

URBAN TRANSFORMATION TOOLS



Development | Leasing | Management | Third Party Services
4016 Townsfair Way, Ste. 201
Columbus, OH 43219
www.steiner.com

October 2016

Five Themes:

1. Sense of Place, Mixed-Use Projects
2. Public Private Partnerships in Commercial Developments
3. Community Partnerships
4. Growth Modeling
5. Community Visioning



SENSE OF PLACE, MIXED-USE PROJECTS

Sense of Place, Mixed-Use Projects: LIBERTY CENTER

Public Elements: Parks and the Foundry



-  Parks
-  The Foundry

Sense of Place, Mixed-Use Projects: LIBERTY CENTER

Layout Principle: the String of Pearls



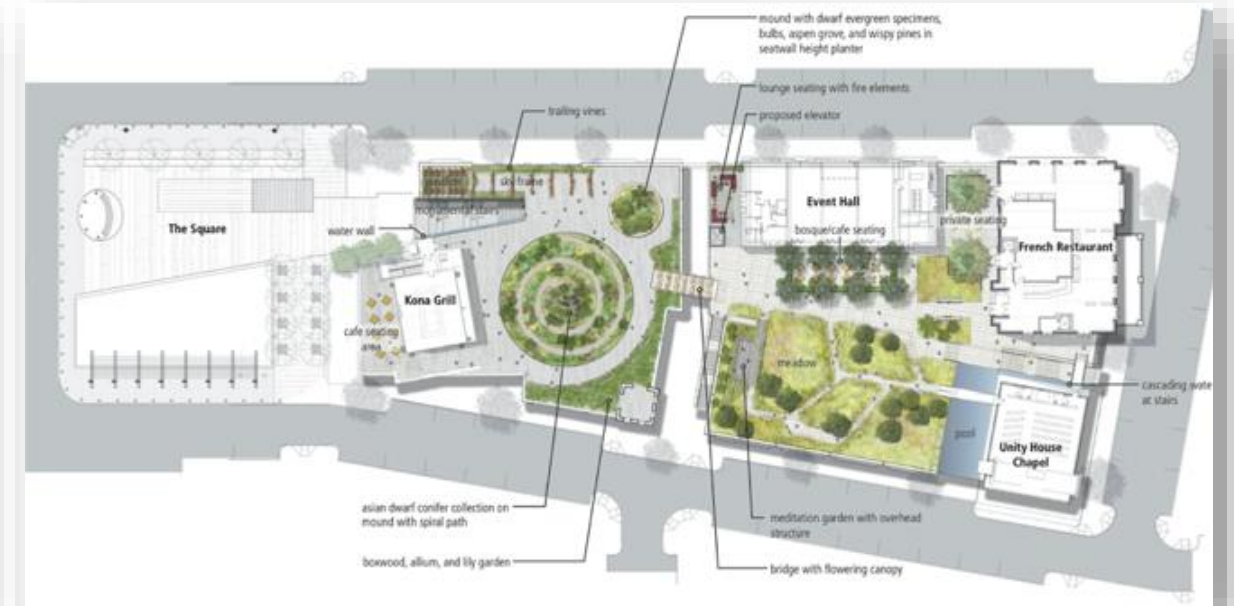
Sense of Place, Mixed-Use Projects: LIBERTY CENTER

The Square:



Sense of Place, Mixed-Use Projects: LIBERTY CENTER

The Acropolis:



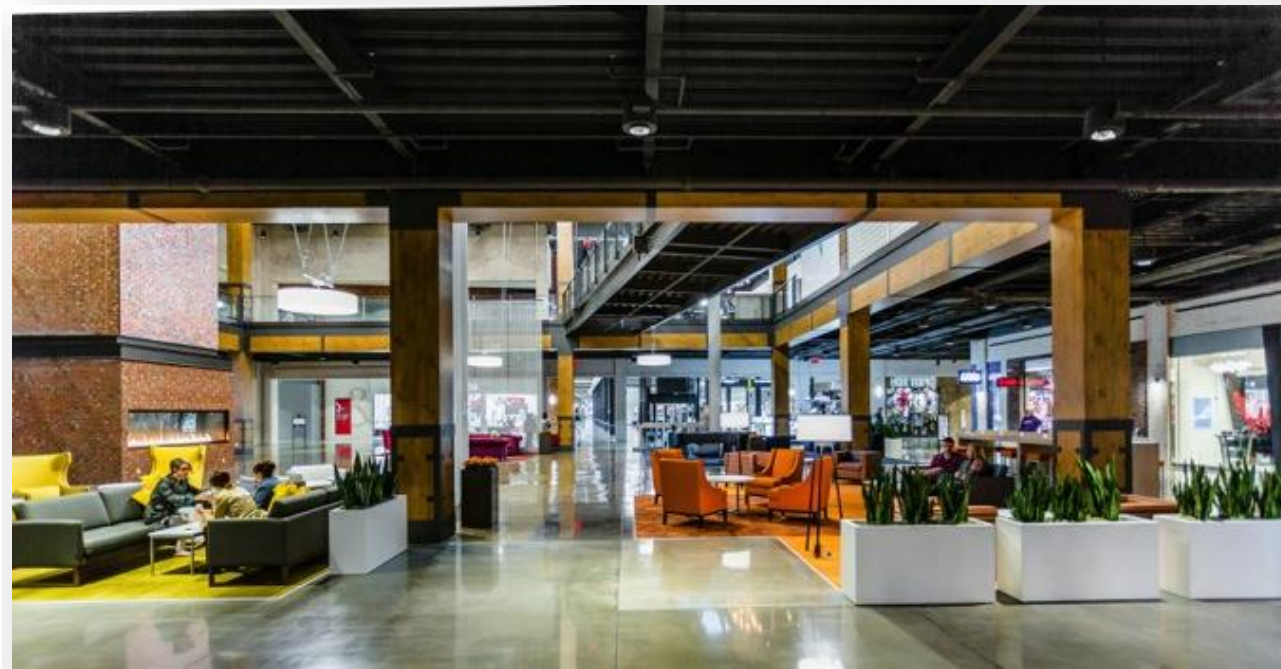
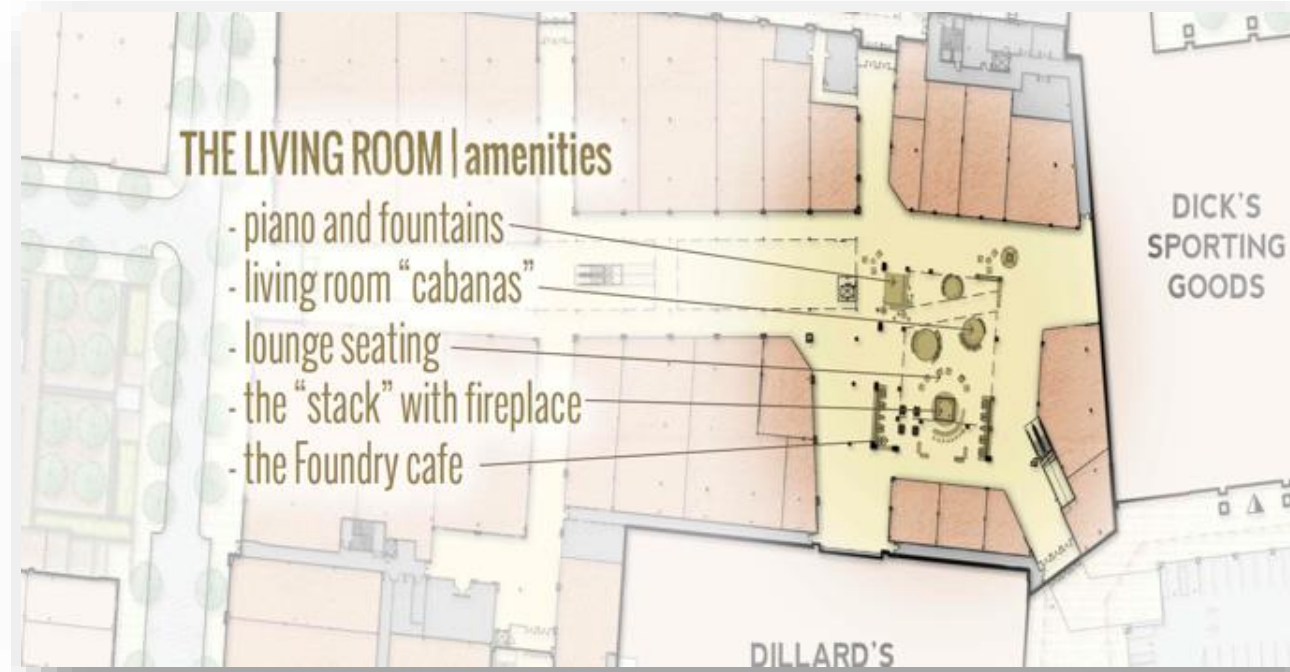
Sense of Place, Mixed-Use Projects: LIBERTY CENTER

