

Archbold

Comprehensive Plan
2021



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Acknowledgements



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Donna Dettling, Administrator

Dexter Krueger, PE, PS, Engineering Department Rep.

Dave Wyse, Downtown Business Rep.

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Historical Timeline



1834

Industrious Amish-Mennonite families from Switzerland and the Black Forest region in Germany settle in German Township and start a settlement

1850s

Civil Engineer and railroad builder, James Archbald, helps extend the Michigan Southern and Northern Indiana Railroad through an area recently platted by land speculator George Ditto

1866

Archbald becomes a village and soon becomes the first community in the county to require residents to lay paved sidewalks using burr oak planks; over time the community becomes known as Archbold

1897

Brick paving complete in the Downtown making Archbold the only community between Toledo and Elkhart to have paved streets

1913

A 37 year old fire pumper quits during a downtown fire and one-half of the buildings on the east side of Defiance Street are destroyed. Within two years, this tragic event prompts the community to construct a Village Water Works System

2020

Archbold officials forge ahead on a comprehensive community approach that updates the 1989 and 1966 plans and zoning and subdivision regulations

1930s

The Sauder Woodworking Company is created and the Luginbill Brothers livestock auctions become the largest between NY and Chicago

1940s

To maintain profitability during the war, La Choy Food Products moves to Archbold from Detroit. Bil-Jax Company is founded

1950s

The population grows 58% and new water and sewer systems are built. Ruihley Park was expanded to include a new football field and community swimming pool

1966

Archbold adopted its first Comprehensive Plan. The plan identifies residential growth and quality of life improvements as priorities

1976

Erie Sauder creates Sauder Village as a regional destination to educate visitors on 19th century rural lifestyles in the Black Swamp region. Today, the 235 acre site has over 100 buildings

1989

A second Comprehensive Plan is created. The plan identifies opportunities for commercial growth and residential expansion

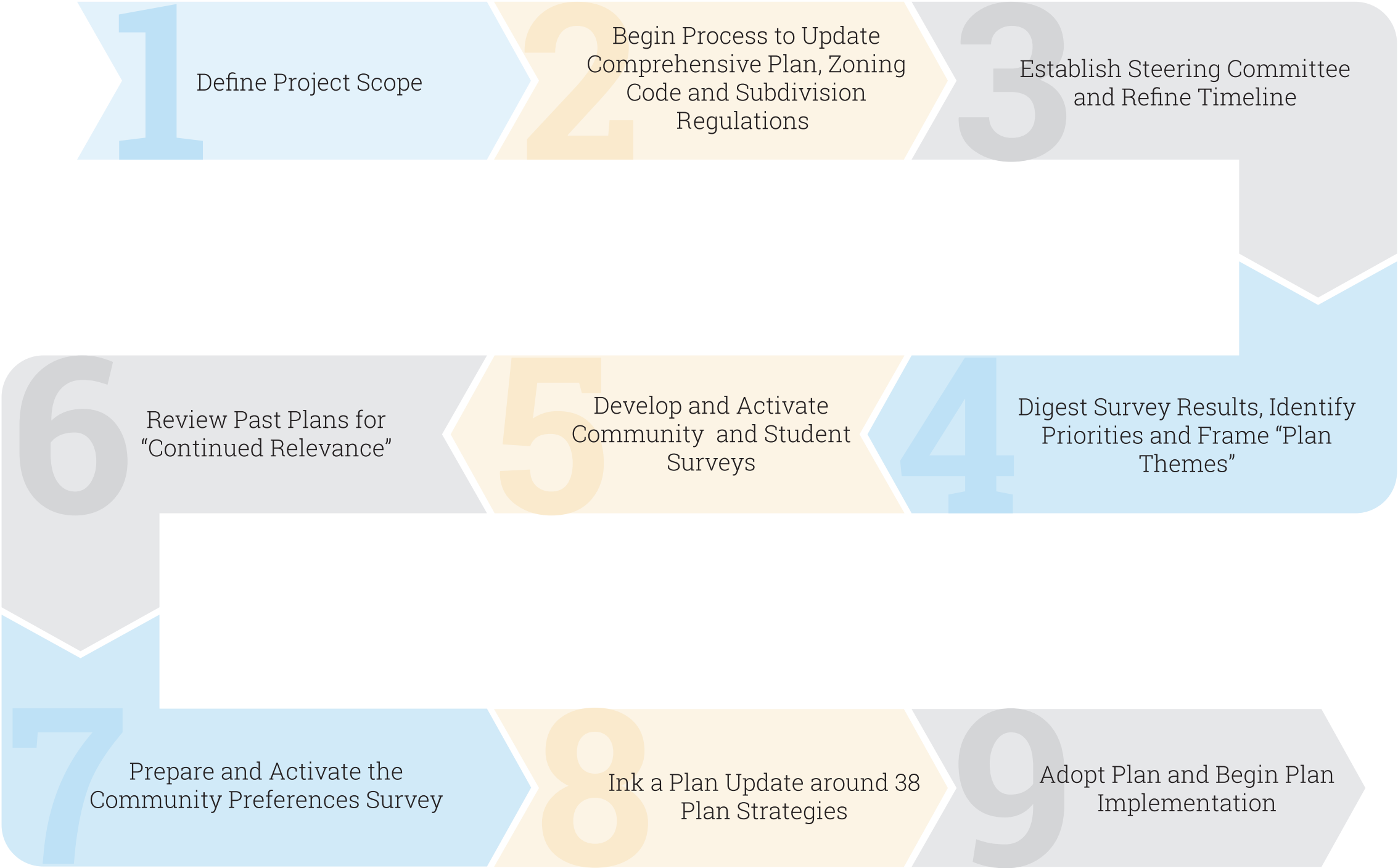
2000s

A major Downtown revitalization effort culminates in infrastructure and building improvements. Woodland Park is created




Executive Summary

Plan Development Process



Plan Themes and Initiatives

PLAN NAVIGATION



Executive Summary	Planning Areas
Public Participation	General Recommendations
Planning Conditions	Plan Implementation

Archbold 2.0 is within reach of becoming the community residents so desire. “Food doesn’t fall into your mouth, you need to really work at it” said Erie Sauder. In that same vein, success doesn’t happen on its own. This Plan, the first major planning effort in over thirty years, was prepared under the guidance of a well-balanced steering committee comprised of representatives in key community sectors, every one of them desirous of making this success happen through incremental and meaningful steps.

Several Plan Themes surfaced over the course of the year-long planning process and the three planning survey exercises. Several themes help to form the foundation of this Plan. They are as follows:

DOWNTOWN REVITALIZATION

No one area in the community resonated more with Archbold residents during the planning process than the downtown. People simply want new life and energy brought back to the nucleus of their community.

Additional restaurants, retail opportunities, renovation of existing historic properties and meaningful public gathering places were all cited among improvements residents wish to see in the downtown. This desire was clearly summed up by one resident: “Coffee shops, more restaurants, restaurants that stay open late, and more entertainment options.”

This Plan supports this desire by offering up several recommendations framed to work in unison to advance both historic preservation and new investment through economic incentives and the tactical repurposing of spaces aimed at encouraging year-round events and programming.

CONNECT THE DOTS

While the community may be connected socially, physical disconnects are evident within Archbold’s built environment. There are many locations that residents would like improved with sidewalks, bike paths, and walking trails. These locations include Woodland Park, the areas near Supervalu, Spengler Field Soccer Park, and several neighborhoods throughout the community that were allowed to be built without sidewalks.

This Plan supports several initiatives from the development of a “Complete Streets” policy to infrastructure investments that connect the downtown to Sauder Village through trail, public realm, and wayfinding improvements, along with an ambitious goal to work with Northwestern Ohio Rails-to-Trails Association (NORTA) to connect Archbold to the 64-mile Wabash Cannonball Trail and other regional destinations through pedestrian connectivity solutions. (see Map: Plan Opportunities).

Plan Themes and Initiatives



COMMUNITY COHESION

Being born and raised in Archbold is the basis of what folks here call “character”, framed from a century and a half of industriousness steeped in humility, charity and faith. But while this sense of self has helped to nurture this togetherness, it has also helped to accentuate insular tendencies and overlook some of the community’s greatest assets like Sauder Village.

Survey participants desire to open its community to more festivals and events. When asked to rate the priority of 17 different variables, “community festivals and events” ranked second to downtown revitalization. Enhanced activities, like Farmer’s Markets during the summer months and other community gathering events, they feel, would help to preserve the culture of Archbold, and improve the marketability and connectedness of the downtown and the community as a whole, to include Sauder Village.

ECONOMIC RESILIENCY THROUGH IMPROVED GROWTH OPPORTUNITIES

Archbold is blessed to have a daytime population that swells with employees. But this may be where the blessings end. More than 84% of the 5,734 folks that worked in Archbold in 2017 reside elsewhere, helping to deny the community from the numbers it needs to land additional businesses, commercial enterprises and national franchises the residents so desire. As one resident stated, “We need to improve our economic resiliency by diversifying our manufacturing base and our retail establishments. We need a plan to draw new businesses to town.”

Municipalities in Ohio receive the most financial benefit when those employed in the community also live in the community. To support this fact, there is growing consensus in the community that residential opportunities should be improved, as the inventory of living opportunities is extremely limited. For the past twenty years, approximately 220 new residential units have been constructed, or 11 annually, while adding less than 20 new residents. This Plan identifies areas that are readily available to accommodate future residential growth (see Map: Plan Opportunities).

This Plan encourages the attraction and retention of residents through improved regulatory tools like the zoning code and property maintenance regulations, to programs like the community reinvestment area program that offer incentives to property owners that make investments to certain property types. Developing the right set of growth and revitalization tools for community officials will be a major outcome of this Plan, with annual Plan reviews being required to ensure these tools are being utilized in a manner that doesn’t adversely impact the schools, utility systems or fiscal resources.

Plan Themes and Initiatives



NEIGHBORHOOD REVITALIZATION AND PROPERTY MAINTENANCE

There is a growing concern that various neighborhoods are suffering from property maintenance issues linked to the growing number of single-family rentals and vacant commercial properties. To date, Archbold has 533 rentals, 65% of which are in the form of detached single-family units and multi-family units, some of which are co-mingled together in certain neighborhoods.

This Plan recommends the adoption of several tools to help minimize the effects of residential disinvestment, while being supportive of the numerous rental property owners in town that are desirous of doing the right thing. To this end, one byproduct of this Plan will be improved guidance to building codes, timely and effective code enforcement, and the development of a vacant property registration ordinance.

Complementing these regulatory tools will be a new tactical approach to capital improvement programming. This new approach will help to not only implement the plan, but also work to encourage additional private sector neighborhood reinvestment just as past public investments in the downtown helped promote a resurgence of new private sector reinvestment.

INTERGOVERNMENTAL PLANNING

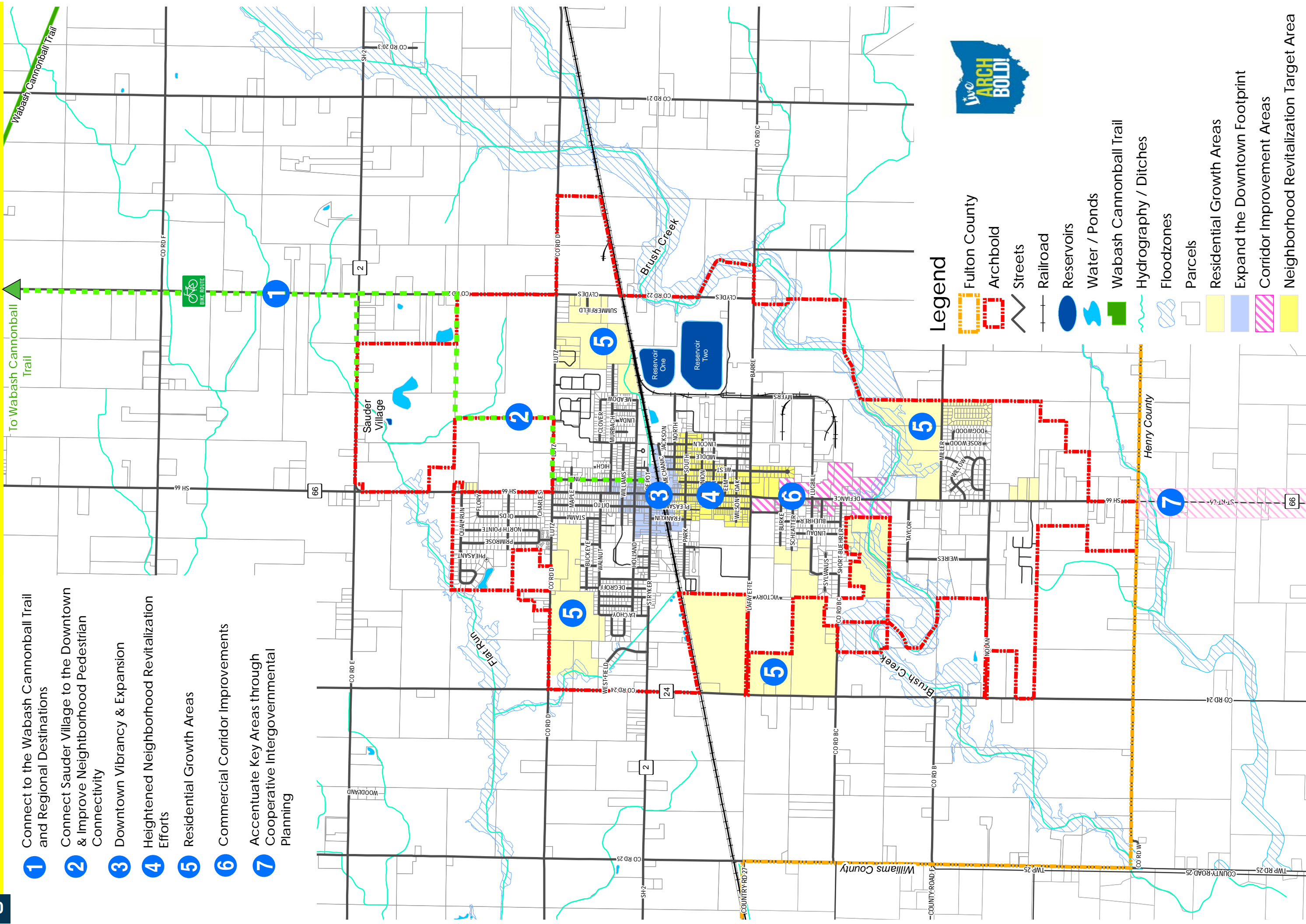
Growing properly and innovatively will be bolstered from supportive intergovernmental relationships with German Township and Archbold's southern neighbor, Ridgeville Township in Henry County. These neighbors are within Archbold's water service area and play a key role in the livability of the region.

Key destinations and activity centers in these two townships include Pettisville, Elmira-Burlington, Northwest State Community College, Four County Career Center, the Wabash Cannonball Trail, and Goll Woods State Nature Preserve. Officials could even look to develop innovative arrangements with Stryker located immediately west on SR 2 in Williams County.

A regional approach that incorporates best practices in planning, zoning, cooperative service delivery, and economic development tools will help to better plan growth areas and key corridors (State Route 66, State Route 2, US 6 and US Alt-20, and I-80/90 interchange) with multi-modal connectivity elements, access management, and visual enhancements. Archbold officials could also work with township officials to plan residential and commercially zoned areas adjacent to Archbold.



- 1 Connect to the Wabash Cannonball Trail and Regional Destinations
- 2 Connect Sauder Village to the Downtown & Improve Neighborhood Pedestrian Connectivity
- 3 Downtown Vibrancy & Expansion
- 4 Heightened Neighborhood Revitalization Efforts
- 5 Residential Growth Areas
- 6 Commercial Corridor Improvements
- 7 Accentuate Key Areas through Cooperative Intergovernmental Planning



Past Planning Efforts



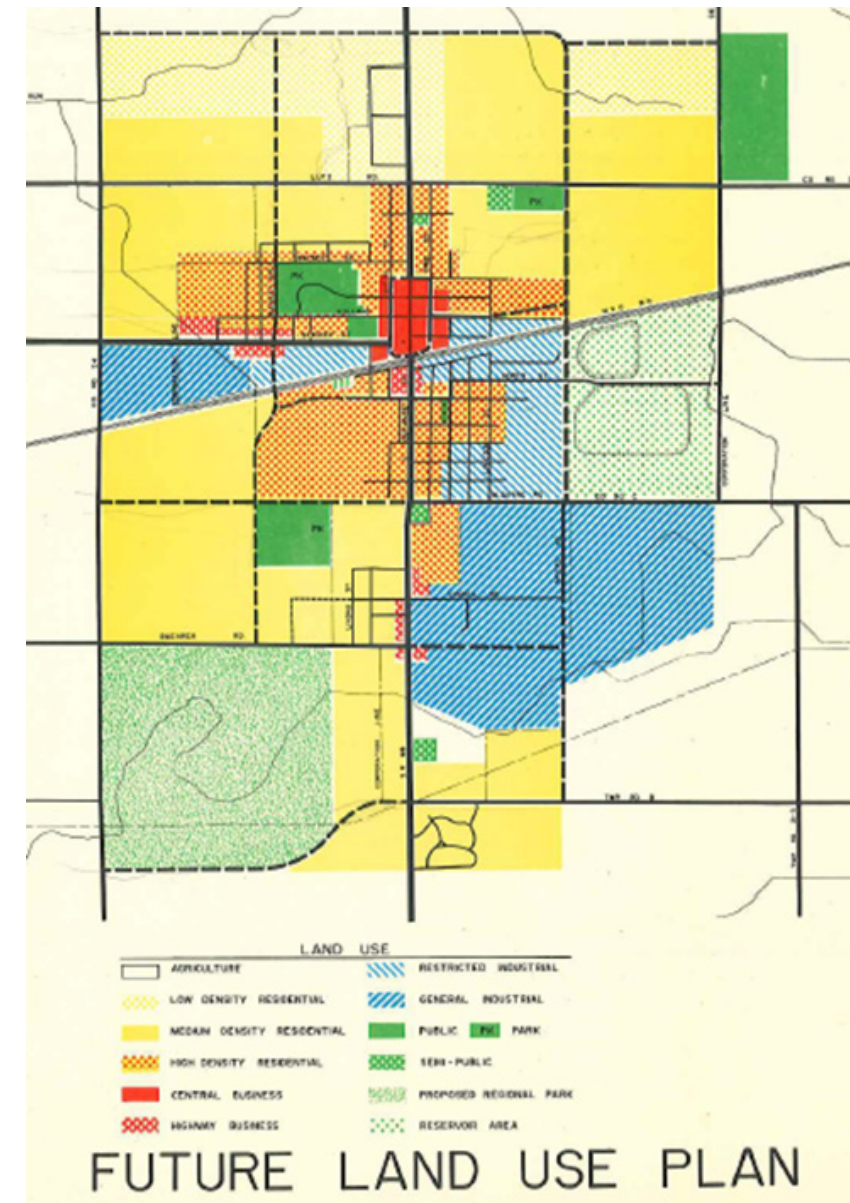
There have been two prior comprehensive planning initiatives in Archbold. The first comprehensive plan was published in 1966 and the other in 1989. A brief overview of the goals and strategies outlined in those plans is listed below:

1966 Plan

The 1966 plan set forward nine general recommendations to the planning commission. They are as follows:

- Periodically review and re-evaluate the comprehensive plan.
- Develop effective lines of communication and working relationships with other bodies.
- Enlist citizen understanding and support through a public information program.
- Maintain an up-to-date zoning ordinance and/or proposed amendments; review all applications for a change in the zoning ordinance.

- Prepare and submit to the governing body subdivision regulations and/or proposed amendments; review all proposed new subdivisions.
- Prepare or review a capital improvements program and budget.
- Recommend housing and building codes or amendments.
- Prepare such plans and reports as may be required in the event a federal urban renewal project is to be undertaken within the municipality.
- Obtain professional planning services – either on a continuing basis or when special needs arise.



Archbold's first comprehensive plan, developed in 1966 by planning firm Carroll V. Hill, proposed a developed pattern framed around a street grid that never culminated due to railroad crossing restrictions. A regional park was proposed in the current location of the Archbold Industrial Park, while higher density residential land uses were recommended, up to 8 units per acre, to help support the town's growing base of industries. One item accomplished from this planning effort was the adoption of subdivision regulations.

Past Planning Efforts



1989 Plan

The 1989 Plan outlined more specific goals for areas in the community such as residential development, the downtown, economic development, and infrastructure development. The general goals are listed below:

General Goals

- Plan for development which enhances the quality of life for all of Archbold's residents.
- Promote development which is compatible with the existing pattern of land use, and avoid future land use conflicts.
- Ensure that the presently maintained small-town atmosphere is preserved, and promote a positive image of Archbold.
- Plan and provide for sufficient land for the anticipated urban population needs.
- Promote development where the existing infrastructure, providing service such as sewers, water, gas

and electricity, can accommodate it.

- Locate community facilities on sites where optimum service can be provided to the residents and establishments of the Village.
- Ensure that future development will take place on sites where such development is physically and structurally feasible, and where natural disasters can be avoided.
- Promote physically attractive residential, commercial, and industrial developments.
- Encourage the use of buffers to reduce the negative effect of incompatible land uses.
- Reserve an adequate amount of open space so as to conserve a portion of Archbold's natural resources.



The 1989 Comprehensive Plan provided community officials with several recommendations, the most important of which called for the expansion of the downtown through the rezoning of residential areas to help promote new commercial growth. It also recommended extending several streets, like Buckeye, Storrer, Lauber, and Lincoln, and a north-south connection between Short-Buehrer and Lafayette to help improve the transportation network.



Public Participation



Public Input

Over the course of the planning process, the planning team developed three surveys that were deployed to the community at various times and department questionnaires that were filled out by community stakeholders. A detailed breakdown of the results of the surveys are found on the following pages.

Steering Committee

The 2020 Archbold Comprehensive Plan was developed under the guidance of 12 community officials. The Steering Committee’s task is to guide the planning process through input from the community and recommend solutions to the issues presented.

Community Survey

The community survey is meant to gather resident input through a variety of related questions. The responses the residents give provide

us with the first opportunity to understand the community through the eyes of those who live there. The priorities of the residents will often overlap with those of the community officials, but when they do not, we are alerted as to what may be a point of disagreement between the priorities of the officials and the priorities of the residents. This can be of great use during the planning process and deciding what is best for the community going forward.

Student Survey

The goal of the student survey is similar to the community survey in that we can identify the priorities of the students and what they hope the community will look like in the future. The priorities of the students appear to be new retail opportunities and restaurants, improved schools and school programs, additional youth/teen programs, drug intervention programs, and road improvements.

Community Preference Survey

To help further refine the community survey results, the Planning Team and Steering Committee developed 18 questions focused on community preferences. This survey culminated extremely pointed recommendations and strategies.



Community Survey Results



Place of Employment

60% In Archbold
12% Retired/Homemaker/Student
8% Fulton County, outside of Archbold
8% Other
6% Williams County
2% Defiance County
2% Fulton County
2% Lucas County

am a _____ (Select all that apply)

90% homeowner 7% business owner
7% renter 3% non-resident
2% other

Living activities.

4 (high priority).

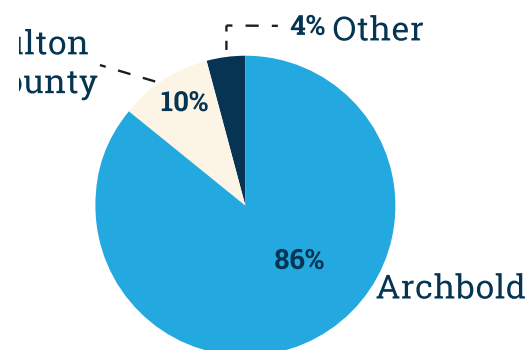
3.19

3.09

2.94

2.90

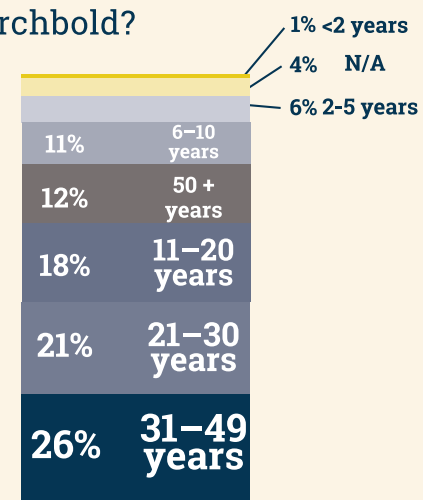
2.84



Public Participation

What land uses would you like to see expanded in this community?

How long have you been a resident of Archbold?



Residential

Single-Family

Apartments

Condominiums

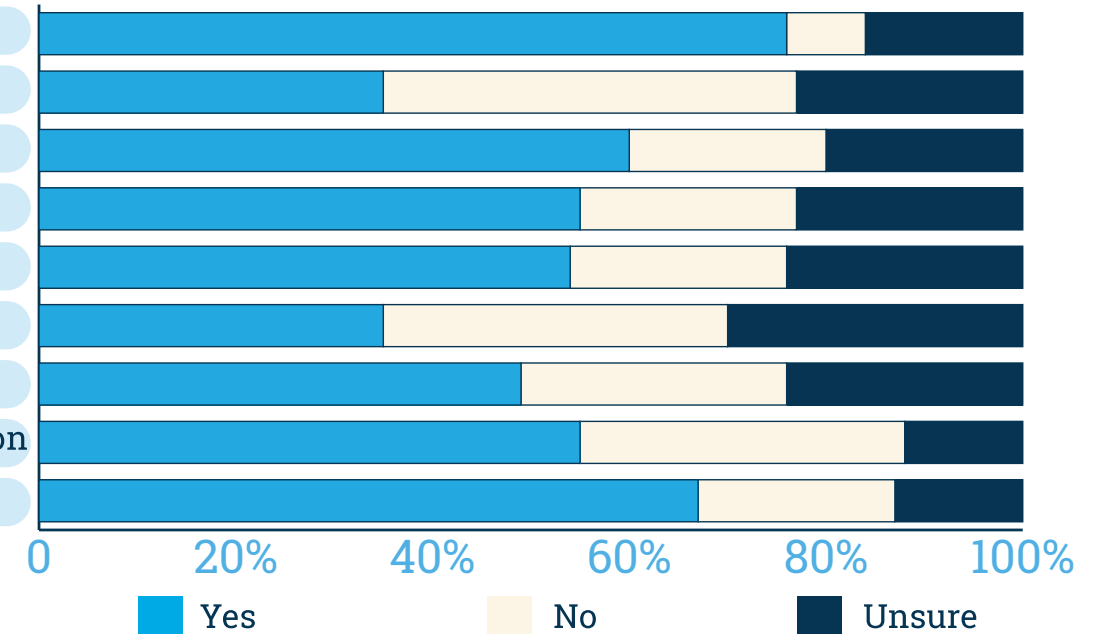
Senior Living

Commercial

Office

Parks & Recreation

Public Spaces



Do you feel historical and architecturally significant properties help to promote the downtown's character and marketability?

