

City of Twinsburg 2021 Comprehensive Plan Update



A Framework for Sustainability

THANK YOU!

Twinsburg Comprehensive Plan Update Committee

Mayor and Council

Ted Yates

Bill Furey

Daisy Walker

Maureen Stauffer

Ward Representatives

Michael Walton, Ward 1

Kevin Croghan, Ward 2

Sheila Williams, Ward 4

Boards & Commissions

Roy Meier, Twinsburg Historical Society

Peter Metropulos, Planning Commission

City Schools

Kathryn Powers, Superintendent

City Staff

Larry Finch, Director Planning &
Development

Amy Mohr, Engineer

Sarah Buccigross, Finance Director

Lynn Muter, Planner





Status of Planning in Twinsburg

- ▶ Twinsburg's first Plan was adopted in **1975**. During intense suburban expansion a Plan update was adopted in **1990**. Since then, plan updates have been prepared and adopted in **1998, 2007 and 2014**.
- ▶ Planning efforts are not confined to the preparation of the Comprehensive Plan. Occasional studies and analyses are performed in the periods between comprehensive plans. These studies and analyses may be incorporated, in whole or in part, to the next version of the comprehensive plan. Since the last update, a number of planning efforts and community development initiatives have been undertaken that contribute to this current update. Among them are the following:
 - ▶ **Mayor's On-going "Green Initiative"** - this sustainability effort focuses on projects that contribute to energy conservation and greenhouse gas emission reduction. (examples include electric vehicle charging stations, lighting improvements, installation of automatic doors)
 - ▶ **"First Mile - Last Mile" Connecting Communities Plan** - this AMATS funded trail planning effort provided recommendations for the connection of existing trails and trail proposals needed to connect them with the central area and other local destinations.
 - ▶ **"Downtown Redevelopment Districts"** - the City has examined the benefits of creating these special districts where property taxes may be deferred for historic preservation and infrastructure improvements. Efforts are underway to establish as many as three districts in central Twinsburg.
 - ▶ **"PACE - ESID" Energy Conservation and Green Energy Financing Tools** - the Development Finance Authority of Summit County and NOPEC have made these special assessment financing programs available to Summit County communities and businesses. These programs fund energy efficiency improvements for property owners who agree to annual assessments for repayment.

What has changed since the last Comprehensive Plan Update?

- ▶ The former Chrysler site is built-out with approximately 1.7 million square feet of building area employing about 447 full time, and 802 part-time employees generating about \$1,000,000 of income tax revenue (less than 1/2 of former Chrysler average annual income tax contribution).
- ▶ Employment sectors which were once dominated by industrial manufacturing businesses are now dominated by healthcare and medical service related employment. The City's three largest employers are healthcare related.
- ▶ Retail sales and services have been dramatically impacted by the current COVID-19 pandemic.
- ▶ Current work at home practices have essentially vacated Twinsburg's largest office buildings. Remote work is expected to continue after the pandemic and will likely reduce demand for office space nationally over the coming years.



Cleveland Clinic -
Family Health and
Surgery Center
Twinsburg

Twinsburg Population Trends

- ▶ **Reduced Population Growth Rate** (Twinsburg is approaching build-out; no large tracts of land are available for development)
- ▶ **Twinsburg's Population Continues to Age** (The US is also rapidly aging. The number of older Americans is projected to **more than double** from 40.3 million in 2010 to 85.7 million in 2050)
- ▶ **Decreasing Household Size** (many millennials are postponing marriage, family and home ownership; college debt and lifestyle preferences are impacting housing choices)
- ▶ **Greater Number of One-person Households** (32% one-person households in Twinsburg)
- ▶ **Increased Diversity** (Asian and Hispanic population slight increase)
- ▶ **Increased Poverty** (1% in 2010, 6% in 2019. Does not include impacts from the pandemic/unemployment)



2014 Plan



Traditional Plan

Considered all aspects of the community with special emphasis on **redevelopment of the central area**.

A grant-funded Twinsburg workshop supported by experts from the Congress of New Urbanism to help identify redevelopment opportunities within a context of increased walkability.

The central area was divided into quadrants and a **graphic conceptual plan** was developed to demonstrate the redevelopment potential of each.

Goals and objectives were developed for various topic areas: **Housing, Land Use, Community Facilities/Services, Economy, Transportation and Environmental/Cultural Features**.

2021 Plan

Sustainability Plan

Considers sustainability in the context of national and global trends and recognizes a **growing community awareness of sustainability and redevelopment opportunities**.

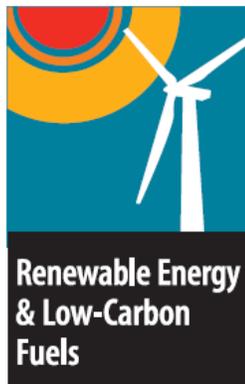
Local sustainability opportunities were considered using a framework developed by the **Institute for Local Government**.