The Park:



Sense of Place, Mixed-Use Projects: LIBERTY CENTER

The Foundry: the Living Room



Sense of Place, Mixed-Use Projects: LIBERTY CENTER

The Foundry: the Dining Hall



Liberty Center *Example:*



November 2, 2015

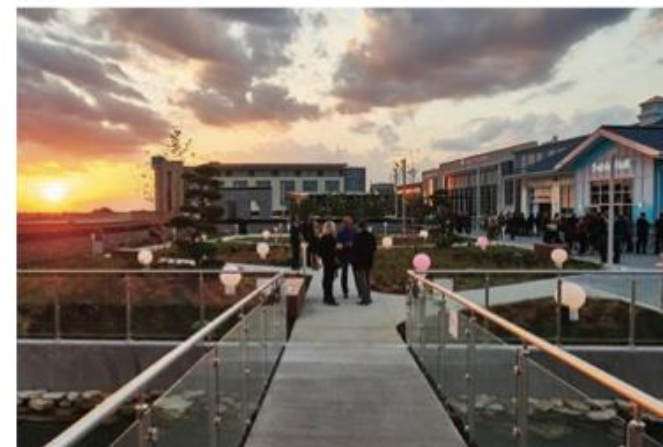
Liberty Township saw a downtown fall from the sky

For this still largely undeveloped Butler County township, the prospect of landing a megasized mixed-use mall—the \$350 million Liberty Center—was unheard of a decade ago. As Greater Cincinnati's northern suburbs along the Interstate 75 corridor grew, Liberty Township's location became more of an asset than a liability.

It also offered the mostly rural, but growing bedroom community the chance to get a central business district. With Liberty Center, it's almost like a Downtown fell from the sky, according to government officials. Actually, that was the hope and the plan all along.

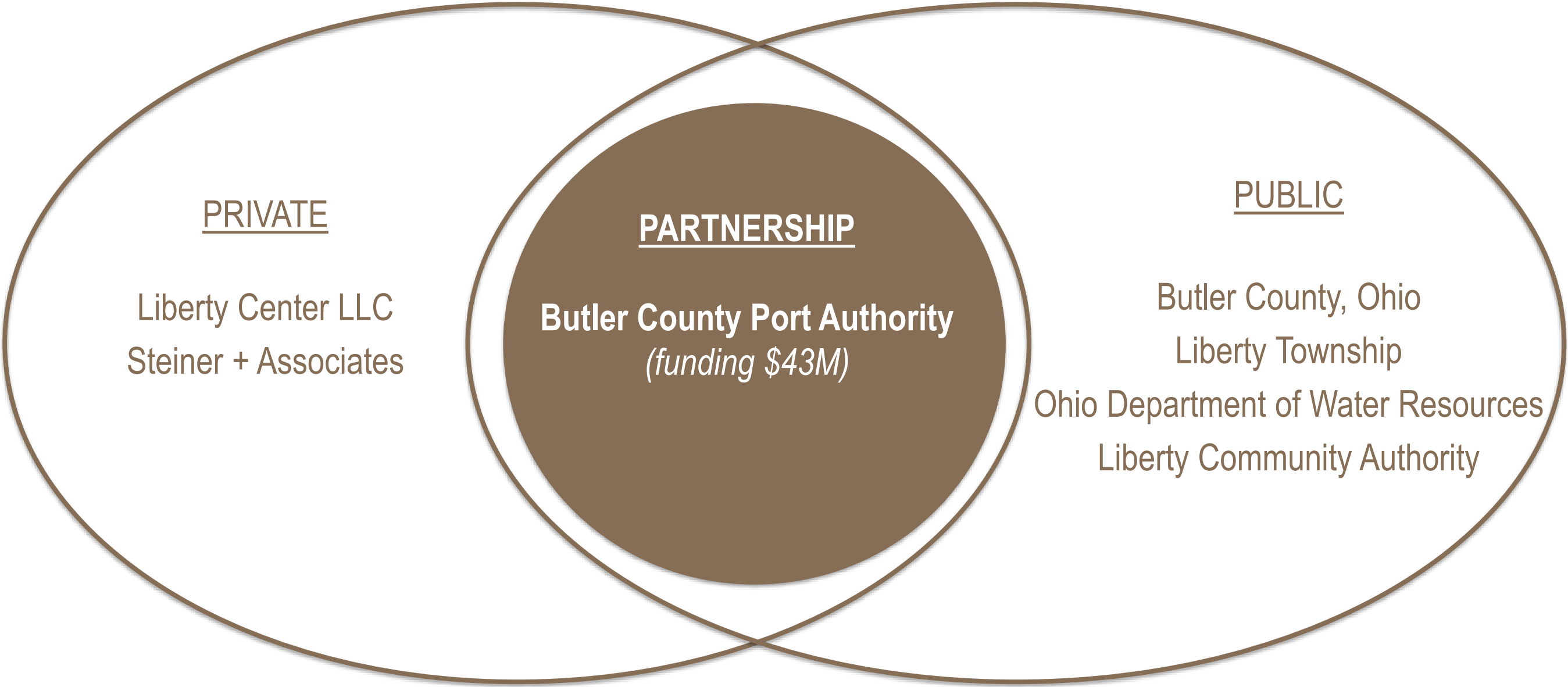
So far Liberty Center, which just completed its first weekend of operation, is exceeding the expectations of township officials.

"It's hard to not get excited about it," said Caroline McKinney, the township's economic development director. "It'll have shoppers, business people and residents. People who come may not shop or buy anything. They may watch concerts or do yoga. The way they're programming Liberty Center is meant to be more than just a shopping center."



