village roads meant to serve area residents cannot be expected to meet the same standards. In fact, the Village may find that adopting low volume roadway design and maintenance standards as more fiscally responsible over the planning period.



Various roadway pavement widths deficient as to their compliance with Federal Highway Design Standards were estimated at just under \$140,000 for necessary improvements. The Plan recommends that a pavement management system be integrated within

normal roadway maintenance operations to improve capital improvement program planning and budgetary requirements. The Plan identified high crash intersection locations, all of which ODOT is currently addressing with access management techniques. The Village should continue to monitor such high hazard locations and work with local officials to ensure the effectiveness of such treatments.

Looking forward, the Village is interested in furthering the improvement of specific roadways to better serve the larger community and provide new opportunities for increased transportation synergies. Roadway projects include the following: Elida Road (SR 309) resurfacing from US 30 to Eastown Road inclusive of Intersection improvements at Elida (SR 309) and Greenlawn (\$7.6 million), construction of sidewalks on Sunnydale from Baxter Street to Howard Street and along Pioneer Road from Sunnydale Street to Elida Road (\$105,840). The Regional Planning Commission has committed funding to these projects in the regions FY 2014-2017 Transportation Improvement Program. The Village should monitor the Plan with local officials to ensure necessary transportation enhancements are considered in design improvements.

The Plan recognizes increased pressures spurred by existing and future demands for improved pedestrian and bicycle facilities. The Plan also supports the coordination between land use and public transportation service to mitigate congestion and air quality issues as well as to ensure mobility for all Elida residents regardless of their age, income or disability status. The Plan recommends the Village of Elida identify and implement additional funding for roadway improvements and maintenance.

8.2.5 Water & Wastewater Distribution System

Examining potable water, the Village operates both water and wastewater systems. The Village also purchases treated finished water from the City of Lima and distributes this water using some 81,041 linear feet of water lines owned and maintained by the Village. The wastewater system in the Village of Elida is currently served by almost 57,000 linear feet of sanitary sewer lines and a wastewater treatment plant. The Plan recognizes recent upgrades to the above ground water tower and planned improvements to existing waterlines. The Plan also recognizes the need for future improvements to the wastewater system to meet EPA requirements.

8.2.6 Environmental Conservation

The USEPA has designated the Village of Elida community in attainment with respect to air quality. Various water quality studies were conducted on the Ottawa river and Dug Run over the 2000 thru 2013 period. The latest study completed in 2013 found almost the entire Lost Creek tributary in Bath Township (east of the Village) in full compliance with aquatic life standards. The Ohio Department of Health and the Ohio EPA have issued specific fish consumption advisories for the Ottawa river. These designations were taken seriously and received weighted consideration during the planning process. The Plan identifies existing and future areas of low and medium density residential development coupled with commercial and industrial uses in areas fully serviced with water and wastewater. The Plan also recommends the use of tree and shrub rows, riparian buffers and filter strips to protect water quality. The Plan recognizes the importance of the community's endangered riverine environments and natural areas including wetlands, floodplains, mature tree stands and parks.

The Plan promotes the protection and integration of environmentally sensitive areas within quality, high value developments and/or through public

acquisition to protect access for future generations. More specifically, the Plan identifies the inclusion of: (a) mandated riverine buffers to be established to improve water quality; (b) landscaped buffers around commercial and industrial sites to ensure aesthetically pleasing rural sight lines, containment of site generated litter and minimal night glaze; (c) mixed-use developments and integrated land uses served by public transportation services that minimize vehicular travel, maximize pedestrian and other alternative modes of travel and thereby support a reduction in automobile emitted pollutants to the air; and, (d) an open space plan that incorporates floodplains and riverine buffer zones as well as wooded and wetland areas with private and quasi-public spaces to support the natural and human elements present within the community all while carefully supporting passive recreational pursuits, environmental stewardship and educational opportunities for students and residents of all ages.

8.2.7 Quality Of Life

The Plan recognizes the unique site and situation of the community, and embraces its history and embraces future development. The Quality of Life (QOL) enjoyed in the community is targeted as an essential characteristic of place to be supported and

enhanced. QOL issues can be found spread throughout many of the goals of this document working to enhance and humanize the value placed on specific aspects of community development. The Plan recognizes as a target those community development initiatives that make the community an affordable and desirable place to live and work. Examining such areas as the community's appearance/presentation, safety/security, health, education/employment, the Plan offers specific insights and qualifiers to enhance the community's sense of well being. The Plan identifies specific benchmarks that could be developed and used to review proposed infrastructure projects and/or community services and assess their impact on the local QOL as part of the community planning process.



APPENDIX A
VILLAGE OF ELIDA 2040 COMPREHENSIVE PLAN
Exercise 1: Like/Dislike Survey Results

What do you like about the Village of Elida? What do you feel are the Village's most valuable assets or positive features?

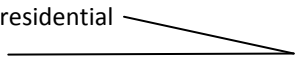
- Location – near to everything
- Big town in small town location
- Good schools (6)
- Family oriented
- Well maintained – streets & services
- Small town (2)
- My neighborhood
- Respectable & trustworthy administration & Council
- Small town atmosphere (3)
- The people
- Location to shopping/eating places (2)
- Access to larger cities
- Good sewer system & water distribution
- Small size
- Community pride (2)
- Courtesy of neighbors keeping their properties nice
- Security, low crime, low problems
- Close to schools, distance wise
- Contracted refuse collection, inside village
- Neighbors

What do you like least about the Village of Elida? What would you most like to change to improve the Village?

- 45 MPH on SR 309
- Job opportunities?
- Village income tax
- Water quality (2)
- Property maintenance code
- Bring in more industry
- Add sidewalks everywhere
- No grocery store
- Parks (2)
- Flooding (2)
- High property taxes for the area
- Locked boundaries

- Need to expand property
- Car lots on 3 corners of Greenlawn/SR 309
- Pallet company on Ward Street (needs to go)
- Sidewalks in Laurel Oaks (a lot of people walk in the streets) (2)
- The police are not very forgiving to Village residents-almost too strict

When you consider the 2040, nearly 30 years from now, what are the most critical things to consider in the planning process today?

- Future of education.
 - Ability to provide services
 - Will roads be adequate to handle traffic?
 - Infrastructure (3)
 - Continue both waste water & storm water improvements (3)
 - Waterline replacement (some undersized & some need looped)
 - Keep income taxes low
 - Growth potential – residential
 - Economic growth
 - How to pay for infrastructure
 - Enlarging Village (2)
 - Keeping small town feel (3)
 - Village's own FD & PD, not counting on others
 - More large industry
 - Maintain quality of life without costing a fortune
 - Keep crime down
- proper balance between these
- 

Exercise 2: Issue Identification/Prioritization Process

Please identify how important you feel each of these issues is to the future of the Village of Elida. Issue areas were identified and points identified under each. I would like to use these issues identified to date to benchmark the Plan and to develop goals and objectives which will be included as “action steps” in the conclusion of the document. The scale is nominal and I will weigh your collective answers to help develop the tone and language of the text in the remaining sections. Section H is for any areas that you would like us to explore in the remaining weeks.

Prioritization Scale: 5=Very Important / 1=Not Important

A. Citizen Involvement & Community Support

- 4.3 1. Recognize and encourage citizen involvement to support consensus on community issues and create a sense of civic responsibility and personal ownership in the future of the Village.
- 3.7 2. Develop and expand interactive citizen involvement, and opportunities for citizens to get involved, so it is known that citizens' involvement and their opinions will be heard and noticed by the Trustees and other local officials.
- 3.7 3. Consider the duplication and/or consolidation of Village and County services to create a more efficient and cost effective delivery of government services.
- 3.5 4. Identify and ensure that all commissions, committees and task forces members are competent and empowered to achieve their respective goals to improve the Village and better serve its residents.
- 4.7 5. Village officials should always be receptive to the community with a transparent and open door policy.

B. Community Character

- 3.7 1. Preserve and enhance the aesthetic character of the Village's commercial and residential developments as well as its agricultural land.
- 4.7 2. Maintain the Village's desirable characteristics that have created a sincere, proud, close-knit community.
- 4.1 3. Convey the character of the community by developing attractive getaways to the Village.
- 4.7 4. Make sure the Village's current regulations, and any future changes, are designed to maintain and project a positive character of the Village and its neighborhoods.
- 4.7 5. Support the development of safe, sustainable and accessible neighborhoods and businesses.
- 4.0 6. Encourage development design elements (building facades, setbacks and landscaping, signage, and other elements) that present Village as distinctively attractive.

C. Community Infrastructure/Facilities

- 4.7 1. Maintain and upgrade existing community infrastructure and facilities as necessary to serve the Village's growing population and businesses.
- 4.5 2. Create a safe, efficient and well maintained roadway system such that motorists experience minimal travel delays from congestion and/or ill comfort from pavement conditions.
- 4.7 3. Coordinate infrastructure improvements and land use in order to promote desirable development patterns while minimizing adverse environmental impacts and costly utility extensions/investments.
- 3.7 4. Construct or enlarge community facilities in an appropriate manner, in the best interest of identified community goals.
- 4.7 5. Develop facilities that project the Village as welcoming and attractive to residents and visitors alike.
- 3.5 6. Provide adequate space and facilities for neighborhood level and community-level recreational needs of current and future Village residents.
- 4.0 7. Encourage and promote burying of utility wires (power, cable, telephone) whenever feasible.

D. Economic & Business Development

- 4.5** 1. Take actions to expand and diversify the Village tax base, with increased land made available for development to support a range of economic activities.
- 4.1** 2. Promote and integrate the (re)development of industrial and commercial economic activities within the community.
- 4.7** 3. Promote a positive relationship with the business community.
- 4.0** 4. Support the development of mixed use activity centers to promote diversity of the community's economic base and choice of lifestyle.
- 4.7** 5. Ensure new development has the infrastructure and services (including adequate water/sewer, roads, transit, police, fire, EMS) needed to support increased demands.

E. Housing

- 3.7** 1. Support housing development that is well planned, organized and within the constraints of available or planned water, sewer, and roadway infrastructure.
- 4.5** 2. Maintain a balance of housing options to meet the needs of all residents.
- 3.5** 3. Ensure that housing growth is slowed and controlled to a manageable pace.
- 4.1** 4. Encourage intergenerational housing developments that meet the needs of elderly, allowing them to "age in place", including exclusively senior housing developments with related amenities.
- 4.7** 5. Support and enhance the vibrancy of existing and proposed residential developments.

F. Land Use

- 4.7** 1. Assure that land use regulations continue to accommodate a comprehensive variety of uses that will promote the fiscal health of the Village, particularly as a land is developed or re-zoned.
- 4.5** 2. Support a diversity of land uses through careful land use planning.
- 2.5** 3. Maintain a desirable balance between agricultural land use and Village growth.
- 3.7** 4. Ensure that the rural character located along the north and western edges of the Village are preserved.
- 3.7** 5. To the extent possible, maintain a compact community pattern and promote efficiency in circulation and public services.

G. Environmental

- 4.7** 1. Manage future growth and development to assure that it is consistent with the natural limitations of the land, the availability and provision of public services in a cost effective manner, and the protection of the Village's rural character.
- 4.5** 2. Protect critical stream corridor areas, and consider all waterway functions, including watershed drainage, floodwater storage, filtration of pollutants from surface and ground water, wildlife habitats, and scenic and recreational resources.
- 3.7** 3. Enhance the usability of the riverine system by developing public access and integrating the riverine system into residential, commercial and public parkland developments.
- 3.0** 4. Develop a viable recycling program for Village residents and businesses.
- 2.7** 5. Limit the spread of invasive species.

H. Other Valuable Characteristics/Concerns (identified by you)...

None.

APPENDIX B SWOT ANALYSIS

<p>STRENGTHS</p> <ul style="list-style-type: none"> • Schools – bring families to community (3) • Fire emergency services – comfort for those who live here • Amount of water supply on hand – prepared for emergency • Local to surrounding business & services • Low crime • Community pride/spirit • City water/sewer • Small town feel • Good place to raise a family • Many people share the same values • Ideal location – short drive to anything • Low number of population with high school diploma • High household income • Young age of housing units • Good real estate values • Easy access to chopping & employment 	<p>WEAKNESSES</p> <ul style="list-style-type: none"> • Lack of parks or common areas, possible development (2) • Affording infrastructure projects, plan ahead • Promoting the Village for new business – lack thereof • Transit transportation to surrounding area • Aging population – entice families to area • Poor attitude of some for change • Limited areas to grow/expand to the west • Property taxes too high • Income taxes too high • No major industry to offset property taxes • Reactive – need to be proactive • Local government moves too slow • Water quality • Low percentage of 4 year degrees • Low number of businesses (2)
<p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Annexation of areas • Developing subdivisions that are on paper • Promote Village by what it has to offer • Still have the opportunity to grow • Parks • Public perception of local government • Increased senior population (Assisted living facilities?) • High percentage of flood plains • Potential to increase density • MPO – STP funds • Utilize all possibilities to update infrastructure 	<p>THREATS</p> <ul style="list-style-type: none"> • Lack of growth, plan to acquire area • Aging infrastructure, plan ahead for years to come • Complacency – have a vision for the future, make changes • Residents leaving because of the tax situation – will get worse • Flooding issues reduce growth in areas • Have ha outbreaks of burglaries from time to time • A police force that could become too aggressive towards residents – more Andy Taylor, less Barney Fife • City of Lima – water • State & federal government – EPA • State & federal government – unfunded mandates • College educated adults leaving Elida • 1/3 of population of an age they cannot contribute to earning power • Frequent flooding • Ottawa River restricts expansion to the west?

**APPENDIX C
TRANSPORTATION FUNDING SOURCES**

	MPO			CEAO		ODOT								OPWC	ORDC	ODNR	OSDA
	CMAQ	STP	TA	STP	LBR	SRTS	Safety	Small City	Local Major Bridge	TA	Muni Bridge	Grants	SIB				
Roads																	
Maintenance		X		X			X						X	X			
Capacity Expansion	X	X		X			X	X					X	X			
Turn Lanes	X	X		X			X	X					X	X			
Street Lighting		X	X			X	X			X			X	X			
Signalization	X	X		X		X	X	X					X	X	X		
Sidewalks/Curbs	X	X	X			X	X	X		X			X	X			
ROW Purchase	X	X				X	X						X	X	X	X	
Utilities Installation	X	X	X	X	X		X	X	X	X	X		X	X			
Bridge Replace/Rehab		X	X	X	X	X	X		X	X	X		X	X	X		
Environmental	X	X	X	X		X	X							X			
Preliminary Design	X	X	X			X	X							X	X		
Final Design	X	X	X	X		X	X						X	X	X		
Noise Walls		X	X										X				
Safety	X	X		X		X	X	X		X			X	X	X		
ADA Projects	X	X	X			X	X			X			X	X	X	X	
Aviation		X										X	X				
Public Transportation																	
Capitol	X	X	X									X	X				
Operations	X	X										X					
Bicycle/Pedestrian Facilities	X	X	X			X	X			X			X		X	X	
Enhancement Projects		X	X							X			X			X	
Water/Sewer	X	X	X	X			X	X					X	X			
Rail/Rail Freight	X	X	X					X				X	X				

NOTES: This matrix is a guide; please contact the appropriate agency for specific eligibility criteria.