74% | Yes 14% | No 13% | Unsure

If you could make one improvement to the community, what would it be?



Visual/Aesthetic Upgrades



Restaurants/Retail Opportunities



Community Events

What enhancements and amenities would you like to see in the downtown?



Extended Hours



Murals on Blank Walls



More Green Space

What additional businesses would you like to see in the community?



Coffee Shop



Restaurants



Shopping/Retail

Preference Survey Results

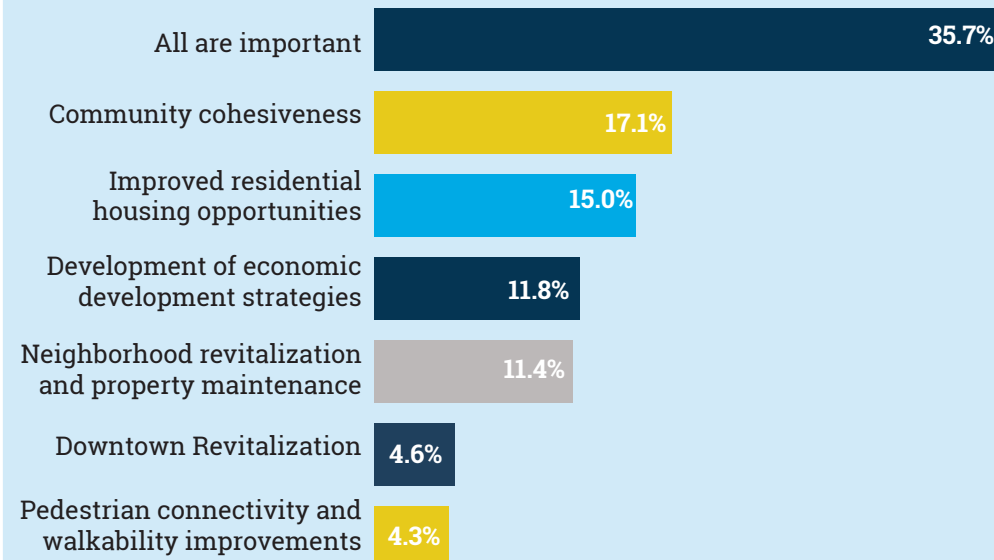


62%
Female
38%
Male

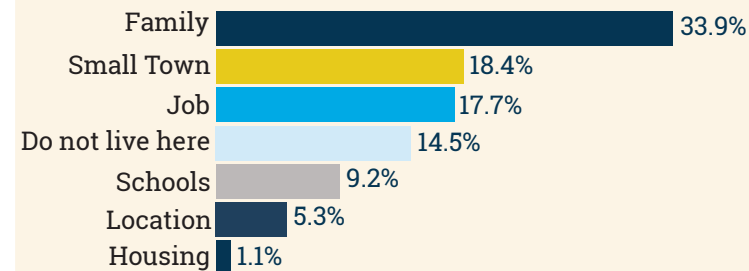
95% agree with this statement:

Quality of life improvements like schools, pools, and parks are valuable to Archbold's long-term marketability.

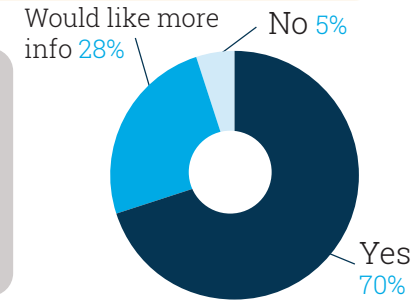
Responses from the planning survey can be lumped into six primary planning areas and "themes". Which area do you feel village officials should address first?



Why do you live in Archbold?

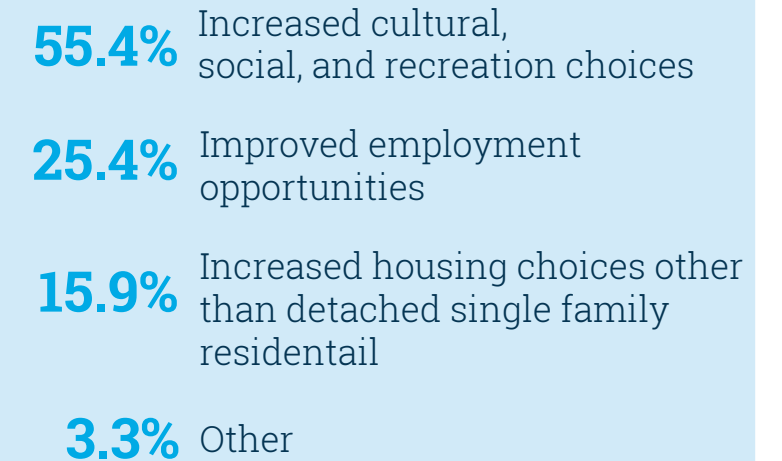


Would you be in favor of a vacant property registration ordinance to ensure owners meet a minimum standard of maintenance?

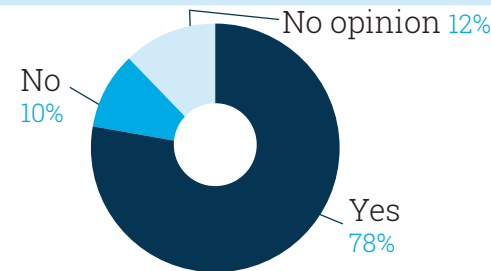


80% are **unfamiliar** with incentives Archbold offers to promote economic development

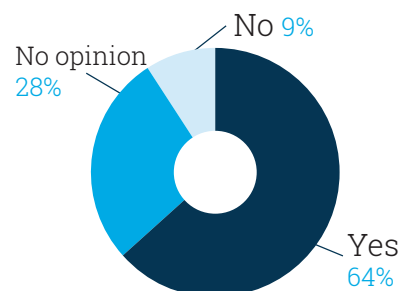
Survey participants indicated a desire to keep young adults in the community. Which method would help to do this?



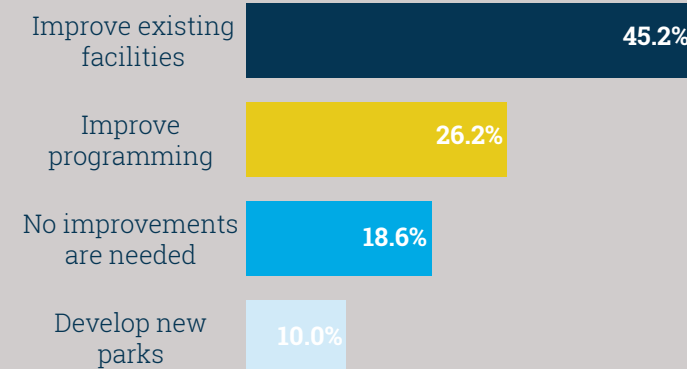
Would you like to see more engaging public spaces in the downtown?



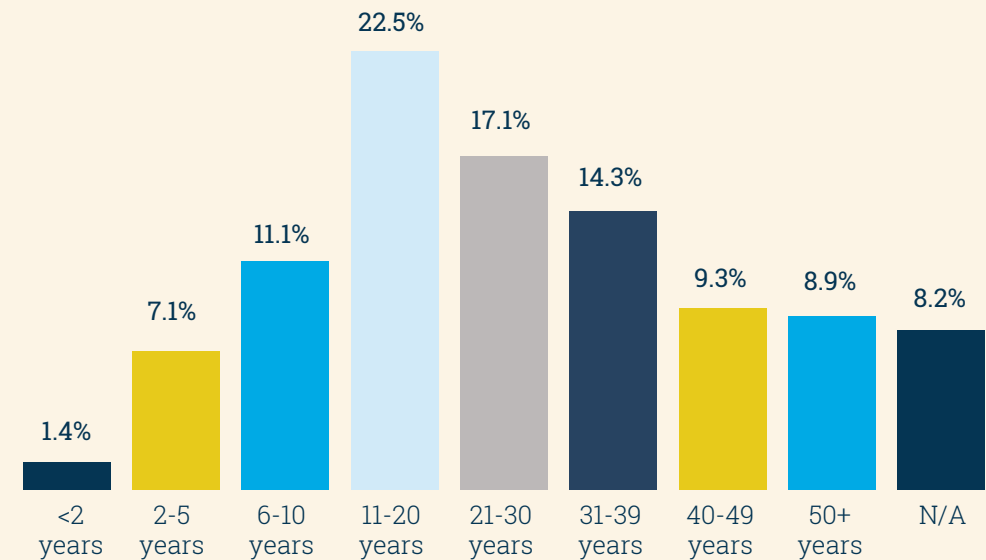
Should more tools be created to minimize property blight and protect our neighborhoods?



Residents noted a desire for enhanced park and recreational opportunities. How should this be achieved?



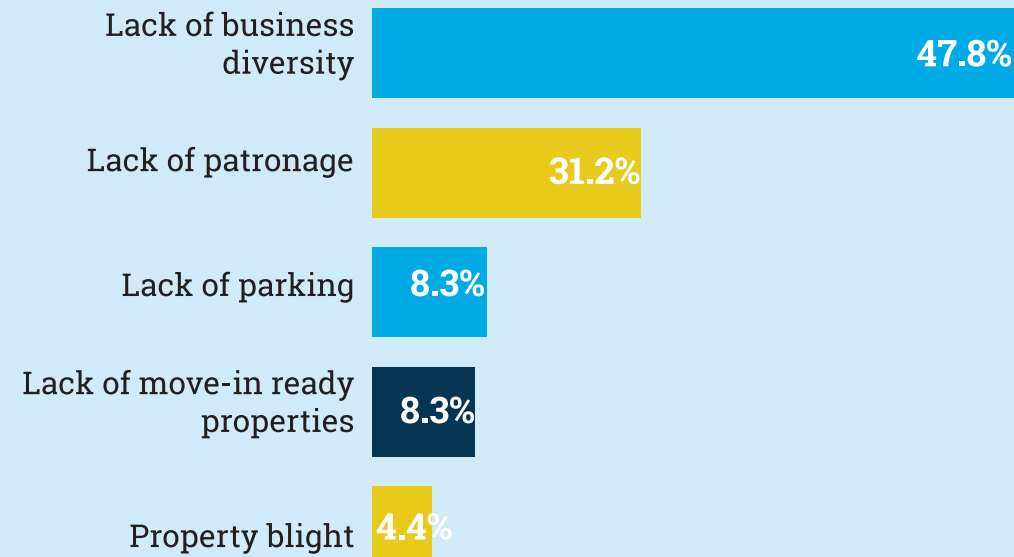
How long have you been a resident of Archbold?



Preference Survey Results



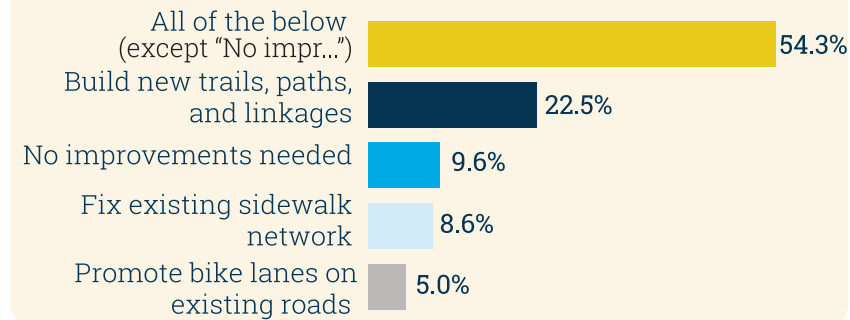
I believe the biggest threat to our downtown is...



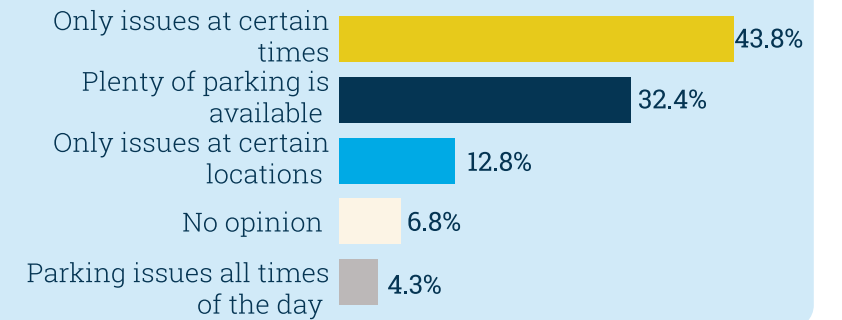
Do you believe some sort of exterior inspection for single family rental properties would help protect neighborhoods from further blight?

Yes **54%** More info required **34%** No **12%**

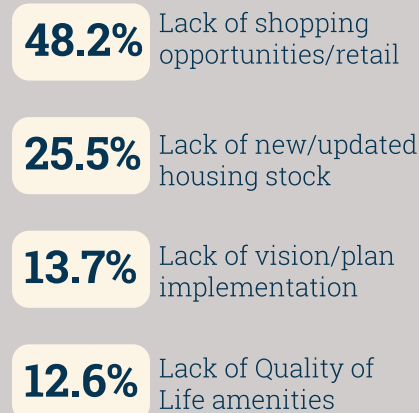
Residents noted a desire for improved pedestrian mobility and connectivity choice. How would you like to see this happen?



How would you describe the parking availability in the downtown?



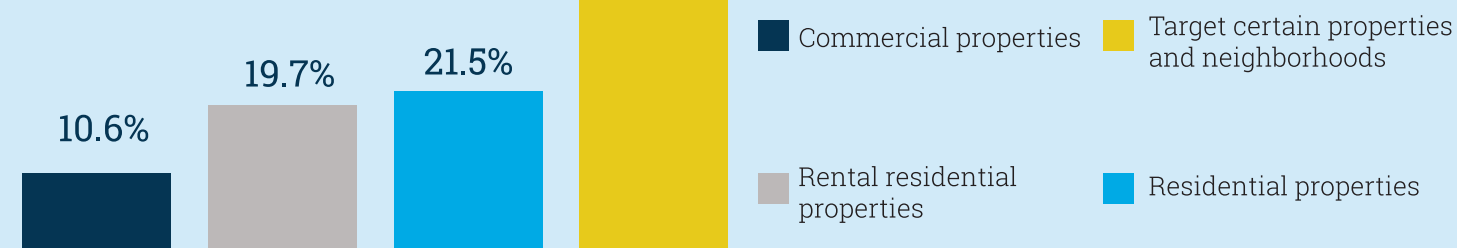
What's the biggest impediment to the marketability of this community?



A majority of survey respondents believe that historical and architecturally significant buildings help to promote the downtown's character and marketability. What's the best way to preserve these properties and maintain the appearance of the downtown?



Survey respondents indicated a desire to protect neighborhoods of property nuisances. Which properties should receive attention first?



Student Survey Results



I am in grade...

29%	25%
Ninth	Tenth
23%	23%
Eleventh	Twelfth



82% of students plan on moving away from the community after high school.

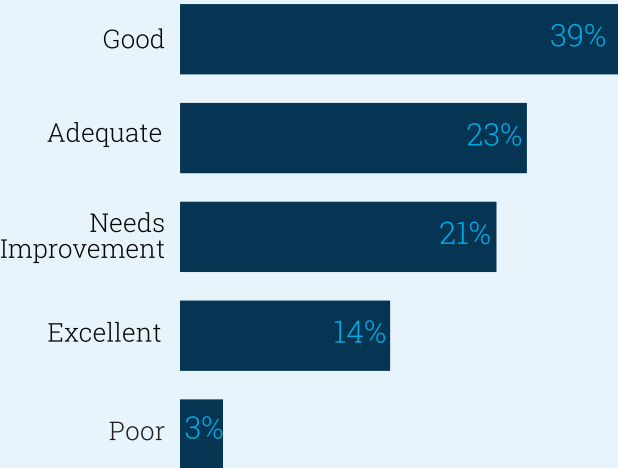
Reasons for moving away:

74%	18%
Attend college	Other opportunities
	8%
	Not Sure

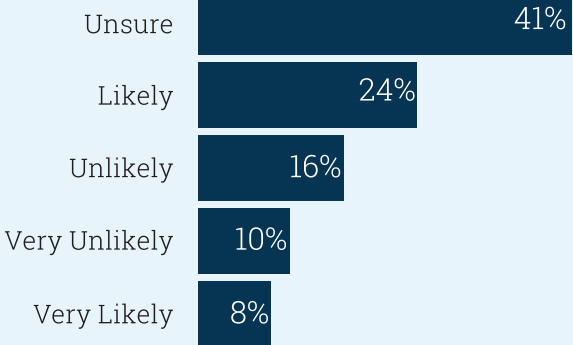
Are there any places in this community that you wish were improved or better connected with sidewalks, bike paths or trails?

- Woodland Park Trail
- Sidewalks near Supervalu
- Spengler Park Soccer Field
- Sidewalks by the Ford Car Dealership
- Sidewalks at Buckeye St and North
- Pointe
- Add streetlamps all over

How would you rate the level and quality of youth and teen activities in this community?



Likelihood of living in Archbold as an adult at some point in life



46%

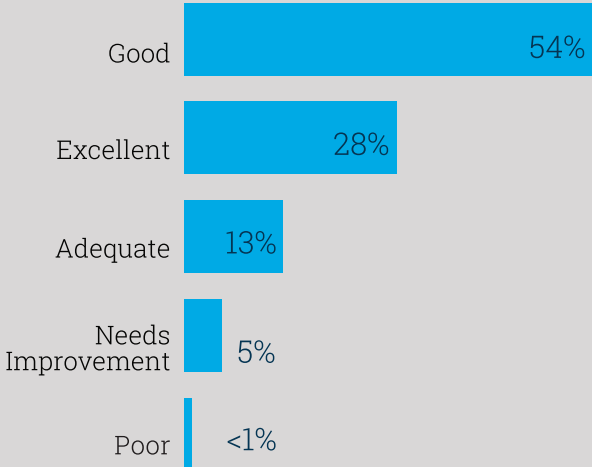
of students have at least one parent from Fulton County.

In twenty years,

Archbold will be:

61% / Better **5%** / Worse **34%** / Same

How would you rate the Quality of Life in Archbold?



How would you rate Archbold compared to other communities you've visited?

26% / Excellent
50% / Good
16% / Adequate
5% / Needs Improvement
3% / Poor

If you were in charge of the community, what one improvement would you make?

What additional things would you like to see more of in Archbold?



More Community Events



Increase Park Care



Increase Communication with Residents



Restaurants



Walking/Biking Trails



Retail Options

Overall Priorities

Following the completion of the three surveys, the planning team constructed a concept chart to illustrate how each groups' priorities relate to one another.

Community Officials



New Dining Options



Rennovation of Existing Buildings



Public Gathering Spaces



New Retail Options



Beautification Efforts

Residents



Revitalize vacant and under-utilized property



Festivals and Events



Neighborhood Improvements



Improved Job Opportunitnes



Downtown Improvements

Students



New Retail Opportunities and Restaurants



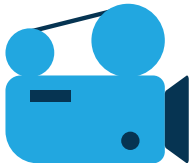
Visual Upgrades in the Community



Walking / Biking Trails



Downtown Festivals



Entertainment



Planning Conditions





Executive Summary

Planning Areas

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General Recommendations

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Plan Implementation

Demographics

Population Trends

As of 2018, Archbold's population is estimated at 4,409 residents (data taken from the 2014-2018 American Community Survey unless noted otherwise). The community is located in the southwest corner of Fulton County, Ohio, which has a population of 42,305. Archbold is the second largest municipality in the county; Wauseon, the county seat with 7,531 residents, is the largest.

Archbold experienced significant growth during the 1950's, and in the 1990's, when population increased by 24.7%, from 3,440 in 1990 to 4,290 in 2000. This period of growth was followed by a marginal population increase in Archbold, to 4,346 in 2010, to 4,409 in 2018.

The continued leveling of population totals is anticipated; the Ohio Development Service Agency's county-level forecasts project a

decrease from 42,698 in 2010 to 42,200 in 2020, 40,740 in 2030, 40,300 in 2040, and 40,210 in 2050. Lucas County, to the immediate east, which includes the City of Toledo and has a major impact on the region including Fulton County, is also projected to lose population, from 441,815 in 2010 to 420,080 in 2030 and 409,380 in 2050.

Age

Archbold's median age has decreased notably over time, from 41.5 years in 2000 to 37.5 in 2018. This has occurred while Fulton County's median age has trended in the opposite direction, from 38.9 years in 2000 to 40.8 in 2018. This trend is notable, in light of the more common experience of rural communities to age over time.

4409
total residents

↑2.0%
from 2018

37.5
median age



Demographics

Income and Poverty

While Archbold's 2018 median household income of \$55,172 exceeded those in nearby communities of Wauseon, Bryan, and Napoleon, as well as Ohio's median of \$54,533, it was only 92% of Fulton County's median income of \$60,231. Similarly, per capita income of \$27,097 was 95.4% of the county median of \$28,411. In 2018, the American Community Survey counted 657 individuals (15.3% of total) and 128 families (10.6%) in poverty, topping the countywide incidence of 9.4% for individuals and 6.9% for families.

In 2018, 71.3% of Archbold's households earned their income primarily through labor, somewhat less than county-wide, where 78.3% had earnings from labor. The resident's second most common income source was Social Security, received by 31.9% of households, indicating a significant retired

population. (Note: Multiple sources of income produce a total of over 100%.)

Employment

Greater work area trends help expose changes in the workforce composition. Employment opportunity in total has diminished significantly in the Archbold work area, dropping from 8,363 jobs in 2002 to 5,734 in 2017. The Archbold area workforce has aged over this period, with jobs held by those aged 30 to 54 dropping from 5,270 to 2,790, while jobs held by those 55 and over rose from 1,174 to 1,635, pointing to a likely coming need for a younger, replacement workforce.

Manufacturing, while declining as an employment sector (from 5,539 jobs in 2002 to 3,361 in 2017), has remained the predominant employer in the Archbold work area. The percentage of total jobs in the manufacturing sector only dropped from 66.5 to 58.6



\$55,172

median household
income

15.3%

poverty rate

58.6%

of jobs are in
manufacturing



Sauder Village's new 1920's Main Street includes activities for all ages, including a retro Soda Fountain Shop.

Demographics

percent over this period. Other sectors employ considerably fewer people. Retail, for example, which employed 351 in 2002, provided jobs for 256 in 2017, while health care, one of few growing sectors, increased from 320 to 392 jobs over this period.

Among Archbold's resident employees aged 16 and over in 2018, 595 (29.4%) were employed in manufacturing, 344 (17%) in arts, entertainment, accommodations and food, 371 (18.3%) in education, health, and social services, and 189 (9.3%) in retail. The number in management and professional positions (580, or 28.6%) was roughly equivalent to the number in production and transportation (548, or 27%), indicating the presence of white as well as blue collar opportunities within the community. (Note: these numbers count the employment of residents regardless of the location of their workplace, and not persons strictly employed in Archbold.)

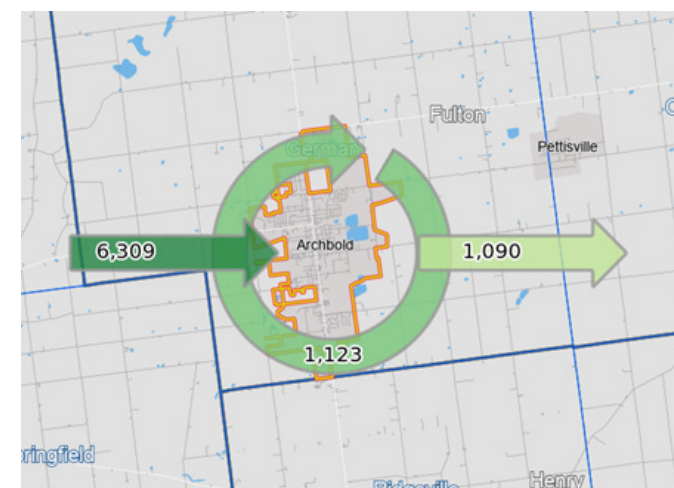
Commuting Patterns and Worker Mobility

Over half of the Archbold's residents (57.8%) commute less than fifteen minutes to work, and less than 17% commute for more than thirty minutes. Mean average travel time for residents is 15.4 minutes, much less than the mean for all Fulton County commuters of 23.1 minutes. Of 1,978 workers living in Archbold aged 16 and over, 1,375 (69.5%) worked in Fulton County, while 603 (30.5%) worked outside the county.

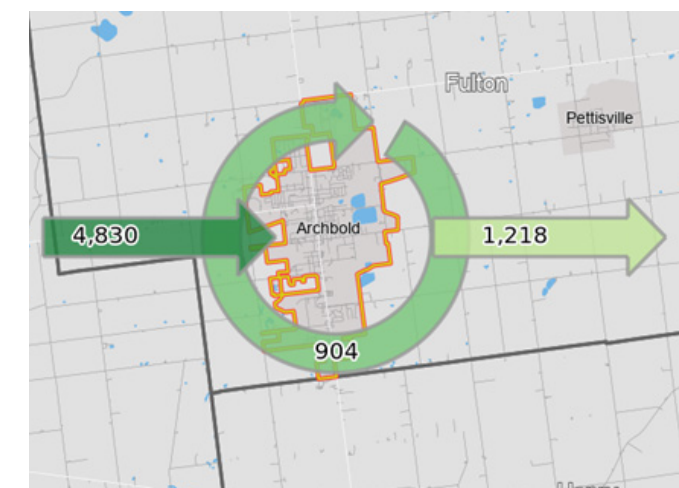
The Census Bureau's Inflow/Outflow Reports chart the number of persons living outside an area who work inside the area (in this case, Archbold), the number of persons living and working within the area, and the number who live within the area but work outside. These data can have implications regarding a possible mismatch between the housing supply and employment



2007 Inflow/Outflow



2017 Inflow/Outflow



Demographics

opportunities.

