

Plan it Allen!

Community Comprehensive Plan

Community Choice Workshop
April 2005

What have we accomplished?

What have we accomplished?

Public Involvement

- Comprehensive Plan Committee
- Vision Work Group Meetings
- Idea Gathering Meetings
- Key Findings Open Houses
- Speakers Bureau
- Web site

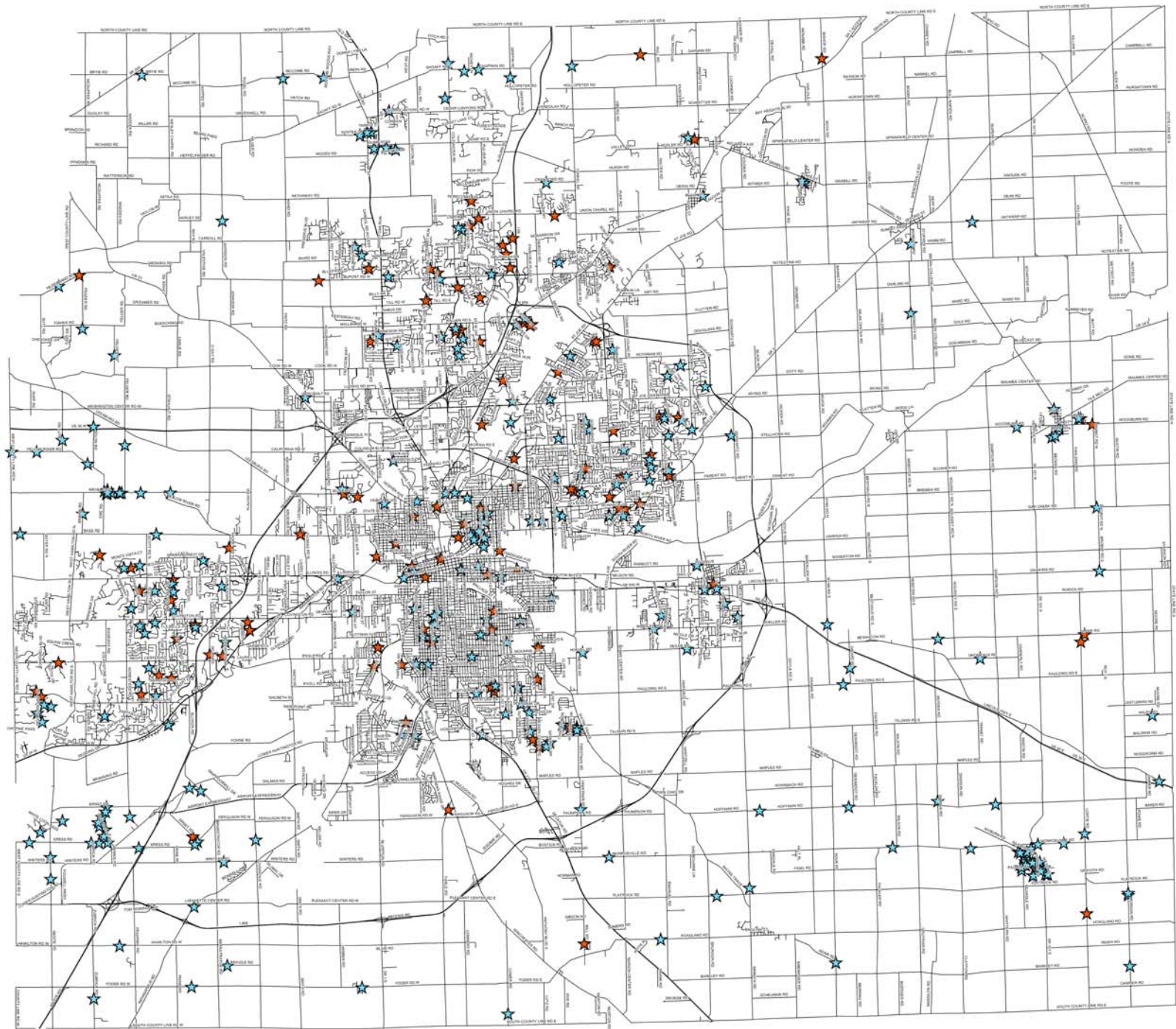
Research

- Demographics
- Economics
- Land Use
- Housing
- Environmental Stewardship
- Community Identity
- Utilities
- Transportation
- Cultural Facilities

Idea Gathering Meetings

- May 5 – Homestead High School
- May 6 – Lane Middle School
- May 6 – South Side High School
- May 10 – Huntertown Elementary School
- May 10 – League for the Blind and Disabled
- May 11 – Grabill Pavilion
- May 11 – Monroeville Elementary School
- May 12 – Woodburn Community Center
- May 13 – Lincoln Elementary School
- May 13 – Downtown Community Center
- June 21 – New Haven City Hall
- June 22 – Cornerstone Youth Center
- June 22 – Arcola Fire Department
- June 24 – Turnstone Center for Disabled Children and Adults
- June 24 – IPFW-Walb Student Union
- June 24 – Old Fort YMCA
- June 24 – Woodburn Community Center





Agenda

1. Introduction (3:00)
2. Process Update (3:15)
3. Key Findings Summary (3:20)
4. Goals for the Future (3:30)
5. Principles for Growth (3:45)
6. Conceptual Development Framework (4:00)
7. Open Forum (4:30)

Key Findings Summary

Demographics

Trend:

- Fort Wayne and Allen County remain the population centers of the region, but population is moving outward, in a more and more dispersed pattern.

What does this mean?

- Population is decentralizing, particularly to the north and south.
- Dispersal could lead to fiscal stress.
- The townships and towns experiencing more growth than central Fort Wayne.

Demographics

Trend

- The age distribution of the region's population is changing like never before.

What does this mean?

- Increasing senior population will place new demands on services.
- Demand increasing for a variety of housing in locations with improved accessibility to basic needs.
- Aging population along with reduction in young, educated and talented workers could constrain economic growth.

Demographics

Trend:

- **Racial diversity is growing, but minority families are concentrating in the central part of Allen County and Fort Wayne.**

What does this mean?

- **The growing diversity has important implications for school enrollment, the provision of other public services and the proximity of employers to affordable housing.**

Land Use

Trend:

- Population growth and land consumption rates are disproportionate

What does this mean?

- Rapid, low-density development may weaken the already urbanized, serviced area.
- The development pattern is increasing vehicle miles traveled and road costs per capita.
- Lower density, segregated development requires higher per capita costs for roads, sewers, schools, and government finances.
- The integrity of the region's "quality of place" and unique character may be threatened.

Transportation

Trend:

- The auto-oriented nature of travel in Allen County and Fort Wayne is shifting.
- Housing, employment and shopping – key traffic generators – are locating outside community core areas in fringe locations.

What does this mean?

- Travel demand is shifting from moving through the urban core (radial movement) to moving between suburban areas
- Transit ridership has increased marginally, reflecting use of alternative modes.
- Livability is compromised by dependence on auto transportation and the lack of a network that provides alternatives to auto travel.

Economy

Trend:

- **Manufacturing remains very important.**
- **National, & especially global trends are much more important.**
- **Generally favorable location, but more competition today than ever before.**
- **Holding its own, but not performing as well as some of comparison areas.**
- **NE Indiana regionalism is bigger factor.**
- **Redevelopment is key to City and County. (Adding value back!)**

Economy

Trend (cont.):

- Area served by many EDO's. Good system that is working hard to re-position City and County.
- Integrating ED framework is needed.
- Competitive sites is a priority.
- Infrastructure is important.
- Local-regional partnerships are key.
- National & global partnerships key in future.
- Target area strategies needed, for most competitive ones.
- Performance-based approach will be more important, especially with incentives.

Community Appearance

Trend:

- Historic and cultural facilities are in danger of being lost or overwhelmed by franchise/corporate development.

What does this mean?

- Sense of place, historic continuity diminished.
- Opportunities to make a part of economic development strategy diminishing.

Community Facilities

Trend:

- Community facilities have been located in single use areas, disconnected from surrounding uses and roadways.

What does this mean?

- Community facilities remain isolated .

Trend:

- Neighborhoods are not adequately served by parks and recreation amenities

What does this mean?

- Neighborhoods not only lose the aesthetic and recreational benefits attribute to parkland, but they also miss the economic value added to development .

Environmental

Trend:

- The pattern of lower density, mostly residential development is consuming larger amounts of farm land and other natural resources and leaving them in a fragmented state.

What does this mean?

- Loss of fertile farmland that does not require supplementation to be productive.
- The area's rural character is further diminished.
- Hydric soils are prevalent in this area, adding to the need for higher densities to support centralized utilities.
- Riparian corridors are greatly diminished or lost, along with the potential to form interconnecting greenways.

Housing

Trend:

- Household growth is exceeding population growth while new housing units are still being added.

What does this mean?

- Housing units lost — toward the central part of the County and City — are not being replaced resulting in a “hollowing out” of the core.