X – Eligible

X – Conditions Apply

MPO – Metropolitan Planning Organization

CEAO – County Engineers Association of Ohio

ODOT – Ohio Department of Transportation

OPWC – Ohio Public Works Commission

ORDC – Ohio Rail Development Commission

ODNR – Ohio Department of Natural Resources

ODOD – Ohio Department of Development

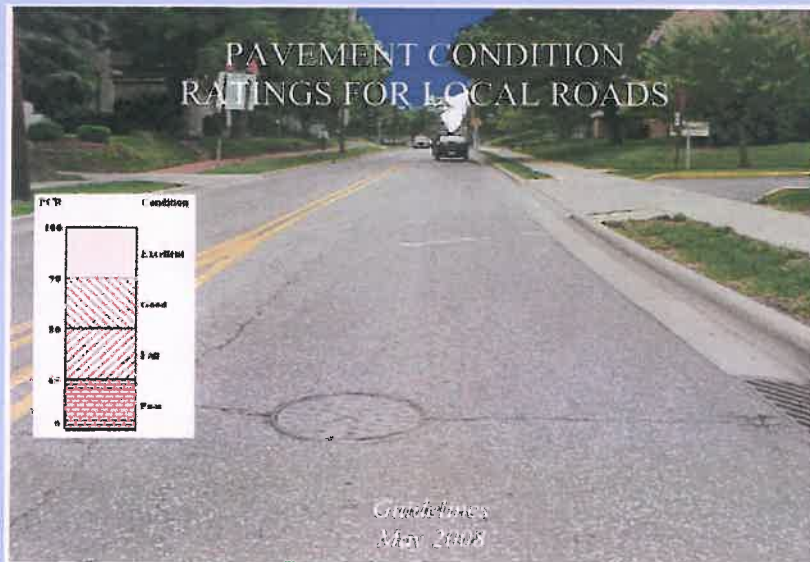
OPWC offers funding to local governmental entities. OPWC funds may be used on State Routes as long as the route falls within municipal limits.

Village of Elida Pavement Management Condition Report

November 2011

James W. Patterson, P.E.
Lima-Allen County Regional Planning Commission

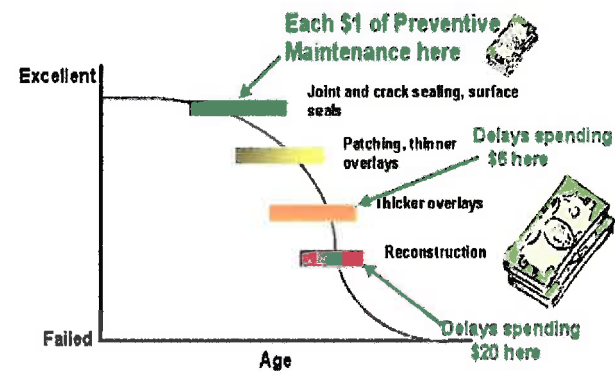
Pavement Condition Ratings



an equal opportunity employer

The Ohio Department of Transportation (ODOT) developed a program and guidelines for the evaluation of pavement conditions of local roads. The intent is to quantify the road conditions to help the decision making process related to streets that need repair or re-paved and consequently save money.

Cost Effectiveness



Pavement Rating Survey: Process

- All of the streets within Village of Elida identified for inclusion.
- Adjacent streets technically not within the Village also included.
- Utilized ODOT forms.
- Curbs and sidewalks of street segments were evaluated.
- Each street segment was analyzed, documented, recorded, and Pavement Condition Rating (PCR) calculated.

Pavement Rating Survey: Results

- The PCR for each segment was classified as Poor (0-65), Fair (65-80), Good (80-90), or Excellent (90-100), as defined by ODOT. Ratings were mapped for visual summary of Village streets.

● Poor:	0.77 Miles	5.74 %
● Fair:	4.59 Miles	34.20 %
● Good:	4.89 Miles	36.44 %
● Excellent:	3.17 Miles	23.62 %
● TOTAL	13.42 Miles	100.00 %

Asphalt Rating Example

ASPHALT SURFACE LOCAL RATING SCORESHEET

Section: Amaryllis Date: 8/22/2011
 Log Mile to Rated by:
 Sta d to Clover Ridge # of Utility Cuts:

DISTRESS	DISTRESS WEIGHT	Severity Weight	Extent Weight	Deduct Points	Structural Deduct
Raveling	10			0	
Bleeding	5			0	
Patching	5			0	
Surface Disintegration / Potholes	5			0	
Rutting	10	0.3	0.6	1.8	1.8
Map Cracking	5			0	
Base Failure	10			0	0
Settlements	5			0	
Transverse Cracking	10	0.7	1	7	7
Wheel Track Cracking	15			0	0
Longitudinal Cracking	5	0.6	1	3	3
Edge Cracking	5			0	0
Pressure Damage / Upheaval	5			0	
Crack Sealing Deficiency	5	1		0	
Total Deduct				11.8	11.8
PCR				88.2	

Notes: 30' Wide Curb No Sidewalks Connection at Palm, Good

Concrete Rating Example

JOINTED CONCRETE LOCAL RATING SCORESHEET

Section: Meadow Glen Date: 9/29/2011
 Log Mile: _____ to _____ Rated by: JW Patterson
 Sta: Aster to Clover Ridge # of Utility Cuts: 0

DISTRESS	DISTRESS WEIGHT	Severity Weight	Extent Weight	Deduct Points
Surface Deterioration	10	0	0	0
Longitudnal Joint Spalling	5	0	0	0
Patching	10	1	1	10
Pumping	15	0	0	0
Faulting (Joints & Cracks)	10	0.7	0.8	5.6
Settlements	0	0	0	0
Transverse Joint Spalling	10	0.7	0.5	3.5
Transverse Cracking (Plain Concrete)	15	0	0	0
Pressure Damage	5	0	0	0
Transverse Cracking (Reinforced Concrete)	15	1	1	15
Longitudnal Cracking	10	0.7	1	7
Corner Breaks	10	0.4	0.5	2
Total Deduct				43.1
PCR				56.9

Notes: 30' Wide. No sidewalks. Curbs, both sides. Aster connection, good. Clover Ridge connection, good.