In 2007, 6,309 outside residents commuted into Archbold for work, 1,123 lived and worked there, and 1,090 lived in town but traveled outside for work. Corresponding numbers in 2012 were 4,459 traveling in, 904 living and working in Archbold, and 1,711 traveling out. In 2017, there were 4,830 traveling in, 904 living and working in town, and 1,218 traveling out for work. While the number in-commuting has decreased over time, it is still large enough to note a significant imbalance toward in-commuting, and to imply a potential market for new housing closer to employment opportunities in Archbold, as well as potential for local businesses to capture the daytime business of in-commuters.

Educational Attainment

Archbold registered the highest percentage of those age 25 and over

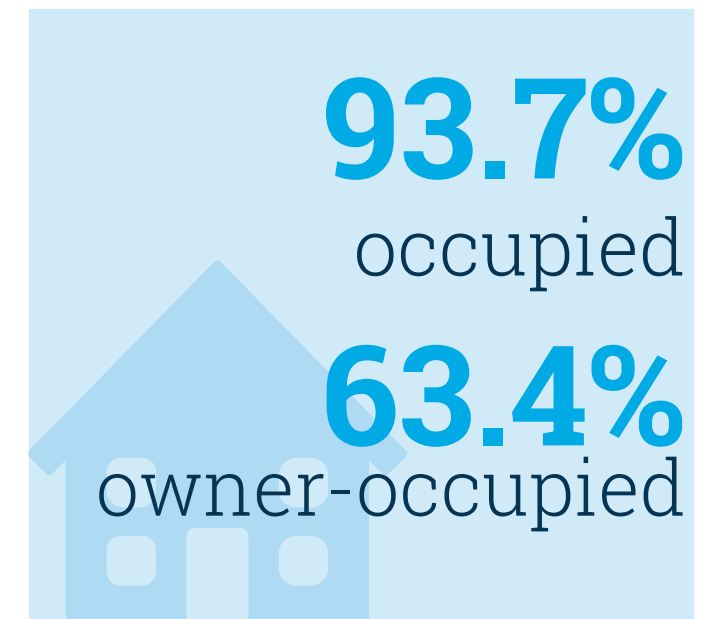
without a high school degree (11.1%) among selected area communities, which is also slightly above the county portion (9.8%). Among the remainder, 88.9% hold a high school diploma or GED, and of that percentage, 18.8% have a bachelor's degree.

Housing

Of Archbold's 1,860 housing units counted in 2018, fully 93.7%, or 1,742 units, were occupied, with only 118 (6.3%) vacant, mirroring countywide percentages. Of the 1,742 occupied housing units, 63.4% (or 1,104 units) were owner-occupied, and 36.6% (638 units) were rented. Approximately two-thirds of Archbold's occupied housing units (1,134 of the 1,742 occupied units, or 65%) consist of single family, detached units. The median year of housing construction is 1969, which varies only slightly from the county's median construction year of 1970.



In 2018, 21.9% of occupants (142 households) paid more than 30% of income on their mortgage and related costs, as opposed to only 17.8% countywide. Among renters, 28.7% (or 183 renters) exceeded 30 percent of income in paying rent for their housing, which was less than the county proportion of 34.4%.



Archbold is home to many churches and religious organizations, including St. Peter Catholic Church located on North Defiance Street.

Benchmarks

	Archbold	Wauseon	Bryan	Napoleon	Fulton County	Ohio
Population	4409	7531	8285	8676	42305	11641879
Median Age	37.5	37.4	39.8	40.2	40.8	39.3
% 65 and older	20.5%	15.4%	16.80%	17.9%	16.7%	22.8%
% White alone	85.4%	86.3%	97.50%	93.4%	93.2%	81.5%
Per Capita Income	\$27,097	\$24,233	\$25,884	\$27,904	\$28,411	\$30,304
Median Household Income	\$55,172	\$54,109	\$35,639	\$46,881	\$60,231	\$54,533
Labor % of Earnings	71.3%	78.9%	68.8%	71.6%	78.3%	75.8%
SS % of Earnings	31.9%	30.0%	33.6%	34.7%	30.9%	31.7%
Retirement % of Earnings	18.9%	21.5%	27.3%	23.6%	23.7%	21.4%
% High School Graduates	88.9%	90.7%	94.6%	91.6%	91.2%	90.1%
% 25 Older with Bachelor's	18.8%	20.3%	15.6%	16.4%	17.2%	27.8%
Housing Cost>30% of Income	21.9%	12.3%	19.8%	19.6%	17.8%	22.4%

Existing Land Use Conditions and Valuations

Archbold’s current land usage is a reflection of development decisions made over the last 125 years or more. A general understanding of the location and types of land uses is one of the most important aspects of the comprehensive planning process as it provides a framework for actions that help to prevent undesirable outcomes in the future.

Today, various land uses are contained on 3,426 acres that comprise Archbold and scattered throughout the community along with environmental considerations from hydrography and floodplains (See Map: Existing Land Use Conditions).

Residential Land Uses

Residential land uses account for 18%, or 627 acres, of Archbold’s total acreage. In 2019, the assessed valuation of residential parcels was \$66,966,710, or 55.8% of the total assessed valuation, with a per acre

valuation of \$106,807. Since 2008, total assessed residential valuation has increased \$979,960.

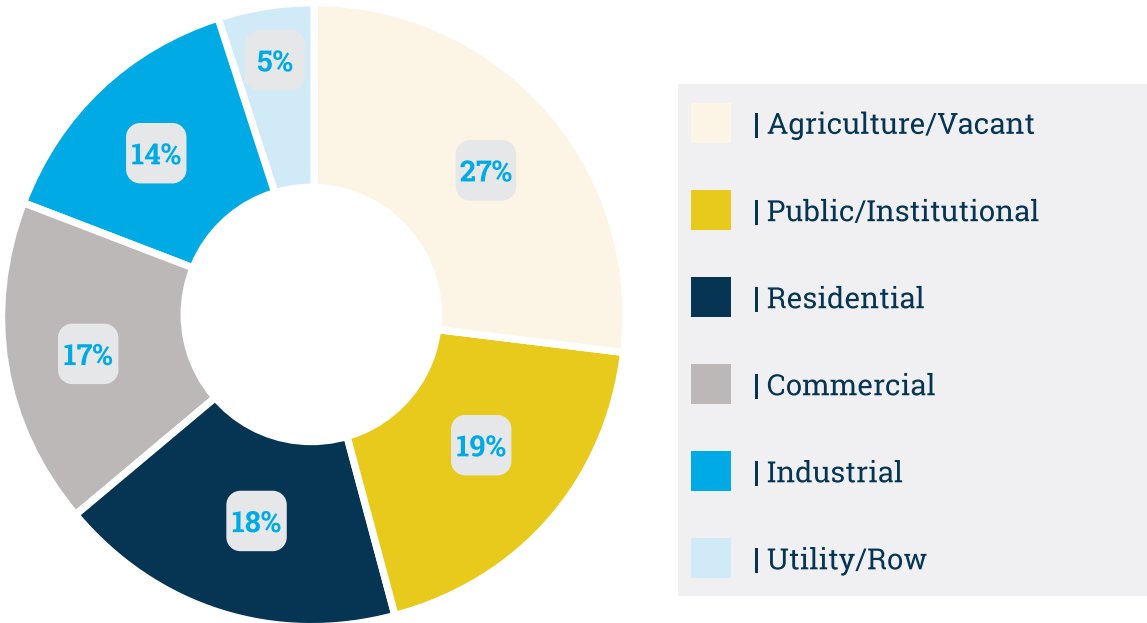
The most prevalent residential land uses are found in subdivisions generally located in the R2 and R3 districts. These subdivisions typically have lots ranging from 9,500 - 20,000 plus square feet, whereas average lot size is 7,500 square feet or less in older neighborhoods.

The majority of the multiple family units have been constructed over the past 40 years. This includes Fairlawn, East Garden, E. Lutz Villas, Fox Chase, and various other smaller-scale multi-family units. Mobile home parks are located at the end of Park Avenue (Colony Meadows) and Fox Chase.

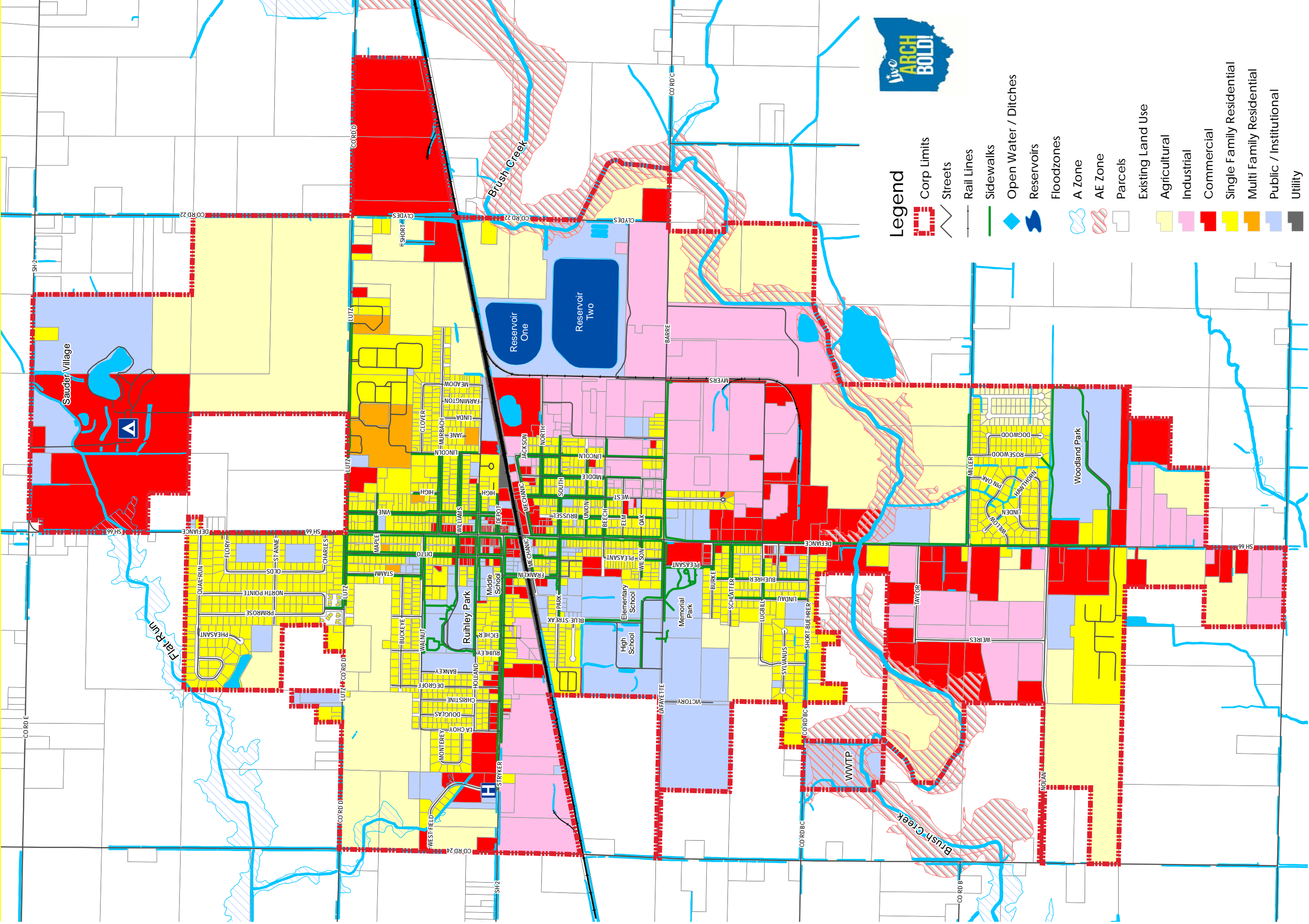
Property Valuation by Land Use			
Land Use Category	Total Value	Total Acreage	Valuation per Acre
Agricultural	\$638,850	924	\$691
Commercial	\$25,576,630	580	\$44,098
Industrial	\$26,783,670	464	\$57,723
Residential	\$66,966,710	627	\$106,805

Source: 2019 DTE 93, Fulton County Auditor

Existing Land Use



ARCHBOLD COMPREHENSIVE PLAN



Existing Land Use Conditions and Valuations



Commercial

Commercial land uses account for approximately 17%, or 580 acres, of Archbold's total acreage. In 2019, the assessed valuation of commercial parcels was \$25,576,630 or 21.3% of the total assessed valuation, with a per acre valuation of \$44,098. Between 2008 and 2019, commercial property valuations declined 12%, or by \$3,461,960 either through triennial reassessments, reappraisals, or board of revision adjustments.

While close to two-thirds of the commercial businesses were once located in the downtown, the tight downtown footprint pushed commercial land uses to other areas of the community. Commercial development can now be divided into three (3) types; the downtown, South Defiance Street and Stryker Street.

One item to note is the discrepancy between the commercial land

uses and commercial zoning classifications. Due to how certain businesses report uses to the county auditor, some businesses otherwise zoned industrial are classified and coded as commercial land uses.

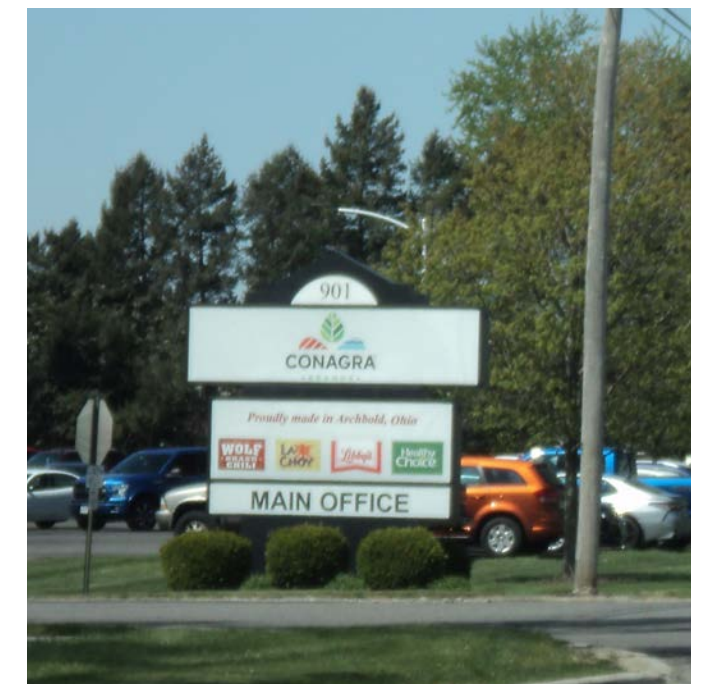
The downtown footprint, although extremely significant to residents, is located on less than 31 acres. Central Business District land uses are generally located between Franklin and Ditto Streets to the west, Williams Street to the north, Vine and High Streets to the east and Mechanic to the south. Public/semi-public land uses include the municipal building, library, post office, fire station, and municipal-owned parking.

Industrial

Industrial land uses account for 14%, or 464 acres, of Archbold's total acreage. In 2019, the assessed valuation of industrial parcels was \$26,783,670, or 22.3% of the

total assessed valuation, with a per acre valuation of \$57,723. Industrial property valuations have declined 44.4% since 2008, or by \$21,365,300 either through triennial reassessments, reappraisals, or from board of revision adjustments.

The majority of Archbold's industrial land uses are clustered along West Barre Road (Sauder Woodworking, Archbold Container, Frozen Specialties), E. Lugbill Road (Sanoh America, Granite Industries, Black Swamp Equipment), Stryker Street (Conagra), S. Defiance (Arrow-Tru-Line) and in the Archbold Industrial Park (Bil-Jax, Napoleon Springworks). A large Sauder facility is also located along E. Lutz Road and Clyde's Way/County Road 22. Most of the undeveloped industrial zoned land is located in the industrial park or south of Lugbill Road on parcels with floodplain issues.



Existing Land Use Conditions and Valuations



Public / Institutional

Public and institutional land uses (648 acres, or 19% of total acreage) occupy a large portion of Archbold's land uses that include Sauder Village, Archbold Area Local Schools, religious organizations, non-profits, community parks and recreational outlets (Lion's Park, North Pointe Park, Memorial Park, Rühley Park, South Street Park, and Woodland Park), cemeteries, and utilities (reservoirs and future facilities).

Archbold owns 200 acres along E. Lutz Road and CR 22 for a future water elevated water tank, potential reservoir, and wetlands demonstration project, while the Archbold Community Improvement Corporation owns roughly 90 acres of vacant land for economic development

purposes.

Agricultural / Vacant Lands

Approximately 27%, or 924 acres, of Archbold is undeveloped or being used for farming. In 2019, the assessed valuation of agricultural parcels was \$638,850, or .05% of the total assessed valuation, with a per acre valuation of \$691.

The greatest concentration of these parcels is located along East and West Lutz Road, CR 24, south of Lugbill and north of Miller Avenue with floodplain challenges from Brush Creek, along S. Defiance Street or located in the Industrial Park. It is estimated that 40% of the remaining undeveloped acreage is located on floodplain areas.

Utility and Rights of Way

Rights of Way and utility land uses account for less than 200 acres or 5% of total land uses.

Archbold's Valuation as a Percentage of Fulton County (2008 vs 2019)

Land Use Category	Total Valuation (2008)	Fulton County Total Valuation (2008)	% of County Total	Total Valuation (2019)	Fulton County Total Valuation (2019)	% of County Total
Agricultural	\$223,740	\$123,336,000	0.18%	\$638,850	\$248,238,050	0.2%
Commercial	\$29,038,590	\$95,709,990	30.3%	\$25,576,630	\$79,509,720	32.2%
Industrial	\$48,148,970	\$74,825,680	64%	\$26,783,670	\$60,989,190	44%
Residential	\$65,986,750	\$573,385,600	11.5%	\$66,966,710	\$594,693,660	11.3%

Source: 2008, 2019 DTE 93, Fulton County Auditor

Existing Land Use Conditions and Valuations



Development Trends

While Archbold experienced a general growth spurt during the 1950-60's when it grew 58% (and 400% more than the county average of 14.5%), and another during the 90s when it's population grew by one quarter, residential development over the past two decades has generally not increased the population as one would think.

Between 2000 and 2020, 202 new residential units (or 10 units annually) were constructed, some \$36MM in new permit valuation, yet Archbold's population increased by only 20 residents. This may indicate that residential activity has acted as a residential retention tool primarily of "empty nesters", rather than a tool to attract new residents into the community. It is also indicative of a broader demographic trend of smaller household sizes.

Since 2010, commercial and industrial property investments, as evident from Archbold zoning permits and DTE 93 filings, indicate only \$253,240 in new commercial improvements and no new industrial property investments.

Residential Development Trends (2000-2019)

<i>Year</i>	<i>Units</i>	<i>Permit Value</i>
2000	30	\$4,266,650
2001	25	\$3,458,000
2002	25	\$3,728,000
2003	21	\$3,629,000
2004	20	\$3,290,000
2005	13	\$1,811,000
2006	2	\$890,000
2007	6	\$1,200,000
2008	6	\$887,000
2009	3	\$910,000
2010	4	\$975,000
2011	1	\$200,000
2012	6	\$879,000
2013	4	\$1,120,000
2014	1	\$175,000
2015	2	\$800,000
2016	5	\$1,153,500
2017	12	\$3,490,500
2018	10	\$2,316,000
2019	6	\$975,000
Totals	202	\$36,153,650

Source: Archbold Zoning Department

Existing Land Use Conditions and Valuations



Zoning

Archbold’s built environment is guided through a zoning ordinance comprised of three residential districts, two commercial business districts, two industrial districts, one agricultural district, and one district that regulates special uses that are public, semi-public and institutional in nature. A planned unit development zoning exists but no specific overlay zones exist. For a better understanding of the location of these districts see Map: Zoning.

Residential zoning districts occupy 32% (1016 acres), a majority of which is single family residential (a majority of Fairlawn, although residential, is zoned S-1). Presently, R-2 (low-density) and R-3 (medium-density) zoning accounts for a majority of the residential zoning, including undeveloped parcels located in the Ruihley and Memorial Planning Areas.

Industrial districts are sited on 921 acres and account for 29% of the total zoned area. Commercial districts, largely confined to the downtown, Stryker/CR 24, and the South Defiance Street corridor account for less than 9% of all zoning districts or 280 acres.

Another 29%, or 918 acres, is zoned for Special Uses, while 2.24% of all land in Archbold is zoned agricultural and is located adjacent to Sauder Woodworking south of West Barre Road.

Environmental Considerations

The lay of the land in and around Archbold is very flat and seemingly unchanging as it is throughout most of Fulton County. Changes in topography occur only slightly at the basins of streams and creeks. Brush Creek, which traverses the community from northeast to southwest and westward into Williams County, accounts for

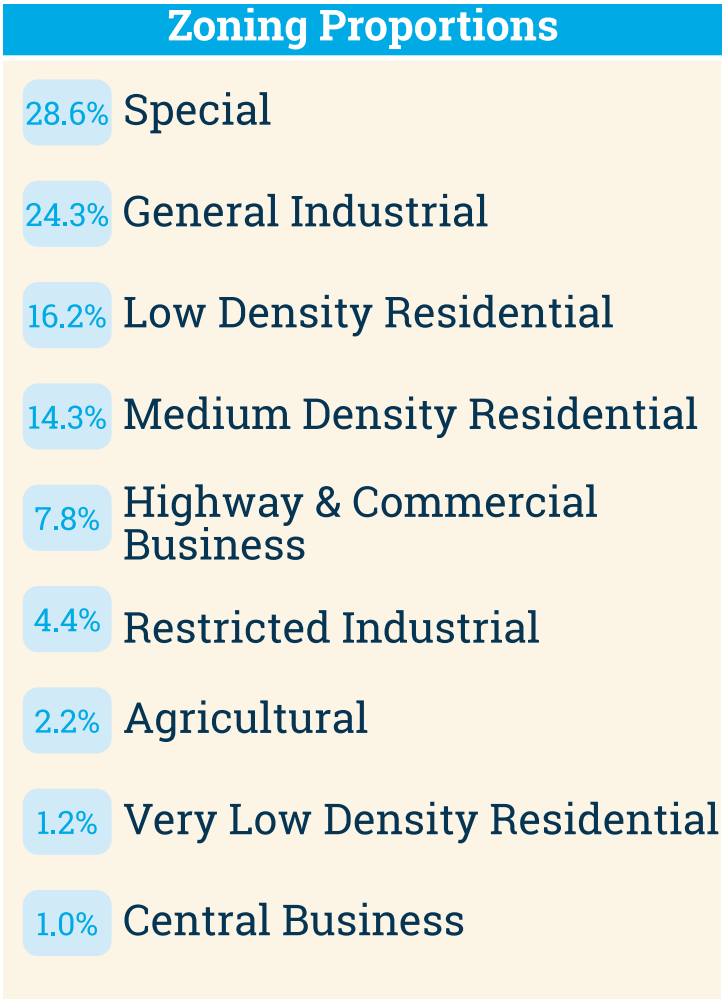
the only major change in terrain according to the U. S. Geological Survey maps. Major storm drainage areas drain toward Flat Run Creek to the north and west, and Brush Creek to the south and east.

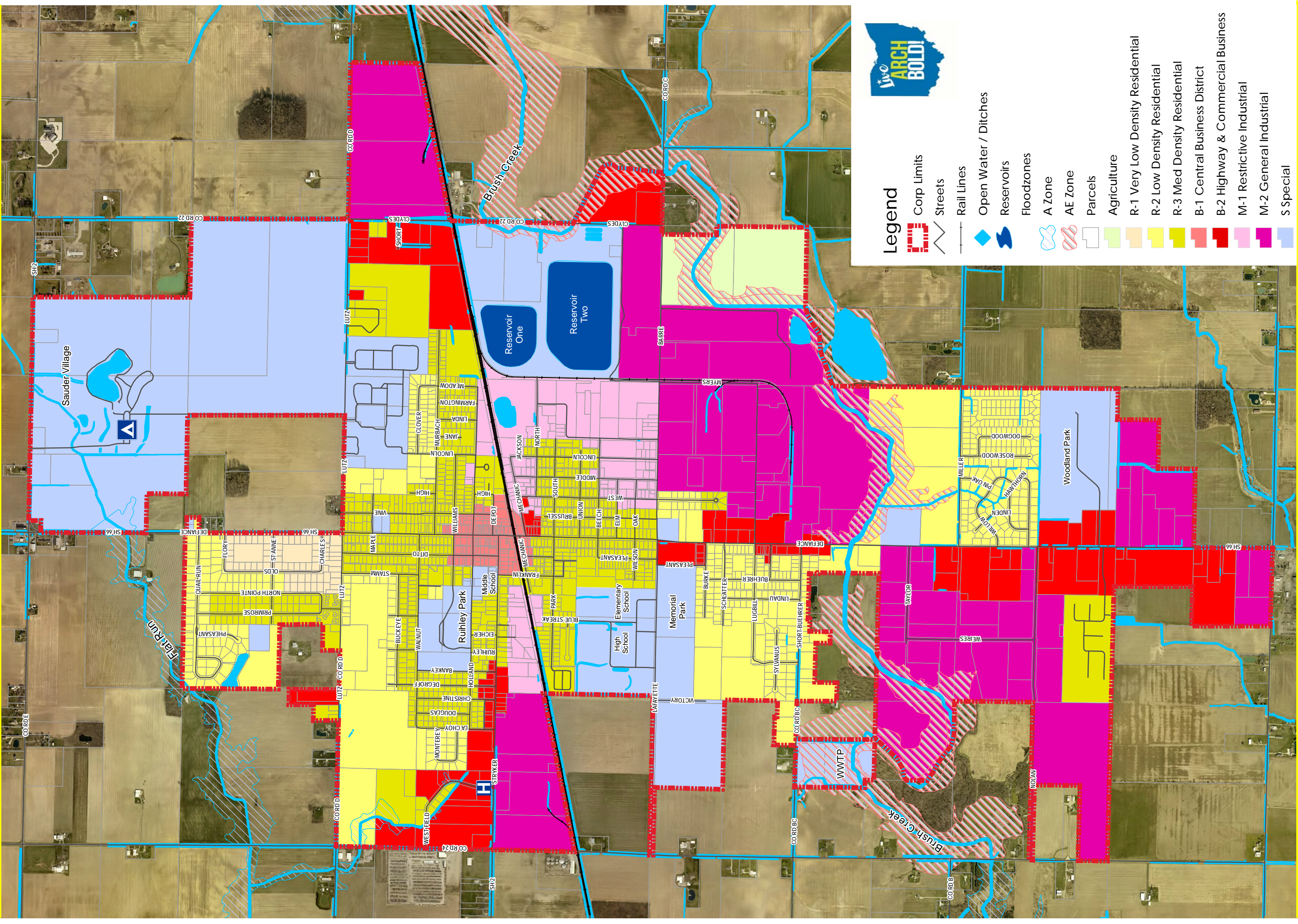
Floodplains and flood lands are located along major watercourses like Flat Run Creek and Brush Creek, and some ditches. See Map: Existing Land Use Conditions for specific locations of ditches and the AE and A flood zones.