PUBLIC PRIVATE PARTNERSHIPS IN COMMERCIAL DEVELOPMENTS

Liberty Center *Example:*



Public Private Partnerships in Commercial Developments

Liberty Center *Example*:

Contributions:

- Butler County Bonds	\$10,000,000
- Liberty Township Bonds	\$ 5,000,000
- Liberty Community Authority	\$16,000,000
- Ohio Water Development Authority	<u>\$12,000,000*</u>
Total	\$43,000,000

Repayment Sources:

- Existing TIF zone	\$15,000,000
- Special Assessment/0.5% sales tax	\$28,000,000

Use of Funds:

- Off-site road improvements	\$ 4,300,000
- Utility extensions	\$ 4,500,000
- Parking garages	\$25,700,000
- Underground water storage	\$ 8,500,000



* Loan

COMMUNITY PARTNERSHIPS

Community Partnerships

Liberty Center *Example:*



Life. Centered.

Community Mission of Liberty Center

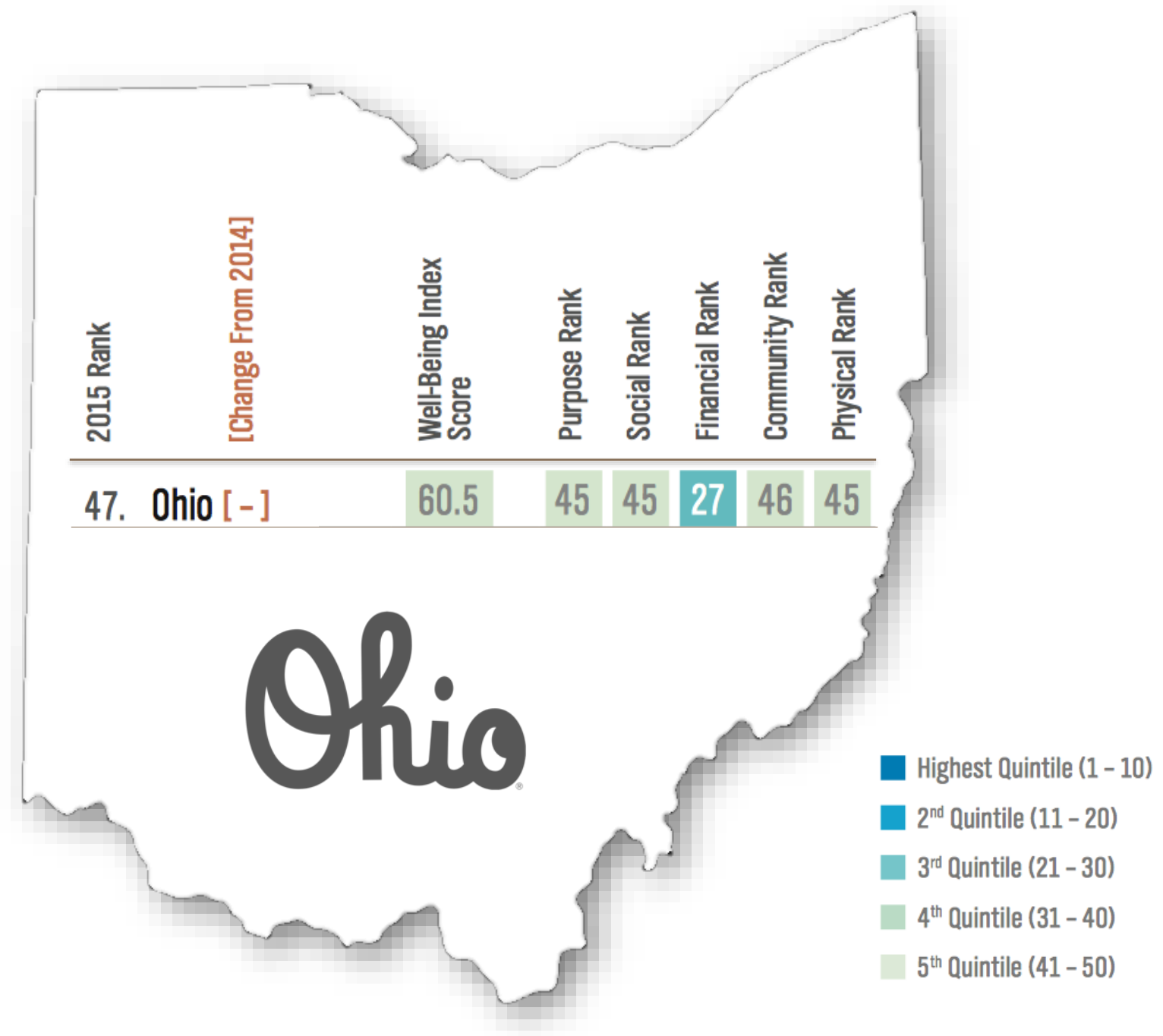
To improve the measurable well-being of the community we serve.



Gallup-Healthways Well-Being Index®:

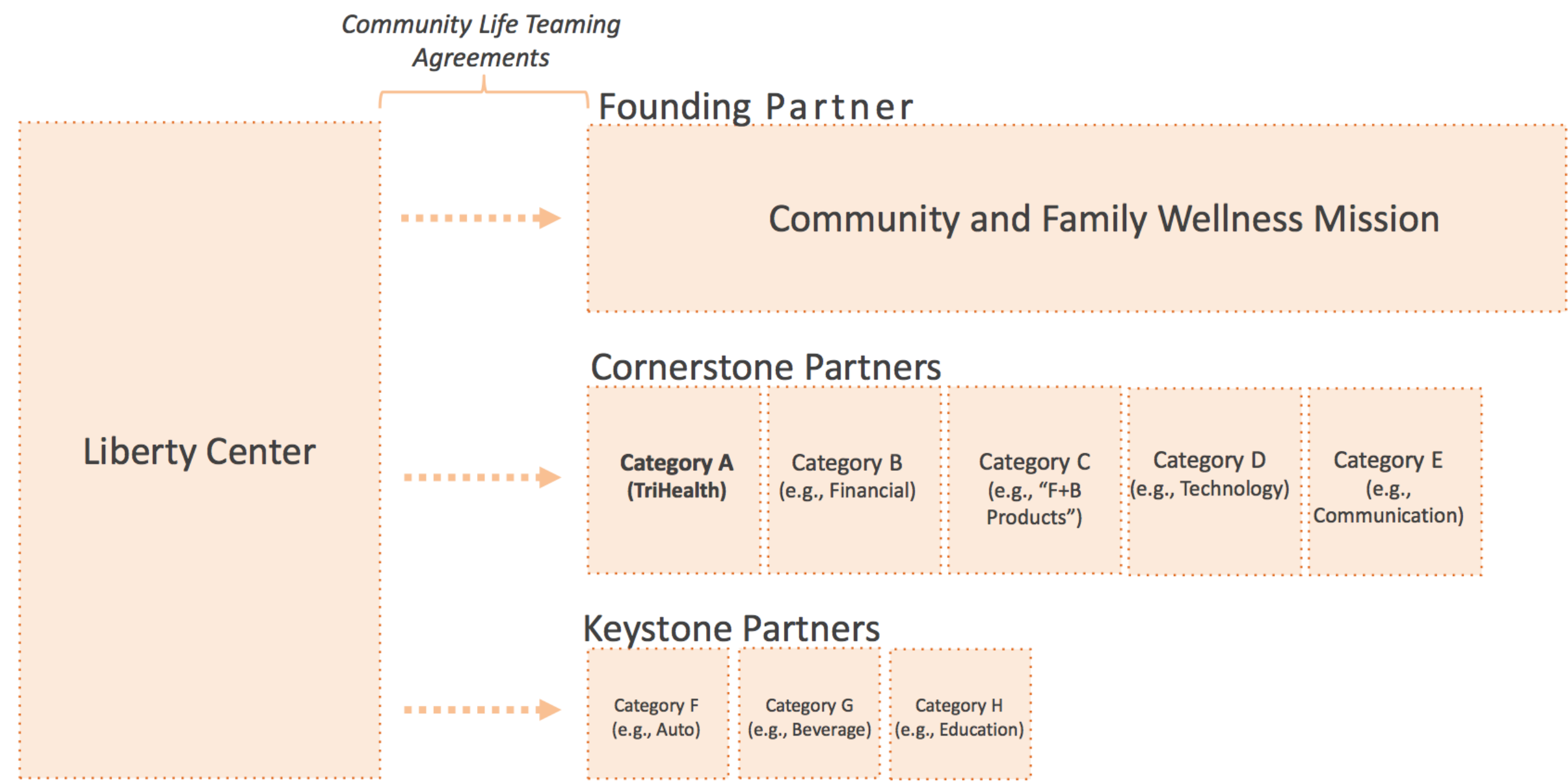
Five Pillars of Index Data

1. Purpose
2. Social
3. Financial
4. Community
5. Physical



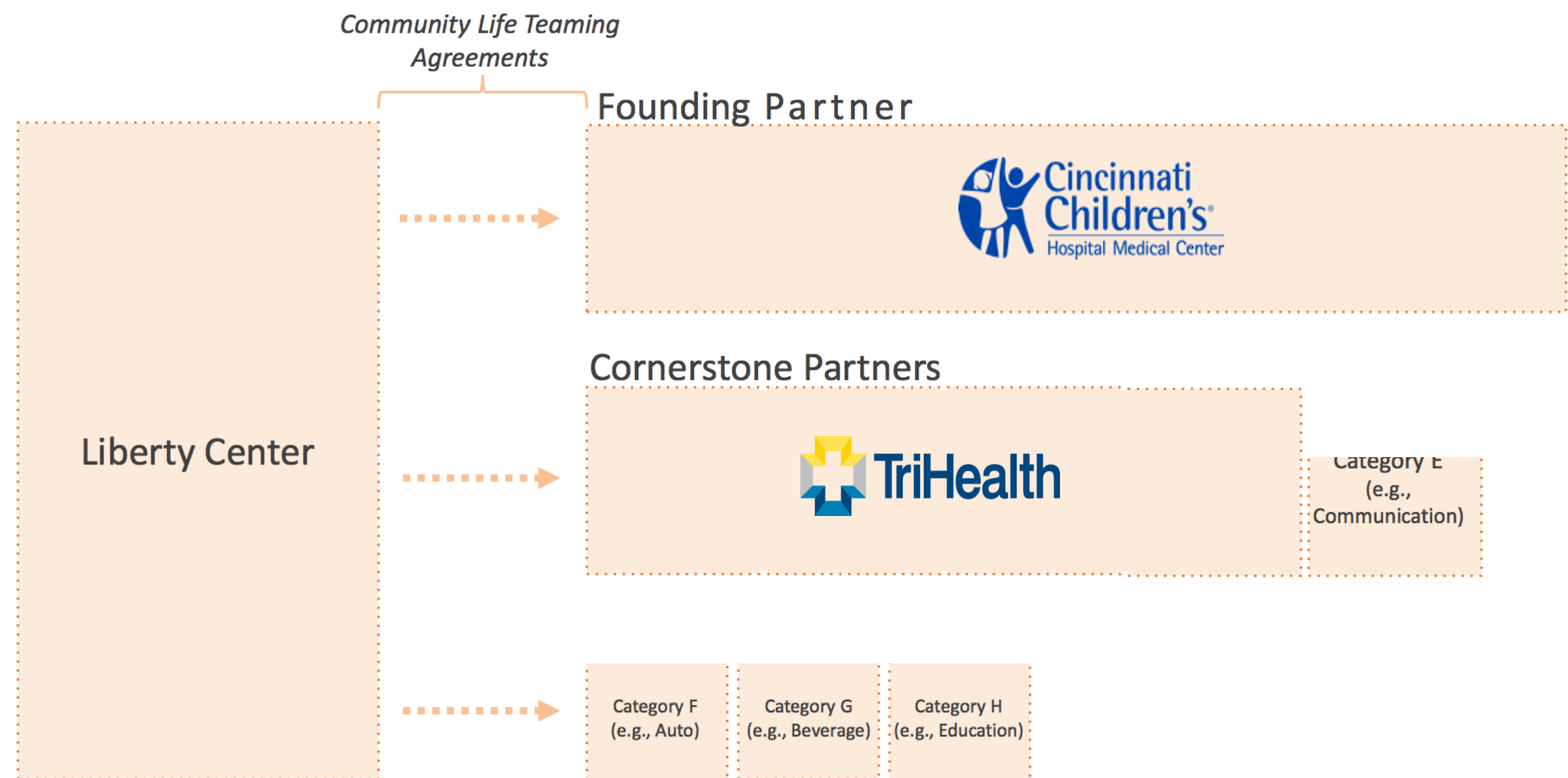
Source: Gallup-Healthways: State of American Well-Being, 2015

Create Structure to Facilitate the Mission:



Community Partnerships

Liberty Center *Example:*



Community Partnerships

Liberty Center *Example*: Naming, Animation, and Programming Rights

- Exclusive naming rights for community assets
- Host event and programs at the named venues
- Exclusive use at mutually agreeable dates
- Primary Sponsor of Signature Event
- Selection for Change for Charity recipients
- Enhance sponsored community venues

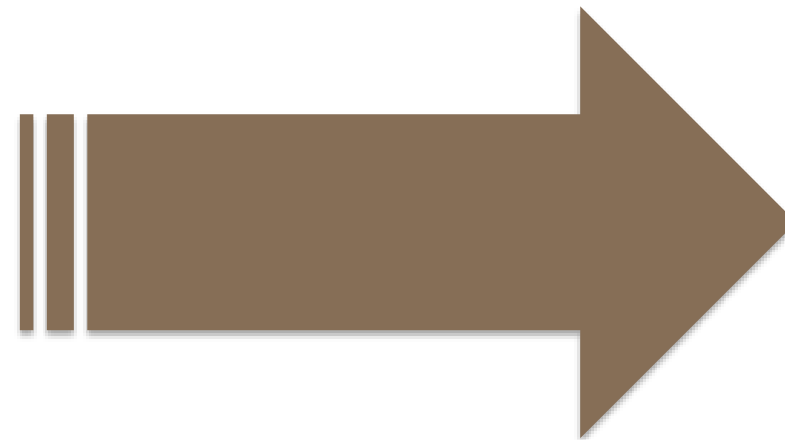


Community Partnerships

Liberty Center *Example*: Financial Model

Community Resources:

- Owner
 - initial equity
 - annual operating contributions
- Community Partners
 - initial equity
 - annual operating contributions