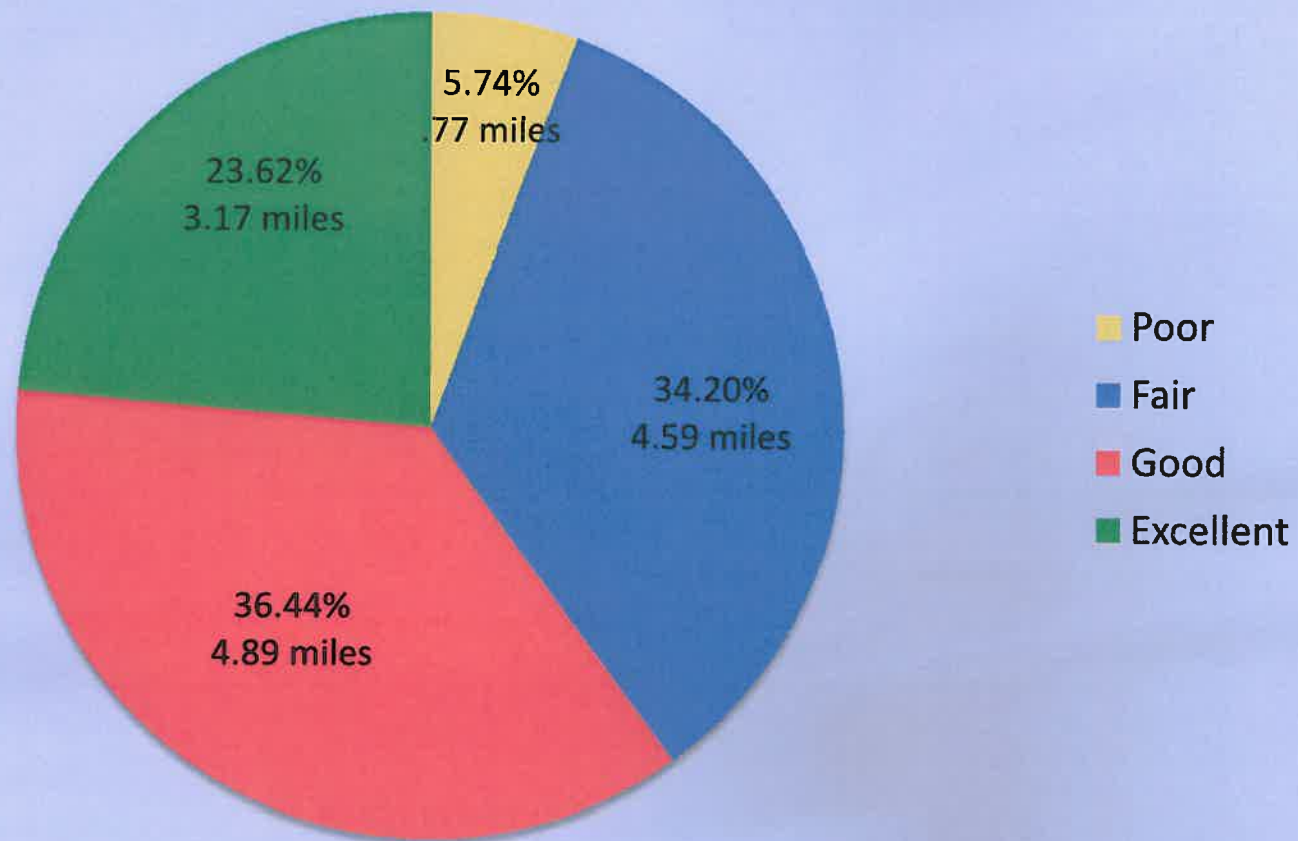
Pavement Condition Rating Examples



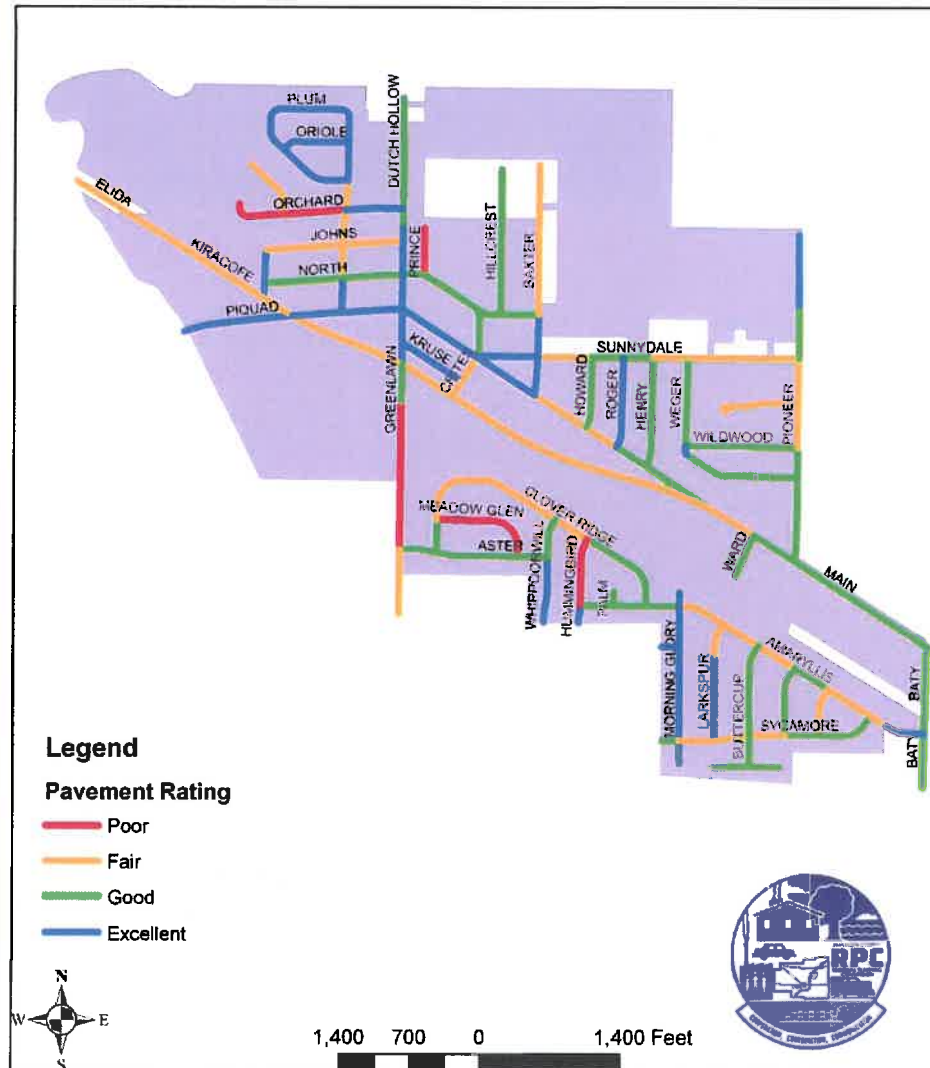
Pavement Condition Rating Examples



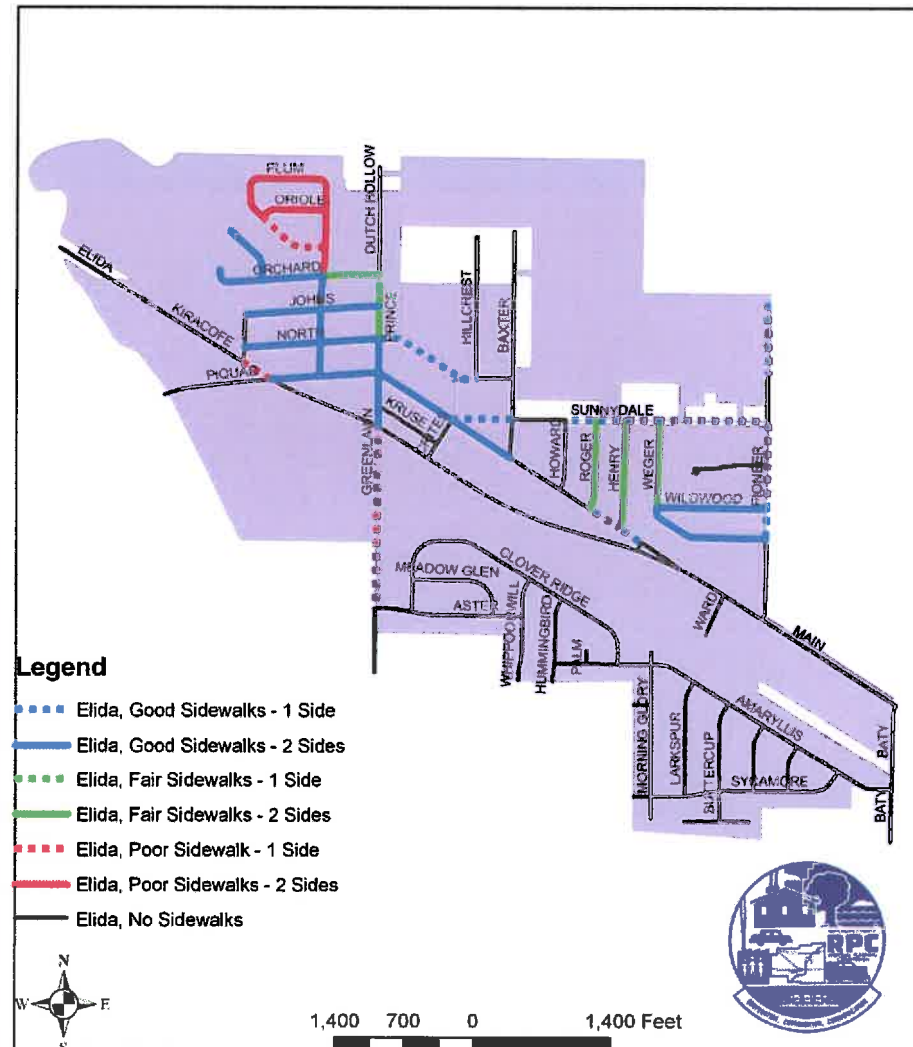
Pavement Condition Ratings



Elida Street Pavement Condition

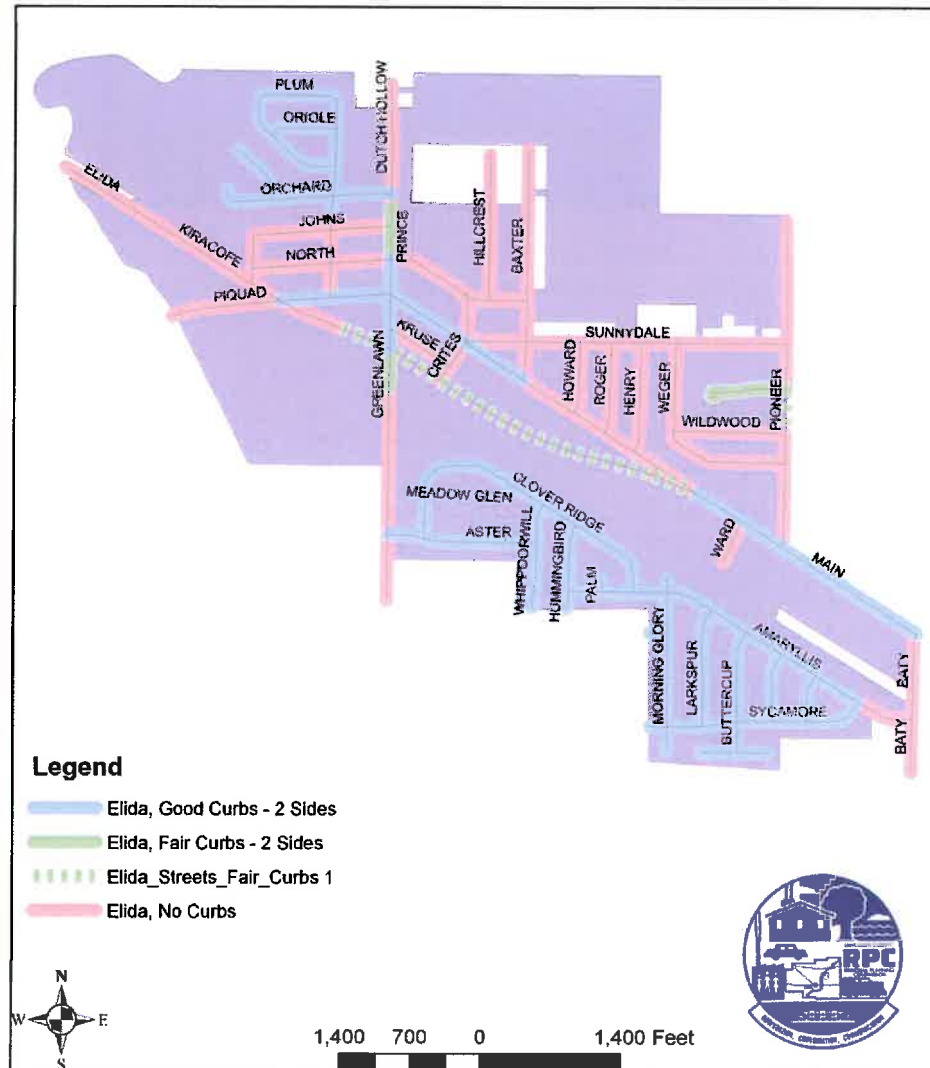


Elida Street Sidewalks



11/16/2011

Elida Street Curbs



APPENDIX E STREETSCAPE & DESIGN ELEMENTS



FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 Edition
Tysons Corner Urban Center, Amended through 6-22-2010
Areawide Recommendations: Urban Design

AREA II
Page 102

Figure 10a
Boulevard Streetscape with Outdoor Dining, Section

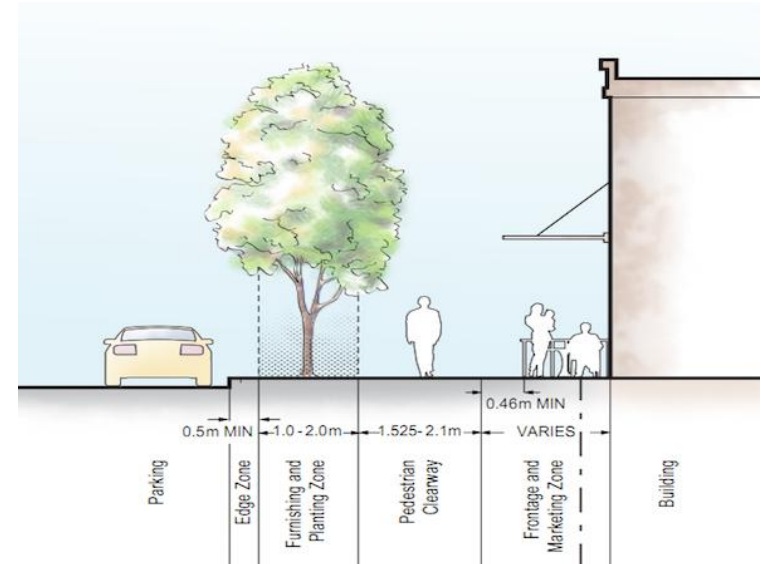
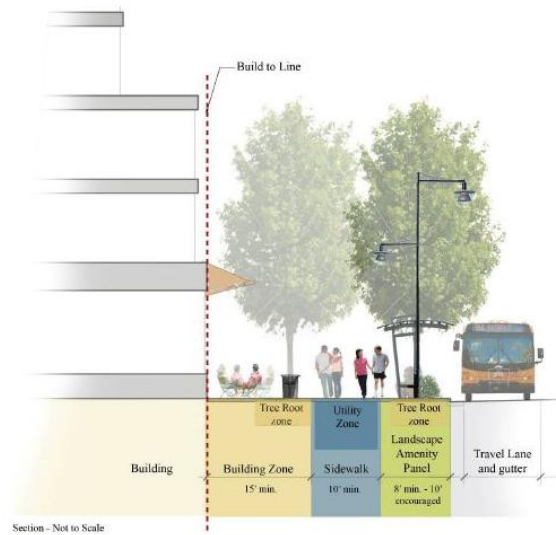


Figure 3-2 Sidewalk treatment varies with ground floor treatment.





Complete Streets Policy

Adopted January 15, 2013

Resolution R 9-13

VISION

Provide a safe and accessible, well-connected and visually attractive surface transportation network, that balances the needs of all users, including motorist, pedestrians, bicyclist, freight carriers, emergency responders, transit providers and adjacent lands uses, and promote a more livable community for citizens of all ages and abilities, including children to senior citizens, and individuals with disabilities.

PURPOSE

This policy is intended to ensure that all planning, design, construction, reconstruction, and maintenance activities produce safe and accessible surface transportation network improvements that allow all users of the public right of way to safely and conveniently reach their destination regardless of their chosen mode of transportation. This policy is also intended to encourage walking and biking, produce the health benefits that result from these types of activities, help reduce the demand for fossil fuels, to ease traffic congestion, reduce wear on roadways, improve air quality and make streets and public and private spaces more attractive for businesses and customers and increased economic activity. The application of this policy is further intended to ensure city projects conform to the Miami Valley Regional Planning Commission Complete Street Policy, thereby, enabling city projects to remain competitive when seeking certain federal and state funding administered through this agency.

GOALS

1. Advance the land use principles and the goals and objectives and strategies of the elements outlined in the City of Piqua 2007 Comprehensive Plan Update.
2. Ensure the needs of all users are recognized and accommodated throughout the surface transportation network to the greatest extent possible.
3. Incorporate context sensitive improvements into all aspects of surface transportation network projects.
4. Establish a comprehensive, integrated, fully connected, functional, and visually attractive multi-modal surface transportation network.
5. Promote the use of complete street principles, best practices and design standards for all surface transportation network new construction, reconstruction, and maintenance projects.

DIRECTIVES

1. Provide pedestrian and bicycle connections between the public right of way and the “front door” of private development, providing a convenient and safe connection for pedestrians that is separated from parking lots and drive aisles.
2. Provide pedestrian and bicycle facilities separated from motor vehicle traffic where practical, with a separation that affords pedestrians and bicyclist a high level of comfort and safety.
3. Locate curb ramps and crosswalks in accordance with the American with Disabilities Act, minimize walk distances, and provide the safest crossing in terms of site distance and visibility.
4. Provide shoulder lanes for bicyclist on uncurbed roadways where no other facilities for bicyclist exist.
5. Improve maintenance of paved asphalt surfaces to provide smooth and safe surface conditions.
6. Reduce width of pedestrian crossings in areas of particular concern by using horizontal intersection treatments or raised medians.
7. Install landscape treatment, street furniture, bicycle parking, and buffers between vehicle lanes and sidewalks or multi-use paths, where appropriate, to provide more pleasant and accommodating street side environment.
8. Provide pedestrian and bicycle connections between private properties, particularly complementary uses (housing/retail, retail/retail, office/retail, housing/schools, etc...)
9. Encourage businesses to provide bicycle parking near the “front door” of the business for staff and patrons.
10. Encourage shared parking facilities between adjacent businesses to reduce curb cuts and points of conflicts between motorist routes and pedestrian and bicycle facilities.
11. Use the latest and best design guidance, either from national resources such as *AASHTO* and *NACTO*, or model design guides such as *Complete Streets Complete Networks* or the *Model Design Guide for Living Streets*.

APPLICABILITY

This policy applies to all project identification, planning and scoping, and the design and construction of all new construction, reconstruction, resurfacing, rehabilitation, repair, and maintenance of surface transportation network facilities located within the public right of way or on public or private land. Existing improvements, until they are altered or modified, are exempt from this policy. Only to extent necessary, when circumstances make it impractical to conform to the guidance provided herein, projects with design or construction commencing

prior to the adoption date of this policy, are exempt from the policy. All other projects are subject to this policy.

Conformance Review

All surface transportation projects within public right of way or on publicly owned land shall be reviewed for conformity with this policy and shall approved by the Planning Commission when found to be in accordance with the content stated herein. The Planning Commission review and approval process shall be as follows:

1. Preliminary Plans - The Planning Commission shall receive and review preliminary plans for all surface transportation projects within public right of way or on publicly owned land and provide recommendations for plan modifications to ensure conformance with this policy. Preliminary plans shall present conceptual design alternatives and details in an illustrative format and also include preliminary cost estimates specific to the conceptual design alternatives presented.
2. Final Plans - The Planning Commission shall receive and review final plans and cost estimates and approve only those plans conforming to this policy. The Planning Commission may exempt a specific portion or portions of a project from conforming to any portion or portions of this policy when it is determined by the Planning Commission that it is not necessary for that specific portion or portions of the project to be constructed in accordance with this policy to advance the goals and directives outlined herein. Said exceptions will be documented in the form of a resolution properly acted upon in accordance with the procedures rule and regulations governing the conduct of business by the Planning Commission.

IMPLEMENTATION

1. Update land use codes.
2. Develop complete streets multi-modal transportation plan.
3. Implement Recommendations of Safe Routes to School Travel Plan, update document as necessary, and maintain local Safe Routes to Schools program.
4. Implement recommendations of Intersection Improvement Study, continue to evaluate traffic control devices and modify traffic control devices when necessary.
5. Adjust Capital Improvement Plan to reflect a higher prioritization given to those projects that advance the vision and goals of the Complete Streets Policy.

6. Establish Bike-Run-Ped Advisory Council to advocate on behalf of, and inform the decision making process pertaining to, the implementation of the goals and directives included in this policy.
7. Provide training and education for staff, elected and appointed officials, and citizens and project developers to continue to learn about Complete Streets and to promote the goals and directives included in this policy.

RESOURCES

The most current version of the following resources and other complete street resources not listed herein should be utilized when developing projects subject to this policy.