A **baseline for Green House Gas Emissions (GHG)** was established using City data and the U.S. EPA's Simplified GHG Emissions Calculator

Goals and objectives were developed for each sustainability topic area.

Sustainability Best Practices Framework (10 areas)

The Institute for Local Government has developed a framework to help communities identify and apply policies and best practices that support sustainability.



Sustainability, a bit of Twinsburg history. . .

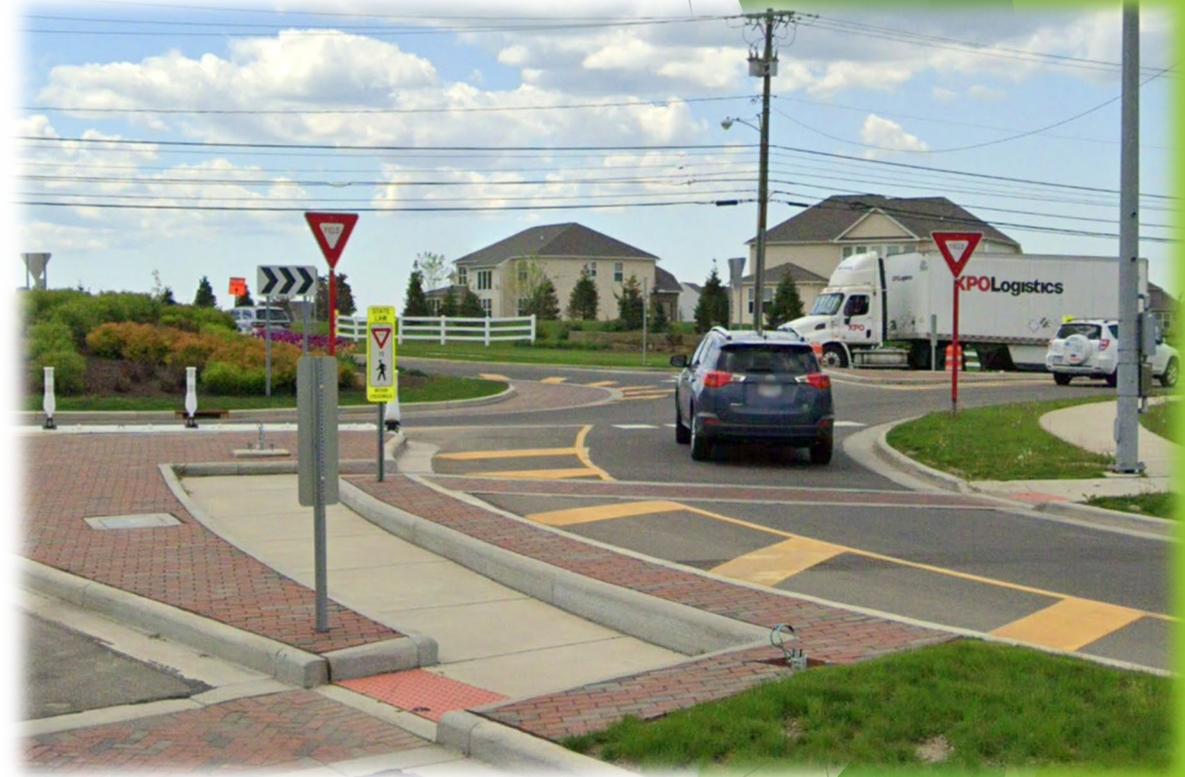
- ▶ Former Mayor Katherine Procop initially proposed to implement a "[Twinsburg Green Initiative](#)" that would focus on making the City more environmentally friendly by preserving: (1) floodplains associated with Tinkers Creek, (2) unique and significant habitats and (3) public open spaces. While the Green Initiative originally focused on open space and habitat preservation, over the years it expanded into broader issues of sustainability.
- ▶ In 2009 an [Energy Conservation and Building Improvements Study](#) identified energy conservation opportunities. This study provided a baseline from which a host of energy related projects would be implemented. At about the same time, the Chrysler Corporation announced its closing of the Twinsburg Stamping Plant. This closure meant a 12% decline in City revenues. The impetus for improved efficiency in the provision of public services and public administration was clearly in place.
- ▶ It was in this environment that the City's interests in conservation and efficiency became focused and the Green Initiative became more than just an open space and environmental conservation program. Over the next several years the City would investigate and implement projects and programs designed to save financial resources and to reduce energy consumption and the City's carbon footprint. In 2013 the City of Twinsburg was awarded the [Summit of Sustainability](#) award in the Public Sector category.



Summit of Sustainability Award

Sustainability and the Plan Update

- ▶ Build upon what has been previously accomplished through the Green Initiative by formalizing sustainability goals and objectives within the context of the updated Comprehensive Plan Document.
- ▶ Establish an estimate of greenhouse gas emissions to serve as a baseline against which to measure future ghg reduction progress.
- ▶ Evaluate sustainability practices relative to current City operations and suggest measures to advance sustainability goals, particularly those that could also have cost-saving benefits.