Archbold is located in the mid-eastern section of the Tiffin Basin where the geologic formations range from shale, which is a very poor source of underground water, to coarse gravel deposits which are excellent water sources.

Over the years of utilizing wells as a public water source, it was eventually concluded in the 1950s that the total water hardness and inconsistent

aquifer recharge rates made it preferable to develop reservoirs to serve the community. Two reservoirs now fueled from water taken from the Tiffin River, and another reservoir and elevated water tank are cited for future plans.





Legend

- Corp Limits
- Streets
- Rail Lines
- Open Water / Ditches
- Reservoirs
- Floodzones
- A Zone
- AE Zone
- Parcels
- Agriculture
- R-1 Very Low Density Residential
- R-2 Low Density Residential
- R-3 Med Density Residential
- B-1 Central Business District
- B-2 Highway & Commercial Business
- M-1 Restrictive Industrial
- M-2 General Industrial
- S Special

Transportation

Transportation and Connectivity

The function of the roadways and pedestrian connectivity grid in Archbold is important to consider when planning future land use locations and street expansions.

Archbold is blessed with many state roads such as State Route 66 and US Route 24 to the south/ and the Ohio Turnpike and US Route 20A to the north. Archbold is centrally-located 43 miles west of Toledo, 90 miles southwest of Detroit, 200 miles east of Chicago, and 150 miles west of Cleveland.

Archbold's roads can be classified into four (4) categories; major arterial, minor arterial, collector street, and local street. A major arterial provides access to regional areas, resulting in a portion of the volume being the result of thru traffic. Roads considered to be major arterials include State Route 66 and State Route 2 through downtown.

The minor arterials include county and township roads coming into Archbold. A collector street provides a connection between the major routes and local streets which service individual parcels. Holland and Ditto Streets would be classified as collection streets. The streets which distribute traffic from arterials include Lutz Road, Miller Avenue, Short-Buehrer and West Barre Road. The majority of streets in Archbold are considered local streets.

Traffic Volume / Safety

Data obtained for traffic counts compiled by the Ohio Department of Transportation and TMACOG in 2019 indicate the highest trafficked roads in Archbold are:

- S. Defiance Street, on the section of roadway between E. Lugbill Road and Taylor Parkway (10,216). This is Fulton County's 3rd most trafficked section of



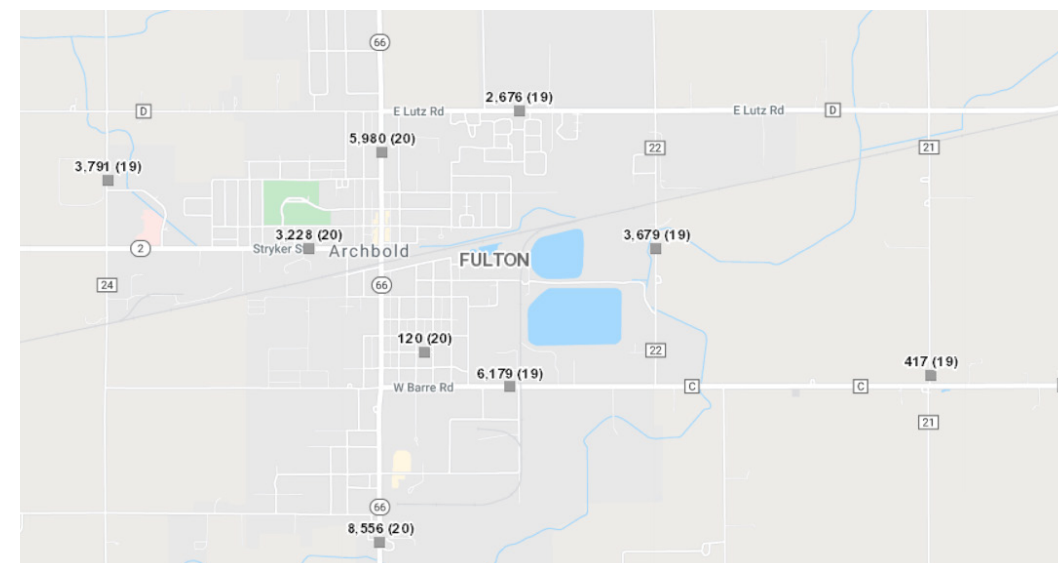
highway behind two sections of SR 108 in Wauseon (13,948 and 11,339).

- N. Defiance Street, between Lutz Road and Stryker Street (7,893). This number has declined since 2016 when the traffic count was 9,800.
- S. Defiance Street, south of Taylor Parkway to the southern corporation limits (7,246).
- West Barre Street (6,179)
- Stryker Street (4,047)

Frequent train stoppages causes traffic back-ups and safety issues as students slip between railcars to avoid walking extreme distances around the train.

Norfolk Southern expects the daily number of trains to increase in the near future, and have requested that any improvement account for 3 tracks at the CR24 crossing

According to the Ohio State Highway Patrol database, there were no fatal



This current Traffic volume map shows the highest trafficked roads in Archbold. However, the data is seriously impacted by the COVID-19 pandemic and thus is not entirely accurate of overall traffic flow in Archbold as cited in the text.

Transportation

crashes in Archbold over the past two years.

State Route 66 Relocation Study

From 2015-2017, community officials commissioned a study to look improving congestion and safety along State Route 66 between US 20 and US 6. Five north-south corridors were identified as potential avenues for meeting the purpose and need of the project (CR 21, CR 22, Ex. SR 66, CR 24 and CR 25). Improving existing CR 24 and CR E to state highway standards, as well as alternatives for a grade separation at the Norfolk Southern Railroad were further developed and reviewed with costs ranging from \$6.8MM to \$32.1MM.

Connectivity

A variety of connectivity challenges exist in Archbold that work to constrain north-south and east-west movements within the community.

The Thoroughfare Plan in the 1966 Master Plan identified solutions that would have improved the grid network and open up additional areas for development and travel.

However, railroad crossing issues held up many of these ideas to include the extension of Myers Road between West Barre and Lutz Roads, as well as another north-south connection between Short-Buehrer Road and Stryker Street that utilized Bankey Avenue to connect to W. Lutz Road. This lack of additional north-south connections in the community continue to put additional pressures on North and South Defiance Street and helped to frame the impetus for the 2015 State Route 66 Bypass Study and discussion to move traffic to County Road 24 corridor.

Another connectivity challenge was created when council (in 1966) modified the subdivision regulations (Section 151.057) to only



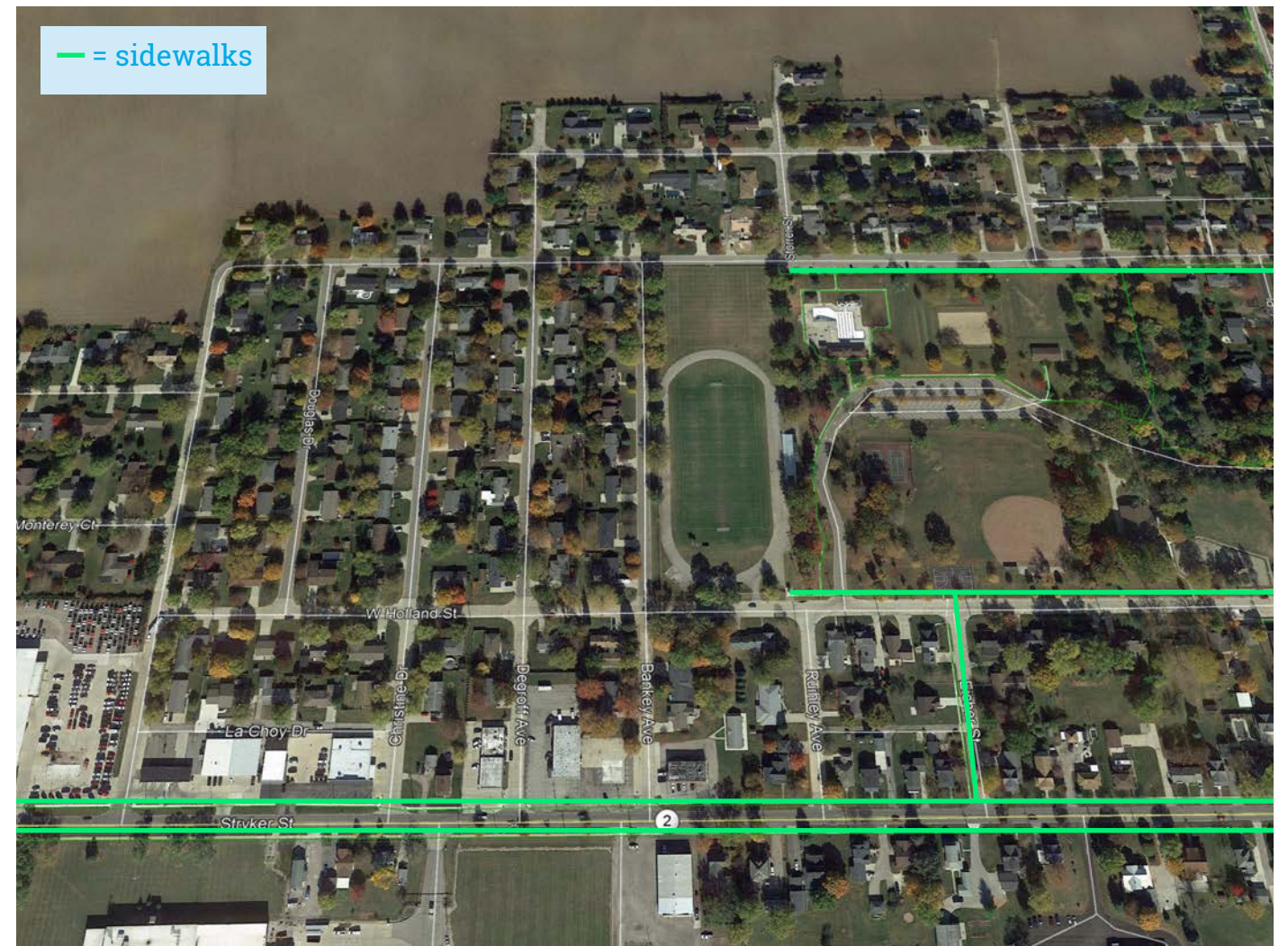
Transportation

require sidewalks in residential developments where density exceeded three units per acre. Today, several neighborhoods are without sidewalks and not interconnected to adjacent residential areas.

During the planning process, a majority of the survey respondents indicated a strong desire to improve pedestrian connectivity and existing roads, and provide new growth areas with a full range of transportation and mobility choices. When asked about the areas that need to be better connected, residents and students mentioned:

- Sidewalks on Lachoy Drive, Walnut Street, West Barre Road, North Pointe Drive, East and West Holland Street, Murbach Street.
- Pedestrian travel across State Route 66 and RR tracks
- Intersection improvements at SR 2 & CR 24

- Sidewalks on the west side of S. Defiance Street between Fox Chase and Taylor Parkway
- Improved street lighting



Pedestrian connectivity could be improved in many areas throughout Archbold.

Parks & Recreation

Archbold parks and recreational services are funded through a 0.25% income tax that helps to maintain a footprint of six parks situated on over 140 acres. The department is staffed by four full time staff and one part time employee. Much of the work within the Parks Department is done with the help of seasonal employees and volunteers. According to the department, usage of the parks has remained stable over time. The department frequently collaborates with community partners to produce quality park programming and maintaining high park standards.

Past planning efforts include three in-house community surveys over the past 20 years. New parks programs were developed from these surveys as well as a list of priorities / capital projects. The main planning issues reported by the Parks department include:

- A desire to implement another community parks survey.
- The need to develop creative programming.



Archbold's Parks and Recreation Department provides area residents with top notch active and passive recreational programs.

Local Schools

Archbold Area Local Schools provides Pre K-12th grade education to students in over 5 townships located in two counties.

Students are taught by highly experienced teachers that average over 21 years of experience, 75% of which hold master's degrees. Students have the highest attendance rate in Fulton County and the school district is ranked favorably on the state report card and is one of the most technologically-advanced districts in the state. Vocational education is provided by Four County Career Center located just two miles from Archbold.

The total enrollment in 2019 was 1,269, with 491 elementary students, 379 middle school students, and 399 high school students. Enrollment is down since 2003 (1395 students) but is expected to remain stable over the next 10 years due to smaller household sizes. While the newer

high school and elementary schools are located on the same campus, the aging middle school is located on W. Holland Street and Stryker Street.

While school officials indicated no major planning issues over the next several years, some issues to consider include:

- The consolidation of the 1930s middle school to the school campus on Lafayette, although no plans have been finalized.
- The number of open enrollment students coming into the school district since 2010 has increased 150%, from 50 students to 125 students.
- For the 2019-2020 school year, school officials declined open enrollment for kindergarten and 5th grade levels due to lack of space.



- There is a need for improved pedestrian connectivity to the schools as sidewalks are absent in many neighborhoods causing bussing challenges. Most areas are within the walking guidelines, but parents have concerns without sidewalks for their children and therefore drive their kids to school.



Student athletes participating in one of Archbold Area Schools' 18 competitive sports have won numerous sectional, district, regional, and state titles.

Safety Services



Police

The Archbold Police Department, located at 405 E. Lutz Road, consists of a Chief, Assistant Chief, Sergeant, Administrative Sergeant, Clerk, Patrol Officers, 2 Auxiliary Officers, and participation in the M.A.N unit. In 2019, approximately 6,912 calls were responded to by officers. A majority of these calls are for house checks (26%) and community services (20%).

The department has shifted resources to become a more community-oriented police department by enhancing relationships through new programs such as a Bike Rodeo, Safety City, adding a school resource officer (SRO), and providing security and assistance with downtown events.

The current trends and issues that have planning implications for the police department include:

- Being at the ready to service the

large influx of employees that travel into the community on a daily basis. Servicing additional population growth may require staff and budget adjustments.

- Updating technology to add intersection/traffic cameras to help monitor parks and traffic flow in and out of Archbold.
- Property maintenance and enforcement issues are becoming noticeable in certain neighborhoods.
- Ensuring proper staffing levels through the recruitment and retention of officers.
- Having the resources necessary to have well-rounded officers. Archbold's officers require a wider set of skills and cross training due to the fact they need to be able to handle anything from an accident to a homicide.

- Attracting and retaining qualified part-time officers to help address staffing shortages with less overtime.
- Frequent railroad stoppages interferes with providing service calls and school kids occasionally cutting through stopped rail cars instead of walking around the blockage.
- Serving the North Pointe neighborhood during Halloween requires additional oversight to minimize pedestrian – vehicle conflicts due to the area not having sidewalks.
- The department's six mile service range is becoming increasingly difficult to service due to train blockages, flooded roads, etc.
- A desire to become more active in the schools and with community groups like Lions Club, Black Swamp Arts, and with youth groups.



Safety Services

Fire/EMS Services

Fire and EMS services are provided by the Fire Department from two facilities one located at 103 West Mechanic Street, just south of the railroad tracks, and the second newer facility located just north on N. Franklin Street. The combination department has a staff of 6 fulltime employees and 29 volunteer/ part paid employees with a 50 square mile coverage territory that also includes paramedic services to Gorham/ Franklin Townships. In 2019, the department budget was just over \$900,000, with approximately 80% of the calls being EMS calls, with the remaining 20% calls for fire suppression.

The department interacts with the community often especially during October's Fire Prevention Week and they also help local industries and facilities with CPR, first aid, and fire extinguisher training throughout

the year to keep their certifications current.

The current trends and issues that have planning implications for the fire department:

- Aging downtown infrastructure may increase the risk of fire hazards. A large base of industries and growing base of poorly maintained vacant properties could provide additional challenges.
- Fear that the force may be stretched too thin due to age or increased training requirements to maintain certifications. It is increasingly more difficult to find qualified volunteers and part time employees.
- Adequate EMS response times may be impeded by the active rail line that restricts north-south movements especially when trains are stopped. All EMS calls currently



operate out of the south station.

- A potential need to pursue the feasibility of building a new fire station, as the main fire building may be insufficient in design and space.
- Funding resources needed if a switch to a full-time fire department is needed.



Community Library



The Community
History
Archive Of The  ARCHBOLD
COMMUNITY
LIBRARY



Utilities

Water Treatment & Distribution

Archbold owns and operates its own water treatment and distribution systems, as well as maintaining distribution systems serving the Correctional Center of Northwest Ohio, Northwest State Community College and Four-County Joint Career Center (see Map: Water Systems). Archbold also provides services to satellite systems owned and operated by the Ridgeville Water & Sewer District, Brunersburg Water District (Evansport), and Fulton County Sanitary Engineer (Elmira-Burlington-Pettisville System). Archbold has also discussed the potential to develop an emergency service connection to the City of Wauseon.

The water treatment plant (WTP) and distribution system are operated by the Water Department and a single operator of record. Raw water is drawn from the Tiffin River at the intake and low service pumping

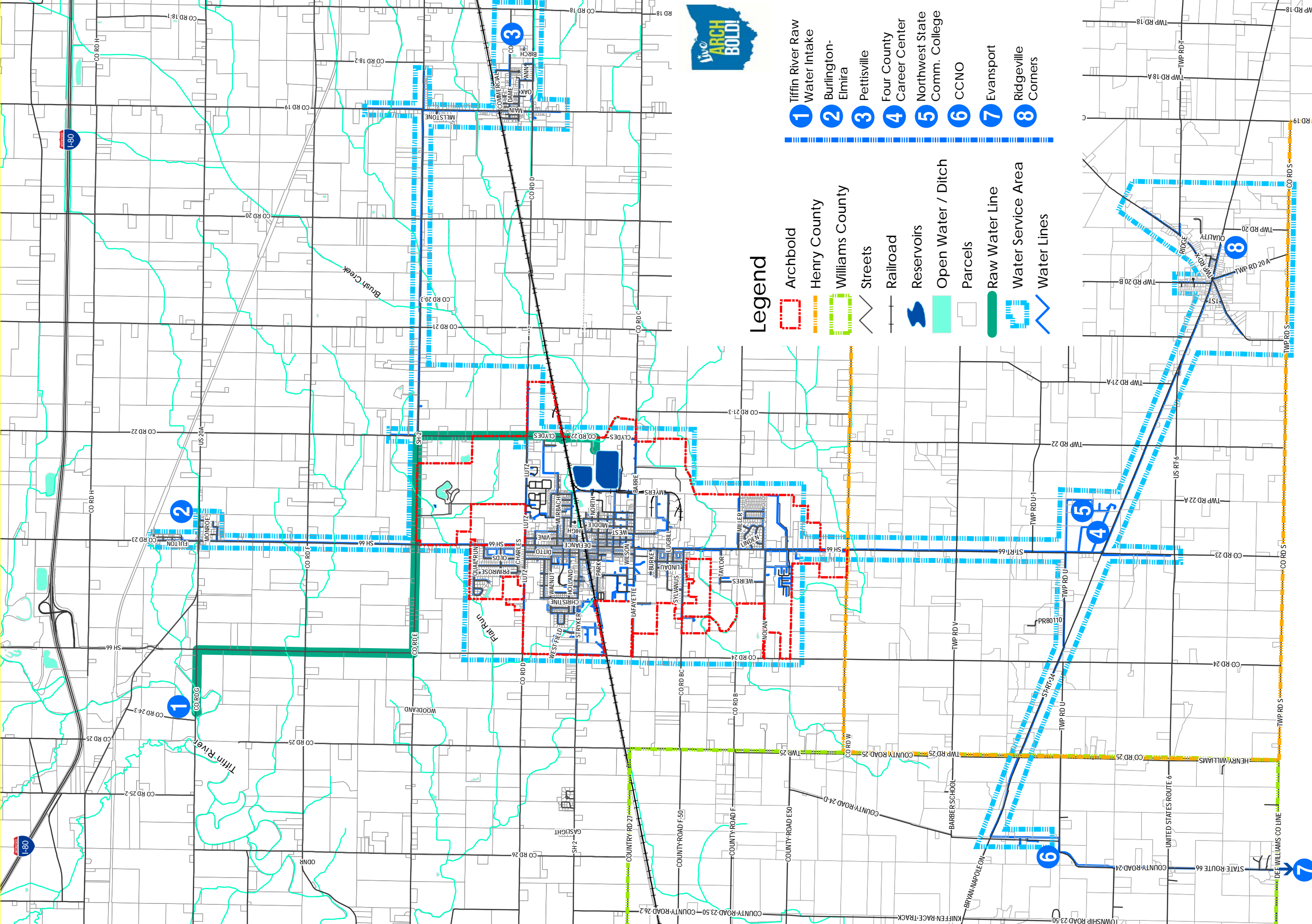
station, roughly 3.0 miles to the northwest of town. During periods of reasonably good water quality within the River, raw water is transferred to two (2) up-ground reservoirs located on the easterly side of the WTP property on North Street. The existing reservoirs provide approximately 170 days of raw water storage for Archbold.

The Archbold WTP is a Class IV lime-soda softening facility with a rated capacity of 7.6 million gallons per day (MGD) and an average daily flow of 1.7 to 1.8 MGD. The WTP has traditionally produced very high quality potable water for the local residents and industries. However, due to changes in water quality within the Tiffin River and transfer of organics and other nutrients into the reservoirs, the WTP has been challenged to address harmful algal bloom (HAB) outbreaks, as well as the development of disinfection byproducts in the distribution system.

The WTP has begun the construction of a new granular activated carbon (GAC) facility to enhance removal of the organics not otherwise removed by the traditional treatment methods and to provide an additional barrier for HABs. The new GAC facility to be constructed in 2021 should reduce the formation of disinfection byproducts in the distribution system and finished water storage tanks. The WTP is extremely well maintained and has sufficient capacity and water quality to ensure service for most any industrial, commercial or residential growth that may occur within the community for many years.

Archbold's water distribution system is a network of about 67 miles of pipes ranging from 4" to 20" and consisting of primarily of ductile iron and PVC pipe materials and operated at a pressure of about 55 to 60 PSI at the WTP high service pumps. The distribution system includes one





Utilities

(1) 150,000 gallon elevated storage tank and a 1.0 million gallon (MG) ground-level storage tank and fire pumps located near the Conagra site. Historically, water main upgrades and replacements were somewhat oversized, resulting in increased storage time or “water age” in the distribution system.

This philosophy of upsizing the water mains has contributed to the formation of disinfection byproducts. Additional elevated storage tanks and booster stations owned and operated by the satellite systems provide additional capacity and pressure for fire-fighting capabilities in the outer reaches of the system, but also contribute to the water age and disinfection byproduct formation. As noted above, a new GAC facility will be constructed at the WTP in 2021 and should reduce disinfection byproducts in the distribution system.

Pressure and fire flow capacities

within the extremities of the distribution system are also currently a challenge. Archbold will be working with a consultant to develop a computerized model of the distribution system in 2021 to evaluate system limitations and constraints, as well as provide recommendations for sizing of proposed mains to close loops and eliminate dead-ends in the distribution system. The model will also enable Archbold to further analyze the anticipated effects of a proposed addition of a new 200,000 gallon storage tank.

In general, it appears that the water distribution system is in good condition overall and provides sufficient capacity for current daily use and growth that may occur. However, fire flows in portions of the system and water age concerns warrant the creation and utilization of the new computerized model of the system to enhance the community’s ability to refine and enhance

operation of the system and improve long-range planning for capital investment.

WWTP & Sanitary Sewers

Wastewater collected within the sewer system is conveyed to Archbold’s wastewater treatment plant (WWTP) located along Short-Buehrer Road that discharging into Brush Creek. The Archbold WWTP is a Class III facility that was originally constructed in 1960 and most recently upgraded in 2007. The WWTP has a peak capacity of 5.0 MGD (2.5 MGD rate capacity) and an average daily flow of about 1.8 MGD produced by Archbold, the Fulton County Elmira/Burlington area, and the Ridgeville Water and Sewer District.

The treatment system is an activated sludge process to provide biological nutrient removals. A series of capital improvement projects are either currently underway to provide a new



Utilities



redundant power supply, improve influent screening, increase effluent pumping capacity, convert from chlorine to ultraviolet disinfection and rehabilitate the existing sludge digesters. The improvements will also nominally increase the WWTP's ability to treat a higher concentration waste load from Conagra. Based upon the latest permit issued by the Ohio EPA, the WWTP staff will be required to complete studies to evaluate the facility's ability to meet more stringent discharge limits to Brush Creek. Specifically, an evaluation of the facility's ability to optimize treatment and lower the discharge of phosphorous is required.