General Policy Guidance and Resources

AASHTO Design Publications listed at: https://bookstore.transportation.org/category_item.aspx?id=DS

American Planning Association Publication: “Complete Streets: Best Policy and Implementation Practices” (www.planning.org)

Designing Walkable Urban Thoroughfares: (<http://www.ite.org/css/>)

Multimodal Level of Service for Urban Streets ([http://www.trb.org/Main/Blurbs/Multimodal Level of Service Analysis for Urban Streets](http://www.trb.org/Main/Blurbs/Multimodal%20Level%20of%20Service%20Analysis%20for%20Urban%20Streets))

National Complete Streets Coalition (<http://www.completestreets.org>)

ODOT Multi-modal Design Guidance (<http://www.dot.state.oh.us/DIVISIONS/TRANSYSDEV/MULTIMODALPLANNING/BICYCLE/Pages/PlanningandDesignResources.aspx>)

TRB 2010 Highway Capacity Manual (soon to be available)

US DOT Policy Statement: “Design Guidance Accommodating Bicycle and Pedestrian Travel: A Recommended Approach” (<http://www.fhwa.dot.gov/environment/bikeped/design.htm>)

Wisconsin Department of Transportation (<http://www.dot.wisconsin.gov/projects/state/docs/bicycle-rural-guide.pdf>)

Accessibility

FHA Office of Civil Rights <http://www.fhwa.dot.gov/civilrights/programs/ada.htm>

Public Right-of-Way Accessibility Guidelines <http://www.access-board.gov/prowag/>

Pedestrian and Bike Information

Ohio Department of Transportation Bike and Pedestrian Plan (<http://www.dot.state.oh.us/Divisions/TransSysDev/MultiModalPlanning/bicycle/Pages/Default.aspx>)

The Pedestrian and Bicycle Information Center (PBIC) (<http://www.walkinginfo.org>)

Planning for Active Transportation in the Miami Valley (<http://www.mvrpc.org/tr/bikePed.php>)

Safe Routes to School

National Center for Safe Routes to School (<http://www.saferoutesinfo.org/>)

Basics

American Planning Association and American Institute of Certified Planners. 2007. Complete Streets. Audio/web conference. www.planning.org/APAStore/Search/Default.aspx?p=3678

American Planning Association. Planning Advisory Service. *Complete Streets*. QuickNotes No. 5. www.planning.org/pas/quicknotes/pdf/QN5text.pdf

Dumbaugh, Eric. 2005. "Safe Streets, Livable Streets." *Journal of the American Planning Association* 71 (3): 283-300. www.informaworld.com/smpp/content~content=a787370026~db=all~order=page

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Ewing, Reid, Keith Bartholomew, Steve Winkelman, Jerry Walters, and Don Chen, 2008. *Growing Cooler: The Evidence on Urban Development and Climate Change*, Urban Land Institute, Smart Growth America, Washington, D.C. www.planning.org/APAStore/Search/Default.aspx?p=3865

Handy, Susan, Robert Paterson, and Kent Butler. 2003. *Planning for Street Connectivity: Getting from Here to There*. Planning Advisory Service Report no. 515, Chicago: American Planning Association. www.planning.org/APAStore/Search/Default.aspx?p=2426

Handy, Susan. 2002. "You Can Get There from Here." *PAS Memo*, November.

McCann, Barbara. 2005. "Complete the Streets!" *Planning*, May, 18-23. www.planning.org/planning/2005/may/completestreets.htm

McCann, Barbara. 2007. "Complete the Streets for Smart Growth." *On Common Ground*, Summer, 26-31. www.realtor.org/smart_growth/nsf/docfiles/summer07_streets.pdf FILE/summer07_streets.pdf

McCann, Barbara and John LaPlante. 2008. "Complete Streets: We Can Get There From Here." *ITE Journal* 78 (5): 24-28. www.completestreets.org/webdocs/resources/cs-ite-may08.pdf

Moore, Terry and Paul Thorsnes, with Bruce Appleyard. 2007. *The Transportation/Land Use Connection*. Planning Advisory Service Report 546/547. Chicago: American Planning Association. www.planning.org/APAStore/Search/Default.aspx?p=3675

National Complete Streets Coalition. 2008. "Introduction to Complete Streets."

PowerPoint presentation. www.completestreets.org/webdocs/resources/cs-info.ppt

Transportation Alternatives. 2008. *Streets to Live By: How livable street design can bring economic, health and quality-of-life benefits to New York City*. http://transalt.org/files/newsroom/reports/streets_to_live_by.pdf

Guidelines

Institute of Transportation Engineers. 2009. *Context Sensitive Solutions in Designing Major Urban Thoroughfares for Walkable Communities: An ITE Proposed Recommended Practice*. Washington, D.C.: Institute of Transportation Engineers. www.ite.org/bookstore/RP036.pdf

U.S. Access Board. 1999. *Accessible Public Rights-of-Way Guidelines*. Washington, D.C.:

U.S. Access Board. www.access-board.gov/prowac/guide/PROWGuide.htm

- 2005 draft guidelines www.access-board.gov/prowac/draft.htm
- Public Rights-of-Way www.access-board.gov/prowac/
- Sidewalk Accessibility videos www.access-board.gov/prowac/

Victoria Transport Policy Institute. 2009. "Multi-Modal Level-of-Service (LOS) Indicators." *Online TDM encyclopedia*. Victoria, B.C.: Victoria Transport Policy Institute. www.vtpi.org/tdm/tdm129.htm

Design Considerations

American Planning Association. 2006. *Planning and Urban Design Standards*. Hoboken, N.J.: John Wiley & Sons. www.planning.org/APAStore/Search/Default.aspx?p=3088

Bicycle/Pedestrian Considerations

McCann, Barbara. 2007. *Inclusive Pedestrian Environments: Resources & Recommendations Project Report*. Web-based resource from Project Action and Adaptive Environments. <http://adaptiveenvironments.org/pedestrian/>

New Jersey Bicycle and Pedestrian Resource Center. 2008. *Constructing, Maintaining, and Financing Sidewalks in New Jersey*. www.njbikeped.org/index.php?module=Downloads&func=prep_hand_out&lid=1513

Rails-to-Trails Conservancy. 2008. *Active Transportation for America: A Case for Increased Federal Investment in Bicycling and Walking*. www.railstotrails.org/resources/documents/whatwedo/atfa/ATFA_20081020.pdf

U.S. Department of Transportation. Federal Highway Administration. 2008. *A Resident's Guide for Creating Safe and Walkable Communities*. http://safety.fhwa.dot.gov/ped_bike/ped/ped_walkguide/

Aging Populations

Lynott, Jana, et al. *Planning Complete Streets for an Aging America*. May 2009. AARP Public Policy Institute. Washington, D.C. www.aarp.org/research/housing-mobility/transportation/2009_02_streets.html

Complete Streets Policy Inventory and Evaluation (Appendix A) http://assets.aarp.org/rgcenter/il/2009_02_streets_5.pdf

Children

Safe Routes to School National Partnership. 2008. *Safe Routes to School Improves the Built Environment*. A Report prepared for the Centers for Disease Control. www.saferoutespartnership.org/media/file/SRTS_built_environment_12-08_lo-res.pdf

Accessibility

Sanchez, Thomas W., et al. 2007. *The Right to Transportation: Moving to Equity*. Chicago: Planners Press. www.planning.org/APAStore/Search/Default.aspx?p=3655

Szold, Terry S. 2002. "What Difference Has the ADA Made?" *Planning*, April, 10-15. www.planning.org/planning/2002/apr/ADA.htm

Public Transit

Federal Transit Administration & Federal Highway Administration. 2006. *Transportation Planning Capacity Building Program Peer Workshop Report: Completing the Streets for Transit: A Planning Workshop*. www.planning.dot.gov/Peer/Chicago/chicago_2007.htm

Transportation Research Board. National Cooperative Highway Research Program. 2008. NCHRP Report 616: *Multimodal Level of Service Analysis for Urban Streets*. http://onlinepubs.trb.org/onlinepubs/nchrp/nchrp_rpt_616.pdf

Health Aspects

Frank, Lawrence D., James F. Sallis, Terry L. Conway, James E. Chapman, Brian E. Saelens, and William Bachman. 2006. "Many Pathways from Land Use to Health: Associations between Neighborhood Walkability and Active Transportation, Body Mass Index, and Air Quality." *Journal of the American Planning Association* 72 (1) 75-87.
www.informaworld.com/smpp/content~content=a787384888~db=all~order=page

Morris, Marya. 2006. *Planning Active Communities*. Planning Advisory Service Report no. 543/544. Chicago: American Planning Association.
www.planning.org/APAStore/Search/Default.aspx?p=3650

Sallis, James F., and Karen Glanz. 2006. "The Role of Built Environments in Physical Activity, Eating, and Obesity in Childhood." *Future of Children* 16 (1): 89-108.
www.futureofchildren.org/information2826/information_show.htm?doc_id=355433

Examples and Implementation

Massachusetts Highway Department. 2006. *Project Development and Design Guide*. Boston: Massachusetts Highway Department.
www.mhd.state.ma.us/default.asp?pgid=content/designGuide&sid=about

Charlotte (North Carolina), City of. 2007. *Urban Street Design Guidelines*.
www.charmeck.org/departments/transportation/urban+street+design+guidelines.htm

Metropolitan Transportation Commission. 2006. *Routine Accommodation of Pedestrians and Bicyclists in the Bay Area: Results from Interviews with Transportation Professionals and Recommendations to Encourage Routine Accommodation*. Oakland, Cal.: Metropolitan Transportation Commission.
http://apps.mtc.ca.gov/meeting_packet_documents/agenda_668/Routine_Accommodation_Ped_Bike_Study_6-06.pdf

Recently Introduced Legislation

State of California. Assembly Bill 1358. California Complete Streets Act of 2008.
www.leginfo.ca.gov/pub/07-08/bill/asm/ab_1351-1400/ab_1358_bill_20080930_chaptered.pdf

H.R. 1443: Complete Streets Act of 2009 www.govtrack.us/congress/bill.xpd?bill=h111-1443

S. 584: Complete Streets Act of 2009 www.govtrack.us/congress/bill.xpd?bill=s111-584

Web Links to Project Partners

American Planning Association: www.planning.org

National Complete Streets Coalition: www.completestreets.org

National Policy and Legal Analysis Network to Prevent Childhood Obesity (NPLAN):
www.nplanonline

APPENDIX F
CONSERVATION PROGRAM MATRIX FOR ALLEN COUNTY, OHIO

Funding Agency	Program Name	Program Type	Target	Program Description	Contact(s)	Reference
NRCS	Wetland Reserve Program (WRP)	Protect, Restore & Enhance Wetlands	Landowners	WRP is a voluntary program offering landowners the opportunity to protect, restore & enhance wetlands on their property that were previously altered to agricultural use. The NRCS goal is to achieve the greatest wetland functions and values, along with optimum wildlife habitat, on every acre enrolled in the program. WRP has historically been a competitive national score-based application program, and Allen County landowners have been unable to score high enough to compete well. But NRCS has some lofty acreage enrollment goals in 2010 which may change that limitation. Landowners may restore wetlands with permanent or 30-year easements or 10-year contracts. Permanent easements pay 100% of the agricultural value of the land and 100% cost-sharing; 30-year easements pay 75% of the agricultural value and 75% cost-sharing; 10-year contract pays 75% cost-share only. Permanent or 30-year easements are recorded with property deed while a 10-year contract is not recorded. One eligibility restriction is ownership of the land for at least one year.	NRCS Lima Field Office 1601 E. 4 th Street, Suite B Lima, OH 45804 419-223-0040 ext. 3	1. http://www.nrcs.usda.gov/programs/wrp/
NRCS	Wildlife Habitat Incentives Program (WHIP)	Develop Habitat for Fish & Wildlife on Private Lands	Privately Owned Land	The WHIP program provides financial incentives to develop habitat for fish and wildlife on private lands. The goal of the program is to develop or improve fish and wildlife habitat on privately owned land. Participants agree to implement a wildlife habitat development plan and the USDA agrees to provide cost-share assistance for the implementation of wildlife habitat development practices. This is a competitive score-based national application program. Practices commonly featured are seeding, fencing, in-stream structures, etc. Almost any type of land is eligible, including ag and non-ag land, woodlots, pastures and stream banks. Normally a 10-year contract to maintain habitat. Up to 75% of restoration costs, to a maximum of \$10,000. Other organizations may provide the remaining 25% cost-share.	NRCS Lima Field Office 1601 E. 4 th Street, Suite B Lima, OH 45804 419-223-0040 ext. 3	1. http://www.nrcs.usda.gov/programs/whip/
ODNR Division of Forestry in cooperation with USDA Forest Service	Forest Legacy Program (FLP)	Prevent Conversion of Forest Land to Non-Forest Use	Working Forest Lands & Landowners	The Forest Legacy Program is a national program of the USDA Forest Service in cooperation with the states and is designed to prevent the conversion of forest land to a non-forest use. The program uses perpetual working forest agreements on working forest lands to accomplish the program purposes although fee simple purchase may be used in extraordinary circumstances. Landowners must apply to have their property considered for the program.	Division of Forestry 2045 Morse Rd. Building H1 Columbus, OH 43229 614-265-6694 USDA Forest Service 1400 Independence Ave. SW Washington, D.C. 20078-5500	1. http://www.dnr.state.oh.us/Forestry/tabid/5293/Default.aspx 2. http://www.na.fs.fed.us/legacy/index.shtm 3. http://www.fs.fed.us/spf/coop/programs/loa/flp.shtml
ODNR Division of Wildlife	Wetland Restoration Program	Reestablish Wetlands	Landowners, Corporations & Organizations	The Division of Wildlife offers technical and financial assistance to landowners, corporations, and organizations who are interested in reestablishing wetlands. Funding is available to cover 50 percent of restoration costs, up to \$750 per acre restored, for landowners willing maintain the site for up to 10 years. A longer maintenance agreement of 20 years will pay 100 percent of costs, up to \$1,500 per acre restored. In some cases, this program may be used in conjunction with federal conservation programs offered through the USDA Farm Bill. This program is financed from money received from the sale of Ohio Wetland Stamps and Ducks Unlimited MARSH funds.	Private Lands Biologist Local Wildlife District office: Wildlife District Two 952 Lima Ave. Box A Findlay, OH 45840 Jeff Burris - 419-429-8367 and Mark Witt - 419-429-8362	1. http://www.dnr.state.oh.us/Home/wild_resourcehomepage/privatelandmanagementlandingpage/tabid/5671/Default.aspx
West Central Ohio Land Conservancy (WCOLC)	Conservation Easement Program	Conserve Land, targeting farmland, forests, river corridors, & natural areas	Landowners	The WCOLC is a nonprofit organization that actively works to conserve land by undertaking or assisting in land or conservation easement acquisition, or by its stewardship of such land or easements. Efforts target protecting farmland, forests, river corridors, and other natural areas in a seven county area in west central Ohio that includes Allen County. Due to extremely limited funding resources, WCOLC does not generally pay for conservation easements, but rather relies on landowner income tax incentives.	PO Box 503 Lima, OH 45802 567-204-9126	1. http://www.wcolc.org
Ohio Department of Agriculture (ODA)	Clean Ohio Agricultural Easement Purchase Program (AEPP)	Preserving Ohio Farmland	Landowners & Communities	The Clean Ohio AEPP provides funding to assist landowners and communities in preserving Ohio's farmland. This is a state-wide competitive process, conducted in specific application periods, that involves a score-based application. Successful applicants must dedicate their farmland through perpetual easements.	Contact the Lima Allen County Regional Planning Commission Office to discuss development of an application: 130 W. North St. Lima, OH 45801 419-228-1836	1. http://www.lacrpc.com 2. http://www.agri.ohio.gov/divs/FarmLand/Farm_AEPP.aspx
ODA	Agriculture Easement Donation Program (AEDP)	Protect Farmland from Development	Landowners	The state received its first tool to help protect Ohio's farmland from development in January 2000 when Senate Bill 223 was signed; in 2014, the state will support the preservation effort with some \$6M in funding. The law allows landowners to donate development rights of their land to the State of Ohio or local governments to protect productive farmland from conversion to non-agricultural use. Potential donations are evaluated on a case-by-case basis, as certain legal requirements must be met in order for an agricultural easement to be placed on a property. Landowners may also find financial benefits in the form of tax deductions associated with easement donations. This easement will forever keep the land in agricultural production and for that reason can be a tool for landowners who wish to protect their family farm from development.	Ohio Department of Agriculture 8995 E. Main St. Reynoldsburg, OH 43068 614-728-6201 Fax: 614-728-6310	1. http://www.agri.ohio.gov/divs/farmland/Farmland.aspx 2. http://www.agri.ohio.gov/divs/FarmLand/Farm_AEPP.aspx



2012 INTERNATIONAL RESIDENTIAL CODE®

FOR ONE- AND TWO-FAMILY DWELLINGS

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PREFACE

Internationally, code officials recognize the need for a modern, up-to-date residential code addressing the design and construction of one- and two-family dwellings and townhouses. The *International Residential Code*®, in this 2012 edition, is designed to meet these needs through model code regulations that safeguard the public health and safety in all communities, large and small.