Creation of Public Amenities
and Programming of
Community Events



Community Partnerships

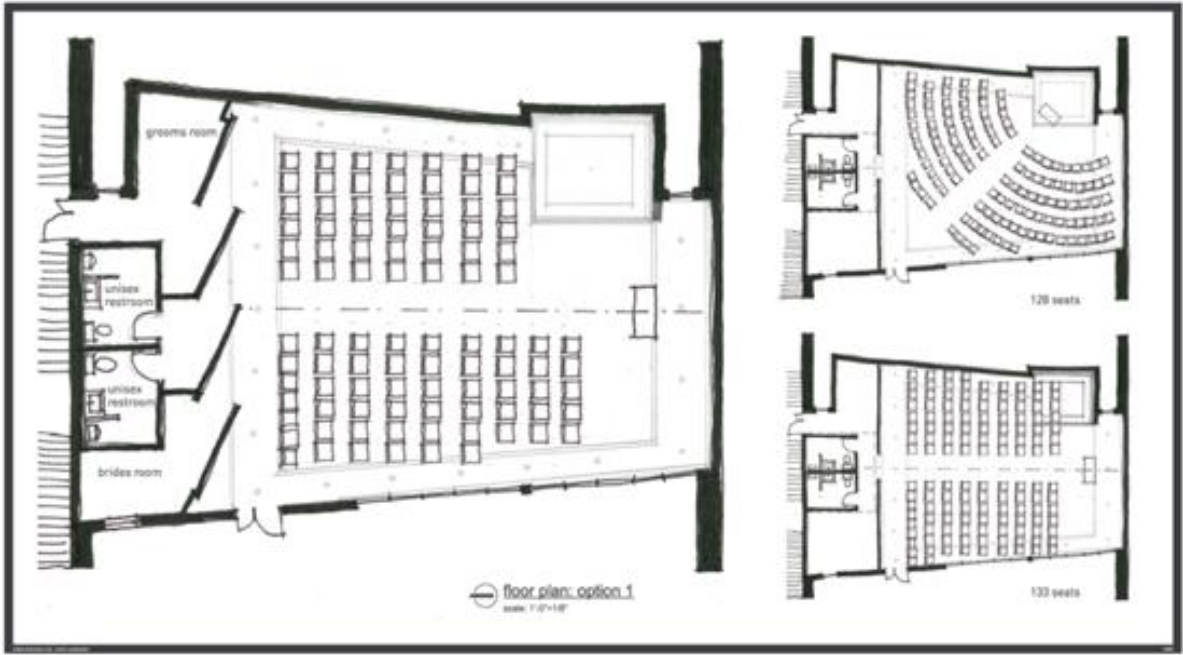
Public Elements: Amenities



Public Amenities

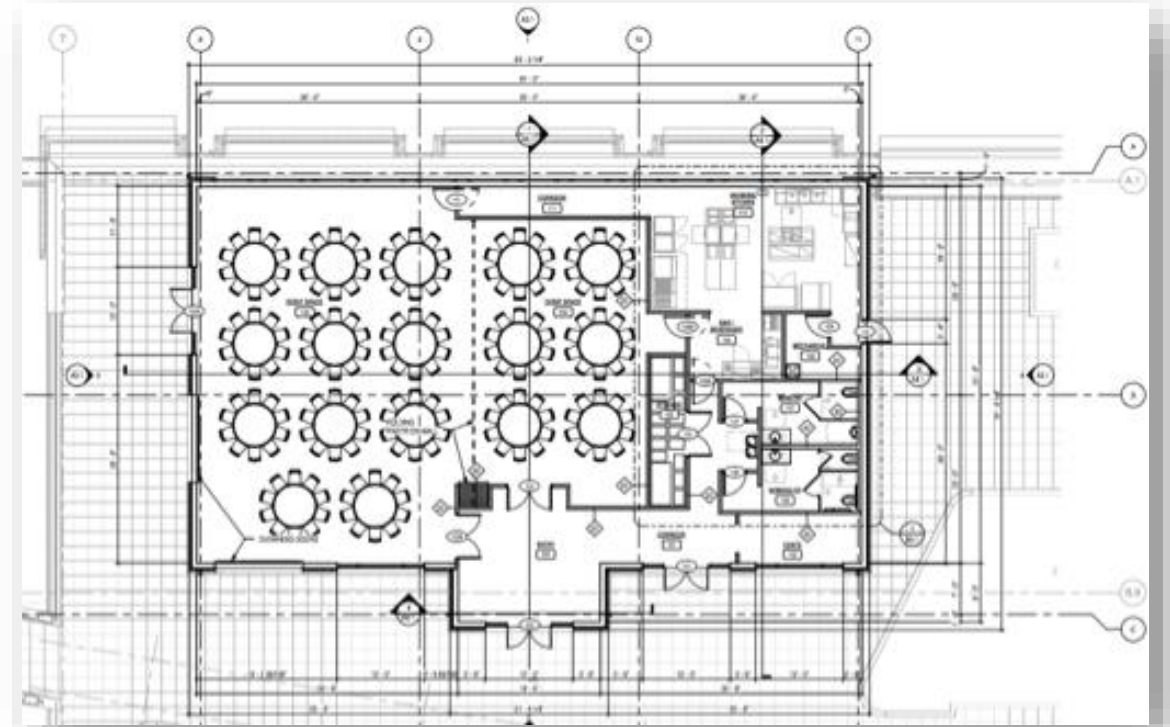
Community Partnerships

Unity Chapel *by TriHealth:*



Community Partnerships

Sabin Hall by Cincinnati Children's:



Community Partnerships

Cincinnati Children's Discovery Center



Community Partnerships

Easton Town Center *Example:* Easton Community Foundation



Change for Charity - the proceeds from Easton's metered on-street parking (and, to a lesser extent, any parking tickets that may be incurred) are donated to deserving local and regional charities and non-profit organizations



Community Partnerships

Easton Town Center *Example:* Easton Community Foundation



Community Foundation Scholarships
You study. We pay.

Mentorship Program
You lead. We help.

Youth Advisory Council
You speak. We listen.

Ambassadors
You need. We provide.



Cornerstone Event Partnerships

Evening of Hope
The Center for Child & Family Advocacy

Celebration for Life
The James Cancer Hospital and Solove Research Institute

Once Upon a Night
Nationwide Children's Hospital

GROWTH MODELING

Insight 2050 *Example:* Columbus, OH

getinsight2050.org



ABOUT THE REPORT PHASE II RESOURCES FEEDBACK NEWS & EVENTS CONNECT

New insight2050 Data Released

Change. It's the hot topic in Central Ohio. That's why two years ago we launched insight2050 to examine the effects of population growth and changing development patterns on our region in the coming thirty-five years. At that time, we utilized the official job and population growth projections for region, as provided by Ohio Development Services Agency. Even under those somewhat conservative projections, Central Ohio was on track to be the fastest-growing region in the state.

Click images below to enlarge.