Trend:

- Married couples without children and single persons make up a majority of the households.

What does this mean?

- Demand will exist for a different housing product than is most readily available.

Housing

Trend:

- Housing values are increasing in outlying areas and falling in the core part of the County and City.

What does this mean?

- The stability of neighborhoods adjacent to the core part of the City is in jeopardy.

Utilities

Trend:

- **Utilities are a key driver in the location and timing of land development, and the availability of resources for further extension and treatment are limited.**

What does this mean?

- **A large amount of existing undeveloped land has access to utilities.**
- **Stormwater management requires cooperation at the regional level**

Goals for the Future

1 Land Use

Carefully planned growth and efficient use of land resources through coordinated and sustainable development.

- Revitalization and redevelopment
- Utilization of areas with existing infrastructure
- Mixing of uses
- Protection of farmland
- Environment and open space
- Increased pedestrian connectivity
- Use of the rivers

2 Community Appearance

An attractive, vibrant community with a positive image and physical appearance in its rural areas, small towns, neighborhoods and downtowns.

- **Celebrates:**
 - **Heritage**
 - **Diversity**
 - **Waterways**
- **Ongoing quality development**
- **Historic preservation**
- **Neighborhood revitalization**

3 Community Facilities

Quality facilities that promote recreation, renewal and cultural enjoyment; ensure public health and safety; provide educational opportunities; and encourage visitor activity and investment.

- **Thriving**
- **Accessible**
- **Welcoming**
- **Serving all ages and backgrounds**

4 Economic Development

A vibrant, innovative and diverse economy that grows existing businesses and attracts new businesses in a manner consistent with the goals of the community.

- **Secure, well-paying jobs**
- **Infrastructure improvements to encourage economic development**
- **Downtown revitalization**
- **Efficient permitting and planning processes**
- **Increased utilization of the airports**

5 Environment

A healthy, sustainable environment enjoyed and stewarded by residents.

- **Clean air and water**
- **Greenways and open spaces for residents**
- **Habitats for wildlife**
- **Protection from flooding**
- **Utilization of rivers**
- **Protection of other environmental assets (farmland, woodlands and wetlands)**
- **Promotion of community-wide commitment to control pollution and support environmental stewardship efforts**

6 Housing & Neighborhoods

Neighborhoods that are distinguished by peaceful, safe and attractive surroundings, connectivity, and housing options for people of diverse ages and incomes.

- **Sidewalks and greenways to...**
 - **Connect residents to neighbors**
 - **Connect residents to amenities such as schools, parks, services and shops**

Cooperative implementation among local governments that emphasizes efficiency and fiscal responsibility, respects local autonomy, and encourages community involvement and leadership development.

8 Learning & Education

Quality, lifelong educational opportunities with challenging academic curricula.

- **Technology**
- **Career oriented learning**
- **Advanced degrees**
- **Life skills training**
- **Integration, cooperation among local school systems and higher education providers**

9 Public & Private Utilities

Safe and abundant drinking water and regionalization of interests for improving regional water quality.

- **Reduction of failed septic systems**
- **Improved performance from sanitary sewers and storm waters facilities**
- **Expandable to support community plans for growth**

10 Transportation

An integrated transportation system that offers a range of transportation choices and ensures ease of movement and connectivity through all parts of the county.

- A range of accessible choices:
 - Public transit
 - High speed rail
 - Sidewalks
 - Bike paths
 - Roads
 - Horse-drawn

Principles for Growth

Countywide Principles

1

Retain the natural and visual character derived from woodlands, farmlands, and riparian corridors.

2

Infill development and redevelopment should be encouraged and balanced with developing new communities.

3

Development contiguous to urban areas should be organized as community centers and neighborhoods and be integrated with the existing pattern.

Countywide Principles (cont.)

4

Development not contiguous to urban areas should be organized in a neighborhood.

5

The pattern of future new and infill development should respect the general context of existing development, including historic precedent and natural features.

6

Housing with a diversity of values and types should be distributed throughout the County to match employment opportunities and to avoid concentration of low-income households.

Countywide Principles (cont.)

7

Transportation corridors should be planned and reserved in coordination with land use.

8

Green corridors should be used to define and connect neighborhoods and downtowns.

9

A connective framework for transit, pedestrian and bicycle systems, including sidewalks, pedestrian paths, etc. should be provided that allows alternative modes to automobile travel.

10

Mature neighborhoods should be stabilized and improved.

Community (Allen County Cities, Towns, and Villages) Principles

11

Multi-use community centers and neighborhoods should be the preferred pattern of development and districts of single use should be the exception.

12

Each community or cluster of communities should have a well-defined edge, such as agriculture greenbelts, or wildlife corridors, permanently protected from development and interconnected wherever possible.

13

Neighborhoods and downtowns should be compact, pedestrian friendly, and mixed-use.

Community (Allen County Cities, Towns, and Villages) Principles

14

Activity should occur within walking distance of most dwellings, allowing independence from driving as the only means to travel.

15

Interconnect thoroughfares in a network that is designed to disperse and reduce the length of auto trips.

16

Within neighborhoods, a range of housing types should be provided that accommodates diverse ages and incomes.

17

Higher building densities and with appropriate land uses should be provided within close proximity to transit stops.

Community (Allen County Cities, Towns, and Villages) Principles

18

Civic, institutional, and commercial activity should be situated in community centers and downtowns and not isolated in single uses areas.

19

Schools should be at a neighborhood scale and located away from major arterials to enable pedestrian and bicycle access.

20

A range of open spaces, including parks, plazas, squares, etc. should be distributed within community centers and neighborhoods.

Conceptual Development Framework

Baseline and Preferred Scenario

Baseline Scenario

Projections

Table 1.1: Residential Projections for Allen County 2000-2025

Population 2000	Housing Units 2000	Units/Person 2000 ^a	Population 2025 ^b	Housing Units 2025 ^c	Growth Related Housing Units ^d
331,849	138,905	0.4186	399,991	167,428	28,523
Annual Loss Rate ^e	Units Lost 2000-2025 ^f	Units Needed 2000-2025 ^g	% Built after 2000 ^h	% New Units 2025 ⁱ	
0.342%	11,876	40,399	29.08%	24.13%	

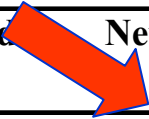
Table 1.2: Commercial and Institutional Land Use Projections for Allen County 2000-2025

Workers 2000 ^a	Sq.Ft./Worker 2000 ^b	Est. Sq.Ft. 2000 ^c	Avg. Annual Rate of Loss ^d	Est. Loss 2000-2025 ^e
125,680	917	115,248,560	1.37%	39,472,632
Workers 2025 ^f	Sq.Ft. Needed 2025 ^g	New & Replaced Sq.Ft. ^h	% Total Sq.Ft. Built after 2000 ⁱ	New Sq.Ft. as % of all Sq.Ft. in 2025 ^j
171,780	157,522,260	81,746,332	70.90%	51.90%

Projections

Table 1.3: Industrial Land Use Projections for Allen County 2000-2025

Workers 2000^a	Sq.Ft./Worker 2000^b	Est. Sq.Ft. 2000^c	Avg. Annual Rate of Loss^d	Est. Loss 2000-2025^e
68,770	893	61,411,610	2.00%	30,705,805
Workers 2025^f	Sq.Ft. Needed 2025^g	New & Replaced Sq.Ft.^h	% Total Sq.Ft. Built after 2000ⁱ	New Sq.Ft. as % of all Sq.Ft. in 2025^j
66,110	59,036,230	28,330,425	46.13%	47.99%



Absorption

- **Residential:** Average residential (single and multi-family) gross density in Allen County was 2.13 units per acre. Approximately 40,400 housing units will be needed to support the projected population which, based on the average residential density, will require approximately 18,900 acres of land or nearly 29.5 square miles.
- **Commercial:** Assuming an average floor-area ratio (FAR) for commercial (retail and office) and institutional development of approximately .23, the number of land needed (based on employment projections and square foot estimates) approximately 8,000 acres of land or 12.5 square miles.