This comprehensive, stand-alone residential code establishes minimum regulations for one- and two-family dwellings and townhouses using prescriptive provisions. It is founded on broad-based principles that make possible the use of new materials and new building designs. This 2012 edition is fully compatible with all of the *International Codes*® (I-Codes®) published by the International Code Council® (ICC)®, including the *International Building Code*®, *International Energy Conservation Code*®, *International Existing Building Code*®, *International Fire Code*®, *International Fuel Gas Code*®, *International Green Construction Code*™ (to be available March 2012), *International Mechanical Code*®, *ICC Performance Code*®, *International Plumbing Code*®, *International Private Sewage Disposal Code*®, *International Property Maintenance Code*®, *International Swimming Pool and Spa Code*™ (to be available March 2012), *International Wildland-Urban Interface Code*® and *International Zoning Code*®.

The *International Residential Code* provisions provide many benefits, among which is the model code development process that offers an international forum for residential construction professionals to discuss prescriptive code requirements. This forum provides an excellent arena to debate proposed revisions. This model code also encourages international consistency in the application of provisions.

Development

The first edition of the *International Residential Code* (2000) was the culmination of an effort initiated in 1996 by ICC and consisting of representatives from the three statutory members of the International Code Council at the time, including: Building Officials and Code Administrators International, Inc. (BOCA), International Conference of Building Officials (ICBO) and Southern Building Code Congress International (SBCCI), and representatives from the National Association of Home Builders (NAHB). The intent was to draft a stand-alone residential code consistent with and inclusive of the scope of the existing model codes. Technical content of the 1998 *International One- and Two-Family Dwelling Code* and the latest model codes promulgated by BOCA, ICBO, SBCCI and ICC was used as the basis for the development, followed by public hearings in 1998 and 1999 to consider proposed changes. This 2012 edition represents the code as originally issued, with changes reflected in the 2009 edition, and further changes developed through the ICC Code Development Process through 2010. Residential electrical provisions are based on the 2011 *National Electrical Code*® (NFPA 70). A new edition such as this is promulgated every three years.

Energy provisions in Chapter 11 are duplicated from the *International Energy Conservation Code*®—Residential Provisions applicable to residential buildings which fall under the scope of this code.

Fuel gas provisions have been included through an agreement with the American Gas Association (AGA). Electrical provisions have been included through an agreement with the National Fire Protection Association (NFPA).

This code is founded on principles intended to establish provisions consistent with the scope of a residential code that adequately protects public health, safety and welfare; provisions that do not unnecessarily increase construction costs; provisions that do not restrict the use of new materials, products or methods of construction; and provisions that do not give preferential treatment to particular types or classes of materials, products or methods of construction.

Adoption

The *International Residential Code* is available for adoption and use by jurisdictions internationally. Its use within a governmental jurisdiction is intended to be accomplished through adoption by reference in accordance with proceedings establishing the jurisdiction's laws. At the time of adoption, jurisdictions should insert the appropriate information in provisions requiring specific local information, such as the name of the adopting jurisdiction. These locations are shown in bracketed words in small capital letters in the code and in the sample ordinance. The sample adoption ordinance on page xvii addresses several key elements of a code adoption ordinance, including the information required for insertion into the code text.

Maintenance

The *International Residential Code* is kept up-to-date through the review of proposed changes submitted by code enforcing officials, industry representatives, design professionals and other interested parties. Proposed changes are carefully considered through an open code development process in which all interested and affected parties may participate.

The contents of this work are subject to change both through the Code Development Cycles and the governmental body that enacts the code into law. For more information regarding the code development process, contact the Codes and Standards Development Department of the International Code Council.

The maintenance process for the fuel gas provisions is based upon the process used to maintain the *International Fuel Gas Code*, in conjunction with the American Gas Association. The maintenance process for the electrical provisions is undertaken by the National Fire Protection Association.

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While the development procedure of the *International Residential Code* assures the highest degree of care, ICC, the founding members of ICC, its members and those participating in the development of this code do not accept any liability resulting from compliance or noncompliance with the provisions because ICC and its founding members do not have the power or authority to police or enforce compliance with the contents of this code. Only the governmental body that enacts the code into law has such authority.

Code Development Committee Responsibilities

In each code development cycle, proposed changes to the code are considered at the Code Development Hearings by the applicable International Code Development Committee as follows:

[RB] = IRC—Building Code Development Committee

[RE] = Residential Energy Code Development Committee

[RMP] = IRC—Mechanical/Plumbing Code Development Committee

The [RE] committee is also responsible for the IECC—Residential Provisions.

Effective Use of the International Residential Code

Effective Use of the International Residential Code

The *International Residential Code*® (IRC®) was created to serve as a complete, comprehensive code regulating the construction of single-family houses, two-family houses (duplexes) and buildings consisting of three or more townhouse units. All buildings within the scope of the IRC are limited to three stories above grade plane. For example, a four-story single-family house would fall within the scope of the *International Building Code*® (IBC®), not the IRC. The benefits of devoting a separate code to residential construction include the fact that the user need not navigate through a multitude of code provisions that do not apply to residential construction in order to locate that which is applicable. A separate code also allows for residential and nonresidential code provisions to be distinct and tailored to the structures that fall within the appropriate code's scopes.

The IRC contains coverage for all components of a house or townhouse, including structural components, fireplaces and chimneys, thermal insulation, mechanical systems, fuel gas systems, plumbing systems and electrical systems.

The IRC is a prescriptive-oriented (specification) code with some examples of performance code language. It has been said that the IRC is the complete cookbook for residential construction. Section R301.1, for example, is written in performance language, but states that the prescriptive requirements of the code will achieve such performance.

It is important to understand that the IRC contains coverage for what is conventional and common in residential construction practice. While the IRC will provide all of the needed coverage for most residential construction, it might not address construction practices and systems that are atypical or rarely encountered in the industry. Sections such as R301.1.3, R301.2.1, R301.2.2, R320.1, R322.1, M1301.1, G2401.1 and P2601.1 refer to other codes either as an alternative to the provisions of the IRC or where the IRC lacks coverage for a particular type of structure, design, system, appliance or method of construction. In other words, the IRC is meant to be all inclusive for typical residential construction and it relies on other codes only where alternatives are desired or where the code lacks coverage for the uncommon aspect of residential construction. Of course, the IRC constantly evolves to address new technologies and construction practices that were once uncommon, but now common.

The IRC is unique in that much of it, including Chapters 3 through 9 and Chapters 34 through 43, is presented in an ordered format that is consistent with the normal progression of construction, starting with the design phase and continuing through the final trim-out phase. This is consistent with the “cookbook” philosophy of the IRC.

The IRC is divided into eight main parts, specifically, Part I—Administration, Part II—Definitions, Part III—Building Planning and Construction, Part IV—Energy Conservation, Part V—Mechanical, Part VI—Fuel Gas, Part VII—Plumbing and Part VIII—Electrical.

The following provides a brief description of the content of each chapter and appendix of the IRC:

Chapter 1 Scope and Administration. This chapter contains provisions for the application, enforcement and administration of subsequent requirements of the code. In addition to establishing the scope of the code, Chapter 1 identifies which buildings and structures come under its purview. Chapter 1 is largely concerned with maintaining “due process of law” in enforcing the building criteria contained in the body of the code. Only through careful observation of the administrative provisions can the building official reasonably expect to demonstrate that “equal protection under the law” has been provided.

Chapter 2 Definitions. Terms defined in the code are listed alphabetically in Chapter 2. It is important to note that two chapters have their own definitions sections: Chapter 24 for the defined terms that are unique to fuel gas and Chapter 35 containing terms that are applicable to electrical Chapters 34 through 43. In the case where Chapter 2 and another chapter both define the same term differently, the definition found in Chapter 24 and/or 35 is intended to prevail where the term is used in Chapter 24 and/or 35 and the definition contained in Chapter 2 is intended to prevail

where the term is used in all other locations in the code. Except where Chapter 24 or 35 has a definition that will prevail therein, the definitions in Chapter 2 are applicable throughout the code.

Additional definitions regarding skylights that are not listed in Chapter 2 are found in Section R308.6.1.

Where understanding a term's definition is key to or necessary for understanding a particular code provision, the term is shown in *italics* where it appears in the code. This is true only for those terms that have a meaning that is unique to the code. In other words, the generally understood meaning of a term or phrase might not be sufficient or consistent with the meaning prescribed by the code; therefore, it is essential that the code-defined meaning be known.

Guidance regarding not only tense, gender and plurality of defined terms, but also terms not defined in this code, is provided.

Chapter 3 Building Planning. Chapter 3 provides guidelines for a minimum level of structural integrity, life safety, fire safety and livability for inhabitants of dwelling units regulated by this code. Chapter 3 is a compilation of the code requirements specific to the building planning sector of the design and construction process. This chapter sets forth code requirements dealing with light, ventilation, sanitation, minimum room size, ceiling height and environmental comfort. Chapter 3 establishes life-safety provisions including limitations on glazing used in hazardous areas, specifications on stairways, use of guards at elevated surfaces, window and fall protection, and rules for means of egress. Snow, wind and seismic design and flood-resistant construction, as well as live and dead loads, are addressed in this chapter.

Chapter 4 Foundations. Chapter 4 provides the requirements for the design and construction of foundation systems for buildings regulated by this code. Provisions for seismic load, flood load and frost protection are contained in this chapter. A foundation system consists of two interdependent components: the foundation structure itself and the supporting soil.

The prescriptive provisions of this chapter provide requirements for constructing footings and walls for foundations of wood, masonry, concrete and precast concrete. In addition to a foundation's ability to support the required design loads, this chapter addresses several other factors that can affect foundation performance. These include controlling surface water and subsurface drainage, requiring soil tests where conditions warrant and evaluating proximity to slopes and minimum depth requirements. The chapter also provides requirements to minimize adverse effects of moisture, decay and pests in basements and crawl spaces.

Chapter 5 Floors. Chapter 5 provides the requirements for the design and construction of floor systems that will be capable of supporting minimum required design loads. This chapter covers four different types: wood floor framing, wood floors on the ground, cold-formed steel floor framing and concrete slabs on the ground. Allowable span tables are provided that greatly simplify the determination of joist, girder and sheathing sizes for raised floor systems of wood framing and cold-formed steel framing. This chapter also contains prescriptive requirements for attaching a deck to the main building.

Chapter 6 Wall Construction. Chapter 6 contains provisions that regulate the design and construction of walls. The wall construction covered in Chapter 6 consists of five different types: wood framed, cold-formed steel framed, masonry, concrete and structural insulated panel (SIP). The primary concern of this chapter is the structural integrity of wall construction and transfer of all imposed loads to the supporting structure. This chapter provides the requirements for the design and construction of wall systems that are capable of supporting the minimum design vertical loads (dead, live and snow loads) and lateral loads (wind or seismic loads). This chapter contains the prescriptive requirements for wall bracing and/or shear walls to resist the imposed lateral loads due to wind and seismic.

Chapter 6 also regulates exterior windows and doors installed in walls. The chapter contains criteria for the performance of exterior windows and doors and includes provisions for window sill height, testing and labeling, vehicular access doors, wind-borne debris protection and anchorage details.

Chapter 7 Wall Covering. Chapter 7 contains provisions for the design and construction of interior and exterior wall coverings. This chapter establishes the various types of materials, materials standards and methods of application permitted for use as interior coverings, including interior plaster, gypsum board, ceramic tile, wood veneer paneling, hardboard paneling, wood shakes and wood shingles. Chapter 7 also contains requirements for the use of vapor retarders for moisture control in walls.

Exterior wall coverings provide the weather-resistant exterior envelope that protects the building's interior from the elements. Chapter 7 provides the requirements for wind resistance and water-resistive barrier for exterior wall coverings. This chapter prescribes the exterior wall coverings as well as the water-resistive barrier required beneath the exterior materials. Exterior wall coverings regulated by this section include aluminum, stone and masonry veneer, wood, hardboard, particleboard, wood structural panel siding, wood shakes and shingles, exterior plaster, steel, vinyl, fiber cement and exterior insulation finish systems.

Chapter 8 Roof-ceiling Construction. Chapter 8 regulates the design and construction of roof-ceiling systems. This chapter contains two roof-ceiling framing systems: wood framing and cold-formed steel framing. Allowable span tables are provided to simplify the selection of rafter and ceiling joist size for wood roof framing and cold-formed steel framing. Chapter 8 also provides requirements for the application of ceiling finishes, the proper ventilation of concealed spaces in roofs (e.g., enclosed attics and rafter spaces), unvented attic assemblies and attic access.

Chapter 9 Roof Assemblies. Chapter 9 regulates the design and construction of roof assemblies. A roof assembly includes the roof deck, vapor retarder, substrate or thermal barrier, insulation, vapor retarder and roof covering. This chapter provides the requirement for wind resistance of roof coverings.