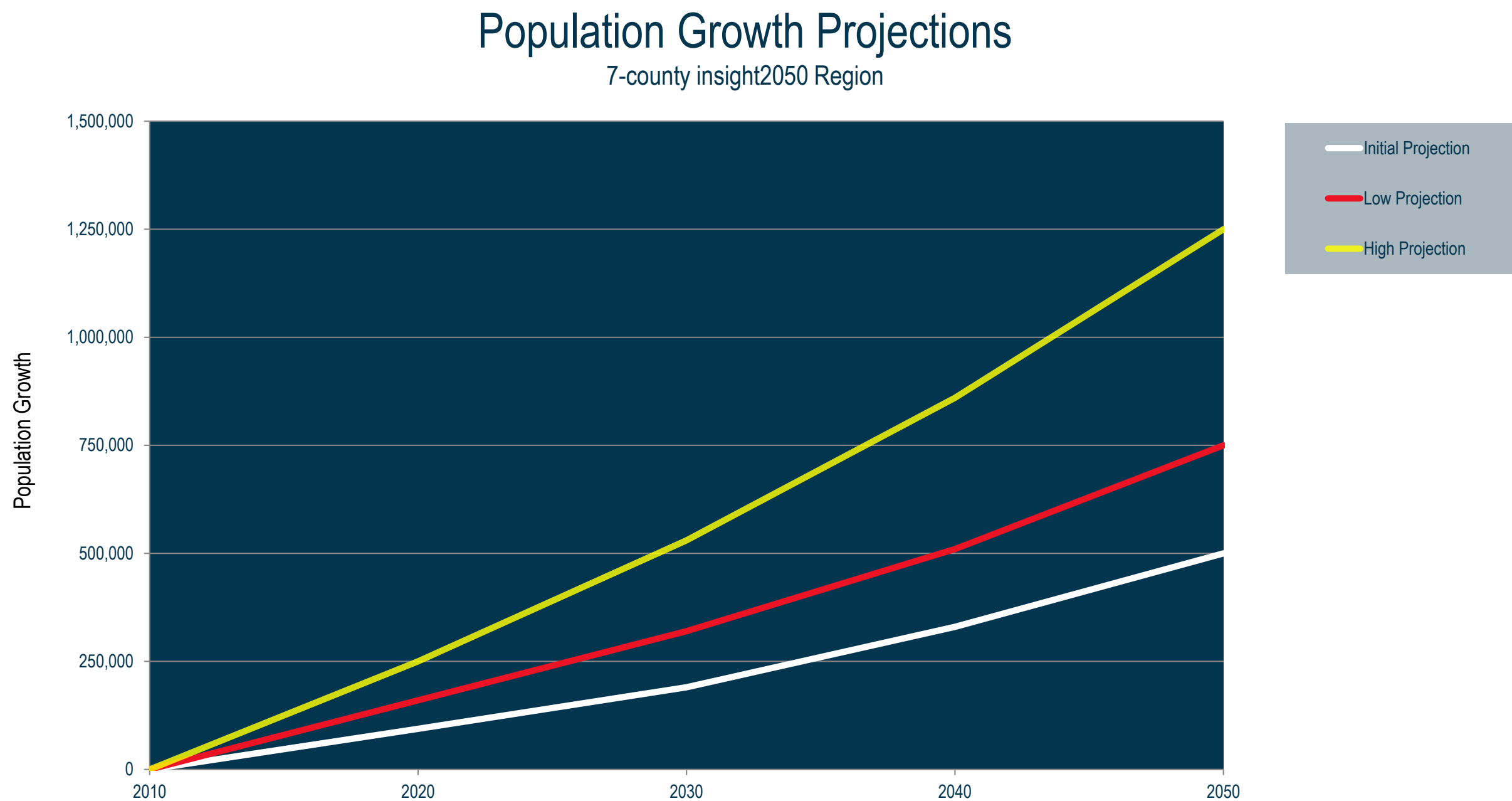
At its annual State of the Region event, held this year on May 6, MORPC shared the latest insight2050 data to benchmark our region's actual growth from 2010 to 2015 against those earlier projections. With this valuable information, insight2050 assists communities across Central Ohio to prepare for this remarkable growth in the years ahead. We invite you to explore this new data here and while you're visiting the site, please take a moment to sign up for the insight2050 e-Newsletter to stay up-to-date on all things insight2050.



2016
STATE OF THE REGION
EMBRACING CHANGE IN CENTRAL OHIO

Presented By:
morpc
Mid-Ohio Regional
Planning Commission

Insight 2050 *Example: Columbus, OH* – “We are on track to becoming the largest metropolitan region in Ohio!”



Insight 2050 *Example:* Columbus, OH

Scenario A

Past Trends

Develop in the same way as in the past

Scenario B

Planned Future

Develop according to community's plans

Scenario C

Focused Growth

Develop with some infill & redevelopment

Scenario D

Maximum Infill

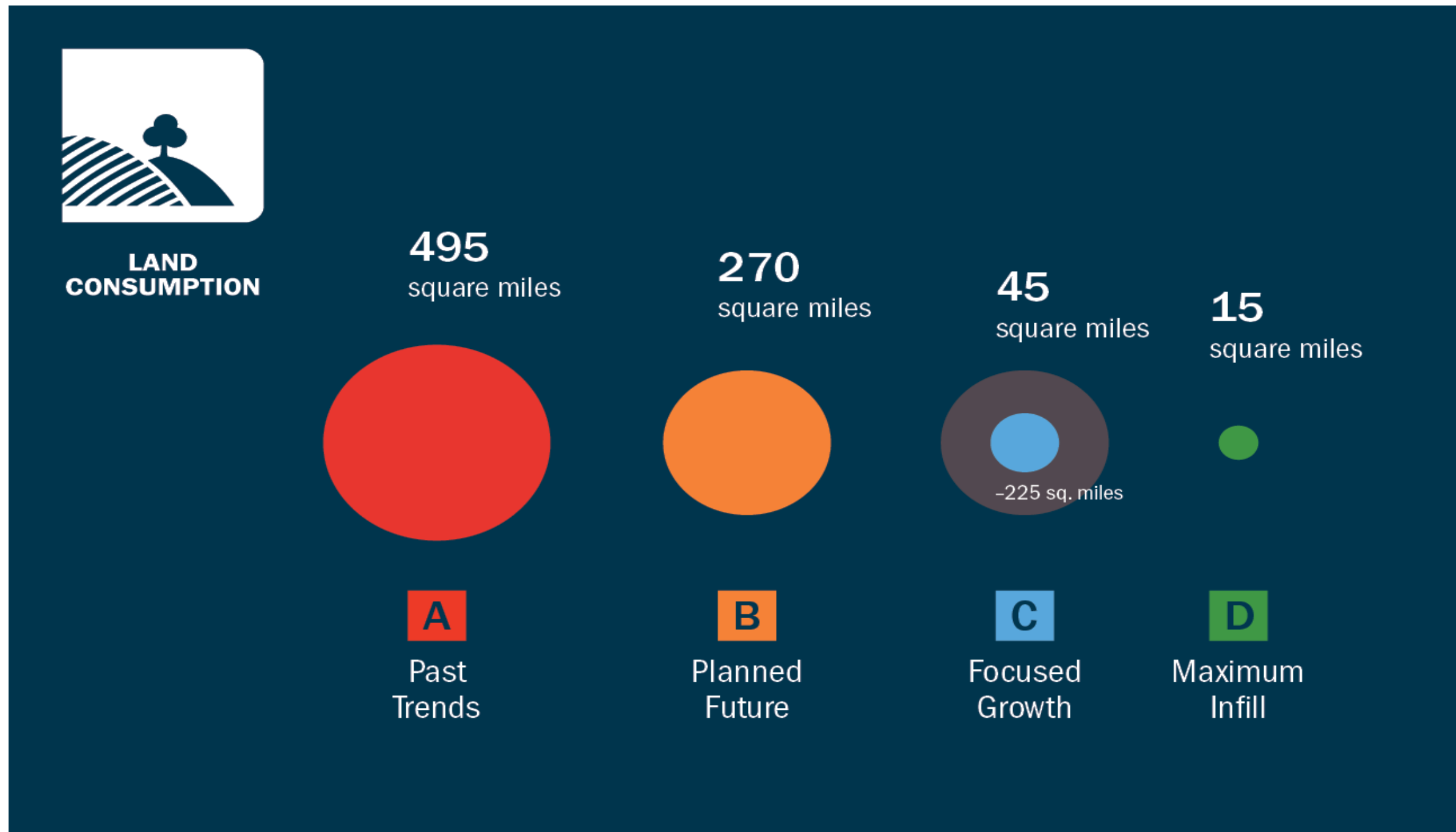
Develop with maximum infill & redevelopment