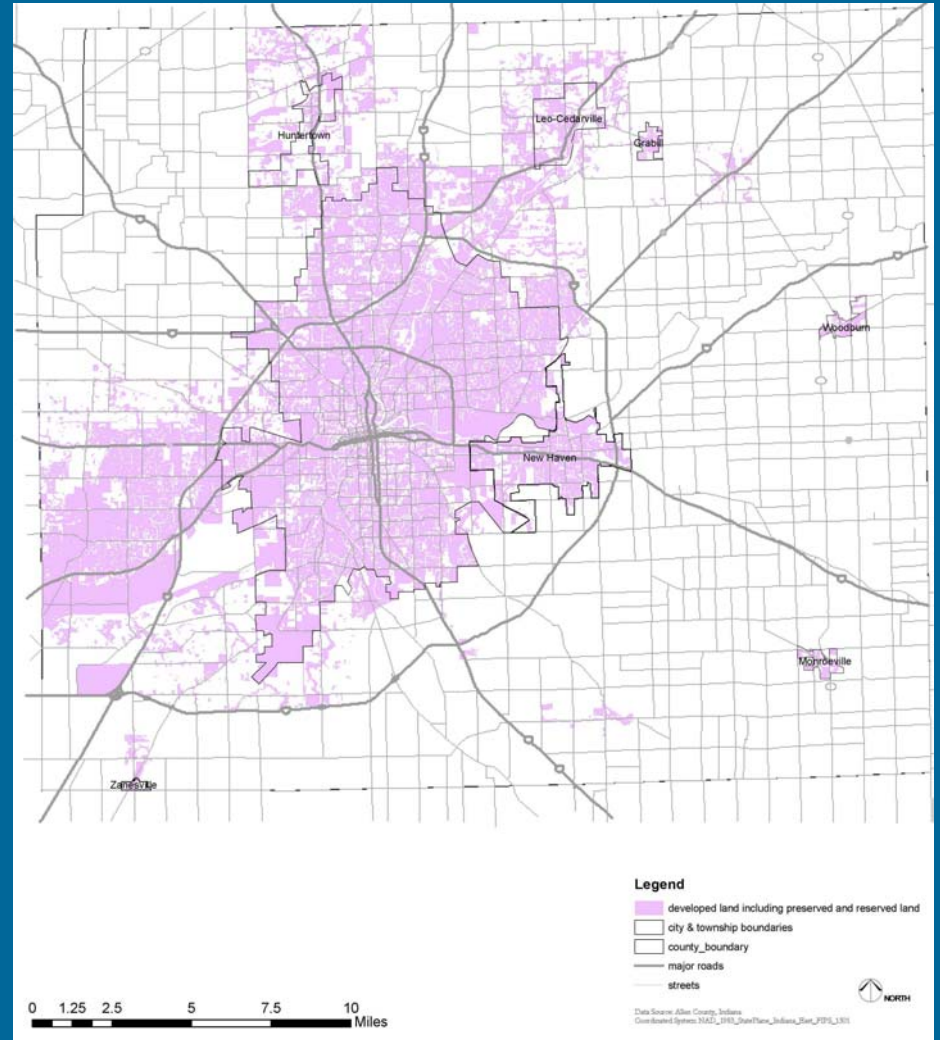
Absorption

Industrial: Assuming an average floor-area ratio (FAR) for industrial development of approximately .27, the amount of land needed (based on employment projections and a corresponding 28,330,000 square feet of industrial building area) is approximately 2,400 acres or 3.75 square miles.

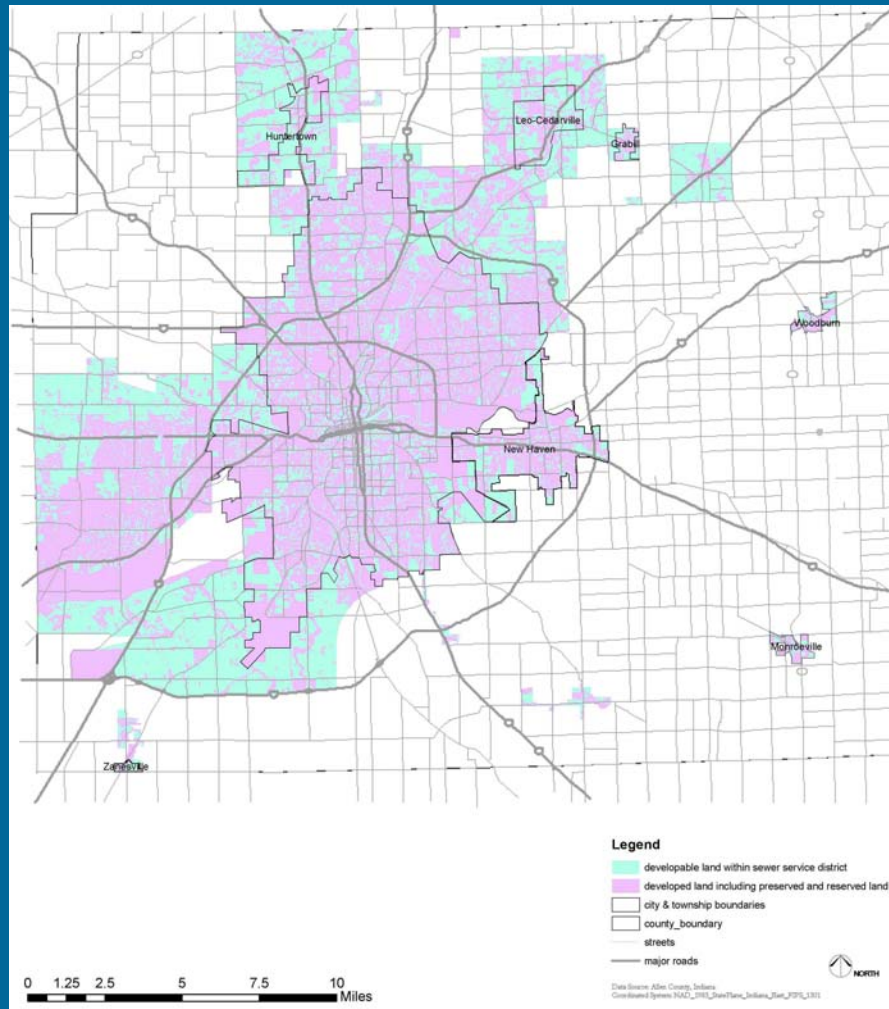
The COMBINED land area needed in 2025 for these major land users (or most of the developed land area) will be approximately 45 square miles.

Existing Developed Area

Nearly 30 percent or
129,000 acres of
the County's total
land area
is *developed*.
(202 square miles)



Development Capacity and Trend



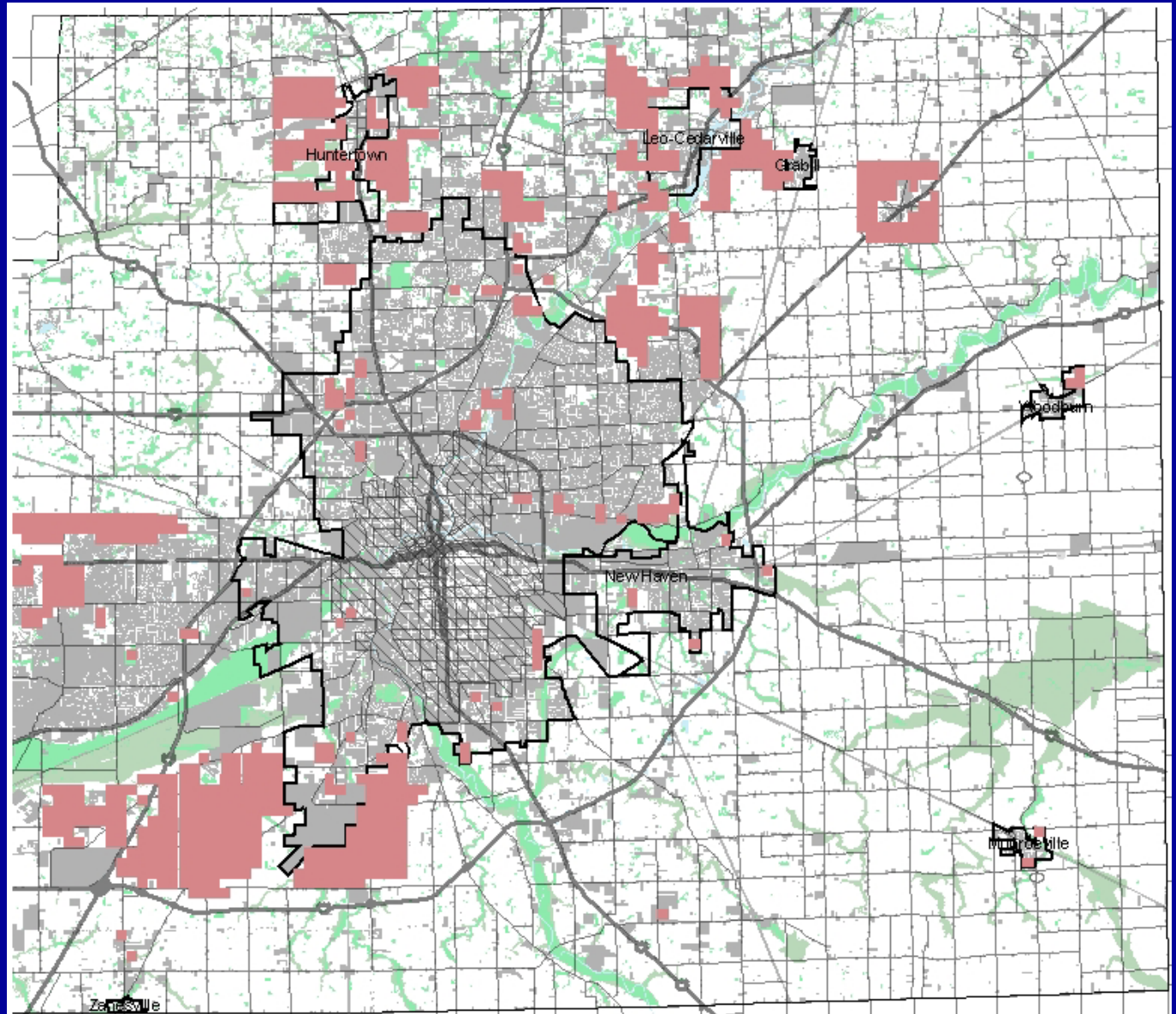
Approximately 61,000 acres of *developable* land is available to serve with central sewer.
(95 square miles)

Where we are headed?