The types of roof covering materials and installation regulated by Chapter 9 are: asphalt shingles, clay and concrete tile, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shakes and shingles, built-up roofs, metal roof panels, modified bitumen roofing, thermoset and thermoplastic single-ply roofing, sprayed polyurethane foam roofing, liquid applied coatings and photovoltaic modules/shingles. Chapter 9 also provides requirements for roof drainage, flashing, above deck thermal insulation and recovering or replacing an existing roof covering.

Chapter 10 Chimneys and Fireplaces. Chapter 10 contains requirements for the safe construction of masonry chimneys and fireplaces and establishes the standards for the use and installation of factory-built chimneys, fireplaces and masonry heaters. Chimneys and fireplaces constructed of masonry rely on prescriptive requirements for the details of their construction; the factory-built type relies on the listing and labeling method of approval. Chapter 10 provides the requirements for seismic reinforcing and anchorage of masonry fireplaces and chimneys.

Chapter 11 Energy Efficiency. The purpose of Chapter 11 is to provide minimum design requirements that will promote efficient utilization of energy in buildings. The requirements are directed toward the design of building envelopes with adequate thermal resistance and low air leakage, and toward the design and selection of mechanical, water heating, electrical and illumination systems that promote effective use of depletable energy resources. The provisions of Chapter 11 are duplicated from the *International Energy Conservation Code—Residential Provisions*, as applicable for buildings which fall under the scope of the IRC.

For ease of use and coordination of provisions, the corresponding IECC—Residential Provisions section number is indicated following the IRC section number [e.g. N1102.1 (R402.1)].

Chapter 12 Mechanical Administration. Chapter 12 establishes the limits of applicability of the code and describes how the code is to be applied and enforced. A mechanical code, like any other code, is intended to be adopted as a legally enforceable document and it cannot be effective without adequate provisions for its administration and enforcement. The provisions of Chapter 12 establish the authority and duties of the code official appointed by the jurisdiction having authority and also establish the rights and privileges of the design professional, contractor and property owner. It also relates this chapter to the administrative provisions in Chapter 1.

Chapter 13 General Mechanical System Requirements. Chapter 13 contains broadly applicable requirements related to appliance listing and labeling, appliance location and installation, appliance and systems access, protection of structural elements and clearances to combustibles, among others.

Chapter 14 Heating and Cooling Equipment. Chapter 14 is a collection of requirements for various heating and cooling appliances, dedicated to single topics by section. The common theme is that all of these types of appliances use energy in one form or another, and the improper installation of such appliances would present a hazard to the occupants of the dwellings, due to either the potential for fire or the accidental release of refrigerants. Both situations are undesirable in dwellings that are covered by this code.

Chapter 15 Exhaust Systems. Chapter 15 is a compilation of code requirements related to residential exhaust systems, including kitchens and bathrooms, clothes dryers and range hoods. The code regulates the materials used for constructing and installing such duct systems. Air brought into the building for ventilation, combustion or makeup purposes is protected from contamination by the provisions found in this chapter.

Chapter 16 Duct Systems. Chapter 16 provides requirements for the installation of ducts for supply, return and exhaust air systems. This chapter contains no information on the design of these systems from the standpoint of air movement, but is concerned with the structural integrity of the systems and the overall impact of the systems on the fire-safety performance of the building. This chapter regulates the materials and methods of construction which affect the performance of the entire air distribution system.

Chapter 17 Combustion Air. Complete combustion of solid and liquid fuel is essential for the proper operation of appliances, control of harmful emissions and achieving maximum fuel efficiency. If insufficient quantities of oxygen are supplied, the combustion process will be incomplete, creating dangerous byproducts and wasting energy in the form of unburned fuel (hydrocarbons). The byproducts of incomplete combustion are poisonous, corrosive and combustible, and can cause serious appliance or equipment malfunctions that pose fire or explosion hazards.

The combustion air provisions in this code from previous editions have been deleted from Chapter 17 in favor of a single section that directs the user to NFPA 31 for oil-fired appliance combustion air requirements and the manufacturer's installation instructions for solid fuel-burning appliances. If fuel gas appliances are used, the provisions of Chapter 24 must be followed.

Chapter 18 Chimneys and Vents. Chapter 18 regulates the design, construction, installation, maintenance, repair and approval of chimneys, vents and their connections to fuel-burning appliances. A properly designed chimney or vent system is needed to conduct the flue gases produced by a fuel-burning appliance to the outdoors. The provisions of this chapter are intended to minimize the hazards associated with high temperatures and potentially toxic and corrosive combustion gases. This chapter addresses factory-built and masonry chimneys, vents and venting systems used to vent oil-fired and solid fuel-burning appliances.

Chapter 19 Special Fuel-burning Equipment. Chapter 19 regulates the installation of fuel-burning appliances that are not covered in other chapters, such as ranges and ovens, sauna heaters, fuel cell power plants and hydrogen systems. Because the subjects in this chapter do not contain the volume of text necessary to warrant individual chapters, they have been combined into a single chapter. The only commonality is that the subjects use energy to perform some task or function. The intent is to provide a reasonable level of protection for the occupants of the dwelling.

Chapter 20 Boilers and Water Heaters. Chapter 20 regulates the installation of boilers and water heaters. Its purpose is to protect the occupants of the dwelling from the potential hazards associated with such appliances. A water heater is any appliance that heats potable water and supplies it to the plumbing hot water distribution system. A boiler either heats water or generates steam for space heating and is generally a closed system.

Chapter 21 Hydronic Piping. Hydronic piping includes piping, fittings and valves used in building space conditioning systems. Applications include hot water, chilled water, steam, steam condensate, brines and water/antifreeze mixtures. Chapter 21 regulates installation, alteration and repair of all hydronic piping systems to insure the reliability, serviceability, energy efficiency and safety of such systems.

Chapter 22 Special Piping and Storage Systems. Chapter 22 regulates the design and installation of fuel oil storage and piping systems. The regulations include reference to construction standards for above-ground and underground storage tanks, material standards for piping systems (both above-ground and underground) and extensive requirements for the proper assembly of system piping and components. The purpose of this chapter is to prevent fires, leaks and spills involving fuel oil storage and piping systems, whether inside or outside structures and above or underground.

Chapter 23 Solar Systems. Chapter 23 contains requirements for the construction, alteration and repair of all systems and components of solar energy systems used for space heating or cooling, and domestic hot water heating or processing. The provisions of this chapter are limited to those necessary to achieve installations that are relatively hazard free.

A solar energy system can be designed to handle 100 percent of the energy load of a building, although this is rarely accomplished. Because solar energy is a low-intensity energy source and dependent on the weather, it is usually necessary to supplement a solar energy system with traditional energy sources.

As our world strives to find alternate means of producing power for the future, the requirements of this chapter will become more and more important over time.

Chapter 24 Fuel Gas. Chapter 24 regulates the design and installation of fuel gas distribution piping and systems, appliances, appliance venting systems and combustion air provisions. The definition of "fuel gas" includes natural, liquefied petroleum and manufactured gases and mixtures of these gases.

The purpose of this chapter is to establish the minimum acceptable level of safety and to protect life and property from the potential dangers associated with the storage, distribution and use of fuel gases and the byproducts of combustion of such fuels. This code also protects the personnel who install, maintain, service and replace the systems and appliances addressed herein.

Chapter 24 is composed entirely of text extracted from the IFGC; therefore, whether using the IFGC or the IRC, the fuel gas provisions will be identical. Note that to avoid the potential for confusion and conflicting definitions, Chapter 24 has its own definition section.

Chapter 25 Plumbing Administration. The requirements of Chapter 25 do not supersede the administrative provisions of Chapter 1. Rather, the administrative guidelines of Chapter 25 pertain to plumbing installations that are best referenced and located within the plumbing chapters. This chapter addresses how to apply the plumbing provisions of this code to specific types or phases of construction. This chapter also outlines the responsibilities of the applicant, installer and inspector with regard to testing plumbing installations.

Chapter 26 General Plumbing Requirements. The content of Chapter 26 is often referred to as "miscellaneous," rather than general plumbing requirements. This is the only chapter of the plumbing chapters of the code whose requirements do not interrelate. If a requirement cannot be located in another plumbing chapter, it should be located in this chapter. Chapter 26 contains safety requirements for the installation of plumbing systems and includes requirements for the identification of pipe, pipe fittings, traps, fixtures, materials and devices used in plumbing systems. If specific provisions do not demand that a requirement be located in another chapter, the requirement is located in this chapter.

Chapter 27 Plumbing Fixtures. Chapter 27 requires fixtures to be of the proper type, approved for the purpose intended and installed properly to promote usability and safe, sanitary conditions. This chapter regulates the quality of fixtures and faucets by requiring those items to comply with nationally recognized standards. Because fixtures must be properly installed so that they are usable by the occupants of the building, this chapter contains the requirements for the installation of fixtures.

Chapter 28 Water Heaters. Chapter 28 regulates the design, approval and installation of water heaters and related safety devices. The intent is to minimize the hazards associated with the installation and operation of water heaters. Although this chapter does not regulate the size of a water heater, it does regulate all other aspects of the water heater installation such as temperature and pressure relief valves, safety drip pans and connections. Where a water heater also supplies water for space heating, this chapter regulates the maximum water temperature supplied to the water distribution system.

Chapter 29 Water Supply and Distribution. This chapter regulates the supply of potable water from both public and individual sources to every fixture and outlet so that it remains potable and uncontaminated by cross connections. Chapter 29 also regulates the design of the water distribution system, which will allow fixtures to function properly. Because it is critical that the potable water supply system remain free of actual or potential sanitary hazards, this chapter has the requirements for providing backflow protection devices.

Chapter 30 Sanitary Drainage. The purpose of Chapter 30 is to regulate the materials, design and installation of sanitary drainage piping systems as well as the connections made to the system. The intent is to design and install sanitary drainage systems that will function reliably, are neither undersized nor oversized and are constructed from materials, fittings and connections whose quality is regulated by this section. This chapter addresses the proper use of fittings for directing the flow into and within the sanitary drain piping system. Materials and provisions necessary for servicing the drainage system are also included in this chapter.

Chapter 31 Vents. Venting protects the trap seal of each trap. The vents are designed to limit differential pressures at each trap to 1 inch of water column (249 Pa). Because waste flow in the drainage system creates pressure fluctuations that can negatively affect traps, the sanitary drainage system must have a properly designed venting system. Chapter 31 covers the requirements for vents and venting. All of the provisions set forth in this chapter are intended to limit the pressure differentials in the drainage system to a maximum of 1 inch of water column (249 Pa) above or below atmospheric pressure (i.e., positive or negative pressures).

Chapter 32 Traps. Traps prevent sewer gas from escaping from the drainage piping into the building. Water seal traps are the simplest and most reliable means of preventing sewer gas from entering the interior environment. This chapter lists prohibited trap types as well as specifies the minimum trap size for each type of fixture.

Chapter 33 Storm Drainage. Rainwater infiltration into the ground adjacent to a building can cause the interior of foundation walls to become wet. The installation of a subsoil drainage system prevents the build-up of rainwater on the exterior of the foundation walls. This chapter provides the specifications for subsoil drain piping. Where the discharge of the subsoil drain system is to a sump, this chapter also provides coverage for sump construction, pumps and discharge piping.

Chapter 34 General Requirements. This chapter contains broadly applicable, general and miscellaneous requirements including scope, listing and labeling, equipment locations and clearances for conductor materials and connections and conductor identification.

Chapter 35 Electrical Definitions. Chapter 35 is the repository of the definitions of terms used in the body of Part VIII of the code. To avoid the potential for confusion and conflicting definitions, Part VIII, Electrical, has its own definition chapter.

Codes are technical documents and every word, term and punctuation mark can impact the meaning of the code text and the intended results. The code often uses terms that have a unique meaning in the code, which can differ substantially from the ordinarily understood meaning of the term as used outside of the code.

The terms defined in Chapter 35 are deemed to be of prime importance in establishing the meaning and intent of the electrical code text that uses the terms. The user of the code should be familiar with and consult this chapter because the definitions are essential to the correct interpretation of the code and because the user may not be aware that a term is defined.

Chapter 36 Services. This chapter covers the design, sizing and installation of the building's electrical service equipment and grounding electrode system. It includes an easy-to-use load calculation method and service conductor sizing table. The electrical service is generally the first part of the electrical system to be designed and installed.

Chapter 37 Branch Circuit and Feeder Requirements. Chapter 37 addresses the requirements for designing the power distribution system which consists of feeders and branch circuits emanating from the service equipment. This chapter dictates the ratings of circuits and the allowable loads, the number and types of branch circuits required, the wire sizing for such branch circuits and feeders and the requirements for protection from overcurrent for conductors. A load calculation method specific to feeders is also included. This chapter is used to design the electrical system on the load side of the service.

Chapter 38 Wiring Methods. Chapter 38 specifies the allowable wiring methods, such as cable, conduit and raceway systems, and provides the installation requirements for the wiring methods. This chapter is primarily applicable to the “rough-in” phase of construction.

Chapter 39 Power and Lighting Distribution. This chapter mostly contains installation requirements for the wiring that serves the lighting outlets, receptacle outlets, appliances and switches located throughout the building. The required distribution and spacing of receptacle outlets and lighting outlets is prescribed in this chapter, as well as the requirements for ground-fault and arc-fault circuit interrupter protection.

Chapter 40 Devices and Luminaires. This chapter focuses on the devices, including switches and receptacles, and lighting fixtures that are typically installed during the final phase of construction.

Chapter 41 Appliance Installation. Chapter 41 addresses the installation of appliances including HVAC appliances, water heaters, fixed space-heating equipment, dishwashers, garbage disposals, range hoods and suspended paddle fans.

Chapter 42 Swimming Pools. This chapter covers the electrical installation requirements for swimming pools, storable swimming pools, wading pools, decorative pools, fountains, hot tubs, spas and hydromassage bathtubs. The allowable wiring methods are specified along with the required clearances between electrical system components and pools, spas and tubs. This chapter includes the special grounding requirements related to pools, spas and tubs, and also prescribes the equipotential bonding requirements that are unique to pools, spas and tubs.

Chapter 43 Class 2 Remote-control, Signaling and Power-limited Circuits. This chapter covers the power supplies, wiring methods and installation requirements for the Class 2 circuits found in dwellings. Such circuits include thermostat wiring, alarm systems, security systems, automated control systems and doorbell systems.

Chapter 44 Referenced Standards. The code contains numerous references to standards that are used to regulate materials and methods of construction. Chapter 44 contains a comprehensive list of all standards that are referenced in the code. The standards are part of the code to the extent of the reference to the standard. Compliance with the referenced standard is necessary for compliance with this code. By providing specifically adopted standards, the construction and installation requirements necessary for compliance with the code can be readily determined. The basis for code compliance is, therefore, established and available on an equal basis to the code official, contractor, designer and owner.