The collection system consists of about 40 miles of sewers, ranging in size from 8" to 27" and dating to the 1950's (see Map: Sanitary Service Areas). The original collection system was partially combined, meaning that portions were designed to carry both sanitary and storm water during rain

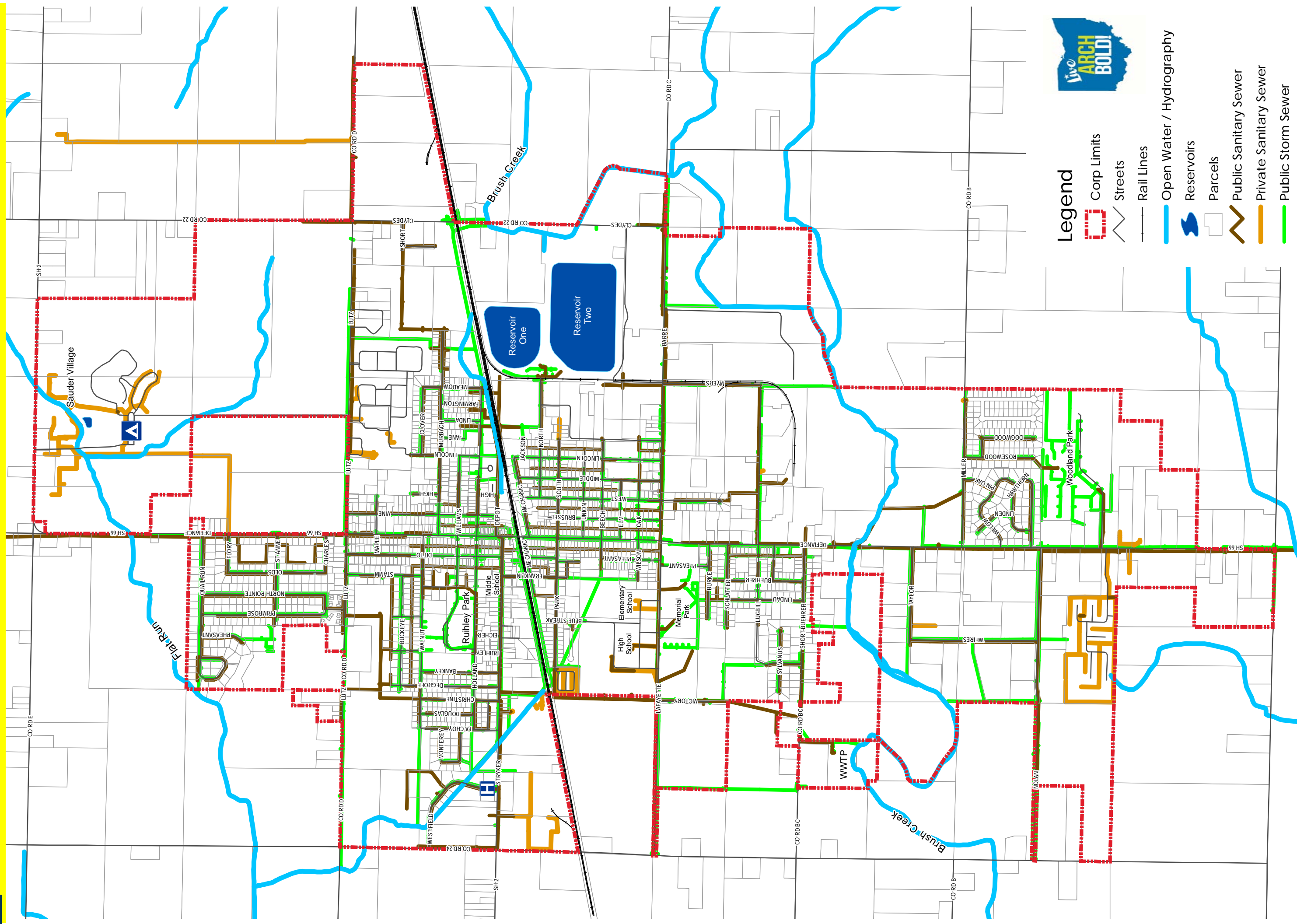
events. The collection system has since been fully separated to remove direct public sources of rain water but still experiences significant amounts of inflow and infiltration (I/I) due to wet weather events and will produce peak flows exceeding the WWTP capacity three (3) to four (4) times each year. An equalization basin at the headworks of the WWTP plant receives and stores the excess flows during these peak flow events.

Archbold owns and maintains seven (7) pumping stations at various points in the system. They also receive flows from the Fulton County Elmira/Burlington and Sauder Village pumping stations located outside the corporation limits. Archbold assists to maintain the Sauder Village station. These outside stations are sources of some nuisance issues related to odors and concrete deterioration due to the release of hydrogen sulfide at the connection points. A key pumping station at Brush Creek and its influent

sewer immediately upstream are currently being replaced and should result in improved service to the southerly portions of Archbold, as well as reducing I/I entering the collection system.

An area of concern identified within the collection system is located on the 24" sewer just south from Christine Drive and near the Conagra site. This area is prone to sources of I/I and can experience surcharging in the system at times. It is recommended that the Archbold identify potential sources of I/I tributary to this portion of the collection system and create a computerized model to help predict and define necessary capital improvements to eliminate the challenges caused by the surcharge conditions.

Overall, Archbold WWTP and collection systems are generally adequate to serve the developed and undeveloped areas within the



Utilities



corporation limits, with some excess depth and capacity reach outside of Archbold for future growth. The discharge from Conagra is on the order of 45% of the average daily flow and does have high concentrations of biological waste that will limit the community's ability to serve another similar industry. However, additional typical residential and commercial waste streams can be easily accommodated for most areas within the community. Additional focus in the northwesterly service area tributary to the 24" main noted above is advised to ensure that area can continue to experience desired development.

Storm Drainage

As identified above, the original collection system was a combined sewer system conveying both sanitary effluent and storm runoff within a single conduit. The original combined sewers were separated

into respective sanitary and storm systems in the late 1960's and early 1970's through a series of surface load separation projects based upon a Stormwater Master Plan created in 1966. The storm sewer system consists of about 47.5 miles of pipe, ranging in size from 8" to 96" and collecting flows from roughly 58 miles of roadway and abutting properties (see Map: Sanitary Service Areas).

A total of 24 individual pipe outfalls discharge to either Brush Creek or Flat Run. The County Road 22 Underpass is served by a stormwater pumping station and the remainder of the system flows by gravity. Generally, isolated areas of surface flooding may occur during large rain events along East Lutz Road at North Defiance Street, near the Woodland Oaks Subdivision on a tributary to Brush Creek and, most recently, within subdivisions tributary to Flat Run Creek in the northwesterly portions of Archbold.

The current design practice for Archbold is essentially focused on capacity for conveyance and does not include specific requirements for stormwater retention/detention or water quality. Transfer of silt and sediment from agricultural lands abutting the receiving streams and from the storm sewer system have contributed to a buildup of materials within the ditches and creeks that are limiting the stream capacities and may be contributing to issues of localized flooding. Recent changes in stormwater management through the Ohio EPA require significant additional attention to reduce runoff and improve stormwater quality during and after construction of new land development projects and other capital improvements.

A 9-Element Plan is currently under development through a cooperative effort of the Fulton County Engineer and Planning Departments for Brush Creek. It is anticipated that this plan

Utilities

will aid in establishing a defined target for reducing nutrients entering the local waterways, as well as limiting the peak hydraulic discharge to eliminate flooding.

Archbold utilizes a design standard that allows for the conveyance of a 5-year (20% annual chance exceedance, or ACE) within the pipes and a 10-year (10% ACE) with a surcharge just below the ground surface. This is a commonly used design principal and provides the community with reasonably sized facilities able to sustain development for many years to come.

With the implementation of new stormwater regulations through the Ohio EPA, it will be important to develop new standards that continue with the general capacity requirements above, but also incorporate stormwater detention/retention to limit discharge from an individual site or development to

pre-development runoff and water quality features to limit the amount of sediment, nutrients and other materials transferred to the receiving streams.

An updated Stormwater Master Plan and creation of new Engineering/Subdivision Rules & Regulations should be developed to address these newer requirements, following completion of the 9-Element Plan by the County and in conjunction with updates to the Zoning Code. The implementation of new stormwater regulations will also aid in reducing the volumes of inflow and infiltration (I/I) entering the sanitary collection system. To help meet the new stormwater regulations, Archbold should also enact a local policy of incorporating green infrastructure elements into local community projects, where technically and economically feasible.





Planning Areas

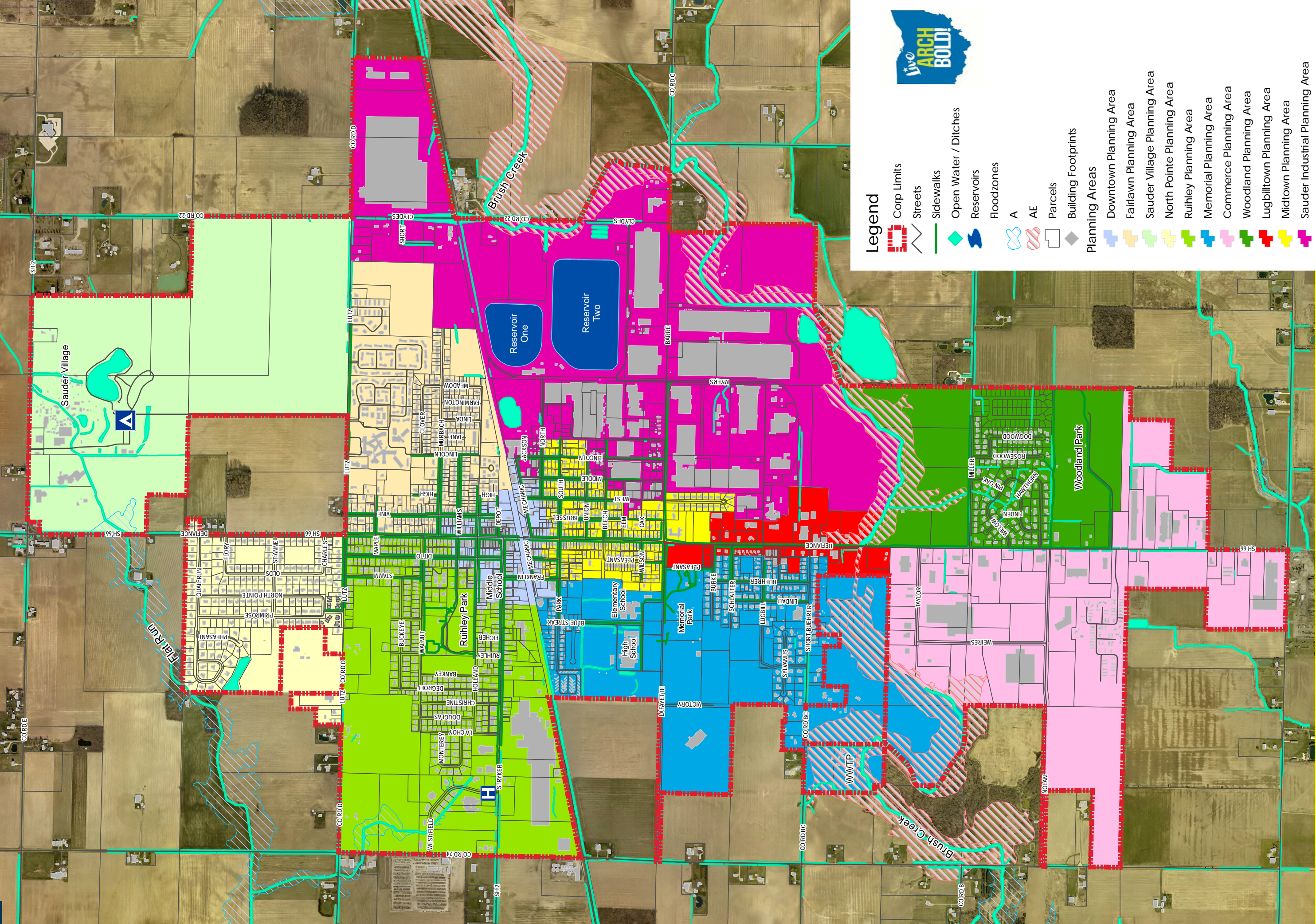
Why Planning Areas?

Archbold was divided into 11 “planning areas” to help community officials better relate to the Plan, identify and address issues specific to particular areas, and organize/ manage recommendations.

The Planning Areas Map can be found on the following page. It is meant to be used in conjunction with the planning issues narrative, and used as a reference when reviewing development proposals, zoning changes and amendments, and when planning for capital improvement projects.



The Downtown planning area is one of eleven planning areas in Archbold.



Legend

- Corp Limits
- Streets
- Sidewalks
- Open Water / Ditches
- Reservoirs
- Floodzones
- A
- AE
- Parcels
- Building Footprints
- Planning Areas
 - Downtown Planning Area
 - Fairlawn Planning Area
 - Sauder Village Planning Area
 - North Pointe Planning Area
 - Rauhley Planning Area
 - Memorial Planning Area
 - Commerce Planning Area
 - Woodland Planning Area
 - Lugbilltown Planning Area
 - Midtown Planning Area
 - Sauder Industrial Planning Area

DOWNTOWN

Planning Area

Overview

This planning area represents Archbold's earliest development underpinnings and is comprised of the most historic neighborhoods and properties in the community. Since the 2005 downtown improvements, Archbold officials and property owners have invested millions of dollars into the appearance of the downtown to improve its functionality and marketability.



Planning Issues

- ❏ Retail attraction challenges due to lack of foot traffic, incompatible mix of storefront uses, and hours of operation that are geared toward single destination patronage, rather than meandering and experience. The need to create additional synergy is vital.
- ❏ Limited residential density and/or downtown attractions which directly impact downtown commercial demand.
- ❏ Truck traffic and traffic backups along Defiance Street (SR 66) and at-grade railroad crossing can be problematic at certain times of the day.
- ❏ Property and building maintenance concerns and lack of public beautification.
- ❏ Directional challenges to local destinations, cohesive branding issues and lack of public signage.
- ❏ Threats to the preservation of the historic character of the Downtown and surrounding residential areas and lack of appropriate tools to support historic preservation.
- ❏ Planning for the future adaptive reuse of the middle school property and downtown footprint expansion.

Environmental Considerations



- ❏ Potential environmental contaminants adjacent to the railroad corridor.
- ❏ Potential environmental remediation as part of historic property renovation (i.e. lead; asbestos).

Preferred Land Uses



A mixture of higher density residential land uses and planned mixed uses that integrate residential, office and commercial uses.

Utility Considerations

While most of the infrastructure in the Downtown along Defiance Street was replaced in 2005 when the street was rebuilt, the age of infrastructure in many sections is old and requires continual capital improvements and I/I (Infiltration & Inflow) reduction efforts. However, the capacity of this infrastructure is generally sufficient to support existing land uses and adaptive reuse projects.

Existing Land Uses and Zoning

Primary land uses include residential and commercial, of which a significant amount is historic in nature and public uses including the Town Hall, Post Office, Fire Station and Archbold Community Library.

Existing zoning classifications: Primarily B-1 (Central Business), with B-2 (Highway/Commercial Business) and R-3 (Medium Density Residential) on the fringes.

Future Capital Improvements



- ❏ Stryker Street Reconstruction (5-8 years out)
- ❏ Ditto Street Reconstruction (5-8 years out)
- ❏ West Mechanic Street and North Pleasant Street Reconstruction (4-6 years out)
- ❏ Continual long term utility repairs

DOWNTOWN

Planning Area

Recommended Solutions

- 🏠 Create a downtown planning committee to pursue the development and implementation of the comprehensive plan.
- 🏠 Pursue the creation of a historic preservation district.
- 🏠 Planned capital improvements should be linked to outside resources when possible, like Community Development Block Grants (CDBG) and other resources from Ohio Development Services Agency (ODSA) and ODOT.
- 🏠 Minimizing vehicular traffic in the downtown footprint by rerouting truck traffic off Defiance Street where feasible.
- 🏠 Village officials should work with the property owners to minimize code infractions and property blight and encourage adaptive reuse and higher density infill development.
- 🏠 Create and implement a downtown Wayfinding Plan.
- 🏠 Activate downtown through community events and encourage attractions such as entertainment or cultural resources to locate in and around downtown.
- 🏠 Updates to the zoning code should include:
 - Change the existing B-1 zoning district boundary to align with the downtown planning area boundary.
 - Pursue zoning modifications to increase densities and intensities and allow for a mixing of uses, including residential on upper floors.
 - Revisit the permissible use chart to adjust the permitted and conditional uses allowable in the downtown.
 - Sign regulations should be modified to allow for vintage signs, murals and signage appropriate at a pedestrian scale
 - Create regulatory incentives that encourage retail, restaurants and personal services on the ground floor (particularly on Defiance Street) and encourage office and residential uses on upper floors

Transportation & Connectivity Considerations

- 🏠 Truck traffic along Defiance Street (SR 66) can be heavy at times. A study completed in 2018 discussed the potential for a SR 66 bypass but no further action was taken.
- 🏠 Improve wayfinding, directional, and informative signage (public parking).



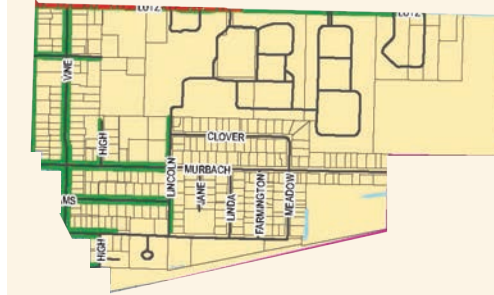
Infusing the downtown as a key activity center is a high priority for Archbold residents. This Plan builds upon the narrative of past plans in recommending an expansion of its footprint, where feasible, preserving historical assets, and encouraging the tactical repurposing of public and key areas.

FAIRLAWN





Planning Area

Overview

This planning area is characterized by various land uses that include mature single-family residential uses along Defiance and Vine Streets to multi-family residential land uses like Fairlawn, East Garden, and Holland Court apartments, Wyse Commons, and Fairlawn Haven, Archbold's largest senior living community.



Planning Issues

-  Improving connectivity and infrastructure (i.e. bike/walking path, signage) between this planning area and the Sauder Village Planning Area.
-  Accommodating future residential infill opportunities on 8 acres immediately east of East Holland Street.
-  Connecting Murbach Street to CR 22 along the current utility alignment.
-  Properly extending and buffering residential land uses eastward to propane distributor Tri-Flo and the industrial land uses (Sauder Industrial Area) located along CR 22.

Environmental Considerations



-  Dump located on Holland Street

Preferred Land Uses



Residential and neighborhood commercial uses

Utility Considerations



Utilities are sufficient to service this planning area. Utilities were extended in this area north from Murbach Street and east to align with Short Street.

Existing Land Uses and Zoning




Single family and multi-family residential with supportive public and institutional uses that include St. Peter Catholic Church, the Police, Streets, and Engineering Departments, and Lion's Club Park. Commercial uses are generally aligned along East Lutz Road. Existing zoning classifications include: R-2 (Low Density Residential), R-3 (Medium Density Residential), S-1 (Special), B-2 (Highway and Commercial Business), and M-1 (Restricted Industrial).

Future Capital Improvements



-  East Holland Street Reconstruction (2021)
-  East Lutz Road Reconstruction (2-4 years out)

Recommended Solutions

-  Increase landscaping and screening requirements for certain land uses located along main thoroughfares and those businesses with outdoor storage.
-  Buffering between conflicting uses should include additional setbacks and screening to protect residential uses.
-  Adopt new subdivision regulations that require complete streets improvements including connectivity to adjacent neighborhoods.

Transportation & Connectivity Considerations

- Connecting Murbach Street to CR 22 along the current utility alignment.
- While pedestrian connectivity is present in the mature neighborhoods, it is absent in the newer residential areas east of Lincoln Street. When feasible, existing areas should be retrofitted with sidewalks or other Complete Street solutions like sharrows and signage. Sidewalks should be required in all new residential developments.
- The existing trail, directly to the north in the Sauder Village Planning Area should be connected to this planning area to improve the connection between Sauder Village, residential uses and the Downtown. The 1966 Plan discussed using Vine Street as a potential connection via a trolley car.

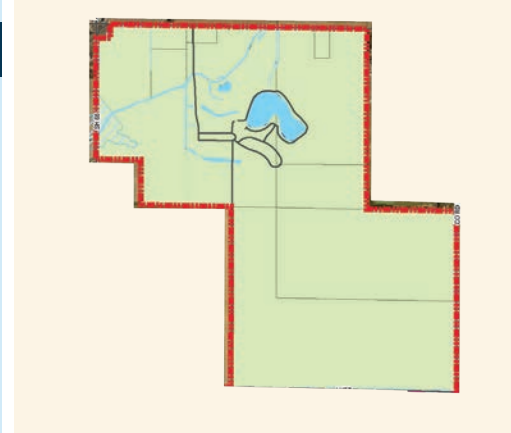
Home to majority of Archbold's multi-family residential land uses, the Fairlawn Planning Area could benefit from improved buffering methods between land uses and pedestrian connectivity elements.

SAUDER VILLAGE

Planning Area

Overview

This planning area is a primary activity hub in the community that draws year-round regional tourist traffic. Contained within the planning area includes historic Sauder Village, Sauder Heritage Inn and Founders Hall, and several themed retail shops to include a recreated 1920s Main Street. Approximately 200 acres of agricultural land in this planning area and is owned by Archbold for the purposes of public water infrastructure facilities (new elevated water tank and reservoir).



Planning Issues

- Improving physical connectivity between Sauder Village and Archbold as an attraction and community asset.
- Better collaboration between Sauder Village and Archbold to promote the Downtown through joint marketing and complementary or spill over/co-branded events.
- Develop general plans to develop Archbold-owned parcels into usable community amenities and incorporate future parcels into the planning area.
- General utility planning.

Environmental Considerations



- Flat Run Creek and floodplains. Storm water from the north and west sides of Archbold drain into Flat Run.

Preferred Land Uses



- Public and Institutional; single family residential; neighborhood commercial; recreational uses.

Utility Considerations

Other than continual capital improvements, the utilities in this planning area are sufficient to support current uses. A proposed water tower is planned for near the intersection of E. Lutz Road and CR-22 and should aid to support additional growth/expansion of Sauder Manufacturing and other potential developments in this service area.

Existing Land Uses and Zoning

Primary land uses include public uses (Sauder Village), commercial uses that support the Sauder Village mission like the hotel and campground, and agriculture.

Existing zoning classifications include: S-1 (Special).

Future Capital Improvements



- New Elevated Water Storage Tank (operational in 2022)
- Possible constructed wetlands project in northwest corner of Archbold-owned property(2021)
- N. Defiance St/State Route 2 Waterline Replacement (2-5 years out recommended by the water modeling study)

SAUDER VILLAGE

Planning Area

Recommended Solutions

- Physical and aesthetic improvements to the unimproved path connecting Archbold with Sauder Village.
- Marketing and programing that are collaborative and complementary to Sauder Village schedule of events to jointly create enhanced destination strategies.

Transportation & Connectivity Considerations

- An unimproved dirt path between Sauder Village and E. Lutz Road provides for pedestrian movement but it is underutilized due to its condition and the lack of other amenities.
- Wayfinding and signage is lacking.



As Archbold's key regional destination, the Sauder Village Planning Area remains a vital element in helping the community capture new opportunities that arise from tourism. See the reimagined Sauder Village pathway on the next page.

Reimagined Sauder Trail



Sauder Village and Archbold officials have a goal to improve the trail's physical amenities to include hard pavement, lighting, benches, parking, and restrooms.

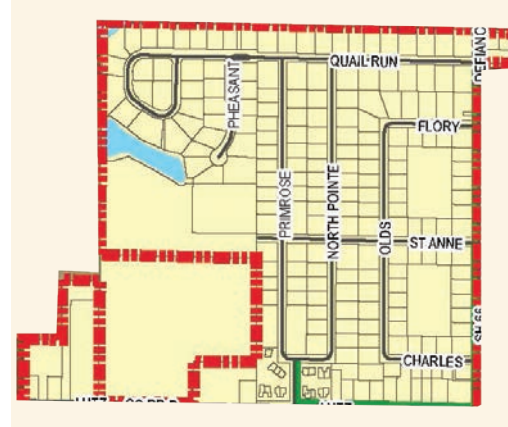


NORTH POINTE

Planning Area

Overview

Located in the northwest corner of Archbold, this planning area is characterized by newer residential land uses. Some of the community's newest residential living quarters are contained in this planning area.



Planning Issues

- ⌘ Minimizing conflicts between residential land uses and commercial land uses located along SR 66.
- ⌘ Pedestrian connectivity and neighborhood park enhancements (Signage, etc.).
- ⌘ Planning for future residential development into expansion areas.

Environmental Considerations



- ⌘ Flat Run Creek and floodplain issues on the northwest section of the planning area.

Preferred Land Uses



- Single family residential with Commercial and Multifamily (higher density) along SR 66 and W. Lutz Road.

Utility Considerations

Large, dead-end water mains along W. Lutz Road experience water quality issues due to water age (the time water takes to move from the water source to customers).

Existing Land Uses and Zoning

Primarily low-density single family residential with general commercial uses (Knights of Columbus) along W. Lutz Road.

Existing zoning classifications include: R-1 Very Low Density Residential, R-2 (Low Density Residential), R-3 (Medium Density Residential), S-1 (Special).

Future Capital Improvements



- ⌘ Addition of flushing hydrants or other operational modifications should be evaluated within a computerized Water Model to reduce water age concerns along W. Lutz Road.
- ⌘ Investigations to eliminate I/I (Infiltration & Inflow) in the sanitary sewers should occur and possible construction of a new relief sewer under the Norfolk Southern Railroad, just east of the Conagra Facilities, should be evaluated within a computerized Sewer Model.

NORTH POINTE

Planning Area

Recommended Solutions

- ☒ Increase landscaping and screening requirements for commercial land uses located along SR 66 and those businesses with outdoor storage.
- ☒ Add Complete Streets connectivity solutions like “share the road” signage to neighborhoods where sidewalk retrofitting is not possible. Require sidewalks in all future developments.
- ☒ Rezone Knights of Columbus parcel from B2 to S1 to properly reflect its proper institutional use.

Transportation & Connectivity Considerations

- ☒ Pedestrian connectivity, to include sidewalks, bike lanes and trails, is lacking throughout the planning area with the exception of areas along SR 66, W. Lutz Road and N. Pointe Drive.



The North Pointe Planning Area is one of Archbold's newest and largest planned subdivisions, built in the 1990s. However, it was built around limited connectivity as most homes were over the lot size requirements that required sidewalks. Today, kids in the neighborhood walk to the nearby park and bus pick-up areas on the road.

RUIHLEY

Planning Area

Overview

This planning area is comprised primarily of residential, supportive public and institutional land uses that include Ruihley Park, Spengler Field and the community swimming complex, and commercial and industrial land uses located along Stryker Street, to include Conagra.