Base Line Scenario

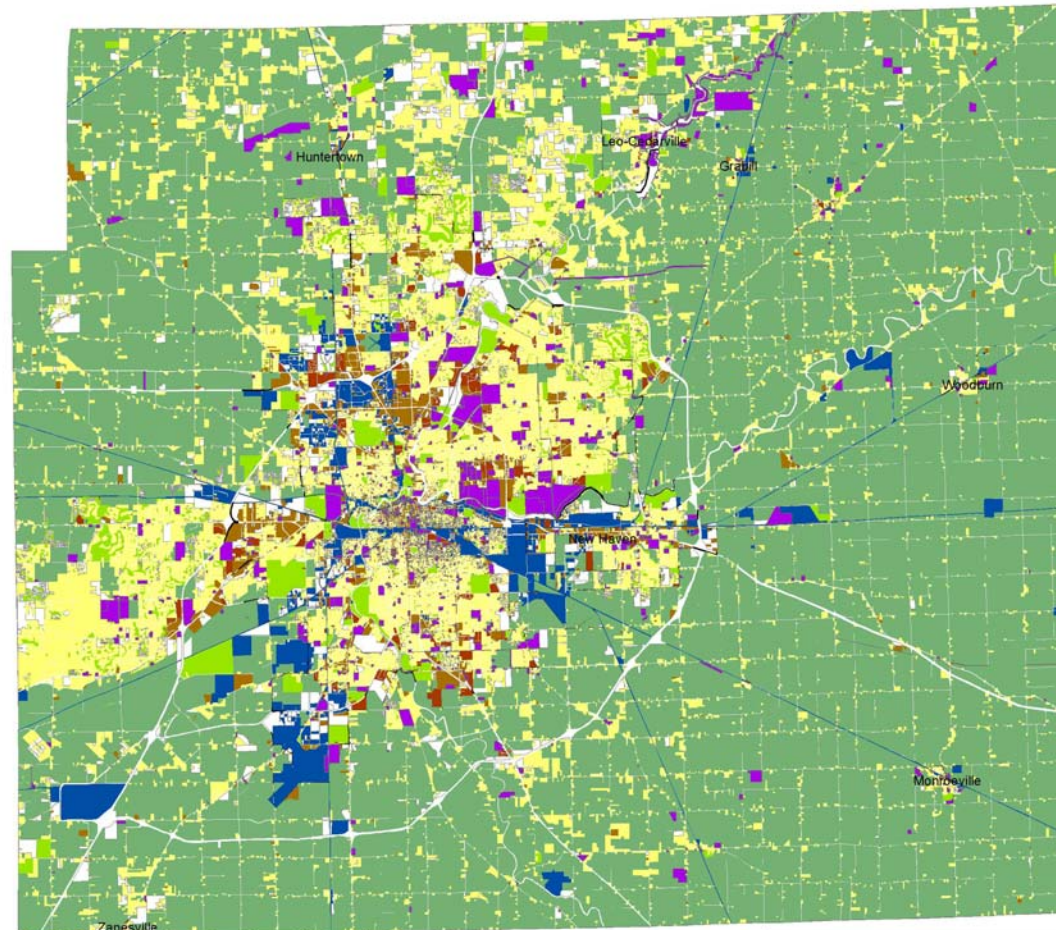
Legend

- grid_quarter
- Developed Land
- Railroads
- Corn
- Urban
- Rivers
- Preserve
- Reserve



Future Scenario

Where should we grow?



Legend

- Commercial
- Institutional
- Agricultural
- Single Family
- Duplex
- Multi-Family
- Industrial
- Parks/Open
- Transportation
- Vacant

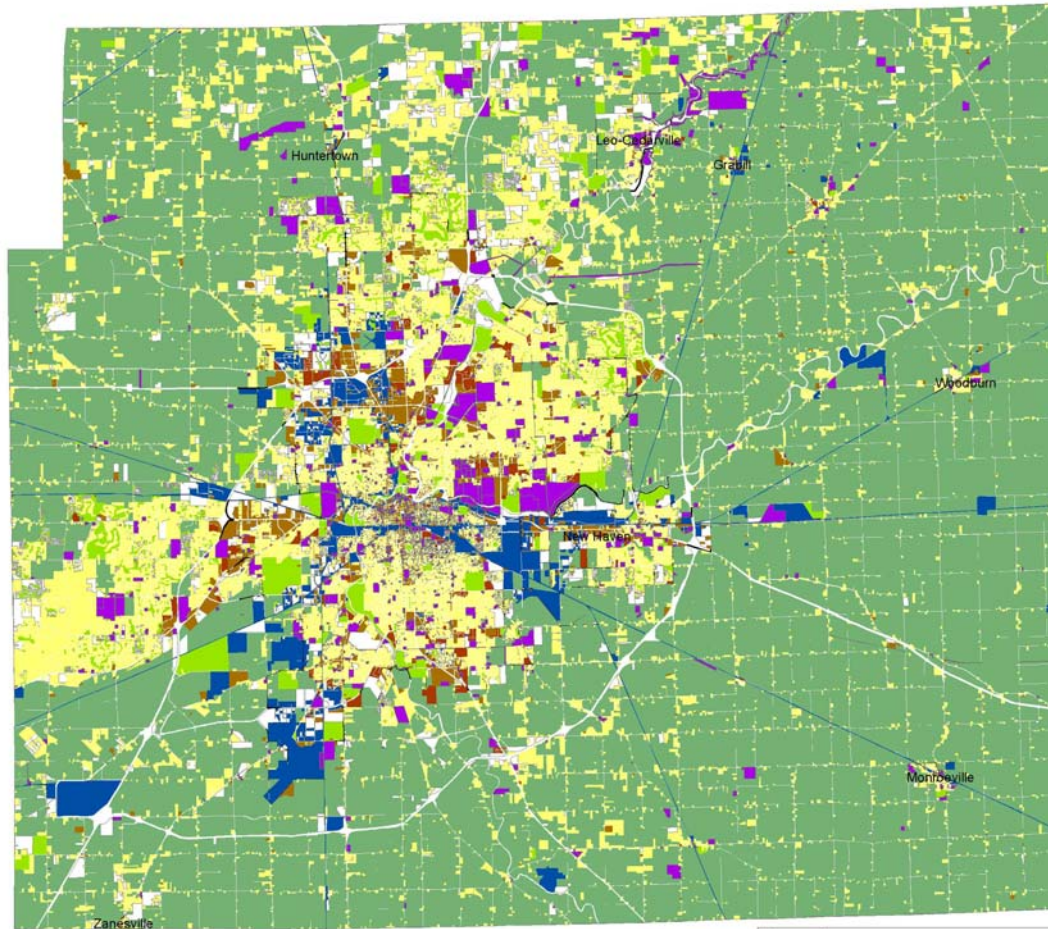
Data Source: Allen County, Indiana
Coordinate System: NAD_1983_StatePlane_Indiana_Base_FIPS_3303