Chapter 44 is organized in a manner that makes it easy to locate specific standards. It lists all of the referenced standards, alphabetically, by acronym of the promulgating agency of the standard. Each agency's standards are then listed in either alphabetical or numeric order based upon the standard identification. The list also contains the title of the standard; the edition (date) of the standard referenced; any addenda included as part of the ICC adoption; and the section or sections of this code that reference the standard.

LEGISLATION

The *International Codes* are designed and promulgated to be adopted by reference by legislative action. Jurisdictions wishing to adopt the 2012 *International Residential Code* as an enforceable regulation governing one- and two-family dwellings and townhouses should ensure that certain factual information is included in the adopting legislation at the time adoption is being considered by the appropriate governmental body. The following sample adoption legislation addresses several key elements, including the information required for insertion into the code text.

SAMPLE LEGISLATION FOR ADOPTION OF THE INTERNATIONAL RESIDENTIAL CODE ORDINANCE NO. _____

A[N] [ORDINANCE/STATUTE/REGULATION] of the [JURISDICTION] adopting the 2012 edition of the *International Residential Code*, regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress in the [JURISDICTION]; providing for the issuance of permits and collection of fees thereof; repealing [ORDINANCE/STATUTE/REGULATION] No. _____ of the [JURISDICTION] and all other ordinances or parts of laws in conflict therewith.

The [GOVERNING BODY] of the [JURISDICTION] does ordain as follows:

Section 1. That a certain document, three (3) copies of which are on file in the office of the [TITLE OF JURISDICTION'S KEEPER OF RECORDS] of [NAME OF JURISDICTION], being marked and designated as the *International Residential Code*, 2012 edition, including Appendix Chapters [FILL IN THE APPENDIX CHAPTERS BEING ADOPTED] (see *International Residential Code* Section R102.5, 2012 edition), as published by the International Code Council, be and is hereby adopted as the Residential Code of the [JURISDICTION], in the State of [STATE NAME] for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code on file in the office of the [JURISDICTION] are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

Section 2. The following sections are hereby revised:

Section R101.1. Insert: [NAME OF JURISDICTION]

Table R301.2 (1) Insert: [APPROPRIATE DESIGN CRITERIA]

Section P2603.6.1 Insert: [NUMBER OF INCHES IN TWO LOCATIONS]

Section 3. That [ORDINANCE/STATUTE/REGULATION] No. _____ of [JURISDICTION] entitled [FILL IN HERE THE COMPLETE TITLE OF THE LEGISLATION OR LAWS IN EFFECT AT THE PRESENT TIME SO THAT THEY WILL BE REPEALED BY DEFINITE MENTION] and all other ordinances or parts of laws in conflict herewith are hereby repealed.

Section 4. That if any section, subsection, sentence, clause or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The [GOVERNING BODY] hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 5. That nothing in this legislation or in the Residential Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this law; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this legislation.

Section 6. That the [JURISDICTION'S KEEPER OF RECORDS] is hereby ordered and directed to cause this legislation to be published. (An additional provision may be required to direct the number of times the legislation is to be published and to specify that it is to be in a newspaper in general circulation. Posting may also be required.)

Section 7. That this law and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect [TIME PERIOD] from and after the date of its final passage and adoption.

APPENDIX H
RMP OPPORTUNITY GAP - RETAIL STORE ANALYSIS

Top Tapestry Segments	
	Percent
Home Town	14.72%
Salt of the Earth	12.58%
Rustbelt Traditions	10.82%

Summary		
	2014	2019
Population	99,384	97,932
Households	38,531	38,055
Families	25,108	24,575
Median Age	38.3	38.6
Median Household Income	\$39,797	\$50,877

Summary			
	Spending Potential Index	Average Amount Spent	Total
Apparel and Services	50	\$1,130.37	\$43,554,263
Men's Apparel	48	\$202.94	\$7,819,450
Men's Costumes	53	\$0.76	\$29,412
Women's Uniforms	76	\$4.17	\$160,527
Infant Sleepwear	78	\$3.10	\$119,449
Women's Footwear	35	\$71.40	\$2,751,055
Clothing Rental & Storage	84	\$2.84	\$109,479
Computer			
Installation of Computers	72	\$0.41	\$15,914
Hand Tools	77	\$5.72	\$220,495
Office Furn/Eq for Home Use	73	\$10.65	\$410,310
Entertainment & Recreation	79	\$2,578.25	\$99,342,671
Live Ent for Catered Affairs	67	\$7.82	\$301,466
Party Sup Rnt for Cater Evnt	69	\$10.14	\$390,883
Ent/Rec-Fees & Admissions	70	\$442.71	\$17,058,123
Soc/Rec/Civic Clubs Member Fee	72	\$119.62	\$4,608,968
Part Sport Fees excl Trips	69	\$81.39	\$3,135,906
Movie/Thtr/Opera/Ballet Admsn	69	\$109.13	\$4,204,885
Sport Events Admsn excl Trips	77	\$48.72	\$1,877,149
Fees for Recreational Lessons	67	\$83.47	\$3,216,289
Televisions & Video	78	\$238.46	\$9,187,983
Televisions	79	\$125.60	\$4,839,431
Satellite Dishes	88	\$1.39	\$53,396
VCR/Video Camera/DVD Players	75	\$9.60	\$369,912

Summary (Continued)			
	Spending Potential Index	Average Amount Spent	Total
Miscs Video Equipment	75	\$5.80	\$223,647
Video Cassettes & DVDs	78	\$27.36	\$1,054,112
Digital Audio Players	75	\$11.27	\$434,133
Music Instrmnt Rental/Repair	74	\$1.54	\$59,206
Ent/Recreation - Pets	97	\$515.34	\$19,856,511
Vet Services	79	\$115.19	\$4,438,492
Purchase of RVs or Boats	76	\$128.34	\$4,945,107
Bicycles	71	\$18.10	\$697,453
Film	78	\$1.12	\$43,164
Reading	77	\$119.00	\$4,585,218
Magazine/Newspaper Subs	81	\$44.38	\$1,709,934
Food	78	\$6,397.45	\$246,500,215
Food at Home	79	\$3,995.60	\$153,954,645
Fresh Pies/Tarts/Turnovers	82	\$17.82	\$686,611
Eggs	77	\$50.77	\$1,956,160
Other Dairy Products	77	\$50.88	\$1,960,466
Vegetable Juice	77	\$18.03	\$694,824
Sports Drinks	82	\$19.65	\$757,209
Alcoholic Beverages	73	\$388.00	\$14,949,989
Nonalcoholic Beverages	76	\$153.41	\$5,911,146
Financial			
Investments	44	\$913.03	\$35,179,943
Purchase of Other Property	78	\$665.49	\$25,641,842
Health			
Nonprescription Drugs	82	\$102.12	\$3,934,642
Prescription Drugs	85	\$412.17	\$15,881,268
Medical Supplies	82	\$142.37	\$5,485,567
Home			
Own Mort Payment & Basics	73	\$6,905.10	\$266,060,345
Own Maint & Remodel Services	76	\$1,226.19	\$47,246,388
Own Maint & Remodel Matls	86	\$249.63	\$9,618,363
Natural Gas	81	\$479.10	\$18,460,255
Household Furnishings and Equipment			
Misc Pr-Paper/Plast/Foil Prod	81	\$146.50	\$5,644,882

Summary (Continued)			
	Spending Potential Index	Average Amount Spent	Total
Kitchen & Dining Room Linens	78	\$1.95	\$75,098
Living Room Tables	71	\$13.69	\$527,592
Outdoor Furniture	75	\$17.06	\$657,274
Electric Floor Cleaning Eq	82	\$17.79	\$685,503
Nonelectric Cookware	47	\$9.91	\$381,778
Laundry & Cleaning Eq	81	\$19.51	\$751,815
Luggage	69	\$6.18	\$238,291
Household Operations			
Child Care	70	\$310.31	\$11,956,526
Lawn & Garden	80	\$341.30	\$13,150,726
Serv Termite/Pest Cntrl	72	\$19.06	\$734,222
Insurance			
Home Improvement	77	\$1,510.68	\$58,208,077
Vehicle Insurance	78	\$928.55	\$35,777,954
Life/Other Insurance	82	\$358.20	\$13,801,816
Health Insurance	82	\$2,032.05	\$78,296,988
Personal Care Products	75	\$335.84	\$12,940,352
Smoking Products	90	\$437.26	\$16,848,057
Transportation			
Vehicle Purchases (Net Outlay)	80	\$2,869.92	\$110,580,750
Gasoline & Motor Oil	81	\$2,524.37	\$97,266,637
Vehicle Maint & Repairs	78	\$848.04	\$32,676,001
Travel			
Airline Fares	68	\$312.25	\$12,031,475
Travel-Lodging on Trips	74	\$315.73	\$12,165,332
Travel - Vacation Clubs	95	\$5.39	\$207,547

Summary			
	Census 2010	2014	2019
Population	100,111	99,384	97,932
Households	38,629	38,531	38,055
Families	25,336	25,108	24,575
Average Household Size	2.46	2.45	2.44
Owner Occupied Housing Units	26,365	25,544	25,479
Renter Occupied Housing Units	12,264	12,987	12,575
Median Age	38	38.3	38.6

Trends: 2014 - 2019 Annual Rate			
	Area	State	National
Population	-0.29%	0.13%	0.71%
Households	-0.25%	0.20%	0.74%
Families	-0.43%	0.02%	0.63%
Median Household Income	5.04%	3.65%	3.03%

Households by Income				
	2014 Number	2014 Percentage	2019 Number	2019 Percentage
<\$15,000	5,925	15.38%	5,619	14.77%
\$15,000 - \$24,999	6,219	16.14%	4,450	11.69%
\$25,000 - \$34,999	5,241	13.60%	3,977	10.45%
\$35,000 - \$49,999	4,813	12.49%	4,520	11.88%
\$50,000 - \$74,999	7,495	19.45%	8,305	21.82%
\$75,000 - \$99,999	4,519	11.73%	5,801	15.24%
\$100,000 - \$149,999	3,141	8.15%	3,957	10.40%
\$150,000 - \$199,999	629	1.63%	797	2.09%
\$200,000+	544	1.41%	623	1.64%

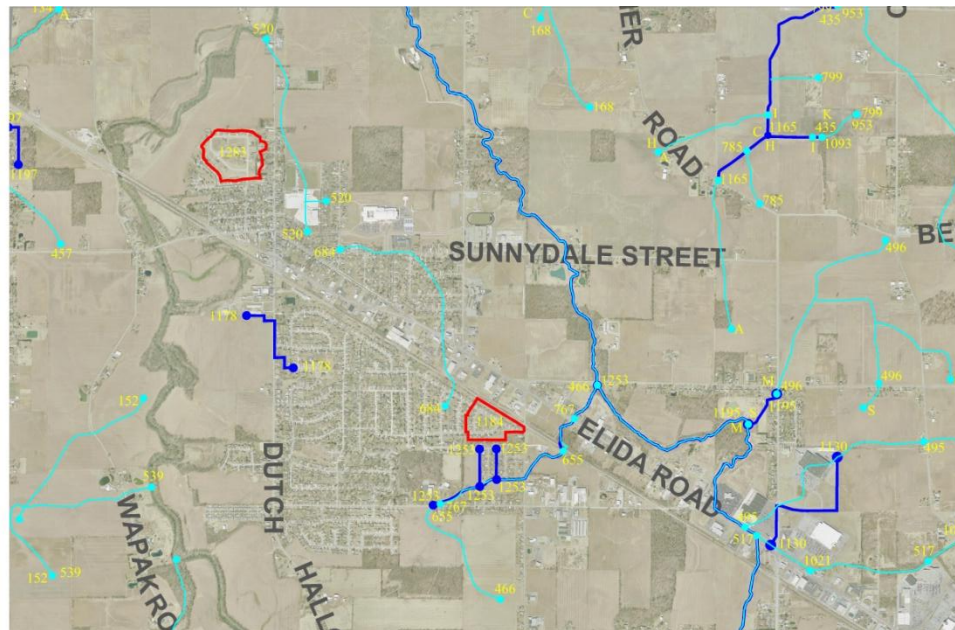
Population by Age						
	Census 2010 Number	Census 2010 Percentage	2014 Number	2014 Percentage	2019 Number	2019 Percentage
0 - 4	6,569	6.56%	6,358	6.40%	6,337	6.47%
9-May	6,724	6.72%	6,455	6.50%	6,063	6.19%
14-Oct	6,708	6.70%	6,558	6.60%	6,262	6.39%
15 - 19	7,794	7.79%	6,916	6.96%	6,537	6.68%
20 - 24	6,800	6.79%	7,176	7.22%	6,336	6.47%
25 - 34	12,005	11.99%	12,533	12.61%	13,142	13.42%
35 - 44	11,702	11.69%	11,457	11.53%	11,257	11.49%
45 - 54	14,489	14.47%	13,245	13.33%	11,722	11.97%
55 - 64	12,624	12.61%	13,341	13.42%	13,125	13.40%
65 - 74	7,472	7.46%	8,176	8.23%	9,757	9.96%
75 - 84	4,974	4.97%	4,828	4.86%	5,044	5.15%
85+	2,251	2.25%	2,340	2.35%	2,351	2.40%

Race and Ethnicity						
	Census 2010 Number	Census 2010 Percentage	2014 Number	2014 Percentage	2019 Number	2019 Percentage
White Alone	83,169	83.08%	82,081	82.59%	80,097	81.79%
Black Alone	12,522	12.51%	12,639	12.72%	12,672	12.94%
American Indian Alone	197	0.20%	214	0.22%	245	0.25%
Asian Alone	689	0.69%	725	0.73%	783	0.80%
Pacific Islander Alone	15	0.01%	17	0.02%	20	0.02%
Some Other Race Alone	806	0.81%	857	0.86%	932	0.95%
Two or More Races	2,712	2.71%	2,852	2.87%	3,182	3.25%
Hispanic Origin (Any Race)	2,447	2.44%	2,709	2.73%	3,198	3.27%

Data courtesy of AEDG

APPENDIX I **DITCH MAINTENANCE PROJECTS**

VILLAGE OF ELIDA DITCH MAINTENANCE PROJECTS					
No.	Name	Year	Volume	Page	Section
B	DONER	1870	1	120	7
G	KESSLER RUN	1879	3	73	5-8, 27, 32
152	CREMEAN	1883	4	444	18, 19
457	HERRING	1908	14	499	7
466	SMITH	1909	15	104	16, 17, 20
520	BRUNK	1912	17	565	7, 8
539	ENGLE	1913	18	570	18, 19
655	SMITH	1924	22	371	16, 17
684	KRUSE	1926	25		8, 17
767	SMITH	1934	33		16, 17
1151	DUG RUN	2000	TOP SHELF VAULT		8, 9, 16, 21, 22
1165	McCARTY GROUP	1992	92		17
1178	R. J. STONE DEVEL. GROUP	1994	94		17
1184	LAUREL OAKS SUBDIVISION	1995	95		17
1197	SIEFKER	1999	96		7
1214	DEVOE	1999	100		7
1283	ORCHARD ACRES	2009			7