Planning Issues

- Ensuring continual public facility enhancements.
- A good portion of this planning area is dedicated to public land uses than any other planning area in the community, so heightened code enforcement and minimizing conflicts between residential and commercial / industrial land uses is extremely important.
- Public infrastructure is available to promote residential growth on undeveloped lands south of W. Lutz Road in the northern portion of this planning area.
- Pedestrian connectivity and wayfinding improvements.
- Properly buffering neighborhoods and residential uses from abutting commercial, institutional and industrial land uses.
- Ensure adequate infrastructure for Con-Agra to remain a thriving employer in the community.

Environmental Considerations



- Flat Run Creek and floodplain issues on the west section of the planning area
- Mature woodlands

Preferred Land Uses



Single family residential land uses (good chance we will see next new residential subdivision in this area; Frey Property). General and neighborhood commercial uses located along Stryker, West Field, and CR 24. Industrial uses on the southside of Stryker Avenue

Utility Considerations

Basement flooding due to excessive I/I (Infiltration & Inflow) within the sanitary collection system has occurred in the areas near Christine Drive. Surface flooding occurs along Flat Run and in areas tributary during significant rain events. Large, dead-end water mains along CR 24 and W. Lutz Road experience water quality issues due to water age. Archbold officials should work closely with Conagra officials to ensure water and sanitary sewer capacity is adequate to accommodate future project lines.

Existing Land Uses and Zoning

Primarily residential land uses with supportive public and institutional land uses (Archbold Medical Center) and general commercial and industrial uses (Conagra) along Stryker Street and West Field Drive.








Existing zoning classifications include: R-2 (Low Density Residential), R-3 (Medium Density Residential), S-1 (Special), B-2 (Highway and Commercial Business), and M-1 (Restricted Industrial).

Future Capital Improvements





- Frey Road Waterline & Sanitary Extension (2020)
- New splash pad likely near Memorial Park (2 to 4 years out)
- Stryker Street Reconstruction (will likely include turn lanes to help with Conagra Traffic) (5+ years out)

Recommended Solutions

-  Encouraging (or requiring) developers to connect future residential neighborhoods using existing grid system.
-  Mature woodlands should be protected whenever possible.
-  Conduct investigations to reduce I/I (Infiltration & Inflow) entering the sanitary collection and develop a computerized model of the collection system to evaluate improvements to reduce basement backups.
-  Develop stormwater management strategies to reduce surface flooding along Flat Run.
-  Tactical pedestrian connectivity enhancements throughout planning area; consider new sidewalks along Walnut, LaChoy and Holland.
-  Pursue CDBG funds to promote neighborhood revitalization efforts.
-  Updates to the zoning map include:
 - Discuss the feasibility of rezoning the areas east of Conagra on Stryker Street from M-1 to another zoning classification to reflect the development realities (at the present time, many of these parcels in this area have two zoning classifications (R-3 and M-1).

Transportation & Connectivity Considerations

-  Pedestrian connectivity could be improved especially along key east-west streets like Holland and Walnut. Pedestrian connectivity does not exist in many neighborhoods.
-  Wayfinding to key community assets is lacking.



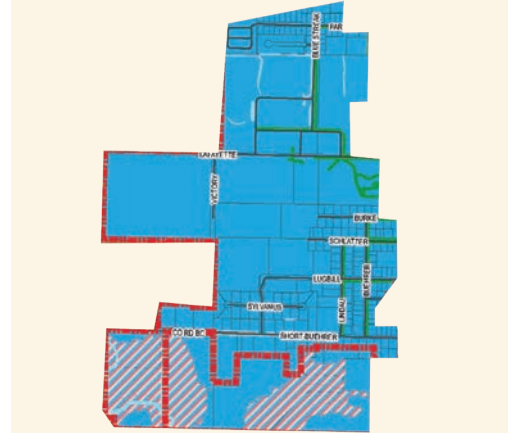
Nestled between the Stryker commercial corridor to the south and Lutz Road to the north, the Ruihley Planning Area is home to more mixtures of land uses than any other, to include the town's largest residential growth area. Connectivity and land use buffering challenges exist in this planning area.

MEMORIAL

Planning Area

Overview

This planning area is comprised primarily of residential and supportive public and institutional land uses. The Archbold high and elementary school complex, Memorial Park, and wastewater treatment plant are located in this planning area.



Planning Issues

- Ensuring the greatest level of pedestrian connectivity and buffering elements between public and residential land uses.
- Planning for residential expansion and supportive road network extensions.
- Planning for the development of new middle school.
- Mitigating environmental challenges posed by Brush Creek in a manner that optimizes public access.
- Addressing potential code enforcement and property nuisance issues within Colony Meadows.

Environmental Considerations



- Brush Creek, floodplains, and wetlands.
- Mature Wetlands.

Preferred Land Uses



Public and Institutional uses. A mixture of residential land uses at various densities.

Utility Considerations

Other than continual capital improvements, the utilities in this planning area are sufficient to support planned future uses within the corporate limits. Water and sanitary sewer is available to accommodate future residential growth and subdivisions off Burke Street, Schlatter St., and W. Lugbill Road. The sanitary sewer crossing under the NS Railroad may be restricting flows from the Rauhley Park area to the north, causing issues along Christine Drive.

Existing Land Uses and Zoning

Primarily residential land uses with supportive public and institutional land uses that include Archbold high and elementary schools, and Memorial Park








Existing zoning classifications include: R-2 (Low Density Residential), R-3 (Medium Density Residential), S-1 (Special), B-2 (Highway and Commercial Business), and M-2 (General Industrial).

Future Capital Improvements







- Park St to Conagra Tank Waterline Replacement (2-4 years out)
- Relief sewer under NS Railroad (5-7 years out)
- Wetland area near WWTP (3-5 years out)

Recommended Solutions

-  Work with private property owners of land adjacent to the corporate boundary along Short-Buehrer Road on a mutually-beneficial annexation strategy.
-  Update the zoning regulations to heighten buffer zones and techniques between S-1 and all residential zoning districts.
-  Rezone the environmentally-constrained agricultural parcels on the northwest side of Brush Creek from industrial to a less intensive land use more reflective of development realities, e.g., R-1.
-  Require new developments to connect future residential neighborhoods and enhance with sidewalks.
-  School and Archbold officials should create a school travel plan that seeks to increase opportunities for students to walk and bike to the school complex. Some of the improvements include filling in the sidewalk gaps, installing timed crosswalks, and bike trails.
-  Complete a computer model of the sanitary collection system to evaluate needed improvements to alleviate basement flooding to the north.
-  Updates to the zoning map include:
 - Rezone Colony Meadow from R-3 (Medium Density Residential) into a new manufactured park zoning district.

Transportation & Connectivity Considerations

-  Future extension of Burke Street, Schlatter Street, and Lawrence Lane.
-  Many newer residential areas were built without sidewalks. Improved pedestrian connectivity elements are needed along sections of Lafayette Street, Burke Street, Schlatter Street, Lugbill Road, and Short-Buehrer Road.
-  Road network improvements that tie Lafayette Street to Short-Buehrer Road to alleviate traffic congestion to key intersections (Defiance and Lafayette). Connecting Victory Lane to Lawrence Lane via Schlatter Street is the most logical solution.
-  Other transportation considerations include planning for a future walking bike path linked to Memorial Park and the school complex.



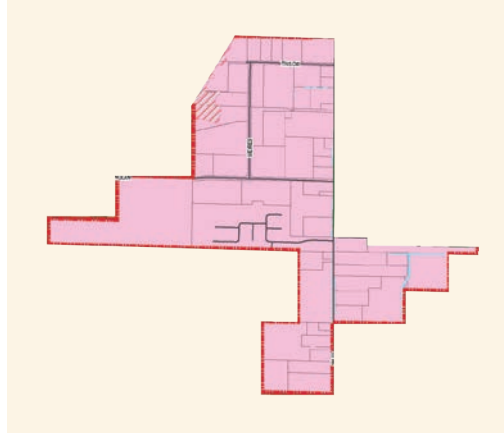
Improving the road grid and connectivity between Short-Buehrer and the Archbold school complex on Lafayette are key goals of this Plan.

COMMERCE






Planning Area

Overview

Clustered primarily along S. Defiance Street, this planning area represents the Archbold's primary highway industrial and commercial corridor and is home to one of Northwest Ohio's site ready industrial parks and some of the County's highest traffic counts (2019).



Planning Issues

-  The corridor suffers from a lack of unified aesthetics (signage/landscaping) and setbacks, excessive impervious surfaces, access management issues, vacancies, and pedestrian connectivity gaps.
-  Commercial vacancies like the former PAMIDA property
-  Promoting the marketability of the Archbold Industrial Park
-  Mitigating environmental issues along Brush Creek
-  Increased use of zoning and regulatory tools, incentives and other financial / grant resources will be required to enhance this corridor.

Environmental Considerations



-  Brush Creek, floodplains, mature woodlands, and emergent wetlands

Preferred Land Uses



Commercial and Industrial Uses. Land Uses supportive to maximizing the marketability of 57 acre site ready Archbold Industrial Park located along Nolan Parkway.

Utility Considerations

Other than continual capital improvements, the utilities in this planning area are sufficient to support planned future uses within the corporation limits.

Existing Land Uses and Zoning

Primarily commercial and industrial land uses with a manufactured housing park (Fox Chase).

Existing zoning classifications include: R-3 (Medium Density Residential), S-1 (Special), B-2 (Highway and Commercial Business), and M-2 (General Industrial).

Future Capital Improvements






-  Although none are planned at this time, Archbold officials should work closely with the Archbold Community Improvement Corporation and the Fulton County Economic Development Corporation to ensure the infrastructure is adequate for the expansion of industrial uses.
-  S. Defiance St. Waterline Replacement (4-6 years out)




COMMERCE

Planning Area

Recommended Solutions

-  An overlay district should be created to help promote access management, corridor aesthetics (signage and landscaping), and pedestrian connectivity.
-  Work with realtors and property owners of vacant commercial properties on available tools and incentives to improve their marketability and potential for adaptive reuse projects.
-  Adopt and utilize a vacant property registration ordinance to monitor residential and commercial vacant properties to establish accountability for maintenance along S. Defiance Street.

Transportation & Connectivity Considerations

-  Sidewalks are limited to the east side of S. Defiance Street only.
-  TMACOG's 2019 traffic counts recorded over 10,216 vehicles per day in this planning area (3rd highest in Fulton County next to SR 108 in Wauseon and US 20A in Swanton).
-  Sidewalks and other complete street elements are absent on the entire road network on the westside of S. Defiance Street, including the industrial park areas.



As one of Archbold's key commercial/industrial areas, this planning area contains the highest traffic counts in the community. To improve traffic flow and safety, this Plan recommends improving access management techniques, as well as zoning standards to improve landscaping and signage.

WOODLAND






Planning Area

Overview

This planning area is comprised primarily of residential land uses, with general commercial along S. Defiance Avenue and supportive public and institutional land uses that include Woodland Park and the Archbold Cemetery.





Planning Issues

-  Pedestrian and bicycle connectivity improvements.
-  Maximizing residential growth areas in a manner compatible with environmental challenges posed by Brush Creek.
-  Ensuring future residential subdivisions are better connected to each other and public areas.
-  Buffering the existing commercial uses along S. Defiance from residential and park uses.
-  Working with the property owners to develop and market the platted subdivision east of Dogwood Court.

Environmental Considerations



-  Brush Creek, floodplains, woodlands, and potential wetlands.
-  Archbold's most dense wooded area (confined on one parcel) is located in this area.

Preferred Land Uses



Residential land uses at various densities. Public and Institutional uses.

Utility Considerations

Other than continual capital improvements, the utilities in this planning area are sufficient to support planned future uses within the corporation limits.

Water and sewer is available to promote residential growth on undeveloped lands north of Miller Avenue.




Existing Land Uses and Zoning

Primarily agricultural and residential land uses with supportive public and institutional land uses that include Woodland Park and Archbold Cemetery.

Existing zoning classifications include: R-2 (Low Density Residential), S-1 (Special), and B-2 (Highway and Commercial Business).

Future Capital Improvements



-  Brush Creek Sanitary Lift Station (2020-2021)
-  Woodland Oaks II street reconstruction (2021)
-  Miller Avenue street reconstruction (3-5 years out)

Recommended Solutions

- Encouraging (or requiring) developers to connect future residential neighborhoods and parks
- Commercial corridor design standards
- Public and neighborhood identification signage and wayfinding

Transportation & Connectivity Considerations

- While pedestrian connectivity is present along S. Defiance Avenue, it is non-existent in the residential neighborhoods north of Woodland Park. Share the road signage and other complete street elements should be added to this neighborhood where feasible.
- Improved pedestrian connectivity between Woodland Park and future residential subdivisions and existing neighborhoods should be encouraged.
- Other transportation considerations include:
 - Connecting Miller Ave. to Myers Road to improve the transportation grid.



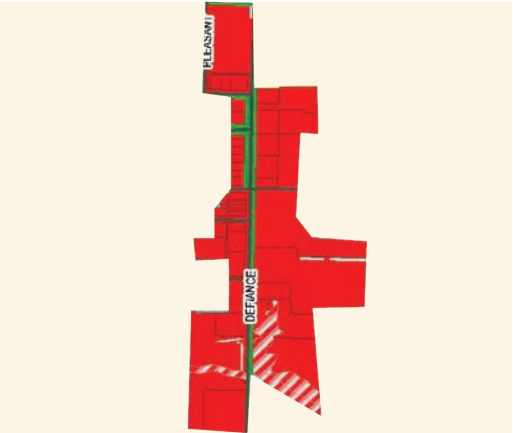
Home to Woodland Park, Archbold's newest and largest parks, this Plan recommends future land uses that are supportive and ancillary to the park complex and recreational uses. Future residential uses that abut it should be required to have physical connections to the park footprint to minimize traffic along S. Defiance.

LUGBILLTOWN





Planning Area

Overview

Clustered primarily along S. Defiance Street, between Lafayette and Brush Creek this planning area represents the primary commercial shopping corridor.




Planning Issues

-  The corridor suffers from poor aesthetics, excessive impervious surfaces, access management issues (too many curb cuts), commercial vacancies, inappropriate land use setbacks, and pedestrian connectivity issues.
-  Commercial vacancies and potential for adaptive reuse and redevelopment projects. Infill opportunities exist on the backlots of many parcels.
-  Although the planning area is adjacent to Memorial Park, it has no public gathering and green spaces.
-  Increased use of zoning and regulatory tools, incentives, and other financial / grant resources will be required to revitalize the corridor and to properly buffer commercial uses from industrial land uses to the east.

Environmental Considerations



-  Brush Creek and floodplains along the southern edge of the planning area

Preferred Land Uses



- General and neighborhood commercial uses. Higher density residential uses (Multi-family)

Utility Considerations

Utilities in this planning area are sufficient to support current and future land uses.

Existing Land Uses and Zoning

Primarily commercial land uses, with scattered vacant residentially-zoned parcels adjacent to Brush Creek.







Existing zoning classifications include: R-2 (Low Density Residential), B-2 (Highway and Commercial Business), and M-2 (General Industrial).

Future Capital Improvements



-  N/A

Recommended Solutions

-  An overlay district should be created to help promote access management, improved property values, corridor aesthetics (signage and landscaping), and pedestrian connectivity.
-  Officials should increase awareness and visibility of economic incentives, such as the CRA program, to help stimulate property improvements and reinvestment.
-  Pedestrian connectivity along S. Defiance Street should be improved as new redevelopment occurs.
-  Pursue the feasibility to expand public green spaces.
-  Pursue CDBG funds to promote neighborhood revitalization efforts.
-  Adopt and utilize a vacant property registration ordinance to minimize commercial vacancies along S. Defiance Street.
-  Updates to the zoning map include:
 - Reducing the M-2 (General Industrial) footprint with B-2 (Highway and Commercial Business)
 - Corridor overlay district

Transportation & Connectivity Considerations

- 🏠 Pedestrian connectivity improvements are needed along S. Defiance Street to close many gaps.
- 🏠 Access management should be considered to minimize excessive curb cuts.



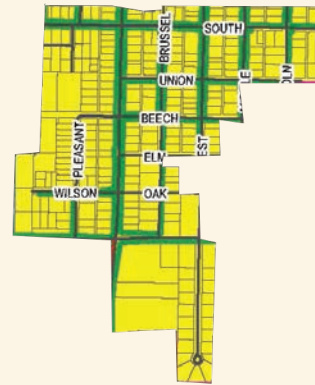
This Plan recommends a variety of strategies to improve the aesthetics and commercial diversity along S. Defiance Street.

MIDTOWN


Planning Area

Overview

This planning area consists of older, dense residential land uses that have transitioned over time into rentals and workforce housing for the adjacent industrial businesses.



Planning Issues

 This planning area has a variety of incompatible zoning and land use issues, neighborhood revitalization needs and blighted single family and multifamily residential structures, many of which are rentals and suffer from intermittent vacancy.

 Developing a long-term neighborhood revitalization strategy.

 Improved buffering between residential, public, and industrial land uses.

Environmental Considerations



 None

Preferred Land Uses



Residential uses of various densities. Supportive public and institutional uses.

Utility Considerations

Other than continual capital improvements, the utilities in this planning area are sufficient to support the current land uses.

Existing Land Uses and Zoning

Various low and medium density single and multi-family residential land uses, with limited neighborhood commercial uses and public and institutional uses that include three churches.

Existing zoning classifications include: R-2 (Low Density Residential), R-3 (Medium Density Residential), S-1 (Special), B-2 (Highway and Commercial Business), and M-2 (General Industrial).

Future Capital Improvements



 West Mechanic Street & North Pleasant Street reconstruction (4-6 years)

Recommended Solutions

- ☒ Pursue CDBG funds to promote neighborhood revitalization efforts.
- ☒ Expand CRA to help stimulate residential reinvestments and new residential development.
- ☒ Updates to the zoning map include:
 - Rezoning churches and other public and institutional uses to S-1 or to a new public and institutional zoning district.

Transportation & Connectivity Considerations

- ☒ With the exception of S. Pleasant Street and minor gaps elsewhere, the pedestrian connectivity network could be improved.
- ☒ Archbold and school officials should pursue the feasibility of improving school crossing facilities across S. Defiance Street and to establish enhanced pedestrian connectivity elements leading to the elementary and high school.



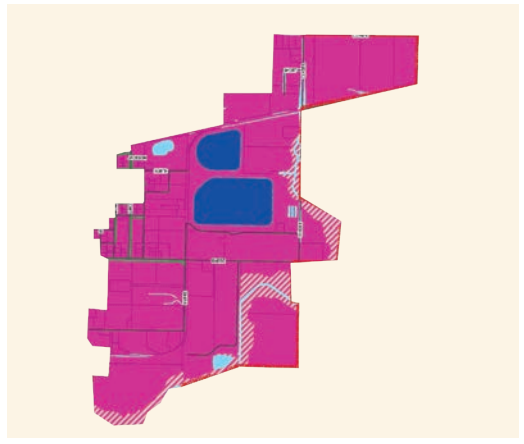
Neighborhood revitalization and targeted property nuisance abatement are key recommendations to help improve the Midtown Planning Area, one of the communities oldest residential areas.

SAUDER INDUSTRIAL

Planning Area

Overview

This planning area is comprised primarily of industrial and commercial land uses that support nearly 4 million square feet of space occupied by Sauder Woodworking Company and its many subsidiaries. This planning area is also home to the village's water treatment plant, two reservoirs, and several other industries that include: Archbold Container Corporation (Green Bay Packaging), Sanoh America, Frozen Specialties, and Granite Industries, to name a few.



Planning Issues

- Continual infrastructure and transportation network enhancements to support a growing base of industries.
- Making tactical functional and aesthetic improvements (wayfinding and directional signage, etc.).
- Minimizing buffering and land use conflicts from residential and commercial/industrial uses that abut the planning area. The expansion of single family residential uses in this planning area is not recommended.
- Developing the proper storm water management solutions necessary to mitigate impervious surfaces and infiltration into Brush Creek.

Environmental Considerations

Brush Creek, floodplains, woodlands, and potential wetlands.

Preferred Land Uses

Industrial uses and land uses supporting and ancillary to supporting industrial businesses.

Utility Considerations

Other than continual capital improvements, the utilities in this planning area are sufficient to support existing industrial uses at the present time.

Existing Land Uses and Zoning

Primarily industrial and supportive commercial and public land uses, with agricultural parcels immediately east of Brush Creek Drive.

Existing zoning classifications include: R-3 (Medium Density Residential), S-1 (Special), B-2 (Highway and Commercial Business), M-1 (Restricted Industrial), and M-2 (General Industrial).

Future Capital Improvements

- E. Lugbill Road waterline replacement (2021)
- West Barre Road sidewalk project (2-4 years out)

Recommended Solutions

- Work with business officials within the planning area to link capital improvements to business retention and expansion efforts. Doing so will help to leverage additional grant resources from state and federal entities such as Ohio Development Services Agency, Jobs Ohio, Ohio Department of Transportation and Department of Commerce's Economic Development Administration.
- Evaluate future potential water and sewer demands through computerized models of the distribution and collection systems.

Transportation & Connectivity Considerations

- Improved pedestrian connectivity elements are needed along West Barre Road
- Other transportation considerations include:
 - Working with railroad officials to ensuring the adequacy of the rail infrastructure



As the community's largest industrial commerce area, this Planning Area is traversed by Brush Creek which impedes about 30% of the estimated 140 acres of developable land.



General Recommendations



1.

Downtown Preservation and Revival

2.

Community Growth and Revitalization

3.

Infrastructure and Utilities



D 1. Increase the civic presence through tactical public realm enhancements

Improving synergy and vibrancy in the downtown is a primary goal for the community. Adding a new mix of storefront businesses and helping existing businesses adapt to the “new face” of main street retail, which is more experiential and pedestrian dependent, are primary means of reaching this goal.

Due to the limited space in the downtown footprint, downtown stakeholders could activate public spaces through targeted repurposing, property acquisition or reimagining the use of existing rights of way. Outdoor cafes are a way to activate the public realm and foster tourism while capitalizing on the quaintness of the community. However, when sidewalk widths are inadequate, they can create conflicts with pedestrians that may have to walk close to the street and navigate around tables. To offset this issue, some of the on-street parking could be seasonally repurposed for outdoor café’s and public “parklets”. While the former Rexall Drug site could be a good location for a parklet, the northwest and east corners of N. Defiance and

Depot Street could be modified to provide for outdoor dining. Other outdoor café locations could also be placed along N. Defiance and W. Holland Streets.

A repurposed Depot Street would help to improve foot traffic downtown, as this site could be used as a catalyst to promote future redevelopment efforts. This area could be improved for use as a “festival street” and activated public activities and events by partners such as the Archbold Farmer’s Market, Archbold Chamber, Black Swamp Arts Council, and CIC who could host art displays and other community events.

Other methods to improve sustained activity in the downtown could include:

- Explore the future viability of the middle school, located on Stryker Street, for future redevelopment if and when the site becomes available. This area consists of over 3.5 acres, with 1.25 acres in surface parking.
- Promote outdoor cafes in



Tactical streetscape improvements can help improve interaction in the downtown. These types of improvements should coincide with any adaptive reuse of Depot Street.



Increase the civic presence through tactical public realm enhancements (continued)

- suitable locations by establishing guidelines and adopting an outdoor café ordinance as well as coordinating with ODOT to secure a seasonal permit for the same purpose.
- Initiating and improving year-round family friendly events and activities downtown.
- Coordinate with Sauder Village officials to more closely align community events with Sauder Village events, which could include events to transition Sauder Village guests to downtown for evening activities
- Continue to stress the importance of uniform store hours and developing the optimal mix of downtown business (offices vs. retail/restaurants).
- Ensure the proper upkeep and maintenance of historic properties through the enforcement of property maintenance codes and a downtown design review board.
- Work with interested developers on promoting additional owner-occupied or market rate higher density residential uses.





D 2. Pursue the feasibility of developing downtown design standards and /or design review board.

Like many other communities, Archbold has witnessed its share of loss of historic properties, either by neglect, voluntary removal, or by the 1913 fire that decimated 50% of downtown buildings on the east side of N. Defiance Street. While improvements in fire suppression helped minimize fire events, property maintenance and property alterations are still impediments that work to devalue the downtown’s historic feel. Stakeholders during the planning process noted a strong desire to protect the historic nature and feel of the downtown.

To this end, a variety of tools could be embraced for this goal to occur.

- Development of downtown design guidelines that “augment the B-1 (downtown) zoning and regulate signage, building orientation, setbacks, and building materials, among other elements, consistent with the historic nature.
- Pursue a “Certified Local Government (CLG)” designation through the State of Ohio Historic

Preservation Office to qualify for funding and other resources for historic preservation.

- Create a Downtown Design Review Board responsible for maintaining the historic character of the community which could review.
- Certificates of Appropriateness for new construction, alterations or demolishing of any portion of a structure. This board could also serve as the designated CLG board.
- Adopt a demolition ordinance that requires additional oversight, coordination and addresses demolition by neglect enforcement.
- At the present time, no regulation exists to prevent any building in the downtown from be demolished.





D 3. Incentivize efforts that encourage a thriving downtown

Encouraging new investments in the public's most valuable assets will require a variety of tools to be used, including incentives. Incentives could include local programs like façade grants, community reinvestment area (CRA), property abatements, job creation grants for targeted businesses, and special improvement districts. State and federal resources can also be used to incentivize preferred development such as Community Development Block Grants (formula and competitive programs) and historic rehabilitation tax credits.

The CRA program should also be publicized, especially to downtown business and property owners. Property owners could use this incentive (tax abatement on new real property taxes resulting from improvements to buildings or construction of new buildings), in conjunction with other financing tools to maximize their rehabilitation dollars.

Additionally, the Job Creation and Retention Grant Program, which

provides annual cash payments to companies locating in Archbold, could be used to entice certain businesses to the downtown.

Downtown stakeholders could work with local banks like Farmers and Merchants State Bank to establish a Lender Commitment Program, whereby the banks set up a joint low-interest loan fund from which they would make loans to downtown property owners and businesses to renovate or expand facilities.

Archbold, chamber officials, and property owners could explore creating a Special Improvement District (SID). The advantages of SIDs authorized under Ohio Revised Code (Chapter 1710) allow property owners a venue to create a plan for public redevelopment and services such as marketing and special events, streetscape improvements, maintenance and security.

Property owners vote to agree to incrementally assess themselves for implementation of the plan. The primary advantage of a SID is the localized control by property owners

within the SID to determine how assessment funds are spent. Many downtowns in Ohio are promoted and maintained using SIDs.