Growth Modeling

Insight 2050 *Example: Columbus, OH*

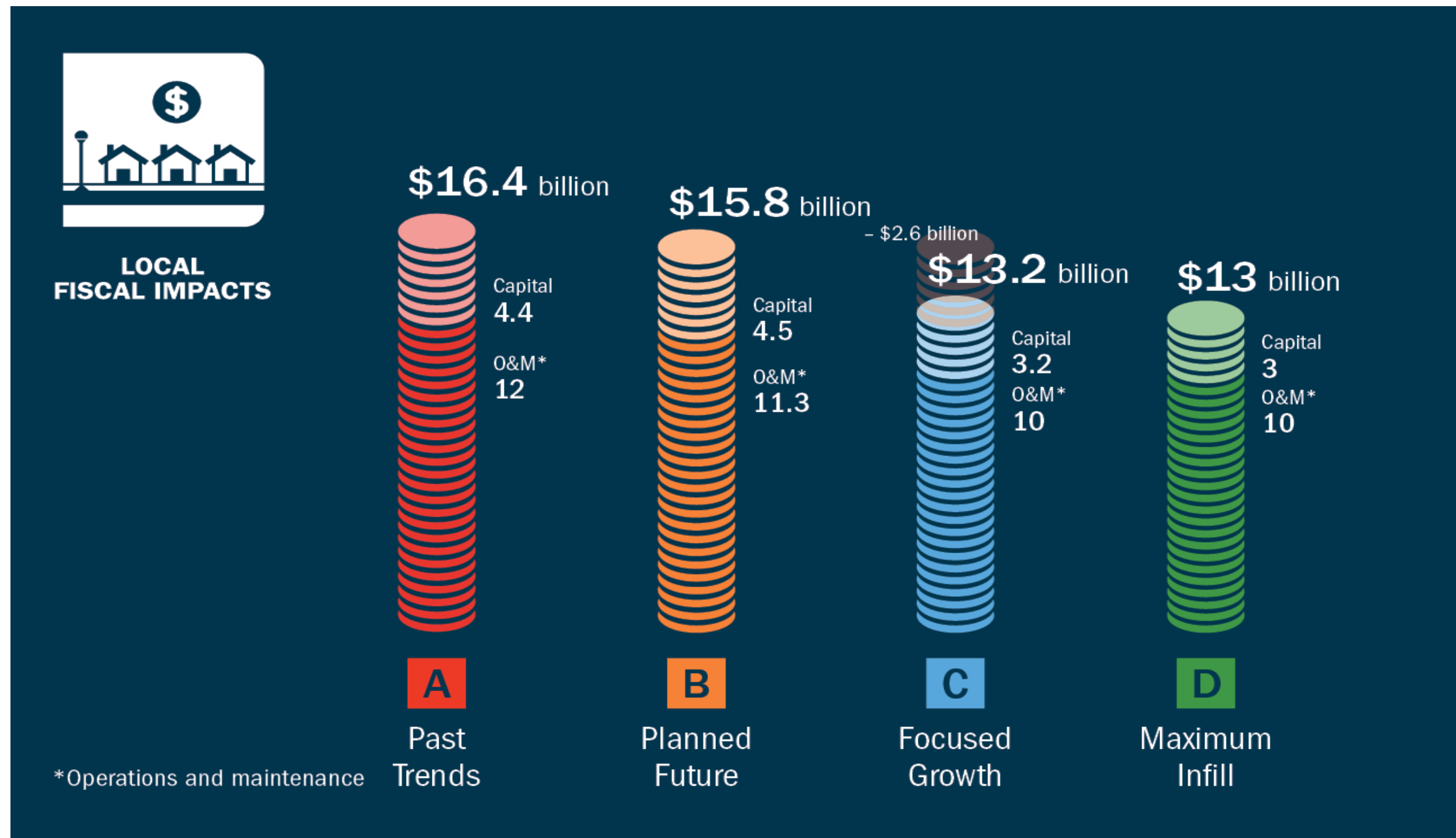


Insight 2050 *Example:* Columbus, OH



Growth Modeling

Insight 2050 *Example*: Columbus, OH



Growth Modeling

Insight 2050 *Example: Columbus, OH – Projected Land Development*

7-county insight2050 Region

Scenario A

Past Trends
Continuing with
policies and plans
of the past



Scenario B

Planned Future
Continuing with
communities'
existing plans



Scenario C

Focused Growth
Following market
demands with
some infill &
redevelopment



Scenario D

Maximum Infill
Following market
Demands with
Maximum infill &
redevelopment



A: Past Trends

B: Planned Future

C: Focused Growth

D: Maximum Infill

62 square miles/5 years

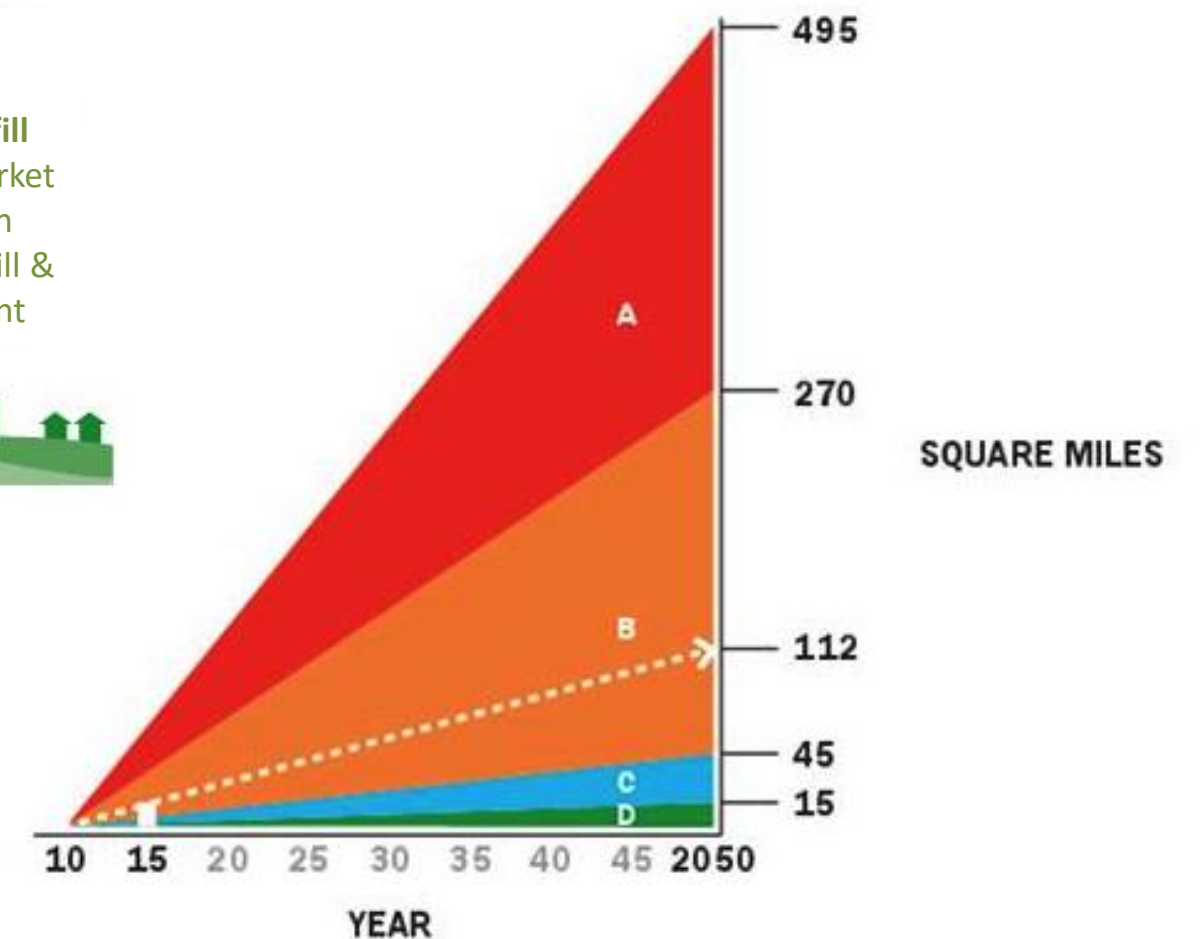
45 square miles/5 years

7.5 square miles/5 years

2.5 square miles/5 years

2010-1025 Consumption

14 square miles/5 years



Insight 2050 *Example*: Columbus, OH

Conclusions for Central Ohio's needs based on growth modeling and market trends:

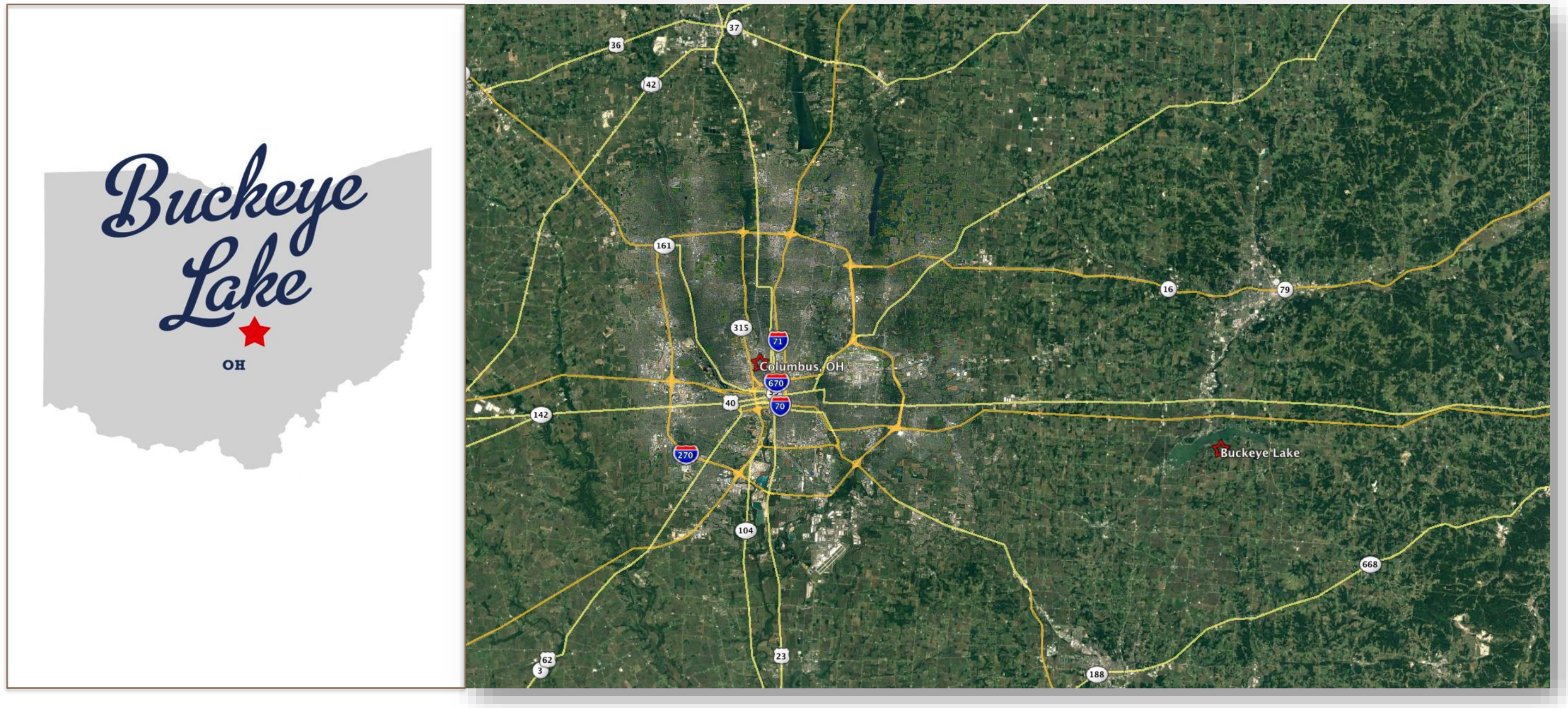
- There will be increased focus by the communities of Central Ohio to develop 'sense of place' projects
- Through entitlement leverage, grocery anchored environments will be potential candidates for the creation of 'village centers'
- The strong growth of the region will mitigate the impact of the online sales on existing retail environments
- Many of these projects will also become higher density and mixed-use combining retail with residential, office, or hospitality uses
- Municipalities will encourage these developments and pay for infrastructure costs through TIF type financing structures, taking advantage of the extra value created by higher densities



COMMUNITY VISIONING

Community Visioning

Buckeye Lake, Ohio *Example:*



Community Visioning

Buckeye Lake, Ohio *Example*: History



Community Visioning

Buckeye Lake, Ohio *Example:*

VISIONING SESSION - MEETING AGENDA

- 8:00 Welcome and organization
- 8:15 Background presentations:
history, tourism, creative communities,
water quality, and agriculture
- 9:15 Identify a VISION for the future of our Region
- 10:15 - *break* –
- 10:30 Identify the ASSETS and LIABILITIES of our Region
- 11:30 Define our CORE PURPOSE (MISSION)
- 12:30 - *Lunch Break* –
- 13:00 Identify our CORE VALUES
- 14:00 Next steps and call for volunteers
- 14:30 Adjournment



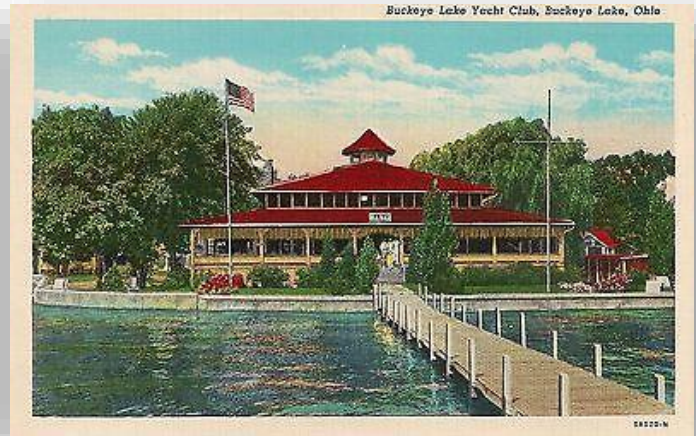
Community Visioning

Buckeye Lake, Ohio *Example:* Facilitate Visioning Session with community participation



Community Visioning

Buckeye Lake, Ohio *Example:*



Buckeye Lake, Ohio *Example: A Plan for the Future*



CONCLUSION

The planning of our Communities is no longer a zoning or traffic engineering technique addressing land use decisions. Instead, planning is now driven by job creation goals that depend on the livability of our communities.



THANK YOU!



Development | Leasing | Management | Third Party Services

4016 Townsfair Way, Ste. 201

Columbus, OH 43219

www.steiner.com