APPENDIX J
PLAN REFERENCE MATERIALS

Title	Plan Section	Category	Year	Author/Publisher	Description
Allen County Stormwater Management Plan	Environmental Factors: Water Quality Issues	Water Quality Action Plan	2003	Lima-Allen County Regional Planning Commission	Prepared for Allen County. Identifies USEPA findings on water quality. Non-attainment status of Ottawa River and tributaries. Includes 5-year action plan to mediate degrading practices.
Allen County Access Management Plan	Infrastructure & Services: Transportation	Access Management Plan	2005	HDR Engineering, Inc.	Prepared for Allen County Engineer. Includes purpose for access management, examples, administration issues, design standards, and traffic impact study requirements.
2040 Long Range Fiscally Constrained Transportation Plan	Infrastructure & Services: Transportation	Transportation Plan	2013	Lima-Allen County Regional Planning Commission	Includes land use, population, socioeconomic trends, existing transportation characteristics, alternatives to alleviate deficiencies and financial plan.
Traffic Access and Impact Studies for Site Development: A Recommended Practice	Infrastructure & Services: Transportation	Traffic	1991	Institute of Transportation Engineers	Includes need and purpose of traffic impact studies and necessary measures for the studies.
Access Ohio 2004-2030: Statewide Transportation Plan	Infrastructure & Services: Transportation	Transportation Plan	2004	ODOT Division of Planning, Office of Urban & Corridor Planning	Includes goals and objectives, demographics, economics, travel patterns, transportation network, rail system, air system, bicycle and pedestrian facilities, water ports and inter-modal connectors, transportation system security, and financial plan.
Soil Survey of Allen County	Site & Situation: Soils & Limiting Factors	Soil Analysis	2002	Natural Resources Conservation Service, ODNR, et al.	Includes overview of soil type and survey procedures.
Strategies for Defining Ohio's Economic Development Agenda	Economic Overview: Tax Base	Economic Strategy	2002	The Center for Public Management	Prepared for The Ohio and Metro Chambers of Commerce. Includes development strategy, tax structure, education, workforce, implementation, infrastructure investments, policy options, and case study analysis.
Allen County Air Quality Report	Environmental Factors: Air Quality	Air Quality	2007	Ohio Environmental Protection Agency	An assessment of Allen County Air Quality in 2007. The report provides detailed Air Toxic Testing Results pursuant to new 8-hour NAAQS.
Allen County Comprehensive Water Master Plan	Infrastructure & Services: Water Systems	Water System Report	2000	URS Greiner Woodward Clyde	Includes county current and projected populations, water demands and quality, water supply, alternative systems, recommendations, and financing.

Title	Plan Section	Category	Year	Author/Publisher	Description
Allen County Community Housing Improvement Strategy	Infrastructure & Services: Housing	Housing Study	2010	Rural Community Assistance Action Program	Includes demographics, housing needs, and housing issues.
2010-2040 DRAFT Solid Waste Management Plan Update	Environmental Factors: Solid Waste	Solid Waste Study	2010	G.T. Environmental, Inc.	Prepared for North Central Ohio Solid Waste District. Includes inventories, generation and reduction, projections and strategies, and methods of solid waste management.
Lima/Allen County Economic Adjustment Study: Report #1 - Community Interface	Economic Overview: Tax Base	Economic Study	1996	The Liaison Group, Inc.	Includes overview of initial community interface and interaction.
Lima/Allen County Economic Adjustment Study: Report #2 - Economic Overview & Impacts	Economic Overview: Tax Base	Economic Study	1996	The Liaison Group, Inc.	Includes local economic overview and economic impact assessment of job loss due to Department of Defense downsizing.
Lima/Allen County Economic Adjustment Study: Report #3 - Target Marketing	Economic Overview: Tax Base	Economic Study	1996	The Liaison Group, Inc.	Includes cluster analysis, marketing strategies and actions.
Lima/Allen County Economic Adjustment Study: Report #4 - Facilities Analysis	Economic Overview: Tax Base	Economic Study	1996	The Liaison Group, Inc.	Provides overview of existing facilities including: Airfoil building compound & Sundstrand building compound. Highlights assets, liabilities, code issues, and reuse potential.
Building a Focused Community	Action Plan: Quality of Life	Community Development	2004	Ohio State University Extension Community Development	Includes overview of Community and Visioning process.
Allen County Industrial Development Action Agenda	Economic Overview: Tax Base	Industrial Base Study	1985	Woolpert Consultants	Includes Economic overview, existing industry, locational advantages, future prospects, site availability and suitability, and development strategies.
Ohio 2010 Demographic Profile: Charting The Changes	Population Characteristics	Population Summary Report	2011	Ohio Department of Development	Demographic overview.
American Community Survey 2007-2011	Population Characteristics	Population Summary Report	2011	U.S. Department of Commerce Bureau of the Census	Demographic estimations.
Zoning Resolution: Village of Elida, Allen County, Ohio	Action Plan: Land Use	Regulatory Controls	1997	Village of Elida	Village Zoning adopted pursuant to Section 511 of the Ohio Revised Code.
Subdivision Regulations for Allen County, Ohio	Action Plan: Land Use	Regulatory Controls	2013	Lima-Allen County Regional Planning Commission	Subdivision Regulations adopted pursuant to Section 711 of the Ohio Revised Code.
United States Census 2010	Population Characteristics	Census Tabulation	2010	U.S. Department of Commerce Bureau of the Census	Statistical summations of local political subdivisions.
United States Census 2000	Population Characteristics	Census Tabulation	2000	U.S. Department of Commerce Bureau of the Census	Statistical summations of local political subdivisions.
United States Census 1990	Population Characteristics	Census Tabulation	1990	U.S. Department of Commerce Bureau of the Census	Statistical summations of local political subdivisions.

Title	Plan Section	Category	Year	Author/Publisher	Description
Ohio Department of Development County Population Projections 2000-2040	Population Characteristics	Population Study	2003	Ohio Department of Strategic Development	Statistical summation of projected populations by political subdivision.
Land Evaluation & Site Assessment	Action Plan: Land Use	Land Use	1996	U.S. Department of Agriculture Natural Resource Conservation Service	Methodological tool to assess agricultural productivity and land use classifications.
ES 202 Employment by SIC	Economic Overview: Employment	Economic Profile	2010	Ohio Department of Job & Family Services	Identifies employees, firms by first month, second month, third month and year average from 1980 to 2002.
County Business Patterns 2001-2002	Economic Overview: Employment	Economic Profile	2004	U.S. Department of Commerce	Annual publication that provides substantial economic data by industry by NAICS code. Provides total full and part time employment as well as non-employer wages and County trends.
Ohio County Profile	Economic Overview: Employment	Economic Strategy	2013	Ohio Department of Development	Bi-annual publication that provides County level economic social and vital statistic data.
Traffic Crash Incident Summary Reports 2010-2012	Infrastructure & Services: Transportation	Traffic and Safety	2013	Lima-Allen County Regional Planning Commission	Statistical compilation designed to be used for crash trend analyses.
Comprehensive Economic Development Strategy for Allen County, Ohio	Infrastructure & Services: Transportation	Community Development	2010	Lima-Allen County Regional Planning Commission	Comprehensive social and economic assessment of Allen County.
Transportation Improvement Program FY 2014-2017	Infrastructure & Services: Transportation	Transportation Plan	2013	Lima-Allen County Regional Planning Commission	Comprehensive transportation project compilation for Allen County.
Biological and Water Quality Study of the Ottawa River and Principal Tributaries	Environmental Factors: Water Quality Issues	Environmental	2010	State of Ohio Environmental Protection Agency	Water quality attainment status.
Status of Water Quality in Ohio: The 2014 Integrated Report	Environmental Factors: Water Quality Issues	Environmental	2014	State of Ohio Environmental Protection Agency	Water quality attainment status.

RESOLUTION # 403 2015

A RESOLUTION: ADOPTING THE VILLAGE OF ELIDA 2040 COMPREHENSIVE PLAN.

Whereas, the Council of the Village of Elida, Ohio met at a duly called and authorized meeting of the Council, such meeting being duly called pursuant to the rules of Council, with notice received by all Council members, and

WHEREAS, the Village of Elida opted in the Fall 2014 to undertake a comprehensive planning process and since has participated independently and collaboratively with the Lima-Allen County Regional Planning Commission, Allen Economic Development Group, and Lima Area Chamber of Commerce, in the preparation of a comprehensive plan for the community; and,

WHEREAS, the planning process reflected a detailed assessment of the community's population, local environment, land use, infrastructure and economic base; and,

WHEREAS, the purpose of the comprehensive plan is to establish general goals, objectives and policies to help guide local, county and state agencies, private individuals and organizations as they prepare detailed plans and programs that impact the community; and,

WHEREAS, throughout the planning process a comprehensive assessment of historic and existing conditions within the community was documented and considered, and potential options to address such conditions were undertaken and community goals, objectives and implementation strategies identified, and where such materials were presented for public discourse; and,

WHEREAS, the Village recognizes that considerable attention was devoted to the development of the comprehensive plan and the draft document has been submitted and received adequate public review; and,

WHEREAS, the Lima-Allen County Regional Planning Commission has reviewed and recommended the Village of Elida 2040 Comprehensive Plan for adoption;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF ELIDA, OHIO, TWO-THIRDS OF THE MEMBERS ELECTED THERETO CONCURRING:

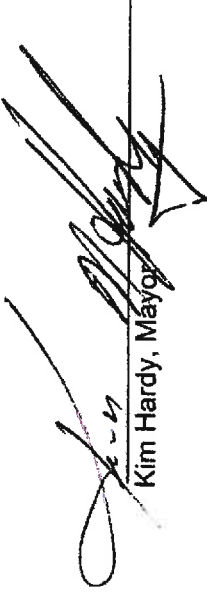
Section 1. That the Council of the Village of Elida hereby endorses and adopts the Village of Elida 2040 Comprehensive Plan as an important planning tool which identifies a wide range of essential issues, initiatives, projects and programs to be undertaken by various entities over the Plan's horizon year.

Section 2. That the Council of the Village of Elida, Ohio hereby finds that all discussion and debate regarding the matter was conducted in open session of council pursuant to the provisions of the Ohio Revised Code.

Section 3. That the Village Fiscal Officer shall , and hereby is, authorized and directed to certify a copy of the Resolution, immediately after its passage.

Section 4. That for the reasons set forth in the preamble, this Resolution after approval by the Mayor shall take effect and be in full force from and after the earliest period allowed by law, provided that it receives the affirmative vote of two-thirds of the members elected to the Council.

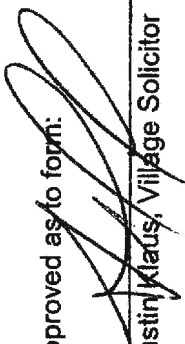
Adopted August 25, 2015


Kim Hardy, Mayor

Attest:


_____, Clerk and Fiscal Officer

Approved as to form:


Austin Klaus, Village Solicitor

ORDINANCE NO. 1063 - 2015

**AN ORDINANCE: AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF
ELIDA, OHIO TO ADD ARTICLE 33 ADOPTING A COMPREHENSIVE PLAN FOR
THE VILLAGE OF ELIDA**

Whereas, the Council of the Village of Elida, Ohio met at a duly called and authorized meeting of the Council, such meeting being duly called pursuant to the rules of council, with notice received by all council members; and

Whereas, the Planning and Zoning Commission of the Village of Elida recommended, by the adoption of a motion, to amend the Zoning Ordinance of the Village of Elida to add Article 33, which is a Comprehensive Plan for the Village of Elida to serve as a guide for community development in a comprehensive fashion; and

Whereas, the Planning and Zoning Commission of the Village of Elida transmitted its recommendation on said proposed amendment within sixty (60) days from making a motion to amend the zoning ordinance; and

Whereas, a public hearing on this recommendation was held on the May 12, 2015, in compliance with the Zoning Ordinance of the Village of Elida, Ohio, after notice of said public hearing was published and any required notice mailed to property owners in compliance with the Zoning Ordinance of the Village of Elida, Ohio.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF ELIDA, OHIO, TWO-THIRDS OF THE MEMBERS ELECTED THERETO CONCURRING:

Section 1. That the Council of the Village of Elida moves to adopt the recommendation of the Planning and Zoning Commission that the Zoning Ordinance be amended to add Article 33, which is the Comprehensive Plan for the Village of Elida, a copy of the Comprehensive Plan, is attached hereto as Exhibit A and incorporated herein by reference.

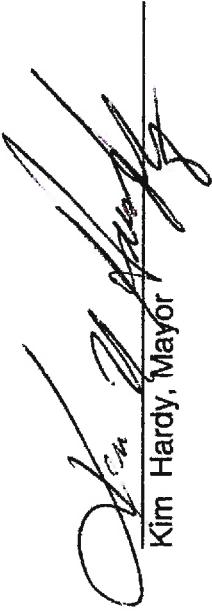
Section 2. That the amendments to the Zoning Ordinance identified herein shall be incorporated into the Zoning Ordinance of the Village of Elida upon the date this Ordinance becomes effective by law.

Section 3. That the Village Fiscal Officer be and hereby is authorized and directed to cause publication of the Ordinance to be made in a manner as provided for according to law.

Section 4. That the council of the Village of Elida, Ohio hereby finds that all discussion and debate regarding this matter was conducted in open session of Council pursuant to the provisions of the Ohio Revised Code.

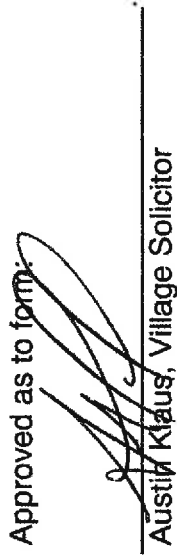
Section 5. That for the reasons set forth in the preamble, this Ordinance after approval by the Mayor shall take effect and be in full force from and after the earliest period allowed by law, provided that it receives the affirmative vote of two-thirds of the members elected to the Council.

Adopted August 25, 2015


Kim Hardy, Mayor

Attest:


Janet L. Benifas, Fiscal Officer, Clerk
Sandy Laughals

Approved as to form:

Austin Klaus, Village Solicitor