Future Scenario

Mapping Exercise

Existing Land Use



Legend



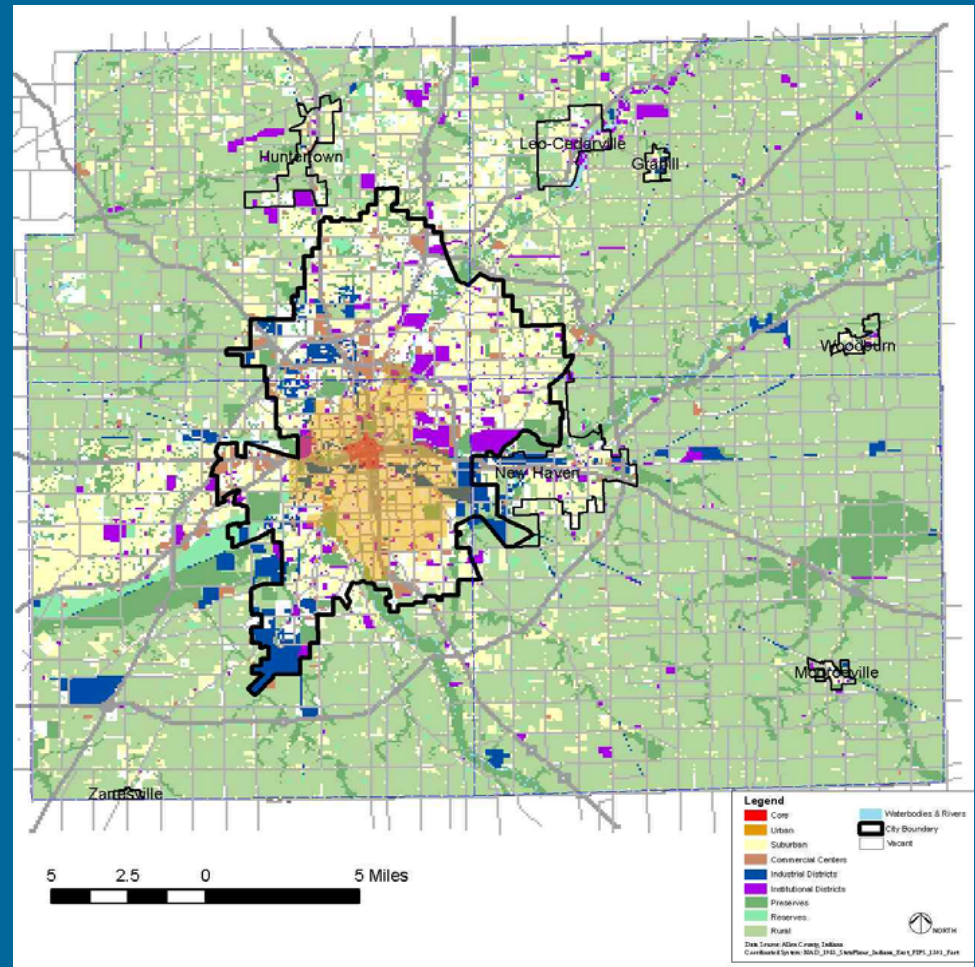
Data Source: Allen County, Indiana
Coordinate System: NAD_1983_StatePlane_Indiana_East_FIPS_1038



Context for Growth

Redefine existing land use:

- Core Area
- Community Center Areas
- Urban Areas
- District Areas
- Suburban Areas
- Rural Areas
- Preserve Areas
- Reserve Areas
- Town, Village, and Hamlet

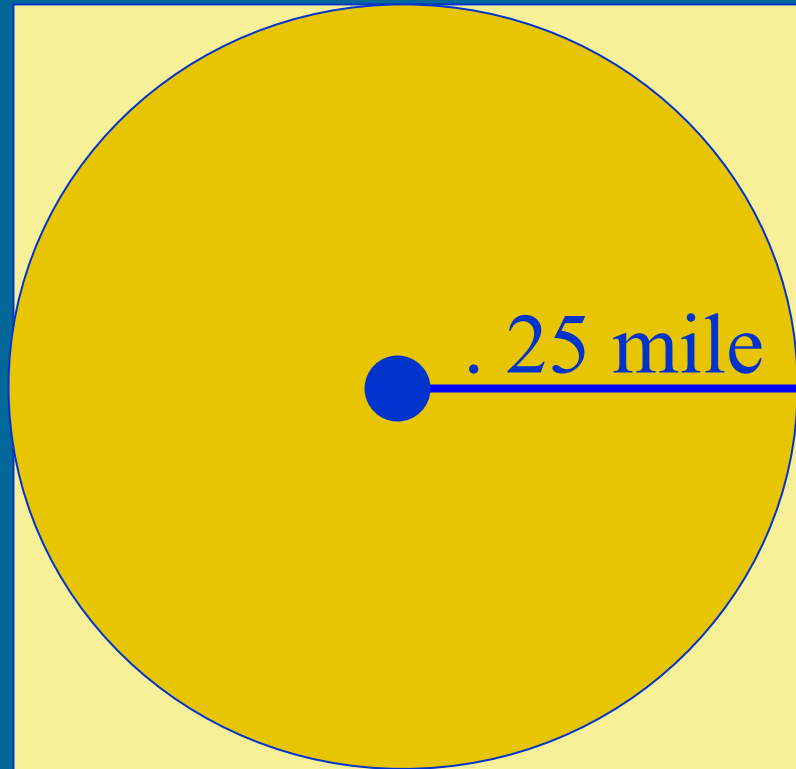


CPC Workshop



CPC Workshop

27,000 acres of land needed to accommodate growth projections between 2005 and 2030 acres at *current* development intensity or an equivalent of 160 + neighborhoods