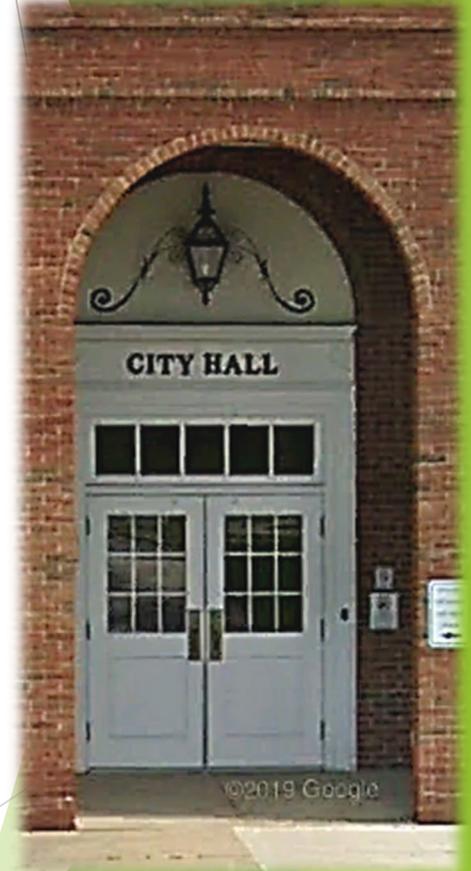


Roundabout: Darrow/Glenwood

Greenhouse Gas, City Baseline Calculation

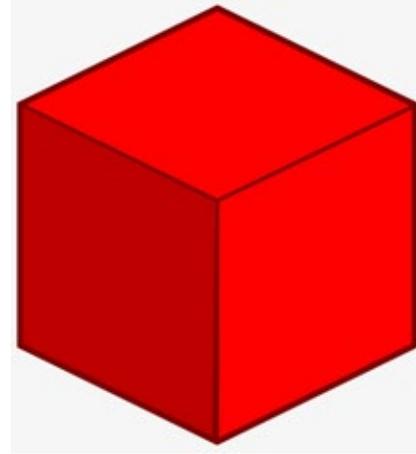


- ▶ A baseline greenhouse gas emission estimate was developed using 2019 City data and the U.S.EPA's Simplified GHG Emissions Calculator. 2019 data was used as it is reflective of typical City operations prior to disruptions resulting from the COVID-19 pandemic.
- ▶ A substantial amount of information has been assembled by staff to enable the use of the GHG Emissions Calculator tool. Utility bills have been obtained for every meter and account of the City for the 2019 year. Data obtained included the amount of energy consumed and billed costs for each account.
- ▶ Energy consuming facilities and locations were identified as **stationary sources** of GHG emissions or **mobile sources** of emissions.

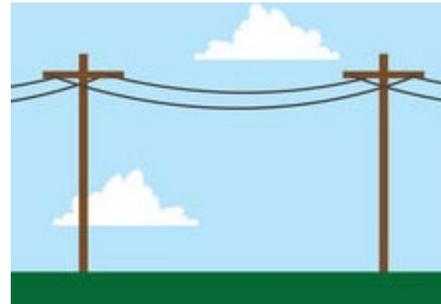


Total GHG Emissions - City Operations

- ▶ In total, contributions of GHG attributable to City operations in the 2019 calendar year were more than **8,223 metric tons** of GHG, primarily in the form of CO₂.
- ▶ **One metric ton of CO₂ occupies a 27ft x 27ft x 27ft cube.**



27ft x 27ft x 27ft



For reference, a typical wood utility pole is about 30' in height.



Planning Process

- ▶ Plan Goals and Objectives have been developed by the Plan Update Committee using the Institute for Local Government’s “Sustainability Best Practices Framework”.
- ▶ Plan Goals and Objectives have been reviewed by the Environmental Commission, the Planning Commission and other residents. Progress reports have been included in the Mayor’s Monthly Newsletter.
- ▶ The full Plan Draft was presented to Planning Commission for consideration and recommendation.
- ▶ The Draft Plan is presented to City Council.



The Plan is a Policy Document

- ▶ Policy adoption is one step in promoting sustainability, however, this Plan can help to define possibilities for specific actions.
- ▶ Some examples of actions and objectives included in the Plan document (Complete list in Part 2 of the Document):
 - ✓ Create a **Sustainability Working Group** with a representative from each City Department
 - ✓ Implement a **Procurement Policy**
 - ✓ Identify areas on City owned property where **re-forestation** may be implemented
 - ✓ Make **sustainability central to Twinsburg's culture and brand** with tie-in to the “Naturally Beautiful” tag line
 - ✓ Seek opportunities to **implement solar and/or wind projects** to meet all or part of the energy requirements of City owned buildings and facilities
- ▶ Promoting the Adoption of Sustainability Practices

The adoption of goals and recommendations is only the starting point for our sustainability efforts. If progress is to be made, responsibilities must be assigned and accountability established. It will be necessary to establish a process, procedures, and funding necessary to promote sustainability practices to be executed by City departments, residents and area businesses.