Several properties were improved when Archbold embraced downtown revitalization efforts in 2005-06.



D 4. Create a Downtown Façade Grant Program

According to an overwhelming number of residents that participated in the planning process, the downtown is the heart beat of the Archbold. And without the historic properties and buildings, the downtown character wouldn't be the same.

To encourage the proper upkeep and preservation of these historic properties, Archbold should strongly consider creating a façade grant program to incentivize downtown property owners.

Such an incentive could be in the form of a 50% reimbursement “rebate” of up to a specific amount in expenses directly related to eligible commercial building improvements. Funds could be prioritized towards projects that aim to: maintain the historic or architectural integrity of the structure; preserve, replace or restore historic and architectural features or decorative details that may have appeared on the original building façade.

A variant of this façade program

could also be deployed in other key planning areas like the Lugbilltown Planning Area to dress up and revitalize the exterior façades of income producing commercial properties along S. Defiance Street.



D 5. Improve landscaping and signage standards, and wayfinding

The public realm and amenities in a downtown are just as important as the buildings themselves. Not only does it have an economic impact on property values and repeat customer visitation, but is also a source of community pride and sense of place. Community stakeholders should create a uniform and consistent downtown and community brand that can be reinforced through wayfinding, marketing, community banners and even street furnishings and amenities. Often times, communities can carry the brand through with private development in terms of consistent signage and site improvements, such as lighting.

The brand should be carried through the entire community and include gateway signs (both existing and new), neighborhood signs and an overall downtown wayfinding program. Wayfinding is simply a system to guide people through the current environment. A wayfinding sign package for downtown may include signs to identify parking, public destinations, downtown

assets and even maps. Wayfinding should also be scaled to the user, i.e. pedestrian vs. vehicular.



Signage is an important aesthetic aspect to consider when embracing downtown planning.



D 6. Intensify Public and Private Partnerships

There are some activities in government where partnerships with the private sector can deliver more success and efficiency than governments alone. Downtown and commercial corridors are two such areas. Activating the downtown in the manner craved by residents and attractive to visitors will require collaboration and dedicated resources to converge for a common purpose.

Archbold could consider the development of a downtown committee comprised of downtown property and business owners, developers, bankers, German Township, school district officials, local fraternal, service, and non-profit organizations like the CIC, Sauder Village, Fairlawn, and Archbold Medical Center, to name a few. The primary purpose of this committee could be to:

- Review and prioritize downtown strategies and implementation steps contained in the Archbold Comprehensive Plan update.
- Identify key organizations and

partners that could take on certain aspects of implementation of the Archbold Comprehensive Plan

- Recommend funding and grant resources for implementation and partners that could be co-applicants
- Review and recommend key downtown programs to Council.



Sauder Village is a regional destination within Northwest Ohio providing learning and leisure activities to hundreds of thousands of visitors annually.



D 7. Leverage grants and resources for revitalization efforts

This plan capitalizes on the Downtown’s best qualities, its history and its historic buildings, many of which remain primarily intact. However, some buildings have been altered in a way that has removed or covered significant historic features, such as facades, windows, and awnings. In addition, some buildings have experienced a general lack of maintenance that has resulted in property disrepair. This currently applies to a variety of buildings in the downtown planning area.

The federal government has completed multiple studies on the economic benefits of historic preservation and encourage the preservation of historic buildings with incentives. For instance, the Federal Historic Preservation Tax Incentives program provides federal tax incentives to support the rehabilitation of commercial historic buildings that comply with the Secretary of Interior’s standards. The State of Ohio also offers historic preservation tax credits for rehabilitation of historic structures. Ohio’s requirements are not as

restrictive as the federal program, however the program is competitive and has two application cycles annually.

Other non-development resources include the Ohio History Connection, which serves as the Ohio Historic Preservation Office, to become a Certified Local Government (CLG). As a CLG community, Archbold would be eligible to apply for matching grants that identify locations as historic, architectural, and archaeological through surveys. Wauseon became a CLG community in 2014 along with 77 other Ohio communities.

In order to become a Certified Local Government, a political jurisdiction must have the following:

- An ordinance designed to protect historic resources.
- A commission of at least five members who designate historic properties, review proposed changes to the historic environment, and encourage citizens to participate in the

community’s historic preservation program.

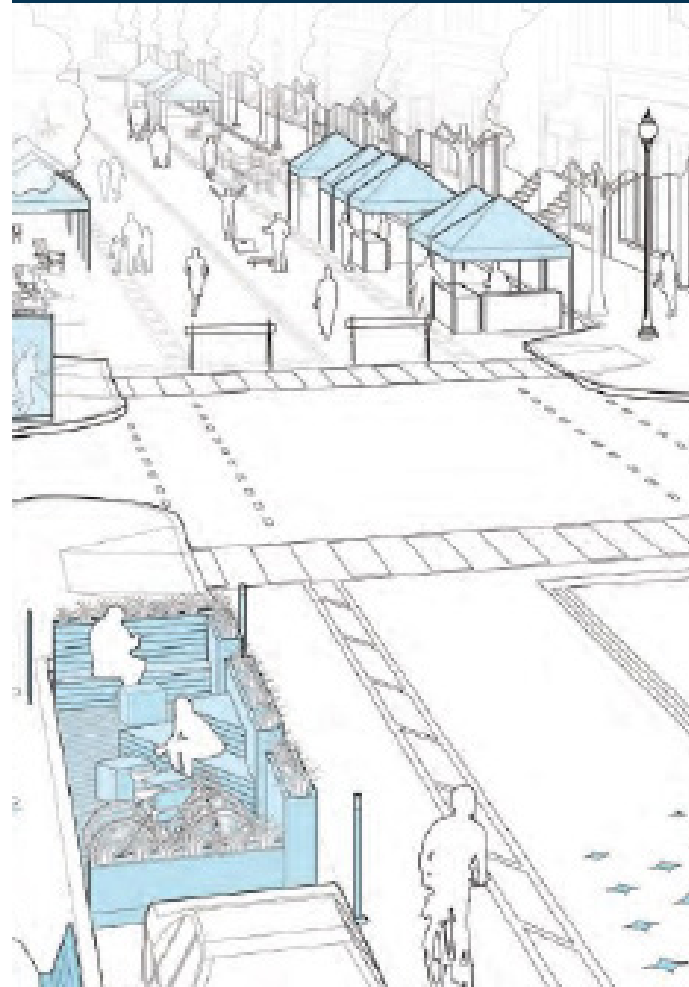




D 8. Encourage cultural & entertainment opportunities

Downtown Archbold is limited in public properties and right of way that can be used to improve the public areas and add amenities. Based on resident and student surveys, there is an overwhelming desire to increase programming and events downtown.

One idea that emerged from discussions with stakeholders was a repurposing of Depot Street, a one-way street located immediately off of N. Defiance Street. This area is also adjacent to several publicly owned properties and if repurposed could become a dual use and transformable “Festival Street” that could be used for special events or seasonal closures.



Depot Street is a perfect location for an adaptive reuse project, one that could provide full time synergy to the downtown if appropriately planned and marketed.



C 1. Update the Community Reinvestment Area (CRA) Program

Archbold community officials, via Ordinance 86-43, designated certain areas as “community reinvestment areas” to help stimulate additional property investments. Over time, this ordinance was amended (Res. 90-13, Res.91-6, and Res. 5-28) to expand the boundary, remove residential land uses as eligible exemptions, and develop minimum investment levels for commercial and industrial projects.

Archbold should update their CRA program to account for Ohio Revised Code (3735.65-71) requirements and updates, and to better align with best practices and ideas highlighted in this Plan. This would include potential incentives for residential land uses in targeted neighborhoods to help retain residents and the thousands of workers that come to Archbold to work yet leave to reside elsewhere.

Ohio Revised Code section 3735.65 now allows communities to provide another 10 years of incentives if the dwelling is a structure of historical or architectural significance, is a certified historic structure that

has been subject to federal tax treatment under 26 U.S.C. 47 and 170(h), and units within the structure have been leased to individual tenants for five consecutive years. This would provide a significant incentive to residents that own historic homes to make improvements, which at times can be cost prohibitive.



C 2. Formalize the jobs grant program

Archbold created a jobs creation tax credit program in 2014 to help promote business attraction and retention efforts. Qualified companies may be eligible for a refundable or nonrefundable income tax credit against their Archbold for profit or individual income tax. The proposed rate and term of the credit is negotiated by the Economic Development Director and Administrator with oversight from the Income Tax Advisory Council. To date, Sauder Woodworking and Conagra have benefited from the program.

To expand the use of the program, it is recommended that community officials:

- Place the application and program guidelines on the website and market it appropriately.
- Delete the requirement that an eligible applicant must also receive the State of Ohio’s Job Creation Tax Credit.

- Establish a minimum payroll for the new jobs being created or retained, and possibly identify preferred or “critical need” businesses like corporate offices, manufacturers, professional office-type employers, and retailers that locate in the central business district.
- Fix the incentive term and percentage to streamline the approval process, and consider reducing the maximum job grant period from 10 years to 5.





C 3. Maximize the role of the Community Improvement Corporation and Revolving Loan Fund

Archbold's Community Improvement Corporation (CIC) is the community's primary economic development arm. Created in 1985 to advance and encourage the economic and civic growth of the community, the CIC works in conjunction with Archbold staff and groups like the Fulton County Economic Development Corporation to market the Archbold Industrial Park and its land along Nolan Parkway and Weires Drive, and offer financial assistance to eligible businesses through a revolving loan fund.

However, due to the organization operating on a lean budget and guided primarily through its 10 member executive committee of volunteers, it may be currently underutilized. At the present time, the organization exists solely to oversee its business loan program from its Enterprise Fund and market and sell its footprint of over 300 acres of vacant land appraised in 2019 by the Fulton County auditor at \$2.17MM.

Increasing the CIC's role in land reutilization and comprehensive

community development initiatives could be pursued. In addition, the CIC could consider becoming a membership organization (501C6 "Business League" as opposed to a 501C4 "Social Organization") that would help to generate additional resources and additional talent and "buy-in" into furthering community development in Archbold.



The Archbold Community Improvement Corporation (CIC) provides low-interest loans to businesses that help to meet community goals, and to create and retain jobs for residents. In 2020, the CIC provided a loan to TC Bros. Choppers to make repairs to a property located in the downtown area.



C 4. Plan growth areas

Although this plan update effort largely focused on the promotion of revitalization efforts, rather than the promotion of future growth areas outside the corporation limits, some areas are poised to accommodate future growth better than others due to proximity to infrastructure and limited or no environmental challenges. Some of these areas include vacant land already located within the corporation limits and are “development-ready.”

A lot of potential exists between I-80/90 and US 6 and Archbold’s wide reach from its water service area could help further its position to promote planning on a regional level. For Archbold to put its best foot forward, it should be thinking about advancing discussion in the following areas:

I-80/90

Discussions with German and Franklin Townships on developing a long term plan that looks to capture growth and economic development opportunities at the I-80/90

Interchange. Shared opportunities could include discussing the potential for utility and infrastructure improvements, cooperative economic development agreements (CEDA), annexation agreements, and/or joint revenue sharing agreements. Many communities in Northwest Ohio utilize these types of agreements. The Village of Whitehouse and City of Waterville-Waterville Township currently utilize annexation agreements, while Monclova Township utilizes Joint Economic Development Zone (JEDZ) agreements with Toledo, Maumee, and Whitehouse to promote growth. While JEDZs are no longer allowable under Ohio Revised Code, Archbold could pursue the feasibility of developing a Joint Economic Development District with German and Franklin Townships to capture long term growth around the interchange.

German Township

Archbold has a long history of working with German Township on many fronts. One additional area should include zoning and land use

planning. To this end, the goal should be to make adjustments to German Township’s zoning resolution that promote better site planning on parcels adjacent to SR 66 and other important corridors.

Ridgeville Township (Henry County)

Northwest State Community College and Four County Career Center are located a little over 2 miles south of Archbold. Although using an Archbold zip code, this employment center is located in Ridgeville Township in Henry County. Because higher education and training is vitally important to future growth, it’s likely that this footprint could expand. Archbold should work with Ridgeville Township officials to plan for that growth in a manner that incorporates best planning practices, from corridor planning and pedestrian connectivity to public safety and infrastructure planning.



C 5. Develop nuisance and property maintenance and inspection standards (e.g. reference standards such as the International Property Maintenance Code)

Property maintenance remains a top priority for the community members that participated in the planning process. Based on the review of data and surveys, some neighborhoods are nuisance-free, while others, particularly in the Midtown Planning Area contain the higher rates of property maintenance issues. Likewise, this area also contains the highest percentage of single family residential properties used as rentals and could be targeted for additional inspection programs to ensure code compliance.

In general, there should be a business occupancy review or permit that could be adopted. This will ensure that businesses trying to locate in districts are permitted and meet business related property requirements. Commercial properties in the Downtown Planning Area and Lugbilltown Planning Area were also rated as “substandard” during the survey conducted by the Planning Team.

Archbold authorized the Wood County Building Inspection Department

to serve as the Archbold Building Department via Ordinance 14-32 and Ordinance 14-33. However, the ordinance(s) excluded residential structures.

The role of the Wood County Building Inspection Department and agreement with Archbold is a cost-effective way to address building services and inspections. However, at the moment, Archbold is not contracted for residential services. In anticipation of future growth and to allow Archbold to better manage residential development, a review of the Archbold agreement with Wood County for Building Services is recommended.

To minimize future property nuisances, community officials should continue to work with Wood County Building Inspection, Fulton County Health Department, and locally with the neighborhood residents and downtown stakeholders, and Archbold service departments to implement effective property maintenance and abatement programs.



The International Property Maintenance Code is just one tool that community officials can use to address neighborhood nuisance and property maintenance issues.





C 6. Adopt and enforce a rental registration ordinance

Over the past decade certain neighborhoods have witnessed a trend of the conversion of owner-occupied single family residential properties becoming rentals.

To better help with income tax and utility collection issues, Archbold officials adopted Ordinance 2019-49 that requires all property owners of rental or leased residential, commercial or industrial properties to file a report with the Income Tax Commissioner showing the name, address, move in/out dates, and forwarding addresses of each tenant. As of December 2020, 533 rentals units have been registered.

This information, along with the adoption of the rental registration ordinance, can provide the basis for generating a comprehensive database of rentals in the community. This database could be used to monitor neighborhoods and identify recalcitrant and absentee owners.

One major step to protect neighborhoods would be to require additional oversight on the rental

- stock, with all rental properties receiving planned interior/exterior inspections. In addition, Archbold officials could make rental owners with documented issues obtain an annual or bi-annual Certificate of Occupancy.
- Additional remedies to minimize issues caused from poorly maintained rental units could include:
- Allocate appropriate resources to property maintenance and enforcement.
 - Pursue the feasibility of point of sale inspections.
 - Identify sources of financial and other assistance that can be used by property owners facing code enforcement. Archbold officials could increase fees for new residential and commercial development and allocate a percentage towards additional inspection services.

C 7. Adopt and enforce a vacant property maintenance ordinance (VPRO)

Beautiful and revitalized neighborhoods are vital to community prosperity. In this vein, certain elements of Archbold's approach to nuisance abatement will need to take into consideration the registering and annual monitoring of vacant properties. The first step towards this action is the adoption of a vacant property maintenance ordinance that establishes the types of properties targeted (e.g., residential and/or commercial properties, or both) and penalties incurred for non-compliance. Many communities throughout Ohio utilize VPROs to minimize property and neighborhood blight.

Benefits of VPROs

1. Increased safety for first responders
2. Property owner protections
3. Self-sustaining funding structure





C 8. Encourage housing opportunities supportive of a diversified workforce

For a small community, Archbold has grown up with significant employment generating industries. The luxury of being a net generator of employment is that it creates substantial daytime traffic due to the influx of daily employees. Archbold has an opportunity to define its community destiny and capture more of that spending power of employees by providing for new residential opportunities. For Archbold to attain an “economy of scale” beneficial for its utility systems and to attract new commercial investment, additional residents may be needed.

Many strategies can be used to support existing residents that desire to remain in the community while working to capture additional residential base, to include:

Expand housing options for “move downs.”

A variety of senior housing options become more important as the baby boomers age in the region and change the demographic makeup. At some point, every community needs to encourage opportunities for aging

in place to accommodate a range of housing option for those 65 and over. Several programs, such as Blue Zones, can enhance amenities. Also, developing a range of older adult development including independent “lifestyle” developments. The housing stock should be diverse enough to provide residents the ability to downsize into a smaller housing unit but provide for a range of amenities.

Accessory Dwelling Units (ADU’s), sometimes referred to as “garage apartments”, or “granny flats” are one mechanism successfully used to promote additional housing diversity and aging in place. If Archbold pursues this tool, the existing zoning setbacks and other residential zoning issues will need to be addressed.

The most proactive program would be one generally accepted by the neighborhood and utilized only in situations where the existing infrastructure and lot size could accommodate the expansion and/or modification of the housing unit.

Encourage downtown housing opportunities

New housing opportunities should also be considered in or near the downtown that are attractive to young adults and empty nesters. The Middle School site could accommodate residential uses, if and when it becomes available in the future. Additional downtown housing can also help assure a stable market for businesses and provide a sense of vitality to the downtown by putting more pedestrians on the street and in public spaces throughout the day.

The following are some of the general categories of downtown housing that could exist in the downtown Archbold area:

Upper-Floor Units

These units are often located on the upper-floors of downtown stores, offices, restaurants, and other businesses. These units can offer cost-effective rent options for those who require affordable housing, if the building is suitable to accommodate residential uses.



Encourage housing opportunities supportive of a diversified workforce (continued)

Townhouses

Townhouses provide the amenities of a house in a downtown setting. Most townhouses share common walls, so a significant number of units can fit onto a small lot. They attract people who do not want to live in an apartment-style unit but do want to live in or near downtown.

Lifestyle Apartment or Active Senior Living Housing

These freestanding buildings can bring significant population density downtown and can serve those looking for rental units or owner-occupied units.

Live/Work Units

These units, which could include Bed and Breakfast establishments, allow the occupant to comfortably live and work in the same unit. They are appropriate for a number of service businesses that are run from the home and help the tenant save on renting an additional office space. For those residents intending to work from home or telecommute, live-work units provide office space or even a small business under one mortgage.

Having these units downtown will help attract entrepreneurial-minded residents. Options for these types of living arrangements could exist in the neighborhoods contiguous to the downtown.

The placement of such units will require an assessment of housing compatibility with other downtown uses, as all the above residential uses will contribute to an increased demand for off-street parking.

LIVE/WORK



Encouraging additional residential opportunities in the downtown, through the improvement of existing properties or through new building investments, is a goal of this Plan.



C 9. Leverage incentives and grassroots efforts to improve housing and public infrastructure in targeted neighborhoods

Many residents noted a preference in the community surveys that maintenance of private properties and code enforcement was needed in their neighborhoods. It is recommended that Archbold officials encourage and support the development of neighborhood associations and organize community forums to address housing strategies and opportunities. These groups could ensure that the rental and other property owners in their neighborhoods are meeting the current zoning and building code, spearhead neighborhood beautification initiatives and serve as a “block watch” organization.

Various programs and resources exist to promote neighborhood revitalization and even new housing development. They include:

Community Reinvestment Area Program

Archbold utilizes the Community Reinvestment Area (CRA) program for eligible commercial and industrial projects. The program could also be used to incentivize residential

land uses in new and existing neighborhoods.

Northwest Ohio Advanced Energy Improvement District

A common denominator with many of the older residential structures is old, inefficient energy systems. To this end, Archbold should consider joining the Northwest Ohio Advanced Energy Improvement District and work with the Toledo Lucas County Port Authority on their Better Buildings Program. This will allow eligible home owners the ability to tap into up to 100%- 15 year full-cycle flexible financing for projects that focus on conserving energy and generate savings through equipment upgrades to existing facilities, with lighting and building controls, HVAC, boilers and chillers, compressor, motors/drives, refrigeration, waste energy recovery, and electrical distribution.

Archbold could also create their own special energy improvement district but additional administrative requirements would apply.

Special Assessments or Special / Residential Improvement Districts

Archbold officials and neighborhood groups should also discuss the feasibility of utilizing special improvement districts and tax increment financing to improve and update vital public infrastructure. Some neighborhoods are in need of critical street and other neighborhood updates. One key tool to help fund these improvements is through the utilization of a Residential Improvement District (RID). A RID, if agreed upon by the majority of the property owners, would assess a fee to properties within the RID. Funds raised from this self-assessment would be placed in a special account to finance specific area projects. The formula to determine that fee would be decided upon and agreed to by the property owners.

Community Development Block Grants (Formula and Competitive Programs)

Certain neighborhoods and households may be eligible for CDBG funds to mitigate slum and blight issues and to assist low to moderate

income neighborhoods, among other issues. Fulton County receives CDBG funding from the State of Ohio in “odd-years”, e.g. 2021, 2023, 2025, etc.





C 10. Update the zoning ordinance

The Plan supports the community’s desire to pursue beautification and enhanced property maintenance, reduce vehicular congestion, increase pedestrian linkages, and increase the safety of its commercial corridors. To this end, the primary tool that governs the built environment- the Zoning Ordinance- should be updated. The update should address a variety of issues, to include:

- Update the permissible use table to optimize the type of development that should be permitted or “conditioned” in each of the zoning districts.
- Overlay districts that help promote visual aesthetics and pedestrian friendly amenities. These overlay districts could be established along the frontage of certain corridors like S. Defiance Street to promote aesthetics, connectivity and access management to minimize and consolidate multiple access points/curb cuts. To ensure proper aesthetics to the north, officials could work in coordination with the German Township Trustees.

- Improve buffer zones in the zoning code to better shield residential areas from dissimilar land uses. Non-residential land uses that abut residential areas should have greater buffering and setback requirements, with common access drives also enforced to promote traffic safety.
- Optimize the zoning classifications. Archbold currently has residential districts with many overlapping similarities while not enough classifications that encourage neighborhood commercial and mixed uses.
- Strengthen the site planning requirement to provide planning staff with enhanced review over site layout, access, signage, landscaping, buffering and architectural treatment, and to provide guidelines that will aid applicants through the review process.
- Establish design guidelines for all land use types.

- Creating a visually attractive environment should be a priority. The character, visual perspective, and quality of future development should be created through the following initiatives:
 - » Attractive architecture consisting of finished materials and appropriate shape and design. In multi-building complexes, a distinct visual link should be established among the various buildings by using architectural or site design elements such as landscaping, pedestrian areas, and walkways to unify the overall site.
 - » Excessive parking requirements should be discouraged to provide for the maximum use of the site. Excess spaces should be held in landscape reserves, to be constructed when needed.
 - » Site lighting and signage that is uniform, compatible

with building architecture and ensures public safety. Site signage should be minimal.

- » Deploy environmental best management practices to reduce stormwater and minimize the development footprint.



C 11. Intensify the exposure of community assets

Cultural and Historic Resource

Archbold is a picturesque community with a rich history that is significantly undisturbed in terms of its architecture and lineage of its residents, which is evidenced by many of the attractions and businesses. Sauder Village, the most recognized community attraction, is the largest living history museum in the State of Ohio and attracts approximately 300,000 visitors annually. It also hosts many community events and artisan festivals that also embrace local history such as the Textile and Woodworking festivals. Given the fact that Archbold still remains a picturesque historically intact community in terms of its architecture and community lineage, this provides an excellent opportunity to expand cultural and heritage tourism through partnerships with Sauder Village.

Existing cultural and historic resources include:

- The Quilt Barn Trail which celebrates agricultural history

through self-guided tours.

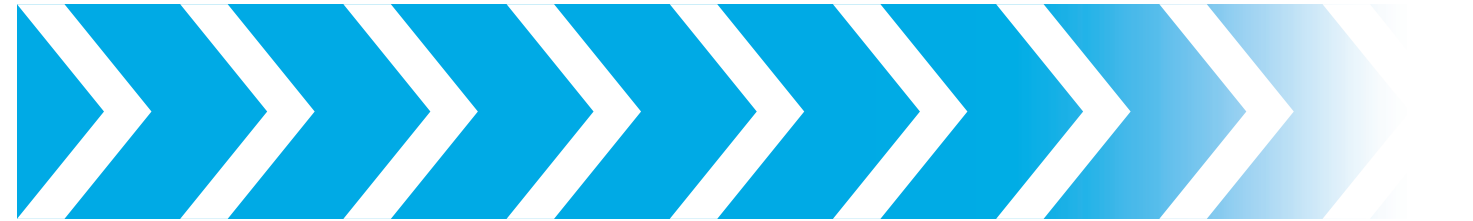
- Partnership with Black Swamp Arts Council
- Opportunities to further support the Archbold Community Theater and programming
- Better connectivity with Sauder Village both physically and in terms of planning more collaboratively for special events

Future opportunities include:

- Creation of historic home tours and haunted history tours
- In partnership with Fulton County Historic Museum and Sauder Village, develop a local Archbold Historic Museum
- Work with Sauder Village and local artisans to create a rotating gallery downtown (future potential for maker space)
- Creation of historic districts

Agritourism

While most of the working farms in Archbold are outside of the municipal boundaries, Archbold is centrally located to work with existing farms, neighboring communities and



Part of 1920s Main Street in Sauder Village, the theater gives tourists an opportunity to experience 1920s leisure. The Main Street is part of the Walk Through Time experience at Sauder Village.



Intensify the exposure of community assets (continued)

the Fulton County Farm Bureau to develop collaborative farm tours and events. Existing assets and partnerships that can be developed include:

- Special events or tours of local wineries, like Knotty Pines
- Tours of the Goll Farms Homestead
- Farm to table community dinners and events
- Working farm education programs

Events can be planned in conjunction with local guest houses, the campground at Sauder Village and in conjunction with Sauder Village to create 2 to 3 night experiences.

Community Resources and Amenities

Archbold already provides a high quality of life for its residents, which should be promoted and celebrated in order to attract local employees to the community. This rich list of amenities can provide much wider opportunities if properly promoted.

Below is a summary of opportunities if the community capitalizes on these assets.

- Archbold’s robust park system

with its recreation programming and sports facilities should be better promoted to the wider community for rentals, regional sports tournaments and recreation programs. User fees for Archbold facilities can help offset the cost of maintenance.