Neighborhood

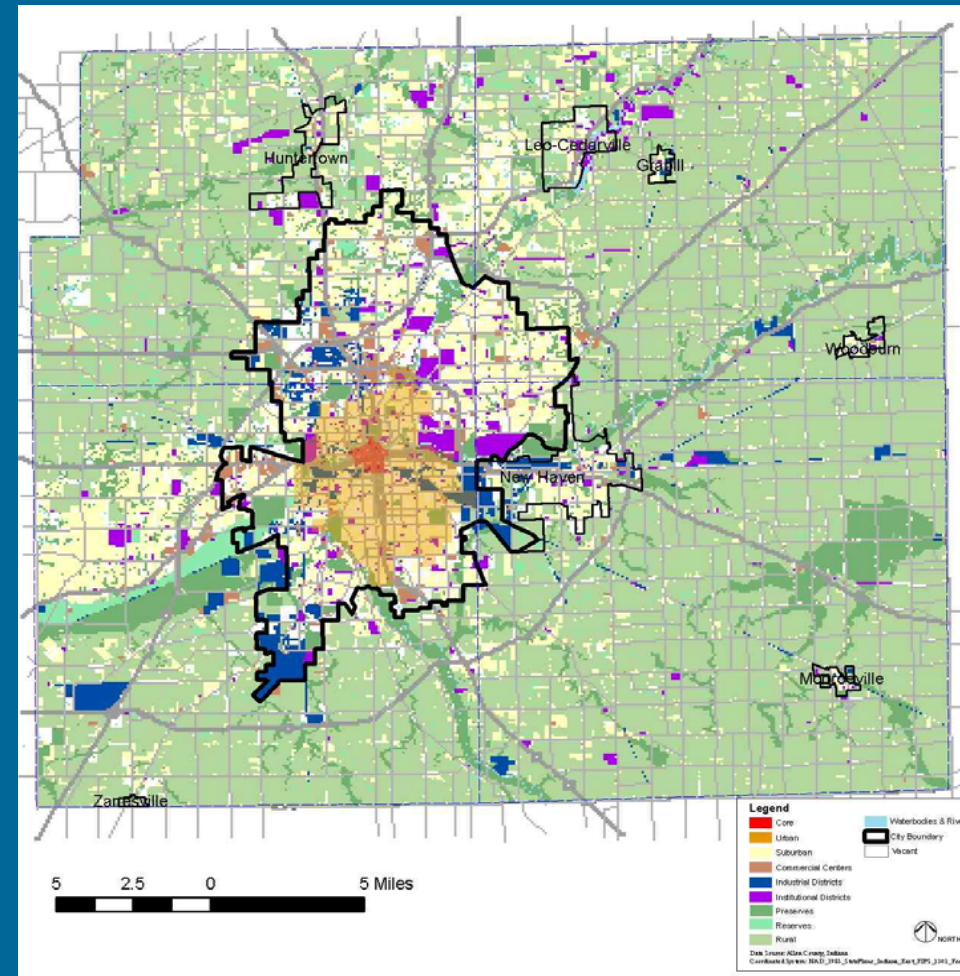
Distribution

Infill and Redevelopment

- Core Area - 9%
- Urban Areas - 23%
- Suburban Areas - 53%

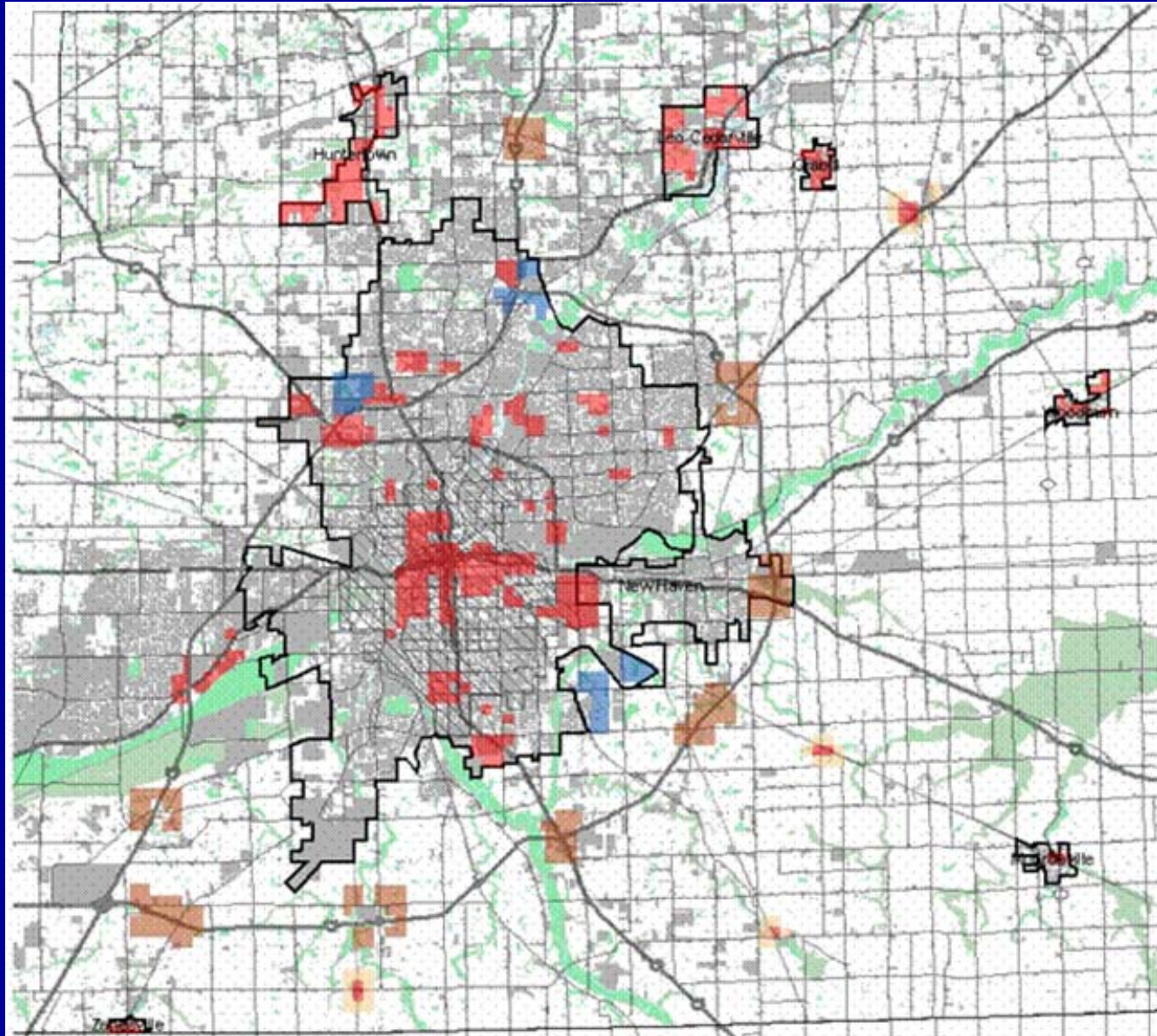
Greenfield

- Rural - 15%



Legend

- Development - Hamlet/Village
- Development - Traditional Neighborhood
- Development - Regional Center, Town Center
- Redevelopment - Town Centers, Urban Village, and Traditional Neighborhood
- Developed Land
- Railroads
- Core
- Urban
- Rivers
- Preserve
- Preserve



Preferred Scenario

	Tier	Plan Type	Context Area	Community Type
	Preserve	Open Space	Natural	NA
	Reserve	Open Space	Rural	NA
	I Development	Development/New Neighborhoods and Communities	Rural, Suburban, Urban, Town	Hamlet/Cluster
	II Development		Urban, Suburban, Town	Village, Trad. Neigh. Dev.,
	III Development		Core, Urban, Center,	Regional Center, Town Center, TOD
	IV Redevelopment and Infill	Existing Neighborhoods and Communities	Urban, Suburban, Center, District	Town Centers, Urban Village, Neighborhoods
		Downtown	Urban, Center, District	Town Centers

The Challenge

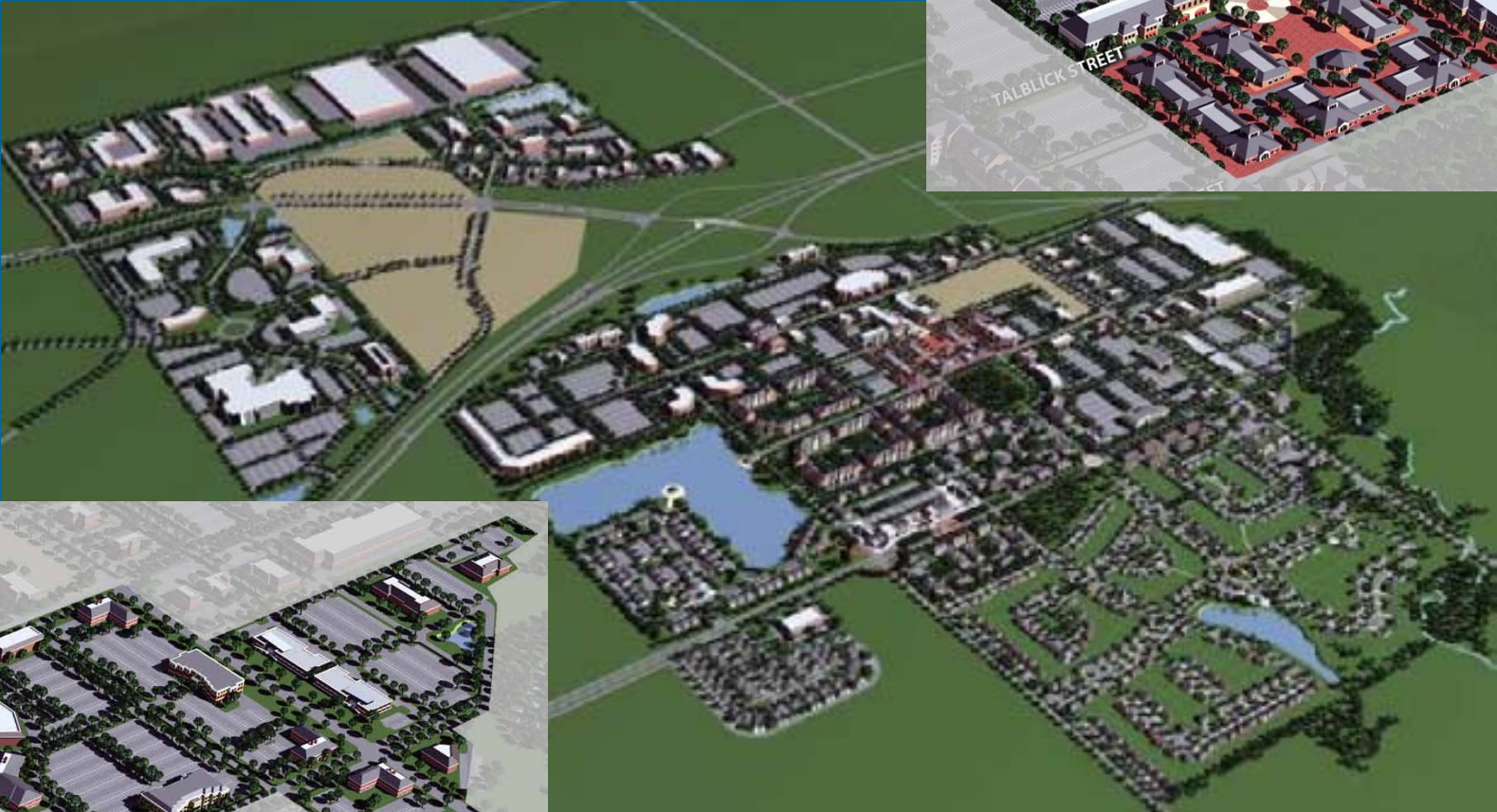
Balancing development between:

- Redevelopment and Infill
- Greenfield

Redevelopment and Infill



Greenfield

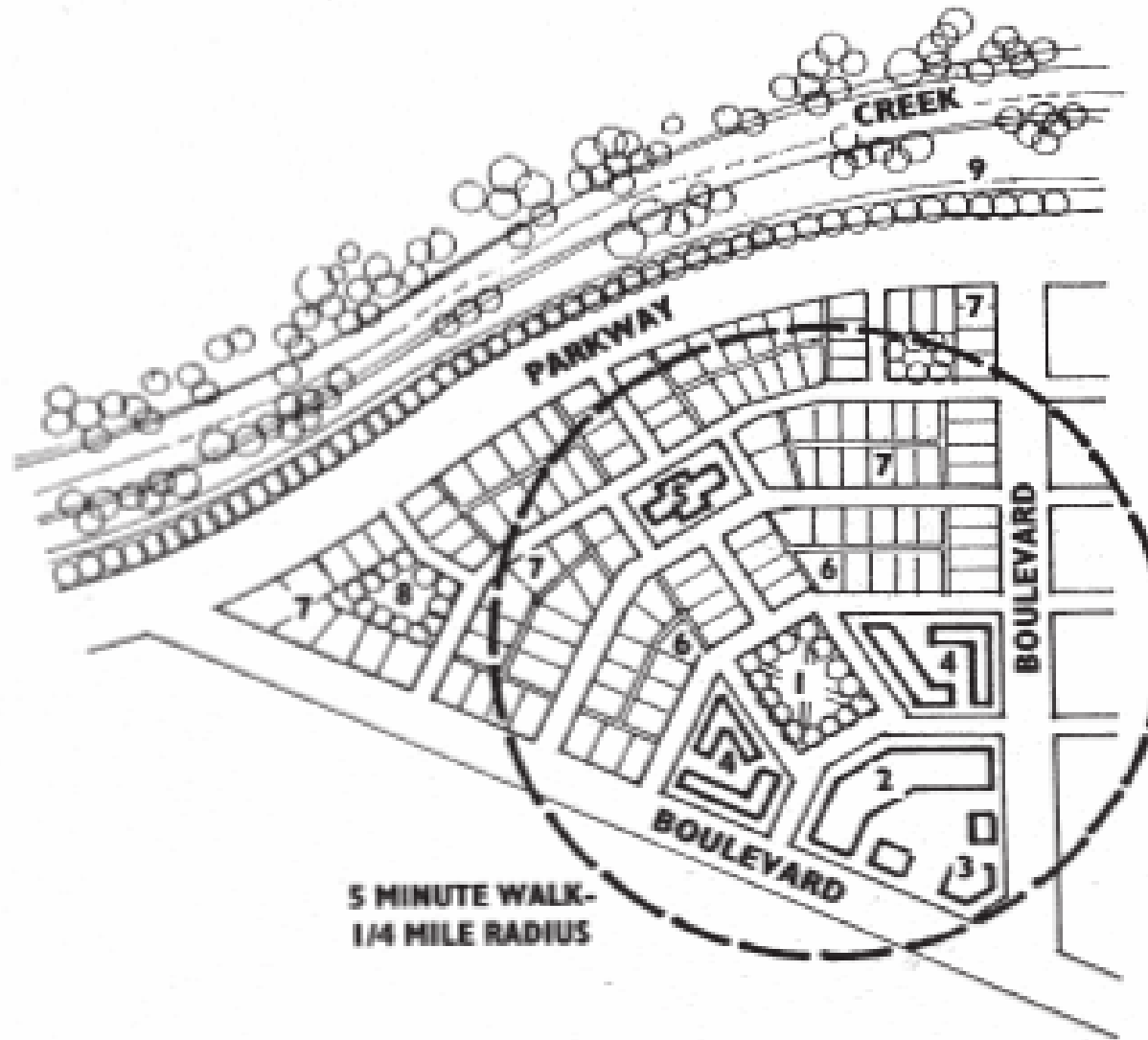


The Challenge

Building in a more efficient pattern:

- Neighborhood
- Community Center
- Town Center
- Transportation Oriented District (TOD)
- Hamlet and Cluster
- Village

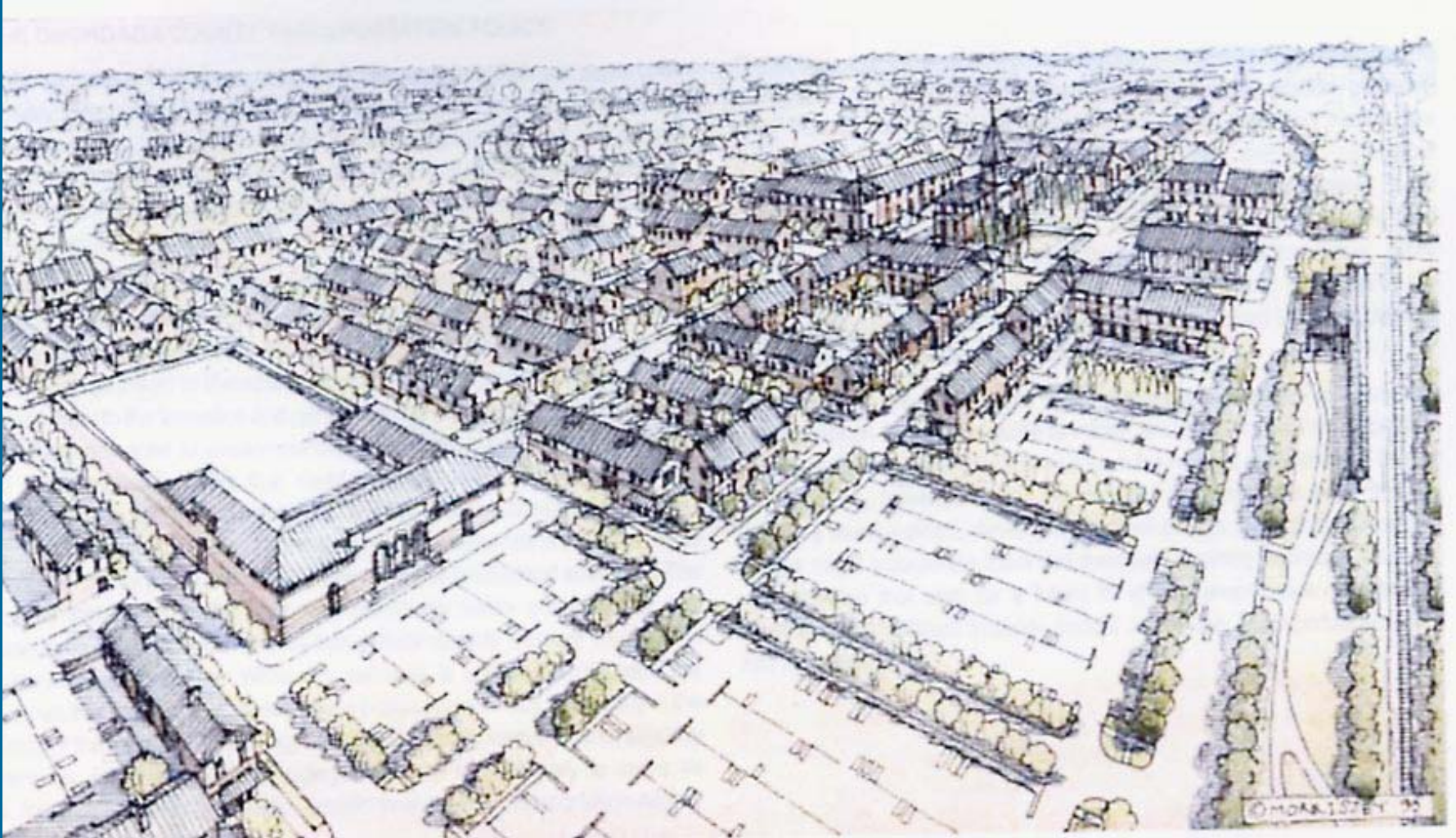
Building Block: Neighborhood Pedestrian Shed



- 1. PARK OR PLAZA
- 2. MARKET
- 3. SMALL RETAIL
- 4. MIXED USE: APTS. O/ OFFICE OR RETAIL
- 5. CIVIC BUILDING
- 6. TOWNHOMES
- 7. SINGE FAMILY
- 8. POCKET PARK
- 9. BIKE/ PEDESTRIAN PATH