- Promote Archbold’s two water reservoirs for the recreational opportunities including fishing, boating and birding, all of which get high rank.
- Unique shopping opportunities including handmade furniture and goods, crafting, fair trade shopping, vintage goods and antiques.
- Take advantage of Northwest State Community College’s proximity to Archbold, which currently has approximately 2,400 students. Strengthen partnerships for hosting special events, promoting local businesses through student discounts and building on community education opportunities and lifelong learning programs for seniors.

- Take advantage of local churches and service clubs to help plan and promote community activities. These organizations provide opportunities for community fellowship and also a pool of volunteers to help with special events and promote common community goals.

A future evaluation of these amenities and opportunities will steer Archbold’s future attraction strategies and help define its unique niche(s), marketing strategies and broader collaborations.



German Township has a variety of tourism outlets to include the Lockport Covered Bridge, Goll Woods State Nature Preserve, and the Wabash-Cannonball Trail.





C 12. Increase accessibility to healthy and locally-sourced food

In order to achieve continued resiliency, Archbold must cultivate its local food system to reduce food gaps that exist throughout the county. There are a number of measurable objectives a community can adopt to reach the goal of increased accessibility to healthy and locally-sourced food. For example, Archbold could partner with hospitals, schools, and other major institutions to create and enhance education programs that provide a better understanding of the benefits of local foods.

This program could be supplemented with a plan detailing community outreach efforts. Perhaps the most visible objective that can be achieved with relative ease is to encourage the creation of a series of regional farm markets located throughout the County and region and implement an active marketing program to promote them. There are several sources of funding to help establish this including the USDA Farm Market Promotions Program and the “Produce Perks” program which doubles SNAP benefits for lower income households at farmers

markets. This will demonstrate to residents a commitment to locally-sourced food and provides a fun environment for residents to enjoy.



C 13. Create a parks and recreation master plan

Archbold has invested significantly over the past two decades in its park system including the development of Woodland Park, upgrading and expanding the facilities at Ruihley Park and refurbishing the smaller neighborhood parks.

By creating this Plan, community officials will be able to address issues such as service delivery, inventory management, maintenance planning, and the development of appropriate user fees. The Parks and Recreation Master Plan could help facilitate a discussion in many areas to include:

- Programming for seniors, youth and young adults. Officials from Archbold schools, Fulton County Senior Center, Sauder Village, Fairlawn, and Archbold Medical Center should also be consulted about the desires of their unique audiences.
- Pedestrian connectivity and trail design guidelines guided around a Complete Streets policy. These guidelines could include sidewalks, separated bike and

pedestrian paths and trails, location and development of trailheads and an on-street bike path system.

- A strategy to “right size” the park system as the community grows. Doing this might require updating the zoning ordinance and/or subdivision regulations to ensure appropriate amenities are provided for in new developments and subdivisions and schools are interconnected with sidewalks or walking paths. The plan should consult National Recreation and Parks Association (NRPA) standards when developing or assessing the adequacy of park facilities. Most importantly, NRPA recommends that a person should live no more than a half-mile from a neighborhood park.





C 14. Develop a School Travel Plan

Improving pedestrian connectivity opportunities for residents is a goal of the community, as several neighborhoods do not have sidewalks. Connectivity can be improved by repairing existing sidewalks, reducing existing sidewalk gaps and/or utilizing other multi-use path systems. This would help to reduce vehicular traffic and encourage healthy modes of transportation for pedestrians and cyclists to a variety of destinations.

Archbold officials should work closely with the school's leadership to prepare a School Travel Plan (STP) to qualify for additional state funding. The goal of Ohio Department of Transportation's Safe Routes to School Program (SRTS) is to assist communities in developing and implementing projects and programs that encourage and enable children in grades K-8, including those with disabilities, to walk or bike to school safely. Up to \$400,000 in grants is available for infrastructure improvements and \$60,000 for non-infrastructure solutions is available to communities with STPs.



The Ohio Department of Transportation's Safe Routes to School Program provides grant funding to communities for infrastructure and educational programs that improve pedestrian connectivity for K-12 students.

C 15. Leverage grant resources

Archbold is lucky to have above-average resources for capital improvements and programs. In taking a comprehensive community development approach to implement this Comprehensive Plan, community officials should work closely with department heads and external organizations to ensure that their

local funds are leveraged to the greatest extent possible. Also, establishing a five to ten year capital improvement program, inclusive of county, state and federal projects, will provide the highest level of efficiency and will help to prioritize projects.



I 1. Develop a water distribution model and master plan

The existing water system is experiencing challenges with available pressures and development of disinfection byproducts (DBPs) in the extremities of the distribution system. The addition of a new granular activated carbon (GAC) facility at the water treatment plant will improve finished water quality but may not completely eliminate DBPs nor enhance system pressures.

A fully calibrated water distribution model will prove to be a useful tool to evaluate problems within the system and develop strategies for improvements.

I 2. Improve raw and finished water quality to reduce disinfection byproducts

The addition of a Granular Activated Carbon (GAC) facility at the water treatment plant is a critical step in mitigating DBPs in the finished water for Archbold and its service area. A longer term strategy of collaborating with outside agencies to improve the water quality within the Tiffin River watershed will improve the raw water supply and reduce the need for additional chemical treatments

within the reservoirs and water treatment processes ahead of the GAC system being implemented.

I 3. Prepare a hydrant and valve repair, replacement, and testing plan

On-going operations, maintenance and replacement (OM&R) is vital to the long-term success of the water systems. Such efforts include semi-annual hydrant flushing, maintenance and replacement (when required), as well as annual valve exercising, to improve finished water quality and improve performance of the system under normal conditions and during emergencies.

I 4. Improve pressures and resiliency within water distribution

Planning strategies I 1 and I 2 will aid in improving pressures and system-wide resiliency. However, additional collaborative efforts with regulatory agencies and satellite customers will also be needed to ensure that the systems retain consistent compliance with applicable standards and a revenue stream is maintained to support the proposed long-term sustainability of the programs.



I 5. Reduce inflow and infiltration from entering sanitary collection system

Archbold's collection system is experiencing impacts from inflow and infiltration (I/I) entering the sanitary sewers. An on-going program between the Engineering and Wastewater Departments, with the support of Council and the Administration, to examine cost-	effective alternatives to reduce I/I is needed. By eliminating basement flooding and lowering treatment costs Archbold will improve its ability to support new growth, while protecting existing customers.
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I 7. Complete Wastewater Treatment Plant upgrades for flow and treatment enhancements, including backup power

Improvements to the Wastewater Treatment Plant (WWTP) to improve treatment capacity and create a backup power system will support the community long-term. Additional improvements to meet future (10+ years) discharge permit limits will likely be required and will be addressed at that time.

I 6. Promote the construction of water and sewer infrastructure in growth areas

Archbold's sanitary collection, water distribution and treatment systems have sufficient capacity under normal conditions to support extensions of facilities to residential, commercial and industrial development within the identified potential growth	areas. Good planning practices exercised and supported by Council, the Planning Commission and department staff will help to maintain a strong balance of development throughout the community.
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I 8. Reduce septic conditions from outside customers/systems

Archbold currently accepts wastewater flows from outside customers that will often times experience long holding times and may turn septic prior to entering the collection system. These septic conditions cause issues in the form of odors and premature deterioration of concrete manholes and pipes due to the release of hydrogen sulfide and other compounds. Archbold will need to continue working creatively	with the outside customers for operational and system modifications to reduce the septic conditions within the respective systems.
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I 9. Develop sanitary sewer system model and master plan

A computer model of Archbold's collection system will enable Engineering and Wastewater staff to evaluate proposed capital improvements and the potential impacts that may be caused by additional development throughout the community. The modeling will enable the development of a master plan for improvements to focus resources in a more cost-effective manner.

I 11. Develop a Stormwater Master Plan

A consolidated stormwater master plan will provide a global perspective to aid in the implementation of stormwater management strategies above and enable Council, Administration and Engineering staff to determine appropriate measures for funding of the related programs.

I 10. Improve stormwater management to help minimize flooding and improve water quality

Archbold has historically focused on providing capacity to carry stormwater discharges directly to receiving streams. With the continued growth and development within the community, as well as changes in land use practices in surrounding areas, the receiving streams no longer have the capacity to carry sizable storms. Water quality due to sediment and nutrients within the receiving streams is also a concern. Archbold does not currently have a local program for stormwater management and relies upon statewide regulations and County requirements. A local strategy for stormwater detention/retention will help to reduce localized flooding such as recently occurred along Flat Run. Enhancements to reduce contaminants within the stormwater runoff will also aid to improve water quality in the streams.



I 12. Promote green infrastructure.

Current regulations are focused on stormwater management and water quality during construction and after projects are completed. These regulations are enforced for private and public projects disturbing greater than 1.0 acres. While the regulations are a significant driver for water quality, the implementation of green infrastructure enhancements can also provide tangible benefits in reducing the rate of stormwater runoff and inflow and infiltration from entering the sanitary collection system and creating surface flooding. Utilizing green infrastructure within Archbold’s capital improvement programs will also set a good example for future development within the community.

Green infrastructure planning and design approaches will help reduce demands on existing infrastructure, extend its functional life where possible and provide cost-effective and sustainable solutions that conserve and protect water resources. Other methods to minimize storm water problems include:

- Promote shared parking

- Incorporate compact parking spaces as a means of reducing impervious cover;
- Setting maximum parking space dimensions, rather than specifying minimum dimensions (a minimum stall size of 10’ x 20’ or 9’ x 18’ are the most commonly cited dimensions) could also reduce impervious areas as can decreasing driveway widths;
- Incorporation of bioretention or rain gardens into existing requirements for landscaped islands and revising landscaping requirements to require a set percentage of landscaping of the total paved area can help to offset some of the impervious surfaces;
- Incorporation of stormwater best management practices such as sand filters and filter strips into perimeter and interior landscaping can also help in offsetting impervious surfaces;
- Incorporation of porous pavement or use of stabilized grass in

overflow parking areas can reduce the runoff generated by parking lots as well as decrease impervious surfaces.

- The Ohio EPA’s Surface Water Improvement Fund grant program and the Ohio Public Works Commission are both candidates for funding assistance for green infrastructure projects.





SAUDER VILLAGE WETLANDS



Sauder Village has partnered with Fulton Soil and Water Conservation District, The Nature Conservancy, the Ohio Department of Natural Resources Division of Wildlife, and Ducks Unlimited to convert approximately 30 acres of agricultural fields into a publicly accessible wetlands area. Thanks to these partners and funding support from the Ohio Environmental Protection Agency and the United States Environmental Protection Agency under the provisions of Section 319(h) of the Clean Water Act, excavation work was completed in Fall of 2018.

Why were the Wetlands developed?

Sauder Village has constructed two wetlands and vegetative buffers in order to capture, store, and treat nutrient loads and runoff to the Tiffin River and ultimately the Maumee River and Lake Erie. These wetlands establish a natural habitat, minimize flooding, and provide pathways that serve as a public demonstration and education facility for ecological restoration and recreation.

What are Wetlands?

A wetland is a place where the land is covered by water, either salt, fresh or somewhere in between. Marshes and ponds, the edge of a lake or ocean, the delta at the mouth of a river, low-lying areas that frequently flood—all of these are wetlands.

The destruction of wetlands is a concern because they are some of the most productive habitats on the planet. They often support high concentrations of animals — including mammals, birds, fish and invertebrates — and serve as nurseries for many of these species. Wetlands provide a range of ecosystem services that benefit humanity, including water filtration, storm protection, flood control and recreation.

What walking paths are here?

The new paths around the wetland dikes connect with existing walking paths through an oak savannah and natural areas, and around “Little Lake Erie”. Other agricultural best management practices implemented at Sauder Village include filter strips, riparian buffers, grassed waterways, and windbreaks. The wetlands and expanded naturalized areas address water quality concerns and establish Sauder Village as a demonstration and educational site for ecological restoration and recreation.

Vegetative Buffer / Recreation / Education Areas

- o 30 acres of cropland converted to natural cover
- o Approximately 2 miles of walking trail

Naturalized Areas

- o 5 acres of native warm season grasses & wildflowers
- o 3 acres of Oak Savanna tree plantings

Sauder Village worked with Fulton County Soil and Water Conservation and the Ohio EPA to convert approximately 30 acres of existing agricultural fields to wetlands and vegetated buffers to capture, store, and treat nutrients and runoff to the Tiffin River and, ultimately, the Maumee River and Lake Erie. The project, which included outreach and educational programming, was installed in 2018.

Sauder Village is currently working with the EPA to attain 319 Program grant resources to convert an estimated 2.2 acres of its impervious parking lot pavement to green infrastructure so that water can be captured and filtered before it travels further downstream.

Funding partners:



United States
Environmental Protection
Agency



Ohio Environmental
Protection Agency











I 13. Update Engineering Rules and Subdivision Rules

While the prior rules and regulations established for Archbold were very effective for their time, they will need to be overhauled and updated to meet current best practices and regulations. These new rules will also become a resource for developers and designers interested in completing local projects. The new subdivision regulations and engineering standards will be created and amended periodically to also reflect the findings of the water and sewer modeling efforts and stormwater master planning, as well as other local policies developed for the benefit of the community.

Subdivision regulations could also require the completion of road networks in the existing neighborhoods by connecting stubbed roads to adjacent future residential growth areas to provide access for local residents, since several residential areas have little to no connectivity. Planned transportation improvements in these areas will become more important as residential development increases.

Other items to be included in modern subdivision design and development is connectivity to adjacent developments and public destinations. Bike lanes or “sharrows” could be added to roads in subdivisions where sidewalks are not present and road width allows.



“Sharrows” or “Share the Road” markings could be used on roads where it may not be feasible to add sidewalks or bike lanes.



Many neighborhoods in Archbold were built without sidewalks because the subdivision regulations only required the, when development density exceeded “three families per acre”.



I 14. Develop a Thoroughfare Plan and Complete Street Policy

The community survey indicated a strong desire to improve existing pedestrian/bicycle facilities as well as develop more facilities that would enhance the linkages within the community. To help implement this initiative, local officials should consider developing a Thoroughfare Plan and a Complete Streets policy. The 1966 Plan incorporated a Thoroughfare Plan but it has not been kept up to date.

A new Thoroughfare Plan will provide a blueprint for the transportation infrastructure with the Complete Street policy providing significant opportunity for Archbold to create an immediate change to local strategies and plans which will provide pedestrian connectivity and linkages throughout the community. This policy will dovetail into the subdivision regulations and engineering standards as well as updates to the zoning code. This will ensure future linkages between public parks, local schools and other similar amenities.

Archbold could utilize pedestrian

and bicycle checklists throughout its project planning and programming, scoping, and final design processes to ensure improvements to transportation facilities that consider pedestrian and bicycle facilities when roadways are being improved and development projects are being considered.

In addition to ensuring a comprehensive system of sidewalks, pathways, and bike lanes, Archbold officials can accommodate non-motorized transportation by:

- Improving signalization specifically for pedestrian crossings
- Ensuring curb ramps at all corners
- Installation/improvement of crosswalks at intersections and mid-block crossings in heavy pedestrian areas
- Consistent maintenance of facilities to fix cracks, holes and other issues

- Requiring new development or redevelopment projects ensure the pedestrian will feel comfortable walking within a site or to neighboring properties
- Reducing vehicle speeds to create a more walkable and pedestrian friendly environment in appropriate locations
- Expansion of sidewalk widths, where feasible, to accommodate pedestrian activity

A Complete Street policy can be developed as a stand-alone policy/ guideline, can be developed as part of an access management program or be incorporated into the Thoroughfare Plan.





I 15. Pursue alternative funding for capital projects

Funding of local capital and maintenance projects has historically been supported through local tax revenues and utility rates. In order to remain competitive for local businesses and residents, alternative means of funding and financing proposed improvements will need to be considered.

Archbold officials should continue to pursue transportation funding to revitalize their transportation infrastructure. These programs can help promote economic development opportunities, improve safety, promote pedestrian connectivity, and mitigate traffic congestion. Some programs like ODOT's Transportation Enhancement program will provide up to 80% of the total construction cost for projects, including construction engineering, inspection and testing.

Other funding programs include:

- ODOT's Transportation Alternatives Program (TAP) is a funding source for pedestrian and bicycle related improvements.

- ODNR Recreational Trails Program
- Clean Ohio
- ODOT's Safe Routes to Schools (SRTS) Program is to enhance the safety of students walking/biking to and from school.
- ODOT's Jobs and Commerce program which provides funding for public roadway improvements associated with site specific job creation
- ODOT's Small City Program is a program that provides funding for small communities with populations between 5,000 and 24,999 that are outside of Metropolitan Planning Organization (MPO) jurisdictions.
- Ohio Public Works Commission (OPWC) is a State of Ohio program that allows a governmental entity to apply for funds for infrastructure improvements, including roadways.
- State Infrastructure Bank (SIB) is

a low interest loan program for projects.

- The County Engineers Association of Ohio also has funds that the County Engineer can apply for to improve County Roads.





Plan Implementation

How to Use the Plan



This Comprehensive Plan is intended to be a dynamic planning document – one that responds to changing needs and conditions. The Plan’s strategies are by no means completely exhaustive. They were developed in conjunction with public input, and take into account past, current and projected issues. Over time, each strategy may need to be revised or amended to reflect the current planning environment, and removed when accomplished.

Many of these recommendations will take several years to complete, but this plan will allow community leaders to identify the “low-hanging fruit” and allocate funding in future budgets for the costlier projects.

HOW TO IMPLEMENT THIS PLAN

This Implementation Section is structured into a coordinated action program so that decision-makers can easily identify the steps that

are necessary to achieve the vision described within this Plan. To this end, the Plan should be used in the following situations:

PLANNING AND ZONING AFFAIRS

The usual processes for reviewing and processing zoning amendments, development plans, and subdivision plans provide significant opportunities for implementing the Comprehensive Plan. **Each zoning, development and subdivision decision should be evaluated and weighed against applicable recommendations and policies contained within this Comprehensive Plan.** Archbold officials will likely encounter development proposals that do not directly reflect the purpose and intent of the Comprehensive Plan. A consistent process should be utilized that allows developers and individuals to request an update to the Comprehensive Plan and other supportive regulatory tools like the

zoning ordinance.

NEIGHBORHOOD AND CAPITAL IMPROVEMENTS

This Plan should be utilized when working to promote the overall quality of life in the community and in **making capital improvement decisions.** Whether it is the extension of pedestrian connectivity elements, the extension of infrastructure, or any other neighborhood improvements, it should be done in accordance with the Plan’s vision.

INTERGOVERNMENTAL RELATIONS

Many of the initiatives in this Plan may require Archbold to coordinate and work with other political subdivisions like German and Ridgeville Townships, and Fulton County, and organizations like Sauder Village, Northwestern Ohio Rails-to-Trails Association (NORTA), and Toledo Lucas County Port Authority

(TLCPA), to name a few. This Plan could be helpful to advance programs and initiatives that these entities could mutually benefit from.


PLAN REVIEW

It is imperative that this Plan is reviewed annually by Archbold’s elected officials, Planning Commission, and the Archbold Comprehensive Plan Steering Committee to ensure progress is being made. This discussion should identify the Plan’s beneficial impacts and recognize areas where the Plan may not have assisted in facilitating the visions and strategies. To further assist discussion, planning stakeholders can assign a “percentage complete” to each plan strategy (See: Plan Implementation Table). Major plan amendments should not be made without thorough analysis of immediate needs, as well as consideration for long-term effects of proposed amendments.


Plan Implementation Table

Plan Element	Element No.	Strategy	Collaborating Entity or Organization				Time Frame	Percent Complete
			Council	Plan Commission	Departments	Local/Other Organizations		
<div>Downtown Preservation and Revival</div> 	D 1	Increase the civic presence through tactical public realm enhancements	X		Administrator, Engineer	CIC, Chamber, Downtown Property Owners, Stakeholders	M	
	D 2	Pursue the feasibility of developing downtown design standards and /or design review board	X	X	Administrator, Engineer	Chamber, Downtown Property Owners, Stakeholders	I	
	D 3	Incentivize efforts that encourage a thriving downtown	X		Administrator	CIC, Chamber, Downtown Property Owners, Stakeholders	O	
	D 4	Create a Downtown Façade Grant Program	X		Administrator	CIC, Downtown Property Owners	M	
	D 5	Improve landscaping and signage standards, and wayfinding		X	Administrator, Engineer	Chamber, Downtown Property Owners	M	
	D 6	Intensify Public and Private Partnerships	X		Administrator	CIC, Chamber, Downtown Property Owners, Local Charitable Organizations, Stakeholders	O	
	D 7	Leverage grants and resources for revitalization efforts	X		Administrator, Engineer	CIC, Chamber, Downtown Property Owners, Local Charitable Organizations, Stakeholders	O	
	D 8	Encourage cultural & entertainment opportunities	X		Administrator, Engineer, Parks	Fairlawn Retirement Community, Library, Downtown Businesses, Chamber, Sauder Village, Charitable Organizations, Stakeholders	O	

Plan Implementation Table

Plan Element	Element No.	Strategy	Collaborating Entity or Organization				Time Frame	Percent Complete
			Council	Plan Commission	Departments	Local/Other Organizations		
<div>Community Growth and Revitalization</div> 	C 1	Update the Community Reinvestment Area (CRA) Program	X		Administrator, Engineer	Housing Council	I	
	C 2	Formalize the jobs grant program	X		Administrator, Engineer, Income Tax Director	Chamber, Local and Prospective Business	I	
	C 3	Maximize the role of the Community Improvement Corporation and Revolving Loan Fund	X		Administrator	CIC, Chamber, Banks, Local and Prospective Businesses	O	
	C 4	Plan growth areas	X		Administrator, Engineer	German/Fulton Township Trustees, FCEDC, Property Owners, Stakeholders	M	
	C 5	Develop nuisance and property maintenance and inspection standards	X	X	Administrator, Engineer	Fulton County Building Department	I	
	C 6	Adopt and enforce a rental registration ordinance	X		Administrator, Engineer, Income Tax Director	Police/Fire Depts., Neighborhood Groups, Homeowner Associations, Property Owners	O	
	C 7	Adopt and enforce a vacant property maintenance ordinance (VPRO)	X		Administrator, Engineer	Police/Fire Depts., Neighborhood Groups, Homeowner Associations	I	
	C 8	Encourage housing opportunities supportive of a diversified workforce	X	X	Administrator, Engineer	Chamber, Developers, Realtors, Senior Living Providers	O	
	C 9	Leverage incentives and grassroots efforts to improve housing and public infrastructure in targeted neighborhoods	X		Administrator, Engineer	ODSA, FCPC, MVPO, Neighborhood Groups, Property Owners	O	
	C 10	Update the Zoning Ordinance	X	X	Administrator, Engineer	Interested Residents and Property Owners	I	
	C 11	Intensify the exposure of community assets	X		Administrator, Engineer	Local and regional chambers, FDEDC, Historic Sauder Village, Destination Toledo, Stakeholders, media	O	
	C 12	Increase accessibility to healthy and locally-sourced food			Administrator, Engineer, Parks	Chamber, Schools, Farmer's Markets, Farmland News, Local Farmers, Farm Bureau, Stakeholders	O	
	C 13	Create a parks and recreation master plan	X		Parks, Engineer	Fairlawn Retirement Community, Senior Center, Health Dept., Schools	M	
	C 14	Develop a School Travel Plan	X	X	Streets, Police, Engineer, Administrator	ODOT, Archbold Schools	M	
	C 15	Leverage grant resources	X		Administrator, Engineer, Parks	ODSA, ODNR, TMACOG, SWCS, FCPC, MVPO, Neighborhood Groups, Property Owners	O	

Plan Implementation Table

Plan Element	Element No.	Strategy	Collaborating Entity or Organization				Time Frame	Percent Complete
			Council	Plan Commission	Departments	Local/Other Organizations		
Infrastructure and Utilities 	I 1	Develop a water distribution model and master plan			Water, Engineer, Administrator	Brunersburg WSD, Ful. Co. Sanitary Engineer, Pettisville, Ridgeville WSD	I	
	I 2	Improve raw and finished water quality to reduce disinfection byproducts	X		Water, Engineer, Administrator	Ohio EPA, SWCD, Fulton County Regional Planning, TMACOG	I	
	I 3	Prepare a hydrant and valve repair, replacement, and testing plan			Water	-	O	
	I 4	Improve pressures and resiliency within water distribution	X		Water, Engineer, Administrator	Ohio EPA, Brunersburg WSD, Ful. Co. Sanitary Engineer, Pettisville, Ridgeville WSD	L	
	I 5	Reduce I/I entering sanitary collection system	X		Wastewater, Engineer, Administrator	Ohio EPA	O	
	I 6	Promote the construction of water and sewer infrastructure in growth areas.	X	X	Water, Wastewater, Engineer, Administrator	Ohio EPA, OWDA, USDA, CDBG	L	
	I 7	Complete WWTP upgrades for flow and treatment enhancements, including backup power	X		Wastewater, Administrator	Ohio EPA	I	
	I 8	Reduce septic conditions from outside customers/systems			Wastewater, Administrator	Ful. Co. Sanitary Engineer, Ridgeville WSD, Sauder Village	O	
	I 9	Develop sanitary sewer system model and Master Plan			Wastewater, Engineer, Administrator	Ful. Co. Sanitary Engineer, Ridgeville WSD	M	
	I 10	Improve storm water management to help minimize flooding and improve water quality			Streets, Wastewater, Engineer, Administrator	TMACOG, Ohio EPA, SWCD, Ful. Co. Engineer	O	
	I 11	Develop a Storm Sewer Master Plan			Streets, Engineer, Administrator	Ful. Co. Engineer	M	
	I 12	Promote green infrastructure	X	X	Parks & Rec, Streets, Engineer	TMACOG, OEPA, SWCD	O	
	I 13	Update Engineering Rules and Subdivision Rules	X	X	Water, Wastewater, Streets, Engineer	-	I	
	I 14	Develop a Thoroughfare Plan and a Complete Street Policy	X		Streets, Police, Engineer, Administrator	TMACOG, ODOT, Ful. Co. Engineer	I	
	I 15	Pursue alternative funding for capital projects	X		Water, Sewer, Streets, Engineer, Administrator	Ohio EPA, OWDA, USDA, CDBG, OPWC, ODOT	O	



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