5 MINUTE WALK-
1/4 MILE RADIUS

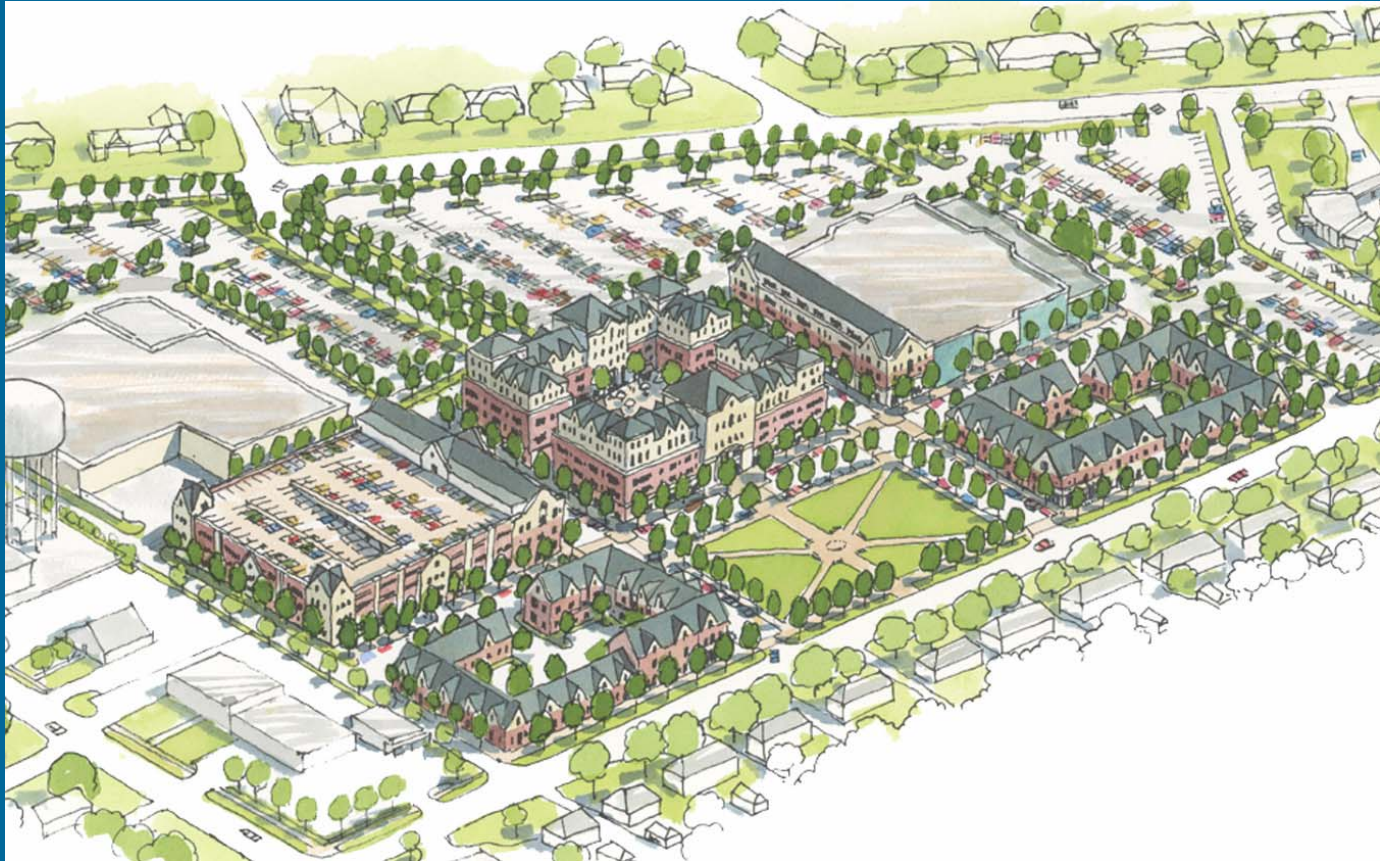
Neighborhood



Community Center



Town Center



Transportation Oriented District (TOD)



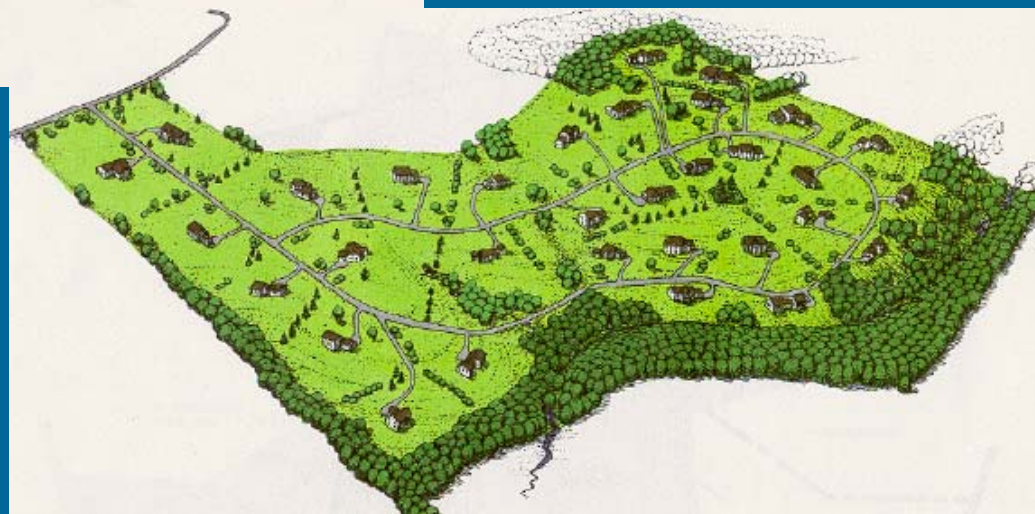
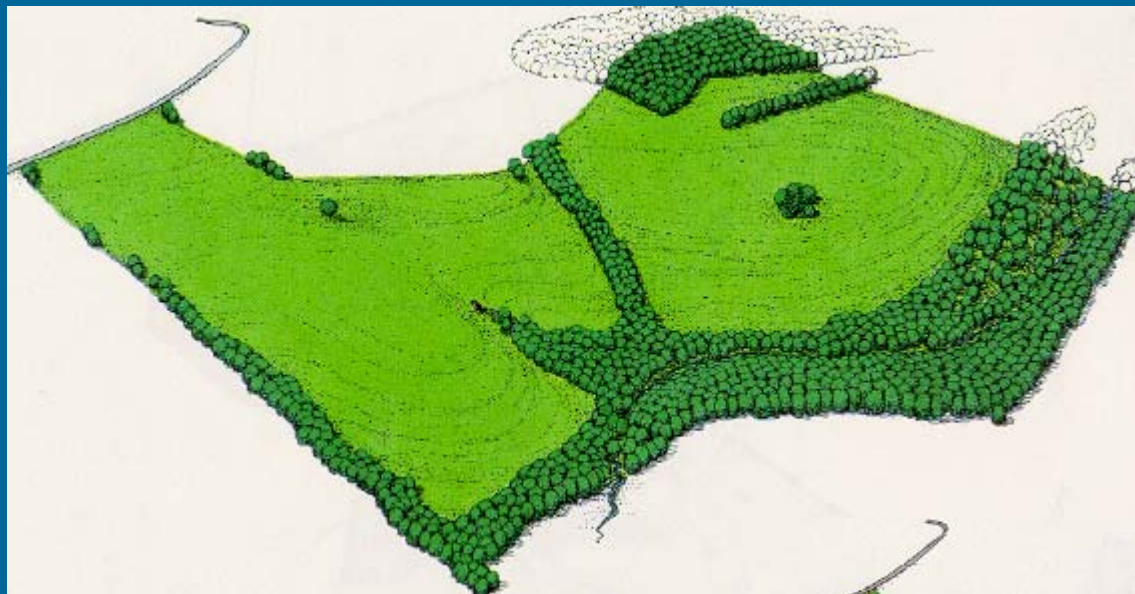
Hamlet



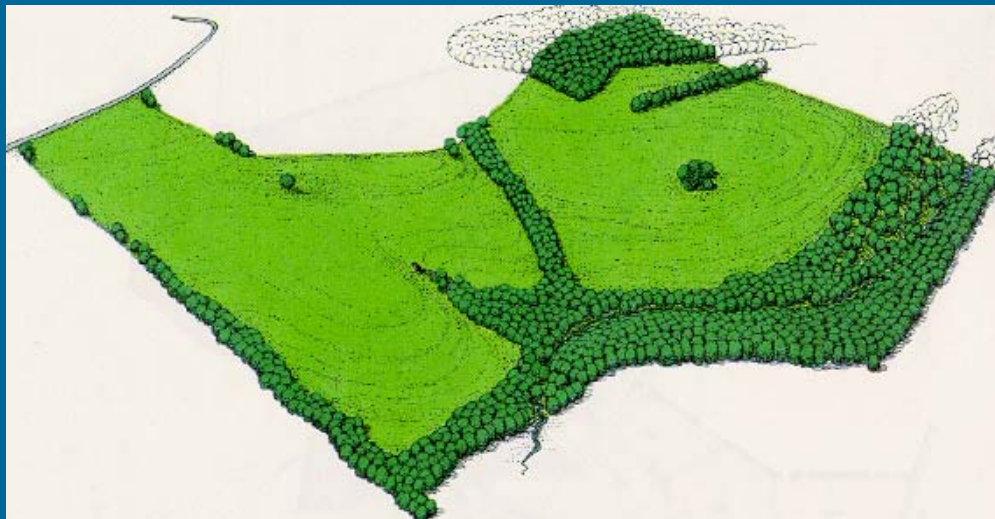
Village



Conventional Development



Cluster or Conservation Development



Baseline and Future Scenarios

Baseline Scenario: 2030

A typical resident in the Baseline Scenario:

- **Will probably live in a house on a fairly large lot in a subdivision with houses that look a lot like their own.**
- **Travels to work longer distances than are typical today, and arrives there more slowly due to increases in traffic congestion.**
- **Makes trips to shopping and entertainment that will be fairly lengthy and slow**

Baseline Scenario: 2030



Future Scenario: 2030

A typical resident in the Future Scenario:

- Will probably live in a house on a smaller lot, in a neighborhood with some larger houses and some attached row houses/townhomes, apartments and condominiums.
- Will drive to work, but the trip would be shorter than today, and the time needed to get there would be about the same as today.
- Make most of their shopping and entertainment trips in a car, but the distances would be shorter
- Will be making shopping trips by walking or biking down the block to a village or town center that has neighborhood stores with housing above, and a small park or plaza

Future Scenario: 2030



Future Scenario: 2030



Plan it Allen!

Community Comprehensive Plan

THANK YOU!